Assessment report under delegation by the Sydney Central City Planning Panel

Panel reference: PPSSCC-630

Development application

DA number	DA-24-01170	**Date of lodgement**	20 November 2024
Applicant	Simon Wappler (Watson Young Architects P/L)		
Owner	PTEU NSW (Glenwood) Pty Ltd		
Proposed development	Educational establishment – Staged development for the construction of a 2-storey building (Trades Hall) incorporating tutorial rooms, reception, storeroom, cutting & welding rooms and various fire industry training areas; staged demolition, earthworks, tree removal, landscaping and other civil works.		
Street address	1000 Old Windsor Road, Glenwood		
Notification period	12 February - 14 March 2025	**Number of submissions**	2

Assessment

Panel criteria Schedule 6 of the State Environmental Planning Policy (Planning Systems) 2021	• Estimated Development Cost (EDC) over $30 million (DA has an EDC of $44,662,783 (excluding GST))
Relevant section 4.15(1)(a) matters	• Environmental Planning and Assessment Act 1979 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Resources and Energy) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Sustainable Buildings) 2022 (for DAs lodged on or after 1 November 2023) • Blacktown City Council Local Environmental Plan 2015 • Blacktown City Council Development Control Plan 2015 • Blacktown Local Strategic Planning Statement 2020 • Central City District Plan 2018
Report prepared by	Alan Middlemiss
Report date	July 2025
Recommendation	Approval, subject to deferred commencement consent including conditions listed in attachment 8.

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)?	No
Housing Productivity Contribution (for DA lodged on or after 1 October 2023) Does the DA require Housing Productivity Contribution Condition?	Yes
Conditions Have draft engineering conditions been provided to the applicant for comment?	Yes
Biodiversity Is the land bio-certified land under the Biodiversity Conservation Act 2016?	No

Attachments

1 Locality plan
2 Aerial imagery
3 Zoning plan
4 Detailed information about the proposal and DA submission material
5 Development plans
6 Assessment against the planning controls
7 Summary of submissions and our response
8 Draft conditions
9 Memo to Sydney Central City Planning Panel requesting delegation to determine DA
10 Record of Delegation

1 Executive summary

1.1 The key issues that need to be considered in respect of this application are:

- Carparking. Blacktown Development Control Plan 2015 requires the provision of 1 space per 5 seats or 1 space per 10m² of gross floor area. Based on the number of students, staff and visitors, 51 spaces would be required. However, based on the gross floor area of 8222m² inclusive of all material, storage and training equipment & fixed work stations, 822 carparking spaces would be required. Given that 185 spaces will be provided (for the 252 students, staff and visitors) and that the site is located adjacent to a metro station and bus interchange, we believe that the provision of carparking is sufficient. Neither TfNSW nor our Traffic Engineer raised any issue with this.
- Construction vehicle parking. For some time, residents in nearby Shaun Street have been concerned with traffic & parking issues in that street. Although not reflected in the number of submissions received, we are still mindful of this ongoing issue. We will work through this in the detailed Construction Traffic Management Plan to ensure that this matter is suitably addressed before any construction work is permitted to begin on the site. We will not support any construction related parking on public roads. All parking associated with construction activities must be within the site compound or for some other arrangement pending the conclusions of the Construction Traffic Management Report to be submitted for approval prior to the release of the first construction certificate. This will be reinforced in the recommended conditions of consent.
- Contamination. Remediation works are required on the site. The detailed site investigation recommends an additional round of groundwater sampling and analysis being undertaken during remediation works. In addition, asbestos in the form of asbestos fines and fibrous asbestos has been detected in fill soil at concentrations above the adopted human health-based soil acceptance criteria (SAC). The applicant's Environmental Scientist is of the opinion that the site can be made suitable for the proposed development described via implementation of a Remediation Action Plan (RAP) and asbestos management plan (AMP). This is consistent with the advice and conditions provided by our Environmental Health Unit.
- Tree removal. An Arboricultural Development Impact Assessment Report was submitted with the DA. It outlines that 57 trees are to be removed with 18 retained. Those 57 trees will be replaced with native specimens predominantly around the perimeter of the site and the carparks. Council's Greenspace Unit raises no objection to the proposal. After the planting of new specimens, the end result will see the same extent of trees on the site, but with an improved landscaped perimeter and central gathering area.

1.2 Assessment of the application against the relevant planning framework and consideration of matters by our technical departments has not identified any issues of concern that cannot be dealt with by conditions of consent.

1.3 The application is considered to be satisfactory when evaluated against Section 4.15 of the Environmental Planning and Assessment Act 1979.

1.4 This report recommends that this application be approved, subject to the recommended deferred commencement consent including conditions listed in attachment 8.

2 Location

2.1 The site is located on the western side of Old Windsor Road, Glenwood, directly opposite the Bella Vista Metro Station to the east. Dwelling houses are located to the north and west of the site and a church to the south.

2.2 The Bella Vista business centre is located in close proximity to the south-east of the site with a pedestrian overpass and elevator/stair access provided immediately outside the site providing access to and from the metro station, Bella Vista and Norwest Business Park.

2.3 The location of the site is shown at attachment 1.

3 Site description

3.1 The 2.249 hectares site has an irregular shape with a frontage of approximately 51 metres to Old Windsor Road, a varying depth of between 188-236 metres and a width at the rear boundary of approximately 167 metres,

3.2 The primary pedestrian and vehicular access is provided off Old Windsor Road, with a left in/ left out design provide for vehicles.

3.3 Secondary access (not to be utilised in this development) is currently provided over a right-of-way off Shaun Street at the rear, burdening the adjoining land (the church) to the south of the site. The church also currently has beneficial right-of-way over the development site over the left-in/left-out driveway off Old Windsor Road. The latter arrangement is not proposed to change.

3.4 An aerial image of the site and surrounding area is at attachment 2.

4 Background

4.1 The site is zoned 'SP2 Educational Establishment & Place of Public Worship', reflecting zoning which existed at the time the church to the south (on Lot 200) and the subject site (Lot 201) were subdivided into their current configuration in 2009. The zoning plan for the site and surrounds is at attachment 3.

4.2 The proposed development is defined as an 'educational establishment', which is a permissible land use in this SP2 zone. *Educational establishment means a building or place used for education (including teaching), being—*

(a) a school, or

(b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

4.3 The site currently operates as a plumbing education centre that includes several halls, demountable buildings, sheds, recreation areas and a carpark. Prior to this use, it was an Anglican primary and secondary school (Glenwood Anglican Technical School) and more recently the Trades Norwest Anglican Senior College (ceasing its operations in late 2020).

5 The proposal

5.1 The development application was lodged by Simon Wappler of Watson Young Architects Pty Ltd.

5.2 The applicant proposes the construction of a new 2 storey building (Trades Hall) incorporating tutorial rooms, reception, storeroom, cutting and welding rooms and various fire industry training areas ancillary to the existing Plumbing Education Centre for the Plumbing Industry Climate Action Centre (PICAC).

5.3 The site currently operates as a plumbing education centre that includes several halls, demountable buildings, sheds recreation areas and a carpark. Prior to this use, it was an Anglican primary and secondary school (Glenwood Anglican Technical School) and more recently the Trades Norwest Anglican Senior College (ceasing its operations in late 2020).

5.4 The proposal will comprise the following:

5.5 Stage 1A

- Site preparation works including tree removal and relocation of existing demountable buildings.
- Construction of the southern part of the new 2 storey building (trades hall) incorporating tutorial rooms, reception, storeroom, cutting and welding rooms and various fire industry training areas.
- Construction of an outdoor safety training area located to the east of the proposed trades hall
- Construction of an acoustic wall at the western boundary of the site.
- Retention of existing car park at the site's north-eastern corner, construction of new car parking spaces at the site's southern boundary, resulting in a total carparking provision of 117 spaces at Stage 1A.
- Retaining all pedestrian and vehicular access via Old Windsor Road. Existing access via Shaun Street is proposed to be retained only for church parking.
- Construction of the southern part of the internal road.
- New footpath within the site along the southern boundary and retention of palisade fencing
- Retention of the entry gate at the site's southern corner.
- Site landscaping at the western boundary.
- Construction of a temporary waste storage area on the site's western boundary.
- Excavation to enable the provision of the following stages:

5.6 Stage 1B

- Site preparation works including demolition of buildings in the north-western part of the site.
- Construction of the northern part of the new 2 storey trades hall
- Landscaping at the site's northern boundary including tree planting.
- Construction of the northern portion of the internal road at the site's north-western corner.
- New car parking at the site's western boundary with 15 car parking spaces for Stage 1B (new total of 132 spaces overall)

5.7 Stage 2

- Site preparation works including demolition of the former church hall and tree removal.
- Proposed car park extension to accommodate additional spaces, resulting in a total of 185 at the completion and occupation of Stage 2

5.8 Other details about the proposal are at attachment 4, and a copy of the development plans is at attachment 5.

6 Assessment against planning controls

6.1 A full assessment of the development application against relevant planning controls is provided at attachment 6, including:

- Environmental Planning and Assessment Act 1979
- 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 (Resources and Energy) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022 (for DAs lodged on or after 1 November 2023)
- Blacktown Local Environmental Plan 2015
- Blacktown Development Control Plan 2015
- Blacktown Local Strategic Planning Statement 2020
- Central City District Plan 2018.

6.2 Transport Oriented Development

6.2.1 The site was located in the Draft Kellyville and Bella Vista Transport Oriented Development Precinct. The site is in the Glenwood sub-precinct and was proposed to be transformed from a high-density residential area by creating capacity for an additional 10,731 dwellings, bringing the total to 12,603 homes.

6.2.2 Accordingly, we referred the DA to the Department of Planning Housing and Infrastructure who advised:

"We have reviewed the DA proposal and have no requirements or comment in relation to the proposal. While the site had been included in the Kellyville and Bella Vista TOD, the final rezoning excluded all land within Blacktown LGA.".

6.2.3 Therefore, the subject land is no longer affected by this plan.

7 Issues raised by the public

7.1 The proposed development was notified to 49 property owners and occupiers in the locality between 12 February and 14 March 2025. The development application was also advertised online on Blacktown City Council's website www.blacktown.nsw.gov.au/Have-your-say where all plans and associated documents could be viewed.

7.2 We received 2 submissions.

7.3 The issues raised by the residents primarily relate to noise, access, parking, trees and management. A summary of each issue and our response is at attachment 7.

7.4 The objections are not considered sufficient to warrant refusal of the development application as their issues can be addressed by way of conditions.

8 Key issues

8.1 Provision of adequate carparking

8.1.1 Blacktown DCP 2015 Part A – Specific Land Use Requirements requires the provision of 1 space per 5 seats or 1 space per 100m². Based on the number of

students, staff and visitors, 51 spaces would be required. However, based on the gross floor area of 8222m², 822 carparking spaces would be required.

8.1.2 Examination of the floor plans in detail reveal that the larger internal spaces at ground floor level will be used by students to undergo practicals for their chosen specialist fields, after first planning their tasks in the adjacent tutorial rooms. These tasks include pipe cutting, grinding and cutting & welding. At first floor level other specialist activities such as backflow training, indoor gas training, generic specialist spaces and fire industry training will be located. The larger spaces within the trades hall will be occupied by specialised equipment, a sand pit and a plumbing training tower, as well as housing various storage zones. In other words, the same students will be using the entire space, thus resulting in a lower overall occupancy of the floor space than would otherwise be the case. As specialist training areas are positioned adjacent to the tutorial spaces, fewer students are required to be on-site at any one time, which significantly reduces parking demand.

8.1.3 Given that 185 spaces will be provided (for the 252 students, staff and visitors) and that the site is located adjacent to a metro station and bus interchange, we believe that the provision of carparking is sufficient. Neither TfNSW nor our Traffic Engineer raised any issue with this. From a town planning perspective, no objection is raised.

8.1.4 Further commentary is provided in Attachment 6 (Assessment against planning controls)

8.2 Site contamination can be remediated

8.2.1 A preliminary and a detailed site analysis, as well as a remediation action plan were submitted with the DA. The results found asbestos in the form of asbestos fines and fibrous asbestos detected in fill soil at concentrations above the adopted human health-based soil acceptance criteria (SAC).

8.2.2 Elevations of heavy metals in groundwater were identified above the ecological SAC and detections of total recoverable hydrocarbons (TRH F1) and toluene (aka methylbenzene) below the SAC. Overall, risks associated with groundwater contamination were assessed to be low. The report recommends an additional round of groundwater sampling and analysis being undertaken during remediation works.

8.2.3 The Environmental Scientist from JKE is of the opinion that the site can be made suitable for the proposed development described in Section 1.1 of the detailed site investigation via implementation of an RAP and asbestos management plan (AMP). Therefore, the requirements of State Environmental Planning Policy (Resilience and Hazards) 2021 have been met.

8.2.4 Our Environmental Health Officer concurs and has recommended a number of conditions which have been included in the recommended development consent conditions.

8.3 Tree removal will be addressed by replacement planting

8.3.1 An Arboricultural Development Impact Assessment Report was submitted with the DA. This is dated 4 September 2024 and prepared by Birds Tree Consultancy. It outlines that 57 trees are to be removed with 18 retained. Those 57 trees will be replaced with native specimens predominantly around the perimeter of the site and the carparks.

8.3.2 There is a small stand of Cumberland Plain Woodland in the north-west corner of the site. Four of those trees are proposed to be removed (T62, 67, 70 & 79). T62 and 70 are in poor health and have reduced retention value. Tree 79 has evidence

of decay in the trunk and is of increased risk of failure. T67 is located further in from the boundary and enriches within the building footprint.

8.3.3 Our Senior Biodiversity Officer has reviewed the proposal and has provided conditions that have been included in the draft consent. No objection to the proposal.

8.3.4 Our Greenspace section also raises no objection, noting replacement species, location and that retention of trees proposed to be removed would be difficult under the circumstances.

9 External referrals

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

Authority	Comments
Department of Planning Housing and Infrastructure	The site had been proposed for inclusion in the Kellyville and Bella Vista TOD, but all sites in the Blacktown LGA were excluded from the final rezoning. The Department has no requirements or comment to make in relation to this particular DA.
Natural Resources Access Regulator	The proposed works are not located on waterfront land as defined by the Water Management Act 2000 - the proposed works are greater than 40m from top of bank of the watercourse. A Controlled Activity Approval is not required.
Transport for NSW (Roads & Maritime)	Acceptable, subject to conditions. TfNSW noted: *"The DA seeks to retain the existing access arrangements to the site from Old Windsor Road (classified road). TfNSW has reviewed the DA and advises that the development's traffic generation will unlikely have a detrimental impact on the surrounding classified road network"*
Sydney Metro	Acceptable, subject to conditions. Transport for NSW (TfNSW) has delegated its rail authority functions in relation to the Sydney Metro - City & Southwest and Metro North West Line rail corridors to Sydney Metro. Therefore, Sydney Metro is the relevant rail authority for the Metro North West Line rail corridor for the purpose of the T&ISEPP. We have been advised by Sydney Metro that the conditions requested by Sydney Metro should not be amended, replaced or superseded by any subsequent submission provided by any other authority, without further agreement from Sydney Metro.
Fire and Rescue NSW (FRNSW)	FRNSW has reviewed the DA with particular focus on the Statement of Environmental Effects and the Architectural Plans. It is noted that the facility is likely to store and use flammable and oxidising gases. FRNSW submit no comments or recommendations for consideration, nor any requirements beyond that specified by applicable legislation at this stage excepting that, prior to approval, consideration is given to the fire safety guideline - Access for fire brigade vehicles and firefighters, and that prior to occupation the PCBU submit an Emergency Plan and Emergency Services Information Package to FRNSW.
The Hills Shire Council	No submission made

10 Internal referrals

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

Section	Comments
Building Surveyor	Acceptable, subject to conditions.
Strategic Planning	The subject site was included as part of NSW Government's Transport Oriented Development (TOD) proposed rezoning at Bella Vista and Kellyville precincts and exhibited from 9 July to 6 August 2024. We made a comprehensive submission endorsed by Council. Council resolved at its Ordinary Meeting on 30 October 2024 that the Kellyville and Bella Vista Transport Oriented Development Precincts not proceed within the Blacktown Local Government Area. The NSW Government finalised the rezoning plan for the Kellyville and Bella Vista Transport Oriented Development (TOD) Precincts which came into effect on 27 November 2024. The final rezoning plan for the Kellyville and Bella Vista TOD Precincts excludes Stanhope Gardens and Glenwood. All increase in density and zoning changes will be within The Hills Shire Council local government area. Hence, there are no amendments to the Blacktown Local Environmental Plan 2015. The existing zoning of the subject site (SP2 Educational Establishment & Place of Public Worship) remains and all the uses permissible under the current zone still apply.
City Architect	The City Architect advised that he reviewed the documents and the plans and found that they are generally consistent with the design as discussed with the applicant during the pre-DA process. No objection to the proposal.
Development Engineer	Council's Development Services Engineer has raised no objection to the proposal, recommending conditions of consent.
Drainage	Council's Drainage Engineer has raised no objection to the proposal, recommending a deferred commencement consent and subsequent conditions of consent.
Environmental Health	Acceptable, subject to conditions.
Natural Areas	Acceptable, subject to conditions.
Open Space (Arborist)	Acceptable, subject to conditions.
Section 7.11 contributions team	No contributions payable.
Traffic Engineer	Acceptable, subject to conditions.

11 Conclusion

11.1 The proposed development has been assessed against all relevant matters and is considered to be satisfactory. It is considered that the likely impacts of the development have been satisfactorily addressed and that the proposal is in the public interest. The site is considered suitable for the proposed development, subject to 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	Ref:
• Gifts	Have staff received a 'gift', that needs to be disclosed, from anyone involved with this application?	No

13 Recommendation

13.1 Approve DA-24-01170, subject to a deferred commencement consent, for the reasons listed below, and subject to the conditions listed in attachment 8.

a. The proposal is consistent with the objectives and relevant controls of the applicable Environmental Planning Instruments, including State Environmental Planning Policy (Biodiversity and Conservation) 2021, State Environmental Planning Policy (Planning Systems) 2021, State Environmental Planning Policy (Resilience and Hazards) 2021, State Environmental Planning Policy (Transport and Infrastructure) 2021, State Environmental Planning Policy (Sustainable Buildings) and Blacktown Local Environmental Plan 2015 [2021 Section 4.15(1)(a) of the Environmental Planning and Assessment Act 1979]

b. It is considered that the proposed development will not have any adverse social, economic or environmental impacts on the locality [Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979].

c. The proposed development is in the public interest by way of providing a training facility to service an essential industry and providing jobs to the surrounding locality and beyond [Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979].

13.2 Council officers notify the applicant and submitters of the decision.

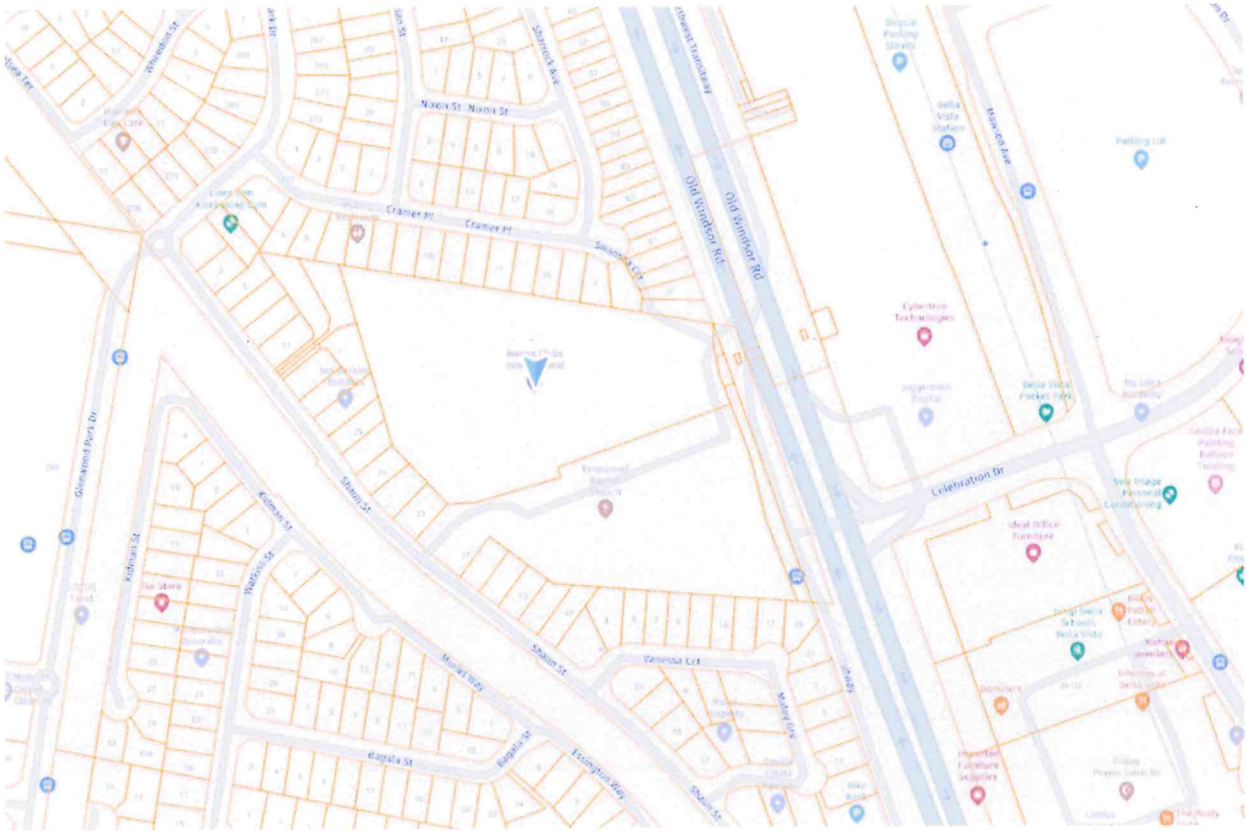
14 Declaration and endorsement

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.

Alan Middlemiss
Coordinator Planning Assessment

Judith Portelli
Manager Development Assessment

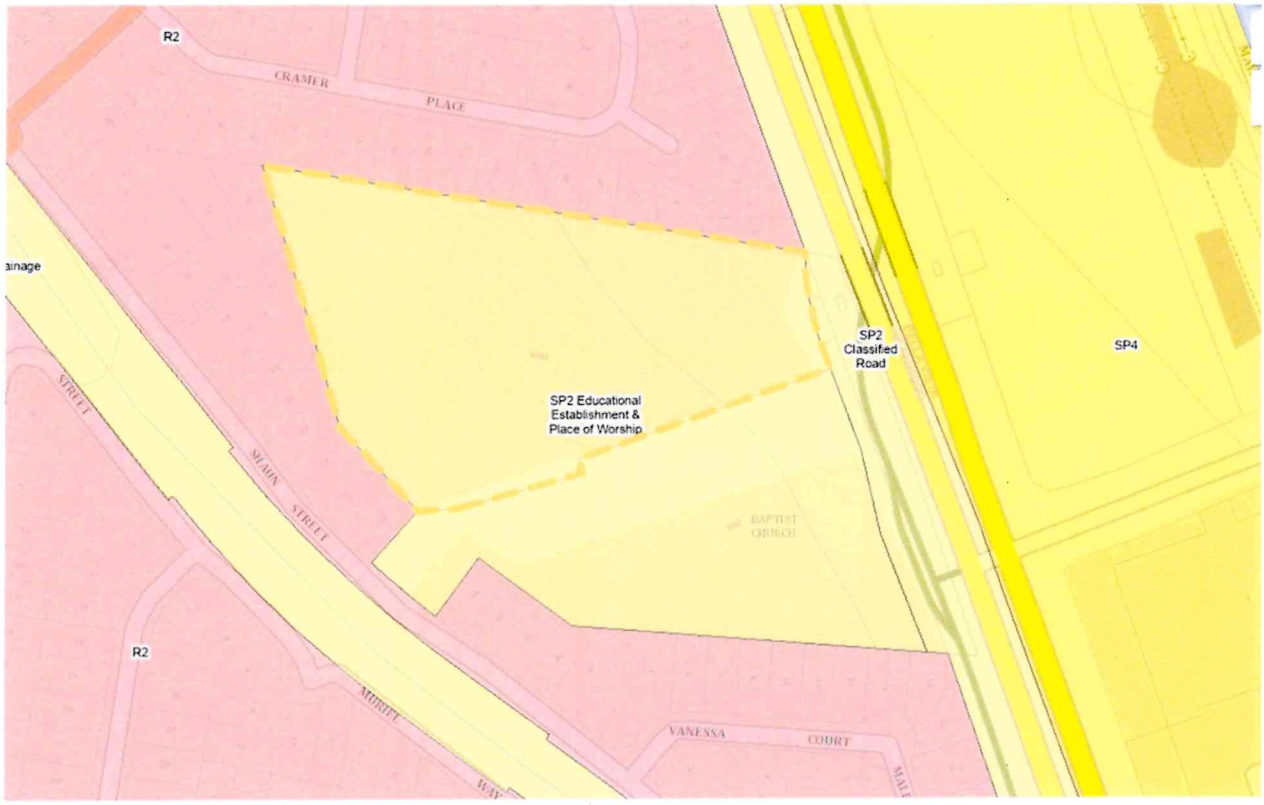
Location map



Aerial imagery (as at 6 June 2025)



Zoning plan


R2
CRAMER PLACE
SP2 Classified Road
SP4
SP2 Educational Establishment & Place of Worship
SHEARN STREET
R2
VANESSA COURT

Detailed information about proposal and DA submission material

1 Development

1.1 The applicant proposes the construction of a new 2 storey building (Trades Hall) incorporating tutorial rooms, reception, storeroom, cutting and welding rooms and various fire industry training areas ancillary to the existing Plumbing Education Centre for the Plumbing Industry Climate Action Centre (PICAC). The development will be staged, as follows:

1.1.1 Stage 1A

- Site preparation works including tree removal and relocation of existing demountable buildings.
- Construction of the southern part of the new 2 storey building (trades hall) incorporating tutorial rooms, reception, storeroom, cutting and welding rooms and various fire industry training areas.
- Construction of an outdoor safety training area located to the east of the proposed trades hall.
- Construction of an acoustic wall at the western boundary of the site.
- Retention of existing car park at the site's north-eastern corner, construction of new car parking spaces at the site's southern boundary, resulting in a total carparking provision of 117 spaces at Stage 1A.
- Retaining all pedestrian and vehicular access via Old Windsor Road. Existing access via Shaun Street is proposed to be retained only for church parking.
- Construction of the southern part of the internal road.
- New footpath within the site along the southern boundary and retention of palisade fencing.
- Retention of the entry gate at the site's southern corner.
- Site landscaping at the western boundary.
- Construction of a temporary waste storage area on the site's western boundary.
- Excavation to enable the provision of the following stages:

1.1.2 Stage 1B

- Site preparation works including demolition of buildings in the north-western part of the site.
- Construction of the northern part of the new 2 storey trades hall.
- Landscaping at the site's northern boundary including tree planting.
- Construction of the northern portion of the internal road at the site's north-western corner.
- New car parking at the site's western boundary with 15 car parking spaces for Stage 1B (new total of 132 spaces overall).

4 Landscaping

4.1 There are 3 elements of landscaping for the site. The applicant's landscape architect describes it as follows:

'Vegetation Barrier - The visual and acoustic barrier will also be treated as a vegetation barrier, to soften the external view from adjacent properties. The space in between the visual barrier and property boundaries will retain existing plantings. Supplementary planting selected from indigenous planting lists will be planted along the northern and western boundary to maintain amenity, privacy and enhance the existing natural features of the site and adjoining areas. Tree selection will consider height and projected sun paths to avoid any overshadowing to adjoining properties

Meeting Place - A central meeting place and landscape area will be provided to support a collegiate environment and student well-being. The central meeting place has been inspired by the direction of the Indigenous consultant and will engage Indigenous artisans, landscapers and a section of local materials. A bio pond has been proposed to demonstrate alternate means of heating and cooling thermal mass in Stage 1B. The bio pond will use a heat rejection cooling system using the mass of water to maintain a constant temperature in the ground floor classrooms of Stage 1B. This will be an integrated learning tool as well as a centralised landscape feature.

Green Wall - A central meeting place and landscape area will be provided to support a collegiate environment and student well-being. The central meeting place has been inspired by the direction of the Indigenous consultant and will engage Indigenous artisans, landscapers and a section of local materials. A bio pond has been proposed to demonstrate alternate means of heating and cooling thermal mass in Stage 1B. The bio pond will use a heat rejection cooling system using the mass of water to maintain a constant temperature in the ground floor classrooms of Stage 1B. This will be an integrated learning tool as well as a centralised landscape feature'.

5 Related documents submitted with the application (as amended)

5.1 A revised Statement of Environmental Effects (Version 3) dated 3 June 2025 prepared by Ethos Urban Pty Ltd was submitted with the application.

5.2 An updated Traffic Impact Assessment (TIA) dated 29 May 2025 and prepared by TTPP Transport Planning. The TIA confirms that emergency vehicle access is to be maintained at all times.

5.3 Consideration had been given to the Blacktown DCP parking rate for a tertiary educational establishment. However, PICAC campuses have a large GFA albeit population density is very low. The use of DCP parking rate based on GFA would overdesign the parking requirement and is not appropriate for this type of development.

5.4 Based on the parking survey, the existing parking rate is 0.80 spaces per person (including students, staff and visitors). PICAC is proposing to reduce the existing parking rate by 9% through the promotion of public transport and carpooling.

5.5 The reduced parking rate of 0.73 spaces per person (including students, staff and visitors) has been adopted to determine the maximum number on-site population following the PICAC redevelopment. On this basis, PICAC is proposing a maximum on-site population of 253 people (including students, staff and visitors) based on the provision of 185 parking spaces within the PICAC car park.

5.6 The proposed parking bays comply with the dimensional requirements in accordance with AS2890.1.

5.7 Sufficient swept path is available at the existing site access and parking aisles to accommodate the largest vehicle (12.5m HRV) during operation.

5.8 The TIA concludes that the traffic and parking implications associated with the proposed PICAC redevelopment are not expected to cause any noticeable detriment on the surrounding road network. This is consistent with those views expressed by Transport for NSW (Roads & Maritime).

5.9 An updated Operational Plan of Management dated 30 May 2025 was also submitted. This report details construction management, operational details (hours of operation, visitors, management of classes and special events), traffic and car parking management, noise, lighting, security, emergency response, waste management and complaints handling.

5.10 Urban Design Context Report dated 30 May 2025 and prepared by Watson Young Architects.

5.11 A 'Connecting with Country - Aboriginal Design Principles' report dated April 2024 was submitted. This was prepared by Michael Hromek of Watson Young Architects and a descendant of the Budawang tribe of the Yuin Nation.

5.12 A Waste Management Plan, dated 13 August 2024 and prepared by Ratio Consultants, was submitted.

5.13 A detailed site investigation report dated 19 September 2024 was prepared by JK Environments. The detailed site investigation indicates Asbestos in the form of AF/FA were detected in fill soil at concentrations above the adopted human health-based SAC. Remediation will be required to address contamination impacts in fill soil. In addition, elevations of heavy metals in groundwater were identified above the ecological SAC and detections of TRH F1 and toluene below the SAC. Overall, risks associated with groundwater contamination were assessed to be low. An additional round of groundwater sampling and analysis should be undertaken during remediation works. The following recommendations have been made:

- Preparation of a Remediation Action Plan (RAP) for the site. In addition to outlining the remediation and validation requirements, the RAP must include requirements for confirming the waste classification, additional groundwater sampling and to address the minor data gaps outlined in the detailed site investigation;
- Preparation and implementation of a construction-phase AMP; and
- Preparation of a validation assessment report for the remediation works undertaken at the site.

5.14 Accordingly, an RAP has been already undertaken. This was prepared by JK Environmental, dated 29 August 2024 and concluded that the risk posed by contamination at the site can be managed during construction and reduced to an acceptable level for the proposed development via remediation and the implementation of the RAP. A site validation report is to be prepared on completion of remediation activities to demonstrate that the site is suitable for the proposed development from a contamination risk perspective. JKE is of the opinion that the RAP has met the objectives outlined in Section 1.2 of the RAP and that they consider that the site will be rendered suitable for the proposed development subject to the appropriate implementation of the RAP.

5.15 An asbestos Management Plan dated 29 August 2024 and prepared by JK Environmental was submitted. It makes a number of recommendations relating to site management and WHS, air monitoring, wet methods, stockpile management, unexpected finds protocols and waste management.

5.16 A Building Services Report, dated July 2024 and prepared by Skott Consulting, was submitted with the DA. The report contains detailed technical information relating to services (water, sewer, electricity), substations, Sydney Water, Endeavour Energy and plant locations. The report was furnished to satisfy the requirements of Clause 6.2 of Blacktown LEP 2015, namely:

6.2 Public utility infrastructure

(1) Development consent must not be granted for development on land in an urban release area unless the consent authority is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.

(2) This clause does not apply to development for the purpose of providing, extending, augmenting, maintaining or repairing any public utility infrastructure.

5.17 Acoustic DA Assessment Report dated 2 September 2024 as prepared by Acoustic Logic was submitted. This report makes a number of recommendations relating to site operational noise and construction noise and vibration. These have been included in the recommended development consent conditions and pertain to management controls, physical controls and construction noise.

5.18 An Aboriginal Objects Due Diligence Assessment was carried out by Dharawal Environment & Heritage. The assessment concludes that there are no Aboriginal Places near the Activity Area and no AHIMS sites previously recorded within 200m of the Activity Area. The Activity Area is the site of the proposal. The assessment has determined that no further archaeological assessment is required.

5.19 A Water Sensitive Urban Design Report was submitted with the DA. This is dated 15 August 2024 and was prepared by Matter Consulting Structural Engineers. This report and accompanying detailed modelling was considered by our DSU and Drainage Engineers.

A Hazardous Building Materials Survey, dated 31 August 2023 and prepared by JK Environmental, was submitted. It makes various recommendations relating to asbestos material, lead in paint, lead in accumulated dust, PCB containing electrical equipment and SMF materials. Our Environmental Health Unit has considered this material and make its recommendations which are reflected in the recommended development consent conditions.

5.20 An Arboricultural Development Impact Assessment Report was submitted with the DA. This is dated 4 September 2024 and prepared by Birds Tree Consultancy. It outlines that 57 trees are to be removed with 18 retained. Those 57 trees will be replaced with native specimens predominantly around the perimeter of the site and the carparks.

5.21 A Geotechnical Assessment, dated 27 September 2023 and prepared by JK Geotechnics, was submitted with the DA. It makes a number of detailed comments relating to principal geotechnical issues, Sydney Water, dilapidation surveys, excavation conditions, hydrogeological considerations, retention (i.e batters, shoring), footing design, on-grade floor slabs and external pavements, and further geological work.

5.22 A Crime Prevention Through Environmental Design (CPTED) assessment was submitted with the DA. This is dated 16 October 2024 and prepared by Ethos Urban. It makes a number of recommendations relating to surveillance; lighting and technical supervision; territorial reinforcement; environmental maintenance; activity and space management; access control; and design, definition and designation.

5.23 An Accessibility Compliance Statement, dated 2 September 2024 and prepared by Before Compliance was submitted with the DA. The report concludes that the proposed Schematic Design stage indicates it can comply with the key 2010 Disability (Access to Premises – Buildings) Standards and NCC 2022 Deemed-to-Satisfy Provisions (DTS) or has Performance Solutions to provide acceptable functional designs in areas nominated in the report (eg ramps, carparking, lifts, sanitary facilities, tactile indicators, hearing augmentation, signage, general building access, etc).

5.24 NSW Sustainable Buildings SEPP Embodied Emissions Memorandum was submitted.

5.25 A Building Code of Australia 2022 compliance report prepared by Philip Chun Building Compliance and dated 4 September 2024 was submitted with the DA. The report concludes that the design is at a point where the inherent BCA philosophies have been assessed and can comply with a combination of deemed to satisfy and performance solutions. The finer details with respect to BCA compliance can be finalised prior to the issue of a construction certificate.



SITE CONTEXT PLAN
SCALE: 1 : 400

DEVELOPMENT ANALYSIS

BUILDING FOOTPRINT

	GLA
GROUND FLOOR (EXCL. FIRE PUMP HOUSE, FIRE SERVICES TANK AND RWT)	5,286m²
FIRST FLOOR	2,931m²
TOTAL AREA	8,217m²

PARKING

EXISTING CARPARK

ACCESSIBLE THROUGH G1 GATE

EXISTING No	73
RETAINED	60
DEMOLISHED	13
CARPARKS	7
MOTORCYCLE PARKS	6
PROPOSED	3
TOTAL	**63**

CARPARK NOs FROM 1 - 63

CAR PARK EXTENSION

ACCESSIBLE THROUGH G1 GATE

RETAINED	0
DEMOLISHED	0
PROPOSED	46
TOTAL	**46**

CARPARK NOs FROM 64 - 109

PROPOSED CARPARK

ACCESSIBLE THROUGH G2 GATE

RETAINED	0
DEMOLISHED	0
PROPOSED	76
TOTAL	**76**

CARPARK NOs FROM 110 - 185

SITE COVERAGE

TOTAL SITE AREA	22,497m²
TOTAL BUILDING FOOTPRINT (EXCL. FIRE PUMP HOUSE, FIRE SERVICES TANK AND RWT)	5,286m²
SITE COVERAGE	23.5%
DEEP SOIL CALCULATION(REPRESENTED AS GREEN HATCH ON DA01 PLAN)	5570m²

TOTAL CARPARKS AT THE COMPLETION OF EACH CONTRUCTION STAGE

STAGE 1A	117
STAGE 1B	132
STAGE 2	185



LOCALITY PLAN
SCALE: NTS

LEGEND: SITE CONTEXT PLAN

- TITLE BOUNDARY
- 15 METRE SETBACK FROM TITLE BOUNDARY
- PROPOSED TREES - REFER TO SITE IMAGE'S LANDSCAPE DA PACKAGE
- EXISTING TREES TO BE RETAINED WITHIN TITLE BOUNDARY
- EXISTING TREES TO BE RETAINED OUTSIDE TITLE BOUNDARY
- EXISTING LANDSCAPING TO BE RETAINED / UPGRADED
- **G1** EXISTING MOTOR OPERATED SLIDING METAL GATE TO BE RETAINED - OPERATED BY COLLEGE (PICAC)
- **G2** PROPOSED MANUAL DOUBLE SWING GATE TO MATCH EXITSING GATES - OPERATED BY COLLEGE (PICAC)
- **G3** PROPOSED MANUAL DOUBLE SWING GATE TO MATCH EXITSING GATES - OPERATED BY COLLEGE (PICAC)
- **G4** PROPOSED MANUAL DOUBLE SWING GATE TO MATCH EXITSING GATES - OPERATED BY COLLEGE (PICAC)
- **PG1** PROPOSED PEDESTRIAN MANUAL SWING GATE TO MATCH EXITSING GATES - OPERATED BY COLLEGE (PICAC)
- **PG2** PROPOSED PEDESTRIAN MANUAL SWING GATE FOR GARDEN MAINTENANCE ACCESS TO MATCH EXITSING GATES - OPERATED BY COLLEGE (PICAC)
- E-G2 EXISTING MOTOR SLIDING METAL GATE TO BE RETAINED - OPERATED BY CHURCH (EBC)
- E-G5 EXISTING MOTOR OPERATED SLIDING METAL GATE TO BE RETAINED - OPERATED BY CHURCH (EBC)
- E -PG1 EXISTING PEDESTRIAN MANUAL SWING GATE TO BE RETAINED - OPERATED BY CHURCH (EBC)
- E-PG2 EXISTING PEDESTRIAN MANUAL SWING GATE TO BE RETAINED - OPERATED BY CHURCH (EBC)
- EXISTING FENCE TO BE RETAINED - OWNED OR SHARED BETWEEN COLLEGE (PICAC) & CHURCH (EBC)
- PROPOSED FENCE TO MATCH EXISTING FENCE - OWNED OR SHARED BETWEEN COLLEGE (PICAC) & CHURCH (EBC)
- RW RETAINING WALL

DEVELOPMENT CONSENT
DA-24-01170
Issued 15/07/2025
This document and conditions of consent form the approval issued under the provisions of the Environmental Planning and Assessment Act 1979.
Kerry Robinson, OAM
Chief Executive Officer

No.	DATE:	REVISION:	BY:	CHK:
P7	26.08.2024	ADJOINING OWNERS CONSENT	TL	PdP
B	08.10.2024	ISSUE TO PLANNER	TL	SW
C	14.10.2024	ISSUE TO COUNCIL	TL	SW
D	28.09.2025	ISSUE TO COUNCIL	LG/TL /DM	SW

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.
Watson Young Architects Pty. Melbourne | Perth | Sydney 03 9016 8555 ACN: 111396700
6 Grattan Street Prahran VIC 3181 | e. info@watsonyoung.com.au | w. watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
PICAC GLENWOOD - ST1
1000 OLD WINDSOR ROAD,
GLENWOOD, NSW

TITLE:
LOCALITY / SITE ANAYLSIS PLAN

NORTH

CLIENT:
PLUMBING INDUSTRY CLIMATE ACTION CENTRE

DATE: MAY, 2024
DRAWN BY: DM / LG
SCALE: 1 : 400 @ A0
SCALE: 1 : 800 @ A2

JOB NO: 23091
DRAWING NO: DA01
REVISION: D

watson young

EXISTING TRADE HALL

EXISTING TRADE HALL

CONSTRUCTION WASTE STOCK PILE LOCATION

TEMPORARY WASTE COLLECTION AND STORAGE AREA

TEMPORARY CRUSHED ROCK PATH

STAGE 1B

STAGE 1A

TUTORIAL PART 1

TUTORIAL PART 2

STAGE 1A

EXISTING ADMINISTRATION BUILDING

RELOCATED TUTORIAL PART 2

OUTDOOR SAFETY TRAINING

RELOCATED TUTORIAL PART 3

RELOCATED TUTORIAL PART 1

EXISTING CHURCH HALL

RELOCATED FIRE PUMP ROOM

FIRE PUMP ROOM

TUTORIAL PART 3

OUTDOOR SAFETY TRAINING CANOPY OVER

TEMPORARY SITE SHED 25 X 10M

OLD WINDSOR ROAD

LEGEND

- APPROX. POSITION OF BUILDER'S FENCE
- ADDITIONAL WORKS REQUIRED WITH THE STAGED WORKS
- TO BE DEMOLISHED
- EXTENT OF STAGED WORKS 1A
- EXISTING BUILDINGS
- PROPOSED DEMOUNTABLES / BUILDERS SHED
- EXISTING SURROUNDINGS TO BE RETAINED
- PROPOSED LANDSCAPE
- PROPOSED FOOTPATH
- PROPOSED INTERNAL ROADS
- PROPOSED RAINWATER GARDEN
- PROPOSED PROPOSE BUILT TRADES HALL
- PROPOSED FIRE TANKS / PUMP
- CONSTRUCTION WASTE - STOCK PILE LOCATION
- PROPOSED TREES
- TREES TO REMOVED WITHIN TITLE
- TREES TO RETAINED WITHIN TITLE

TOTAL CARPARKS AT THE COMPLETION OF STAGE 1A

EXISTING CARPARKS	67
PROPOSED CARPARKS	50
TOTAL	**117**

EXISTING MOTORCYCLE CARPARKS	6

TOTAL CARPARKS AT THE COMPLETION OF STAGE 1B

EXISTING CARPARKS	117
PROPOSED CARPARKS	15
TOTAL	**132**

EXISTING MOTORCYCLE CARPARKS	6

TOTAL CARPARKS AT THE COMPLETION OF STAGE 2

EXISTING MOTORCYCLE CARPARKS - DEMOLISHED	- 6

EXISTING CARPARKS	132
PROPOSED CARPARKS	60
EXISTING CARPARKS - DEMOLISHED	- 7
TOTAL	**185**

Blacktown City Council

DEVELOPMENT CONSENT
DA-24-01170
Issued 15/07/2025

This document and conditions of consent form the approval issued under the provisions of the Environmental Planning and Assessment Act 1979.

Kerry Robinson, OAM
Chief Executive Officer

STAGING PLAN - STAGE 1A
SCALE: 1 : 250

No.	DATE:	REVISION:	BY:	CHK:
A	09.08.2024	ISSUE TO CONSULTANT/ CLIENT	LG/TL	SW
B	07.10.2024	TOWN PLANNING ISSUE	LG	SW
C	14.10.2024	ISSUE TO COUNCIL	TL	SW
D	28.09.2025	ISSUE TO COUNCIL	LG/TL /DM	SW

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects Pty. Melbourne | Perth | Sydney 03 9016 8555 ACN: 111356700
6 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
PICAC GLENWOOD - ST1
1000 OLD WINDSOR ROAD,
GLENWOOD, NSW

TITLE:
STAGING PLAN - STAGE 1A

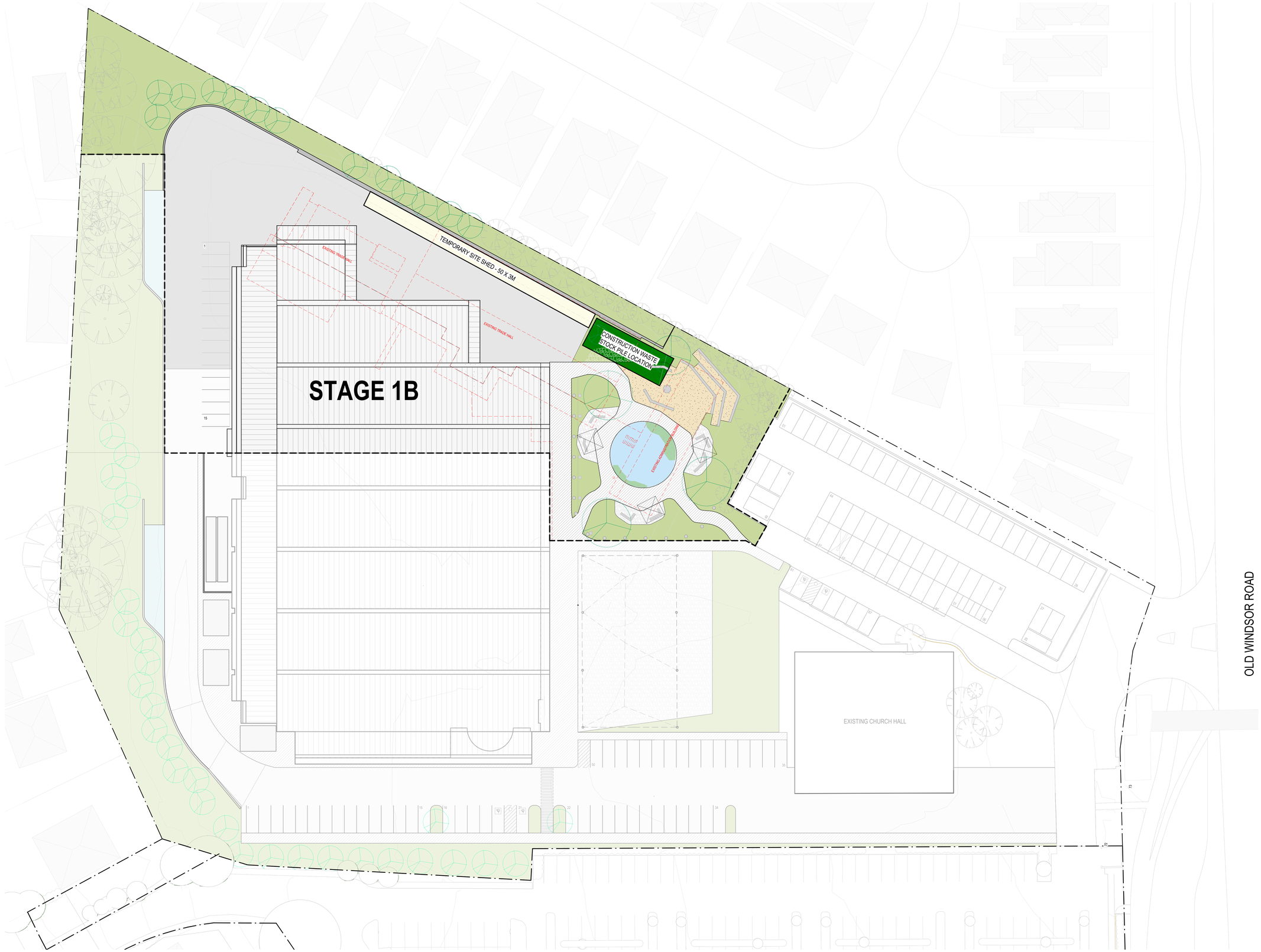
NORTH

CLIENT:
PLUMBING INDUSTRY CLIMATE ACTION CENTRE

DATE: MAY, 2024
DRAWN BY: LG / DM
SCALE: 1 : 250 @ A0
SCALE: 1 : 500 @ A2

JOB NO: 23091
DRAWING NO: DA04
REVISION: D

watson young



LEGEND

- APPROX. POSITION OF BUILDER'S FENCE
- ADDITIONAL WORKS REQUIRED WITH THE STAGED WORKS
- TO BE DEMOLISHED
- EXTENT OF STAGED WORKS 1A
- EXISTING BUILDINGS
- PROPOSED DEMOUNTABLES / BUILDERS SHED
- EXISTING SURROUNDINGS TO BE RETAINED
- PROPOSED LANDSCAPE
- PROPOSED FOOTPATH
- PROPOSED INTERNAL ROADS
- PROPOSED RAINWATER GARDEN
- PROPOSED PROPOSE BUILT TRADES HALL
- PROPOSED FIRE TANKS / PUMP
- CONSTRUCTION WASTE - STOCK PILE LOCATION
- PROPOSED TREES
- TREES TO REMOVED WITHIN TITLE
- TREES TO RETAINED WITHIN TITLE

TOTAL CARPARKS AT THE COMPLETION OF STAGE 1A

EXISTING CARPARKS	67
PROPOSED CARPARKS	50
TOTAL	**117**

EXISTING MOTORCYCLE CARPARKS	6

TOTAL CARPARKS AT THE COMPLETION OF STAGE 1B

EXISTING CARPARKS	117
PROPOSED CARPARKS	15
TOTAL	**132**

EXISTING MOTORCYCLE CARPARKS	6

TOTAL CARPARKS AT THE COMPLETION OF STAGE 2

EXISTING MOTORCYCLE CARPARKS - DEMOLISHED	- 6

EXISTING CARPARKS	132
PROPOSED CARPARKS	60
EXISTING CARPARKS - DEMOLISHED	- 7
TOTAL	**185**

Blacktown City Council

DEVELOPMENT CONSENT
DA-24-01170
Issued 15/07/2025
This document and conditions of consent form the approval issued under the provisions of the Environmental Planning and Assessment Act 1979.
Kerry Robinson, OAM
Chief Executive Officer

STAGING PLAN - STAGE 1B
SCALE: 1 : 250

No.	DATE:	REVISION:	BY:	CHK:
A	09.08.2024	ISSUE TO CONSULTANT/ CLIENT	LG/TL	SW
B	07.10.2024	TOWN PLANNING ISSUE	LG	SW
C	14.10.2024	ISSUE TO COUNCIL	TL	SW
D	28.05.2025	ISSUE TO COUNCIL	LG/TL /DM	SW

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects Pty. Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Gratten Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
PICAC GLENWOOD - ST1
1000 OLD WINDSOR ROAD,
GLENWOOD, NSW

TITLE:
STAGING PLAN - STAGE 1B

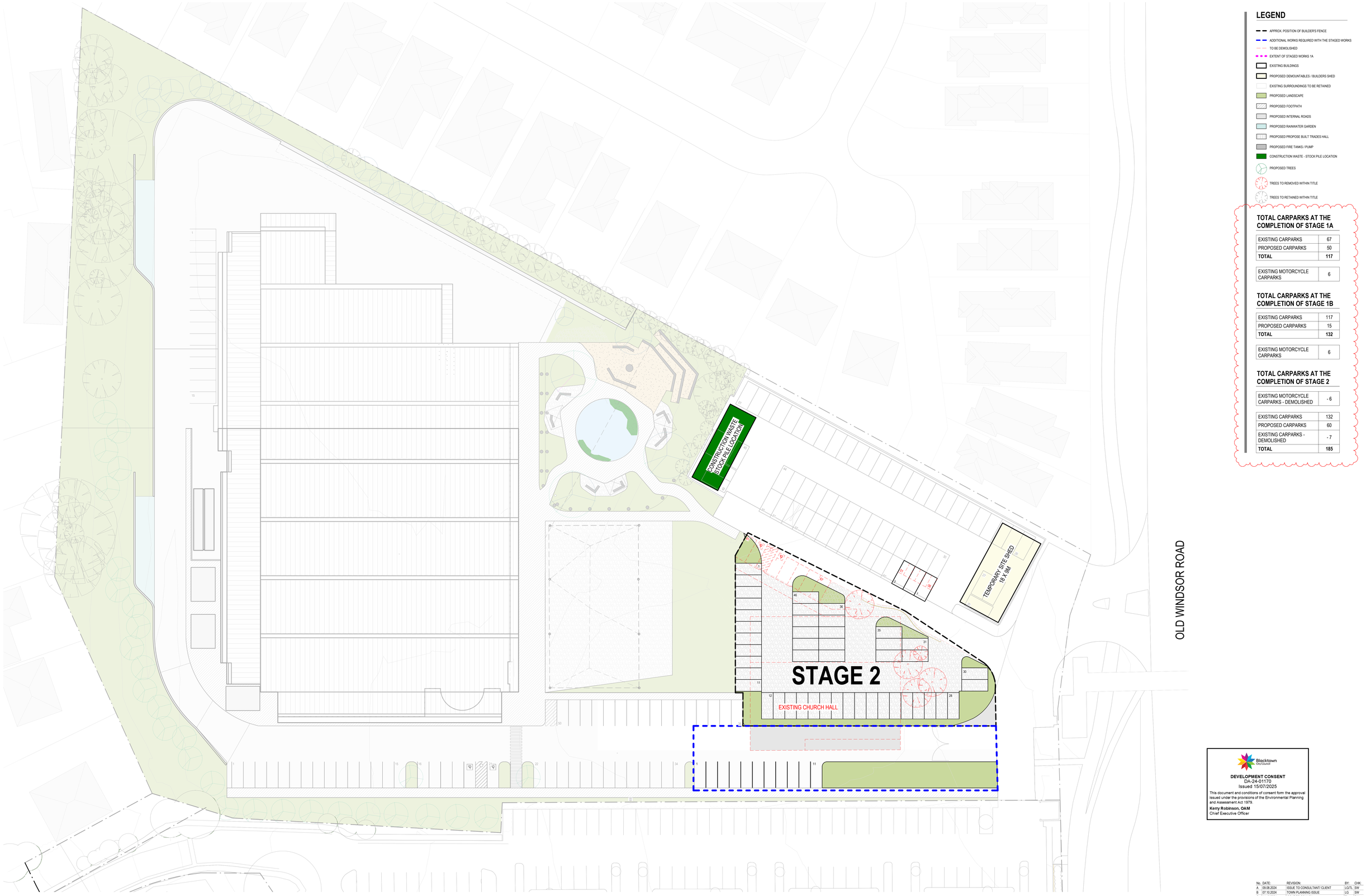
NORTH

CLIENT:
PLUMBING INDUSTRY CLIMATE ACTION CENTRE

DATE: MAY, 2024
DRAWN BY: LG / DM
SCALE: 1 : 250 @ A0
SCALE: 1 : 500 @ A2

JOB NO: 23091
DRAWING NO: DA05
REVISION: D

watson young



LEGEND

- APPROX. POSITION OF BUILDER'S FENCE
- ADDITIONAL WORKS REQUIRED WITH THE STAGED WORKS
- TO BE DEMOLISHED
- EXTENT OF STAGED WORKS 1A
- EXISTING BUILDINGS
- PROPOSED DEMOUNTABLES / BUILDERS SHED
- EXISTING SURROUNDINGS TO BE RETAINED
- PROPOSED LANDSCAPE
- PROPOSED FOOTPATH
- PROPOSED INTERNAL ROADS
- PROPOSED RAINWATER GARDEN
- PROPOSED PROPOSE BUILT TRADES HALL
- PROPOSED FIRE TANKS / PUMP
- CONSTRUCTION WASTE - STOCK PILE LOCATION
- PROPOSED TREES
- TREES TO REMOVED WITHIN TITLE
- TREES TO RETAINED WITHIN TITLE

TOTAL CARPARKS AT THE COMPLETION OF STAGE 1A

EXISTING CARPARKS	67
PROPOSED CARPARKS	50
TOTAL	**117**

EXISTING MOTORCYCLE CARPARKS	6

TOTAL CARPARKS AT THE COMPLETION OF STAGE 1B

EXISTING CARPARKS	117
PROPOSED CARPARKS	15
TOTAL	**132**

EXISTING MOTORCYCLE CARPARKS	6

TOTAL CARPARKS AT THE COMPLETION OF STAGE 2

EXISTING MOTORCYCLE CARPARKS - DEMOLISHED	- 6

EXISTING CARPARKS	132
PROPOSED CARPARKS	60
EXISTING CARPARKS - DEMOLISHED	- 7
TOTAL	**185**

Blacktown City Council

DEVELOPMENT CONSENT
DA-24-01170
Issued 15/07/2025
This document and conditions of consent form the approval issued under the provisions of the Environmental Planning and Assessment Act 1979.
Kerry Robinson, OAM
Chief Executive Officer

STAGING PLAN - STAGE 2
SCALE: 1 : 250

No.	DATE:	REVISION:	BY:	CHK:
A	09.08.2024	ISSUE TO CONSULTANT/ CLIENT	LG/TL	SW
B	07.10.2024	TOWN PLANNING ISSUE	LG	SW
C	14.10.2024	ISSUE TO COUNCIL	TL	SW
D	28.05.2025	ISSUE TO COUNCIL	LG/TL /DM	SW

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects Pty. Melbourne | Perth | Sydney 03 9616 8555 ACN: 111398700
8 Gratten Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
PICAC GLENWOOD - ST1
1000 OLD WINDSOR ROAD,
GLENWOOD, NSW

TITLE:
STAGING PLAN - STAGE 2

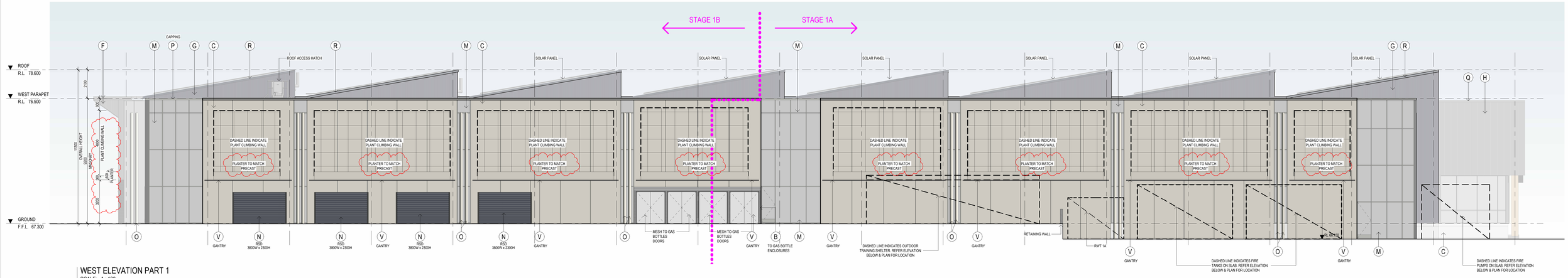
NORTH

CLIENT:
PLUMBING INDUSTRY CLIMATE ACTION CENTRE

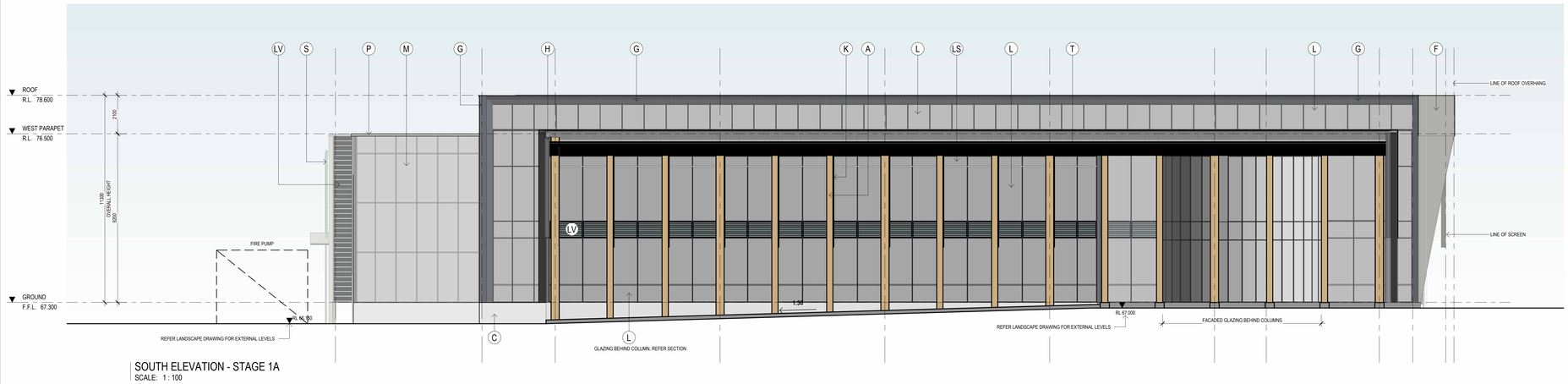
DATE: MAY, 2024
DRAWN BY: LG
SCALE: 1 : 250 @ A0
SCALE: 1 : 500 @ A2

JOB NO: 23091
DRAWING NO: DA06
REVISION: D

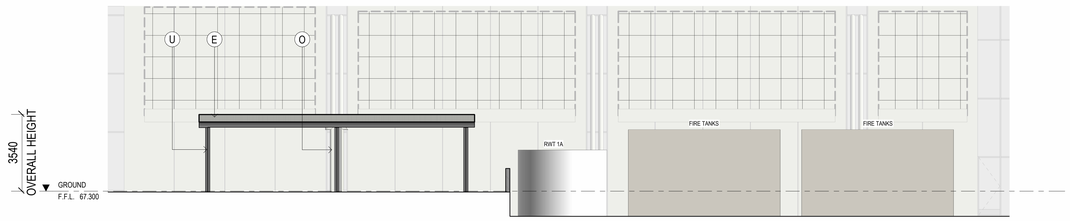
watson young



WEST ELEVATION PART 1
SCALE: 1 : 100



SOUTH ELEVATION - STAGE 1A
SCALE: 1 : 100



OUTDOOR GAS TRAINING
SCALE: 1 : 100

EXTERNAL FINISHES

A	TIMBER COLUMNS	PINE
B	CONCRETE BLOCK	MASONRY HONED EBONY RIVER
C	CONCRETE CLADDING/SLAB EDGE	PAINTED COLORBOND SURFMIST
D	ROOF CLADDING (TYPE 1)	COLORBOND SHALE GREY
E	ROOF CLADDING (TYPE 2)	COLORBOND SHALE GREY
F	WALL METAL CLADDING (TYPE 1)	COLORBOND SHALE GREY
G	WALL METAL CLADDING (TYPE 1)	COLORBOND IRONSTONE
H	WALL METAL CLADDING (TYPE 2)	COLORBOND BASALT
J	PERFORATED SCREEN	COPPER METALLIC
K	ALUMINIUM SCREEN	POWDERCOAT NIGHTSKY
L	ALUMINIUM FRAMED GLAZING	POWDERCOAT NIGHTSKY FRAME, CLEAR GLASS
LS	ALUMINIUM FRAMED WITH SPANDREL	POWDERCOAT NIGHTSKY
LV	ALUMINIUM FRAMED WITH LOUVRE	POWDERCOAT NIGHTSKY
M	ALUMINIUM FRAMED GLAZING	NIGHTSKY FRAME, FROSTED GLASS
N	ROLLER SHUTTER DOOR CLADDING	COLORBOND IRONSTONE
O	DOWNPIPES	COLORBOND SURFMIST
P	CAPPINGS & FLASHINGS (TYPE 1)	COLORBOND SHALE GREY
Q	CAPPINGS & FLASHINGS (TYPE 2)	COLORBOND BASALT
R	CAPPINGS & FLASHINGS (TYPE 2)	COLORBOND IRONSTONE
S	PLANT CLIMBING MESH	GALVANISED STEEL
T	FASCIA / SOFFIT	POWDERCOAT NIGHTSKY
U	EXTERNAL PAINT	POWDERCOAT NIGHTSKY
V	STEEL MESH GANTRY	POWDERCOAT SHALE GREY

Blacktown City Council

DEVELOPMENT CONSENT
DA-24-01170
Issued 15/07/2025
This document and conditions of consent form the approval issued under the provisions of the Environmental Planning and Assessment Act 1979.
Kerry Robinson, OAM
Chief Executive Officer

No.	DATE:	REVISION:	BY:	CHK:
A	09.08.2024	ISSUE TO CONSULTANT/ CLIENT	LG/TL	SW
B	07.10.2024	TOWN PLANNING ISSUE	LG	SW
C	14.10.2024	ISSUE TO COUNCIL	TL	SW
D	28.09.2025	ISSUE TO COUNCIL	LG/TL	SW

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects Pty. Melbourne | Perth | Sydney 03 9016 8555 ACN: 111398700
6 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
PICAC GLENWOOD - ST1
1000 OLD WINDSOR ROAD,
GLENWOOD, NSW

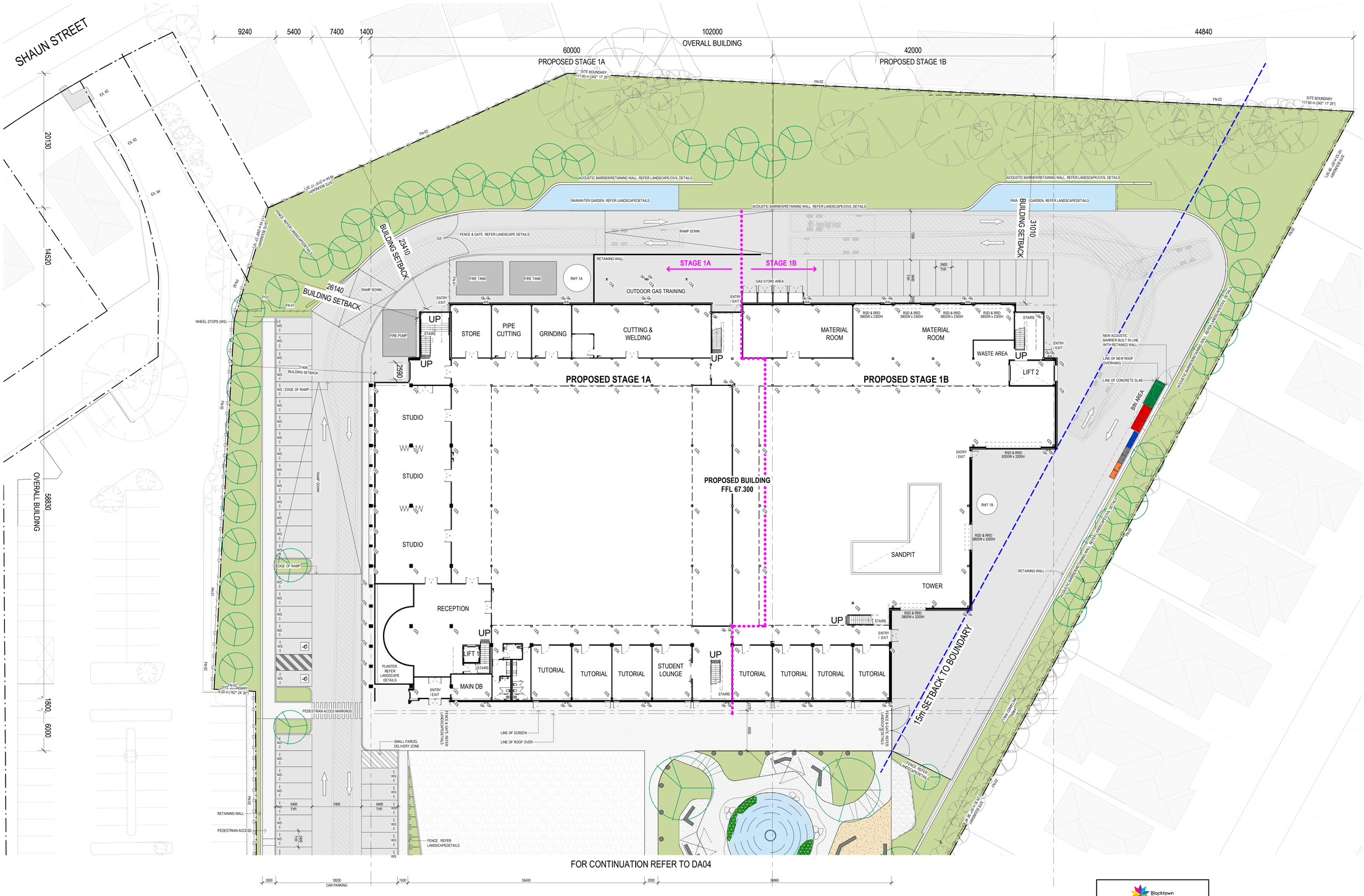
TITLE:
ELEVATIONS - SHEET 2

CLIENT:
PLUMBING INDUSTRY CLIMATE ACTION CENTRE

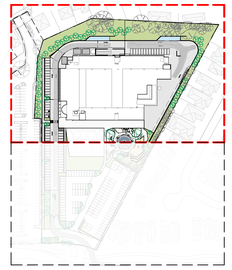
DATE: MAY, 2024
DRAWN BY: DM / TL
SCALE: 1 : 100 @ A0
SCALE: 1 : 200 @ A2

JOB NO: 23091
DRAWING NO: DA13
REVISION: D

watson young



SITE PLAN - SHEET 1
SCALE: 1 : 100



KEY PLAN - SHEET 1
SCALE: 1 : 2000

LEGEND

- INDICATES EXTENT OF ASPHALT VEHICULAR PAVEMENT TO CIVIL ENGINEERS DETAILS
- INDICATES EXTENT OF LIGHT DUTY PAVEMENT TO CIVIL ENGINEERS DETAILS
- PAVING TO LANDSCAPE DETAILS
- AREA OF GRASS / LANDSCAPING, REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPE LAYOUT AND DETAILS
- FN-01 PROPOSED FENCE TO MATCH EXISTING FENCE REFER TO LANDSCAPE DRAWING
- FN-02 1800mm HIGH EXISTING PALING FENCE REFER TO LANDSCAPE DRAWING
- WS CAR BAY WHEEL STOP
- RWT 1A 35kL CAPACITY RAINWATER TANK NOTE: TANKS WILL BE USED FOR TOILETS, LANDSCAPING PURPOSES AND WASH DOWN WHERE SUITABLE.
- RWT 1B 15kL CAPACITY RAINWATER TANK NOTE: TANKS WILL BE USED FOR TOILETS, LANDSCAPING PURPOSES AND WASH DOWN WHERE SUITABLE.

NOTES

ALL NEW CROSSOVERS IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS

ALL PARKING SPACES IN ACCORDANCE WITH NEW SOUTH WALES PLANNING SCHEME

ALL DISABLED PARKING SPACES IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2890
(5.4m x 2.4m)

SITE STORMWATER DRAINAGE IN ACCORDANCE WITH LOCAL AUTHORITY & COUNCIL REQUIREMENTS

ALL RELATIVE LEVELS ARE SHOWN TO A.H.D.
(Australian Height Datum)

LEVELS SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO FURTHER CIVIL ENGINEER DETAILED DESIGN.
LEVELS MAY VARY +/- 300mm

SURVEY OVERLAID ON PLANS IS PROVIDED BY LOCATE SCAN & SURVEY, DOCUMENT NAME "230495-2".

Blacktown City Council

DEVELOPMENT CONSENT
D24/541038
Issued 15/07/2025

This document and conditions of consent form the approval issued under the provisions of the Environmental Planning and Assessment Act 1979.

Kerry Robinson, OAM
Chief Executive Officer

No.	DATE:	REVISION	BY:	CHK:
A	09.08.2024	ISSUE TO CONSULTANT/ CLIENT	LG/TL	SW
P7	20.08.2024	UPDATE TO RWT	TL	PdP
P8	26.08.2024	ADJOINING OWNERS CONSENT	TL	PdP
B	08.10.2024	ISSUE TO TRAFFIC	TL	SW
C	14.10.2024	ISSUE TO COUNCIL	TL	SW

All areas included are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects Pty. Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Gratton Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
PICAC GLENWOOD - ST1
1000 OLD WINDSOR ROAD,
GLENWOOD, NSW

TITLE:
PROPOSED SITE PLAN- SHEET 1

NORTH

CLIENT:
PLUMBING INDUSTRY CLIMATE ACTION CENTRE

DATE: MAY, 2024
DRAWN BY: DM / TL / LG
SCALE: 1 : 100 @ A0
SCALE: 1 : 200 @ A2

JOB NO: 23091
DRAWING NO: DA07
REVISION: C

watson young

FOR CONTINUATION REFER TO DA03

PROPOSED BUILDING
FFL 67.300

STAGE 1A | STAGE 1B

LINE OF SCREEN
LINE OF ROOF OVER

RELOCATED EXISTING BASKETBALL INCLUDING BITUMEN SURFACE, COLUMNS & ROOF STRUCTURE ABOVE

CENTRAL WATER BODY. REFER TO LANDSCAPE DETAILS

PROPOSED TRAINING CENTRE COMPACTED GRAVEL SURFACE

PROPOSED BATTER (REFER TO CIVIL DETAILS)

EXISTING BITUMEN SURFACE

RETAINING WALL

PEDESTRIAN ACCESS MARKINGS

RETAINING WALL (REFER TO CIVIL DETAILS)

NEW COMPACTED GRAVEL CAR PARKING

LINE OF EXISTING CONCRETE/SLAB REFER TO CIVIL DETAILS

EXISTING WALL & DB BOARD

EXISTING CONCRETE CAR PARKING

EXISTING BITUMEN CAR PARKING

ALLOW TO REPAINT NEW LINES TO MATCH EXISTING

EXISTING BUILDING

EDGE OF RAMP

PEDESTRIAN ACCESS

PEDESTRIAN ACCESS GATE

FENCE & GATE. REFER LANDSCAPEDETAILS

BLOCKWORK WALL AROUND PARKING. REFER TO CIVIL DETAILS

Ex. FLOOD DOOR

EXISTING CONCRETE SURFACE
EX. RL 72.26

EXISTING SUBSTATION TO REMAIN

CONCRETE FOOTPATH

STAIRS

LIFT

BRIDGE OVER

SUBSTATION

CROSSOVER DESIGNED TO BLACKTOWN CITY COUNCIL DESIGN GUIDELINES

SITE BOUNDARY 19.40 m (165° 53' 55")

SITE BOUNDARY 13.25 m (179° 27' 55")

LOT 90 DP 1197 SITE BOUNDARY

LOT 91 DP 1197 SITE BOUNDARY

EX. RL 67.66

EX. RL 70.34

EX. RL 71.56

EX. RL 68.21

EX. RL 67.94

EX. GATE ENTRANCE

560 | 1850 | 14440 | 5400 | 6400

26250

35401

OLD WINDSOR ROAD

SITE PLAN - SHEET 1
SCALE: 1 : 100

KEY PLAN - SHEET 2
SCALE: 1 : 2000

LEGEND

- INDICATES EXTENT OF ASPHALT VEHICULAR PAVEMENT TO CIVIL ENGINEERS DETAILS
- INDICATES EXTENT OF LIGHT DUTY PAVEMENT TO CIVIL ENGINEERS DETAILS
- PAVING TO LANDSCAPE DETAILS
- AREA OF GRASS / LANDSCAPING. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPE LAYOUT AND DETAILS
- FN-01 — PROPOSED FENCE TO MATCH EXISTING FENCE REFER TO LANDSCAPE DRAWING
- FN-02 — 1800mm HIGH EXISTING PALING FENCE REFER TO LANDSCAPE DRAWING
- WS — CAR BAY WHEEL STOP
- RWT 1A — 39kL CAPACITY RAINWATER TANK NOTE: TANKS WILL BE USED FOR TOILETS, LANDSCAPING PURPOSES AND WASH DOWN WHERE SUITABLE.
- RWT 1B — 15kL CAPACITY RAINWATER TANK NOTE: TANKS WILL BE USED FOR TOILETS, LANDSCAPING PURPOSES AND WASH DOWN WHERE SUITABLE.

NOTES

ALL NEW CROSSOVERS IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS

ALL PARKING SPACES IN ACCORDANCE WITH NEW SOUTH WALES PLANNING SCHEME

ALL DISABLED PARKING SPACES IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2890
(5.4m x 2.4m)

SITE STORMWATER DRAINAGE IN ACCORDANCE WITH LOCAL AUTHORITY & COUNCIL REQUIREMENTS

ALL RELATIVE LEVELS ARE SHOWN TO A.H.D.
(Australian Height Datum)

LEVELS SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO FURTHER CIVIL ENGINEER DETAILED DESIGN.
LEVELS MAY VARY +/- 300mm

SURVEY OVERLAID ON PLANS IS PROVIDED BY LOCATE SCAN & SURVEY. DOCUMENT NAME "230409-2".

Blacktown City Council

DEVELOPMENT CONSENT
D24/541038
Issued 15/07/2025

This document and conditions of consent form the approval issued under the provisions of the Environmental Planning and Assessment Act 1979.

Kerry Robinson, OAM
Chief Executive Officer

No.	DATE:	REVISION:	BY	CHK
A	09.08.2024	ISSUE TO CONSULTANT/ CLIENT	LG/TL	SW
P6	26.08.2024	ADJOINING OWNERS CONSENT	TL	PdP
B	08.10.2024	ISSUE TO TRAFFIC	TL	SW
C	14.10.2024	ISSUE TO COUNCIL	TL	SW

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects PTL Melbourne I Perth I Sydney 03 9816 8555 ACN. 111098700
6 Station Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
PICAC GLENWOOD - ST1
1000 OLD WINDSOR ROAD,
GLENWOOD, NSW

TITLE:
PROPOSED SITE PLAN- SHEET 2

NORTH

CLIENT:
PLUMBING INDUSTRY CLIMATE ACTION CENTRE

DATE: MAY, 2024
DRAWN BY: DM / TL / LG
SCALE: 1 : 200 @ A0
SCALE: 1 : 400 @ A2

JOB NO: 23091
DRAWING NO: DA08
REVISION: C

watson young

102580

STAGE 1A

STAGE 1B

FIRE TANKS

FIRE TANKS

RWT 1A

TANK DOWNPIPE

OUTDOOR GAS TRAINING

GAS STORE AREA

GAS STORE AREA

GAS STORE AREA

GAS STORE AREA

RSD & RRD 3800W x 2300H

RSD & RRD 3800W x 2300H

RSD & RRD 3800W x 2300H

RSD & RRD 3800W x 2300H

FIRE PUMP

STAIRS

ENTRY / EXIT

STORE

PIPE CUTTING

GRINDING

WELDING OFFICE

CUTTING & WELDING

STAIRS

ENTRY / EXIT

MATERIAL ROOM

MATERIAL ROOM

BIN STORE

STAIRS

ENTRY / EXIT

LINE OF CLERESTORY GLAZING ABOVE

LIFT 2

LOADING ENTRY

STUDIO

STUDIO

STUDIO

DASHED LINE INDICATES WALKWAY OVERHEAD

FIRE INDUSTRY TRAINING

VOID TO ABOVE

PROPOSED BUILDING FFL 67.300

FIRE INDUSTRY TRAINING STORAGE

DASHED LINE INDICATES WALKWAY OVERHEAD

PLUMBING TRAINING

VOID TO ABOVE

RWT 1B

RSD & RRD 8200W x 3200H

ENTRY / EXIT

LINE OF SOFFIT ABOVE

RSD & RRD 3800W x 3200H

BLUE LINE INDICATES SAND PIT BELOW

SANDPIT

TOWER

RED LINE INDICATES EXTENT OF TOWER

RSD & RRD 3800W x 3200H

STAIRS

LINE OF SOFFIT ABOVE

ENTRY / EXIT

REFLECTIVE POOL

RECEPTION

YARNING CIRCLE / STUDENT RESOURCES

REFLECTIVE POOL

LIFT 1

STAIRS

CLEANERS

DDA - UNISEX RH

STUDENT - MALE

STUDENT - FEMALE

MAIN DB

TUTORIAL

TUTORIAL

TUTORIAL

STUDENT LOUNGE

STAIRS

TUTORIAL

TUTORIAL

TUTORIAL

TUTORIAL

ENTRY / EXIT

LINE OF ROOF OVERHANG

LINE OF PERFORATED SCREEN

LINE OF CLERESTORY GLAZING ABOVE

58805

2250

GROUND FLOOR PLAN

SCALE: 1 : 100

Blacktown City Council

DEVELOPMENT CONSENT
D24/541038
Issued 15/07/2025

This document and conditions of consent form the approval issued under the provisions of the Environmental Planning and Assessment Act 1979.

Kerry Robinson, OAM
Chief Executive Officer

No.	DATE:	REVISION:	BY:	CHK:
P7	06.08.2024	PRELIMINARY ISSUE TO CONSULTANT/CLIENT	LG/TL	SW
A	09.08.2024	ISSUE TO CONSULTANT/ CLIENT	LG/TL	SW
B	07.10.2024	TOWN PLANNING ISSUE	LG	SW
C	14.10.2024	ISSUE TO COUNCIL	TL	SW

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects Pty. Melbourne | Perth | Sydney. 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e. info@watsonyoung.com.au | w. watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
PICAC GLENWOOD - ST1
1000 OLD WINDSOR ROAD,
GLENWOOD, NSW

TITLE:
GROUND FLOOR PLAN

NORTH

CLIENT:
PLUMBING INDUSTRY CLIMATE ACTION CENTRE

DATE: MAY, 2024
DRAWN BY: OP / DM
SCALE: 1 : 100 @ A0
SCALE: 1 : 200 @ A2

JOB NO: 23091
DRAWING NO: DA09
REVISION: C

watson young

STAGE 1A

STAGE 1B

730

102580

1830

9825

2250

CLIMBING PLANT

STAIRS

VOID

STAFF - MALE

STAFF - FEMALE

RH DDA - UNISEX

PLANT 01

INDOOR GAS TRAINING

2ND COMMS ROOM

STORE & SPECIALIST

STORE

AMBULANT 1

AMBULANT 2

ROOF LADDER

LIFT 2

LINE OF CLERESTORY GLAZING ABOVE

RAILING AROUND VOID

BLADE

ACADEMIC STAFF

TEA ROOM/BREAKOUT

GENERAL STAFF

PROPOSED BUILDING FFL 71.700

SPECIALIST TRAINING ROOM

SPECIALIST TRAINING ROOM(FRP)

VOID TO BELOW

BLUE LINE INDICATES SAND PIT BELOW

RED LINE INDICATES EXTENT OF TOWER

TOWER

LINE OF SOFFIT ABOVE

LINE OF SOFFIT BELOW

LIFT 1

LH DDA - UNISEX

STUDENT - MALE

STUDENT - FEMALE

COMMS

GENERAL LEARNING

PERFORATED SCREEN

LINE OF ROOF OVERHANG

LINE OF PERFORATED SCREEN

FIRST FLOOR PLAN

SCALE: 1 : 100

Blacktown City Council

DEVELOPMENT CONSENT
D24/541038
Issued 15/07/2025

This document and conditions of consent form the approval issued under the provisions of the Environmental Planning and Assessment Act 1979.

Kerry Robinson, OAM
Chief Executive Officer

No.	DATE:	REVISION	BY:	CHK
P7	06.08.2024	PRELIMINARY ISSUE TO CONSULTANTS/CLIENT	LG/TL	SW
A	09.08.2024	ISSUE TO CONSULTANT/ CLIENT	LG/TL	SW
B	07.10.2024	TOWN PLANNING ISSUE	LG	SW
C	14.10.2024	ISSUE TO COUNCIL	TL	SW

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects Pty. Melbourne | Perth | Sydney. 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e. info@watsonyoung.com.au | w. watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
PICAC GLENWOOD - ST1
1000 OLD WINDSOR ROAD,
GLENWOOD, NSW

TITLE:
LEVEL 1 FLOOR PLAN DA

NORTH

CLIENT:
PLUMBING INDUSTRY CLIMATE ACTION CENTRE

DATE: MAY, 2024
DRAWN BY: OP / DM
SCALE: 1 : 100 @ A0
SCALE: 1 : 200 @ A2

JOB NO: 23091
DRAWING NO: DA10
REVISION: C

watson young

STAGE 1A

STAGE 1B

FIRE TANK

FIRE TANK

RWT 1A

OUTDOOR GAS TRAINING SHELTER

BOX GUTTER

GAS BOTTLE STORE BELOW

FIRE PUMP

BOX GUTTER

EXTERNAL DOWNPIPES BELOW

CLIMBING PLANT BELOW

1.5° FALL

ROOF ACCESS WALKWAY

ROOF ACCESS HATCH

EXTERNAL DOWNPIPES BELOW

ROOF PLANT 2

ROOF PLANT 1

LINE OF CLERESTORY GLAZING BELOW

10° FALL

SOLID HATCH INDICATES EXTENT OF SOLAR PANEL

RWT 1B

LINE OF ROOF OVERHANG

LINE OF SCREEN BELOW

LINE OF BUILDING BELOW

ROOF PLAN

SCALE: 1 : 100

Blacktown City Council

DEVELOPMENT CONSENT
D24/541038
Issued 15/07/2025

This document and conditions of consent form the approval issued under the provisions of the Environmental Planning and Assessment Act 1979.

Kerry Robinson, OAM
Chief Executive Officer

LEGEND

INDICATES EXTENT OF SOLAR PANELS

No.	DATE:	REVISION:	BY:	CHK
PR	05.08.2024	PRELIMINARY ISSUE TO CONSULTANT/CLIENT	LG/TL	SW
A	09.08.2024	ISSUE TO CONSULTANT/ CLIENT	LG/TL	SW
B	07.10.2024	TOWN PLANNING ISSUE	LG	SW
C	14.10.2024	ISSUE TO COUNCIL	TL	SW

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects Pty. Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
PICAC GLENWOOD - ST1
1000 OLD WINDSOR ROAD,
GLENWOOD, NSW

TITLE:
ROOF PLAN

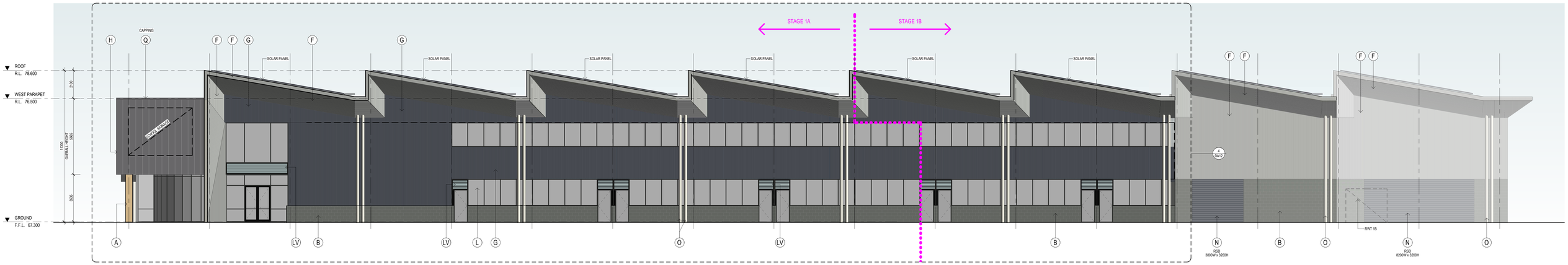
NORTH

CLIENT:
PLUMBING INDUSTRY CLIMATE ACTION CENTRE

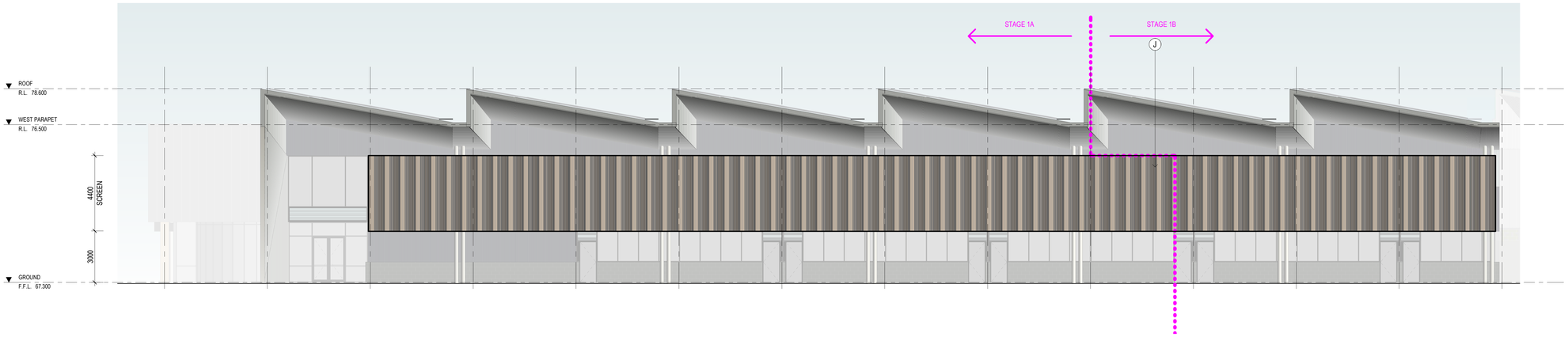
DATE: MAY, 2024
DRAWN BY: DM / TL
SCALE: 1 : 100 @ A0
SCALE: 1 : 200 @ A2

JOB NO: 23091
DRAWING NO: DA11
REVISION: C

watson young



EAST ELEVATION
SCALE: 1 : 100



EAST ELEVATION SCREEN
SCALE: 1 : 100



NORTH ELEVATION - STAGE 1B
SCALE: 1 : 100

EXTERNAL FINISHES

A	TIMBER COLUMNS	PINE
B	CONCRETE BLOCK	MASONRY HONED EBONY RIVER
C	CONCRETE CLADDING/SLAB EDGE	PAINTED COLORBOND SURFMIST
D	ROOF CLADDING (TYPE 1)	COLORBOND SHALE GREY
E	ROOF CLADDING (TYPE 2)	COLORBOND SHALE GREY
F	WALL METAL CLADDING (TYPE 1)	COLORBOND SHALE GREY
G	WALL METAL CLADDING (TYPE 1)	COLORBOND IRONSTONE
H	WALL METAL CLADDING (TYPE 2)	COLORBOND BASALT
J	PERFORATED SCREEN	COPPER METALLIC
K	ALUMINIUM SCREEN	POWDERCOAT NIGHTSKY
L	ALUMINIUM FRAMED GLAZING	POWDERCOAT NIGHTSKY FRAME, CLEAR GLASS
LS	ALUMINIUM FRAMED WITH SPANDREL	POWDERCOAT NIGHTSKY
LV	ALUMINIUM FRAMED WITH LOUVRE	POWDERCOAT NIGHTSKY
M	ALUMINIUM FRAMED GLAZING	NIGHTSKY FRAME, FROSTED GLASS
N	ROLLER SHUTTER DOOR CLADDING	COLORBOND IRONSTONE
O	DOWNPIPES	COLORBOND SURFMIST
P	CAPPINGS & FLASHINGS (TYPE 1)	COLORBOND SHALE GREY
Q	CAPPINGS & FLASHINGS (TYPE 2)	COLORBOND BASALT
R	CAPPINGS & FLASHINGS (TYPE 2)	COLORBOND IRONSTONE
S	PLANT CLIMBING MESH	GALVANISED STEEL
T	FASCIA / SOFFIT	POWDERCOAT NIGHTSKY
U	EXTERNAL PAINT	POWDERCOAT NIGHTSKY
V	STEEL MESH GANTRY	POWDERCOAT SHALE GREY

Blacktown City Council

DEVELOPMENT CONSENT
D24/541038
Issued 15/07/2025

This document and conditions of consent form the approval issued under the provisions of the Environmental Planning and Assessment Act 1979.

Kerry Robinson, OAM
Chief Executive Officer

No.	DATE:	REVISION:	BY:	CHK:
P3	06.08.2024	PRELIMINARY ISSUE TO CONSULTANT/CLIENT	LG/TL	SW
A	09.08.2024	ISSUE TO CONSULTANT/ CLIENT	LG/TL	SW
B	07.10.2024	TOWN PLANNING ISSUE	LG	SW
C	14.10.2024	ISSUE TO COUNCIL	TL	SW

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects Pty. Melbourne | Perth | Sydney 03 9016 8555 ACN: 111098700
6 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
PICAC GLENWOOD - ST1
1000 OLD WINDSOR ROAD,
GLENWOOD, NSW

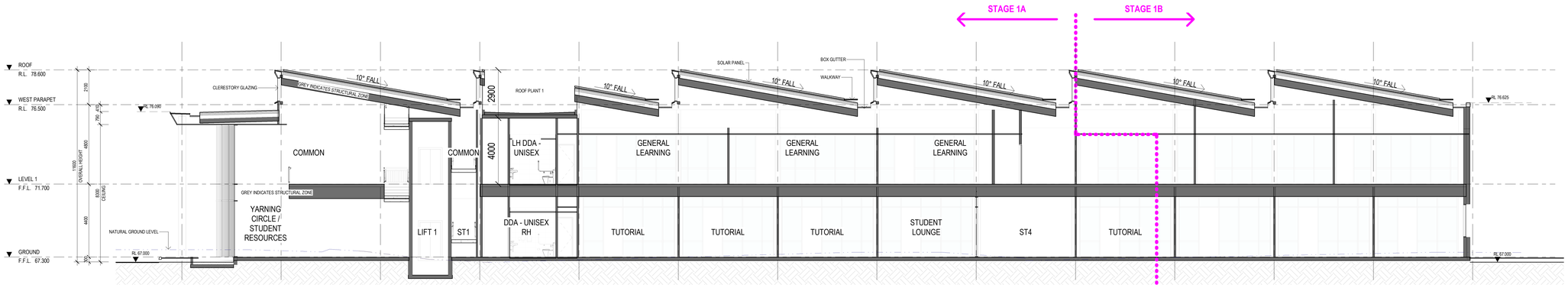
TITLE:
ELEVATIONS - SHEET 1

CLIENT:
PLUMBING INDUSTRY CLIMATE ACTION CENTRE

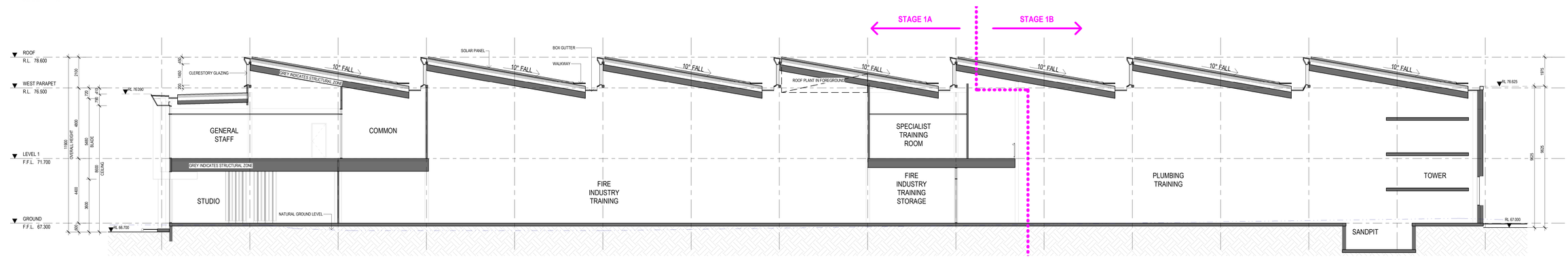
DATE: MAY, 2024
DRAWN BY: DM / TL
SCALE: 1 : 100 @ A0
SCALE: 1 : 200 @ A2

JOB NO: 23091
DRAWING NO: DA12
REVISION: C

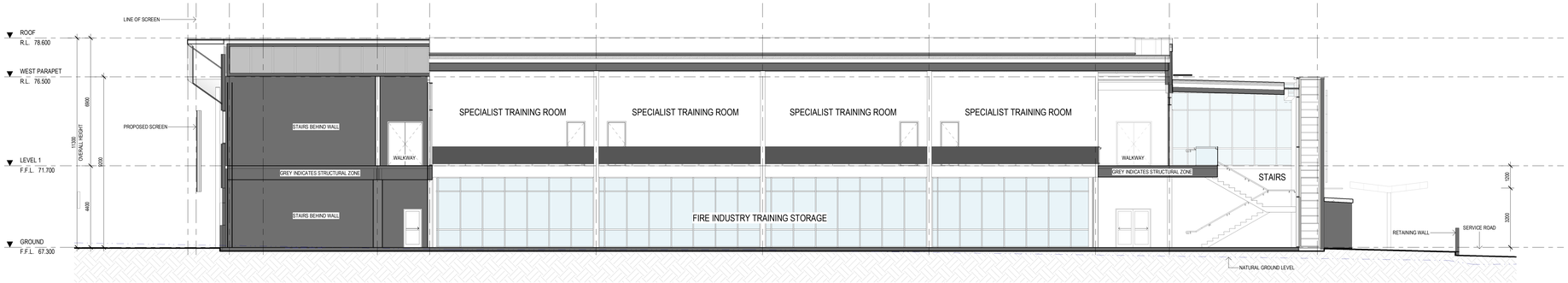
watson young



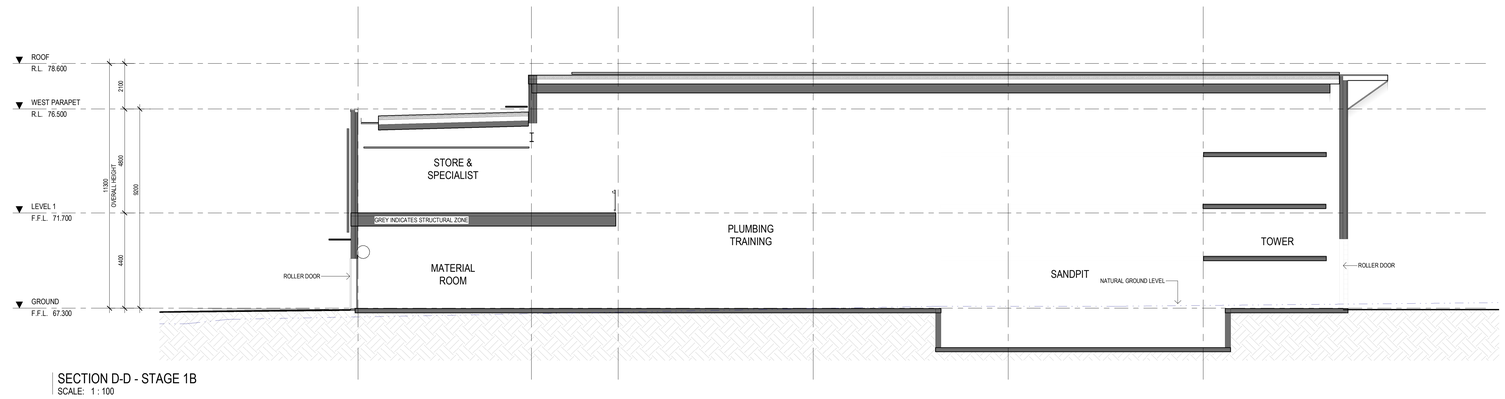
SECTION A-A
SCALE: 1 : 100



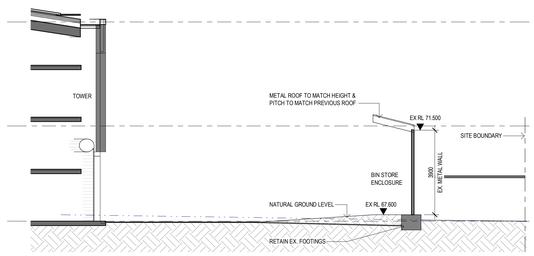
SECTION B-B
SCALE: 1 : 100



SECTION C-C (TEMPORARY WALL AT COMPLETION OF STAGE 1A)
SCALE: 1 : 100



SECTION D-D - STAGE 1B
SCALE: 1 : 100



SOUTH ACOUSTIC BARRIER_SECTION
SCALE: 1 : 100

DEVELOPMENT CONSENT
D24/541038
Issued 15/07/2025
This document and conditions of consent form the approval issued under the provisions of the Environmental Planning and Assessment Act 1979.
Kerry Robinson, OAM
Chief Executive Officer

No.	DATE:	REVISION	BY:	CHK:
P3	06.08.2024	PRELIMINARY ISSUE TO CONSULTANT/CLIENT	LG/TL	SW
A	06.08.2024	ISSUE TO CONSULTANT/ CLIENT	LG/TL	SW
B	07.10.2024	TOWN PLANNING ISSUE	LG	SW
C	14.10.2024	ISSUE TO COUNCIL	TL	SW

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects Pty. Melbourne | Perth | Sydney 03 9016 8555 ACN: 111398700
6 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
PICAC GLENWOOD - ST1
1000 OLD WINDSOR ROAD,
GLENWOOD, NSW

TITLE:
SECTIONS - SHEET 1

CLIENT:
PLUMBING INDUSTRY CLIMATE ACTION CENTRE

DATE: MAY, 2024
DRAWN BY: DM / TL
SCALE: 1 : 100 @ A0
SCALE: 1 : 200 @ A2

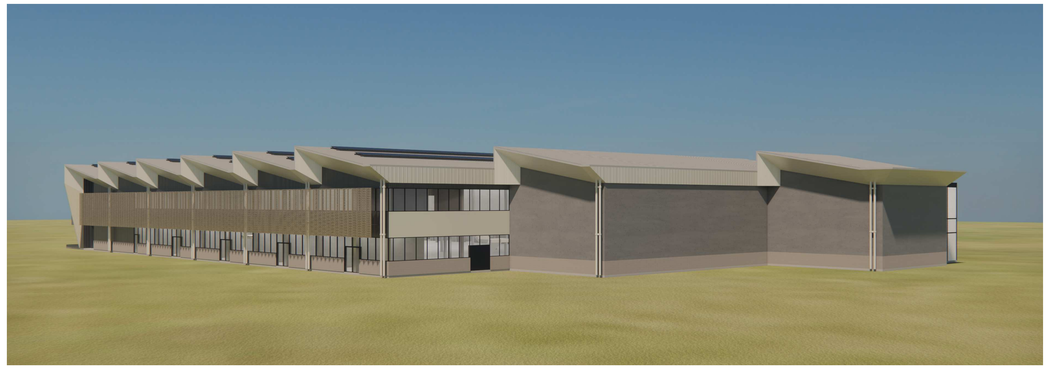
JOB NO: 23091
DRAWING NO: DA14
REVISION: C

watson young





ARTISTS IMPRESSION ONLY
SCALE : NTS





ARTISTS IMPRESSION ONLY
SCALE : NTS









ARTISTS IMPRESSION ONLY
SCALE : NTS













ARTISTS IMPRESSION ONLY
SCALE : NTS

Blacktown City Council

DEVELOPMENT CONSENT
D24/541038
Issued 15/07/2025

This document and conditions of consent form the approval issued under the provisions of the Environmental Planning and Assessment Act 1979.

Kerry Robinson, OAM
Chief Executive Officer

No.	DATE:	REVISION	BY:	CHK:
P2	05.08.2024	PRELIMINARY ISSUE TO CONSULTANTS/CLIENT	LG/TL	SW
A	09.08.2024	ISSUE TO CONSULTANT/ CLIENT	LG/TL	SW
B	07.10.2024	TOWN PLANNING ISSUE	LG	SW
C	14.10.2024	ISSUE TO COUNCIL	TL	SW

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects Pty. Melbourne | Perth | Sydney. 03 9516 8555 ACN: 111098700
8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
PICAC GLENWOOD - ST1
1000 OLD WINDSOR ROAD,
GLENWOOD, NSW

TITLE:
PERSPECTIVES SHEET

CLIENT:
PLUMBING INDUSTRY CLIMATE ACTION CENTRE

DATE: MAY, 2024
DRAWN BY: OP
SCALE: NTS @ A0
SCALE:

JOB NO: 23091
DRAWING NO: DA17
REVISION: C

watson young



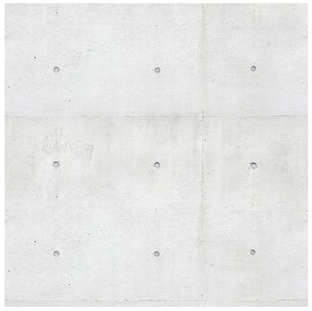
A - TIMBER

LOCATION: GROUND AND FIRST FLOOR
DESCRIPTION: STRUCTURAL TIMBER
SUPPLIER: TBA
SPECIES: CLT & GLT PINE
CODE: A



B - CONCRETE BLOCK

LOCATION: GROUND FLOOR
DESCRIPTION: STRUCTURE AND FACADE
SUPPLIER: AUSTRAL MASONRY
COLOUR - PEARL GREY ARCHITEC SMOOTH
CODE: B



CONCRETE CLADDING

LOCATION: WEST FACADE
DESCRIPTION: WALL CLADDING
TYPE: PRECAST CONCRETE CLADDING
COLOUR: COLORBOND SURFMIST
CODE: C



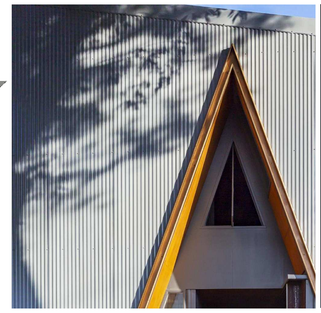
ROOF CLADDING

LOCATION: OFFICE AND STUDIO ROOF
DESCRIPTION: ROOF CLADDING
TYPE: SPANDEK
COLOUR: COLORBOND SHALE GREY
CODE:D



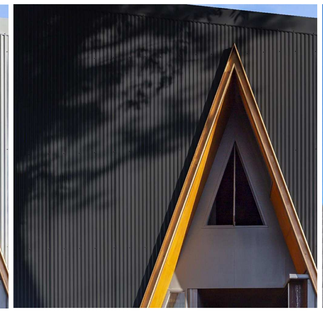
ROOF CLADDING

LOCATION: MAIN ROOF
DESCRIPTION: ROOF CLADDING
TYPE: KLIP LOK 700
COLOUR: COLORBOND SHALE GREY
CODE: E



METAL CLADDING

LOCATION: GROUND AND FIRST FLOOR
DESCRIPTION: WALL CLADDING
TYPE: LYSAGHT PANELRIB 4MM
COLOUR: COLORBOND SHALE GREY
CODE: F



METAL CLADDING

LOCATION: GROUND AND FIRST FLOOR
DESCRIPTION: WALL CLADDING
TYPE: LYSAGHT PANELRIB 4MM
COLOUR: COLORBOND BASALT
CODE: G



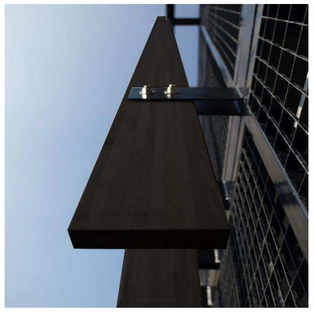
METAL CLADDING

LOCATION: SOUTH FACADE
DESCRIPTION: OFFICE AND STUDIO CLADDING
TYPE: LYSAGHT DOMINION 485 CASSETTE PANEL
COLOUR: COLORBOND BASALT
CODE: H



PERFORATED SCREEN

LOCATION: EAST FACADE
DESCRIPTION: FEATURE SCREEN
FRAME: ALUMINIUM BLACK
COLOUR: COPPER METALLIC
CODE: J



ALUMINIUM VERTICAL LOUVRES

LOCATION: EAST FACADE
DESCRIPTION: FEATURE SCREEN
FRAME: POWDERCOAT
COLOUR: NIGHT SKY
CODE: K



ALUMINIUM FRAMED GLAZING

LOCATION: EAST FACADE
DESCRIPTION: FEATURE SCREEN
FRAME: POWDERCOAT
COLOUR: NIGHT SKY
CODE: L



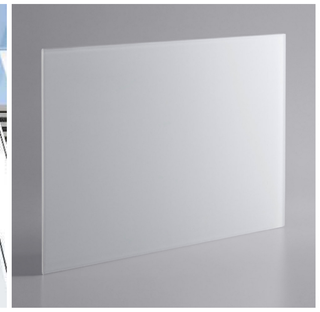
ALUMINIUM FRAME WITH SPANDREL

LOCATION: EAST FACADE
DESCRIPTION: FEATURE SCREEN
FRAME: POWDERCOAT
COLOUR: NIGHT SKY
CODE: LS



ALUMINIUM VERTICAL LOUVRES

LOCATION: EAST FACADE
DESCRIPTION: FEATURE SCREEN
FRAME: POWDERCOAT
COLOUR: NIGHT SKY
CODE: LV



ALUMINIUM FRAMED GLAZING

LOCATION: EAST FACADE
DESCRIPTION: FEATURE SCREEN
FRAME: POWDERCOAT
COLOUR: NIGHT SKY
CODE: M

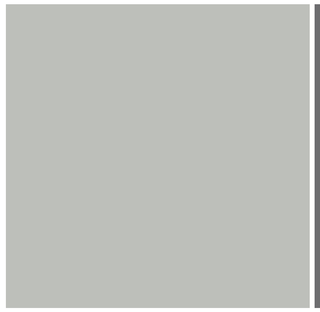


ROLLER SHUTTER DOOR

LOCATION: EAST FACADE
DESCRIPTION: FEATURE SCREEN
FRAME: POWDERCOAT
COLOUR: NIGHT SKY
CODE: N

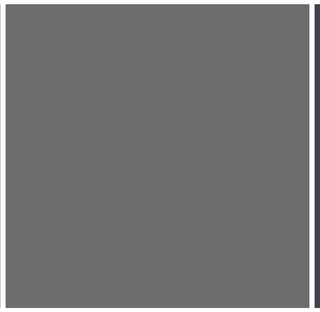
DOWNPIPES

LOCATION: GROUND FLOOR
DESCRIPTION: DOWNPIPES
TYPE: 225mm DIAMETER DOWNPIPE
COLOUR: COLORBOND SURFMIST
CODE: O



CAPPINGS & FLASHINGS

LOCATION: ROOF PLAN + ELEVATIONS
DESCRIPTION: WALL & ROOF CLADDING
TYPE: PAINT FINISH
COLOUR: COLORBOND SHALE GREY
CODE: P



CAPPINGS & FLASHINGS

LOCATION: ROOF PLAN + ELEVATIONS
DESCRIPTION: WALL & ROOF CLADDING
TYPE: PAINT FINISH
COLOUR: COLORBOND BASALT
CODE: Q



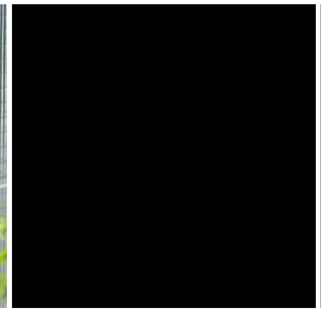
CAPPINGS & FLASHINGS

LOCATION: ROOF PLAN + ELEVATIONS
DESCRIPTION: WALL & ROOF CLADDING
TYPE: PAINT FINISH
COLOUR: COLORBOND IRONSTONE
CODE: R



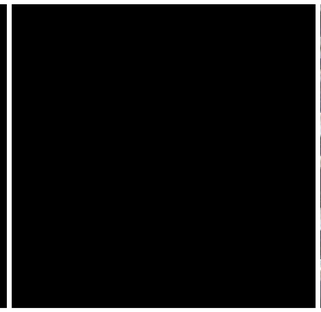
PLANT CLIMBING MESH

LOCATION: WEST ELEVATION
DESCRIPTION: TRELLIS FOR VEGETATION
TYPE: MESH
COLOUR: GALVANISED STEEL
CODE: S



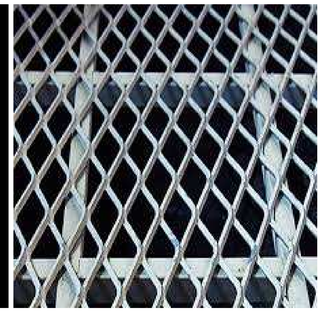
FASCIA / SOFFIT

LOCATION: WEST ELEVATION
DESCRIPTION: TRELLIS FOR VEGETATION
TYPE: MESH
COLOUR: COLORBOND NIGHT SKY
CODE: T



PAINT FINISH

LOCATION: OUTDOOR GAS TRAINING
DESCRIPTION: PAINT FINISH TO COLUMNS
TYPE: PAINT FINISH
COLOUR: COLORBOND NIGHT SKY
CODE: U



STEEL MESH GANTRY

LOCATION: WEST ELEVATION
DESCRIPTION: GRANTRY UNDER VEGETATION
TYPE: GRIDWALK SHEETS
COLOUR: GALVANISED STEEL
CODE: V

Blacktown City Council

DEVELOPMENT CONSENT
D24/541038
Issued 15/07/2025

This document and conditions of consent form the approval issued under the provisions of the Environmental Planning and Assessment Act 1979.

Kerry Robinson, OAM
Chief Executive Officer

No.	DATE	REVISION	BY	CHK
P4	05.08.2024	PRELIMINARY ISSUE TO CONSULTANT/CLIENT	LG/TL	SW
A	09.08.2024	ISSUE TO CONSULTANT/ CLIENT	LG/TL	SW
B	07.10.2024	TOWN PLANNING ISSUE	LG	SW
C	14.10.2024	ISSUE TO COUNCIL	TL	SW

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects PTL Melbourne | Perth | Sydney 03 9816 8555 ACN. 111098700
6 Station Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au
© Watson Young Architects. This drawing is protected by copyright.

PROJECT:
PICAC GLENWOOD - ST1
1000 OLD WINDSOR ROAD,
GLENWOOD, NSW

TITLE:
MATERIAL FINISHES

CLIENT:
PLUMBING INDUSTRY CLIMATE ACTION CENTRE

DATE: MAY, 2024
DRAWN BY: TL
SCALE: NTS @ A0
SCALE:

JOB NO: 23091
DRAWING NO: DA18
REVISION: C

watson young

PICAC GLENWOOD

1000 OLD WINDSOR RD, GLENWOOD, NSW

LANDSCAPE ARCHITECTURAL DRAWINGS - DEVELOPMENT APPLICATION

DRAWING SCHEDULE

LD000	TITLE SHEET, LEGEND & PLANT SCHEDULE
LD001	SHEET LAYOUT
LD002	EXISTING SITE PHOTOS 01
LD003	EXISTING SITE PHOTOS 02
LD100	LANDSCAPE MASTERPLAN - RENDER
LD101	LANDSCAPE PLAN 01
LD102	LANDSCAPE PLAN 02
LD201	DETAILED LANDSCAPE PLAN 01
LD301	SECTION 01
LD302	SECTION 02
LD401	DETAILS 01
LD402	DETAILS 02
LD501	SPECIFICATION NOTES

LEGEND

SETOUT & GRADING PLAN

- EXISTING CONTOURS (65.00)
- PROPOSED CONTOURS (150.8)
- EXISTING SITE LEVEL TO REMAIN (+ EX.70.00)
- PROPOSED SITE LEVEL REFER TO CIVIL DOC (+ 67.25)
- PROPOSED SITE GRADING REFER TO CIVIL DOC (2.5 %)
- PROPOSED BUILDING LEVEL (FFL 3.000)
- ITEMS TO BE REMOVED

SURFACE FINISHES PLAN

- PAVING - TYPE 01 (P1) — 01/402
- PAVING - TYPE 02 (P2) — 01/402
- GRANITIC SAND (GS)
- ROADWAY
- EXISTING ROADWAY TO RETAIN
- LOOSE GRAVEL (LG) — 02/402

EDGES, FURNITURE & FIXTURES

- STEEL EDGE (S) — 03/402
- FENCE - TYPE 01 (F1)
- FENCE - TYPE 02 (F2) 1.8M HIGH EXISTING PALING FENCE
- GREEN WALL (GW) PLANTER TROUGHS WITH TENSIONED WIRES SET-OFF BUILDING FACADE
- ACOUSTIC BARRIER (AB) REFER TO ACOUSTIC CONSULTANT FOR HEIGHT AND DETAILS.
- ROCK SEATING (RS)
- TIERED BENCH SEAT (BS) — 04/402
- BOLLARDS
- CENTRAL WATER BODY (WB)
- SINGLE GATE
- DOUBLE GATE
- SHELTER

PLANTING PLAN

- EXISTING TREE TO BE RETAINED REFER TO ARBORIST REPORT
- EXISTING TREE TO BE REMOVED REFER TO ARBORIST REPORT (12)
- TREE PLANTING — 01/401
- MASS PLANTING (MS) — 02/401
- MASS PLANTING- TYPE 1 (MS1) MATRIX PLANTING
- RAIN GARDEN (RG) (150M²) — 04/401
- AQUATIC PLANTING (AQ)
- TURF (T) — 03/401

Blacktown City Council

DEVELOPMENT CONSENT
DA-24-01170
Issued 15/07/2025

This document and conditions of consent form the approval issued under the provisions of the Environmental Planning and Assessment Act 1979.

Kerry Robinson, OAM
Chief Executive Officer

TOTAL PERMEABLE AREA = 5370 M²

INDICATIVE PLANT SCHEDULE

PLANT SPECIES FROM BLACKTOWN CITY COUNCIL

KEY	BOTANICAL NAME	COMMON NAME	HEIGHT x SPREAD (M) AT MATURITY	MIN SUPPLY SIZE	DENSITY PER/M²
	TREE PLANTING				
AF	*Angophora floribunda*	Rough Barked Apple	20.0 x 8.0	75L	AS SHOWN
EC	*Eucalyptus crebra*	Narrow leaved Ironbark	30.0 x 12.0	75L	AS SHOWN
EF	*Eucalyptus fibrosa*	Broad-leaved Ironbark	35.0 x 10.0	75L	AS SHOWN
EMO	*Eucalyptus moluccana*	Grey Box	25.0 x 8.0	75L	AS SHOWN
ES	*Eucalyptus sclerophylla*	Scribbly Gum	15.0 x 6.0	75L	AS SHOWN
ET	*Eucalyptus tereticornis*	Forest Red Gum	15.0 x 6.0	75L	AS SHOWN
MD	*Melaleuca decora*	White Feather Honeymyrtle	20.0 x 6.0	75L	AS SHOWN
	MASS PLANTING				
AA	*Ajuga australis*	Bugle	0.5 x 3.0	150MM	3/M²
BA	*Brunoniella australis*	Kidney Weed	0.3 x 1.0	150MM	3/M²
BS	*Bursaria spinosa*	Blackthorn	0.3 x 1.0	150MM	3/M²
DR	*Danthonia racemosa*	Wallaby Grass	0.7 x 0.1	150MM	3/M²
DT	*Danthonia tenuior*	Wallaby Grass	0.7 x 0.1	150MM	3/M²
DR	*Dichondra repens*	Wallaby Grass	0.3 x 1.0-5.0	150MM	3/M²
ESP	*Eleocharis sphacelata*	Tall Spike Rush	1.0 x 2.0	150MM	3/M²
GH	*Goodenia hederacea*	Violet Leaved Goodenia	0.3 x 0.5	150MM	3/M²
GJ	*Grevillea juniperina*	Juniper-leaf grevillea	1.0 x 0.8	150MM	3/M²
JU	*Juncus usitatus*	Common Rush	0.6 x 0.5	150MM	3/M²
LL	*Lomandra longifolia*	Spiny Mat-rush	1.0 x 1.5	150MM	3/M²
LM	*Lomandra multiflora ssp. Multiflora*	Basket Grass	0.3 x 0.2	150MM	3/M²
PL	*Poa labillardierei var.labillardierei*	Common Tussock Grass	0.8 x 1.3	150MM	3/M²
PP	*Pratia purpurascens*	Pratia	0.15 x 1.0	150MM	3/M²
PM	*Pultenaea microphylla*	Small-leaved Bush-Pea	2.0 x 2.0	150MM	3/M²
TA	*Themeda australis*	Kangaroo Grass	0.5 x 0.5	150MM	3/M²
VH	*Viola hederacea*	Native Violet	0.15 x 2.0	150MM	3/M²

KEY	BOTANICAL NAME	COMMON NAME	HEIGHT x SPREAD (M) AT MATURITY	MIN SUPPLY SIZE	DENSITY PER/M²
	RAIN GARDEN PLANTING				
	BATTER PLANTING				
DV	*Dodonaea viscosa*	Sticky Hop Bush	3.0 x 2.0	50MM	1/2M²
LF	*Lomandra filiformis*	Wattle Matt Rush	0.5 x 0.5	50MM	8 - 10/M²
LL	*Lomandra longifolia*	Matt Rush Grass	1.0 x 1.5	50MM	8 - 10/M²
PA	*Pennesetum alopecuroides*	Swamp Fox Tail	0.8 x 0.8	50MM	8 - 10/M²
	BASIN PLANTING				
CA	*Carex appressa*	Tall Sedge	0.6 x 0.2	50MM	8 - 10/M²
DRE	*Dianella revoluta*	Dianella	0.8 x 0.3	50MM	8 - 10/M²
JU	*Juncus usitatus*	Common Rush	1.2 x 0.5	50MM	8 - 10/M²
FN	*Ficinia nodosa*	Knobby Club Rush	1.0 x 1.0	50MM	8 - 10/M²
PL	*Poa labillardieri var.labillardierei*	Common Tussock Grass	0.8 x 1.3	50MM	8 - 10/M²
GF	*Gahnia filum*	Chaffy Saw-sedge	0.5 x 0.6 - 1.0	50MM	8 - 10/M²
	AQUATIC PLANTING				
CA	*Carex appressa*	Tall Sedge	0.6 x 0.2	150MM	3/M²
PL	*Philydrum lanuginosum*	Woolly Waterlilies	1.0 x 0.5	150MM	3/M²

© 2023 SITE IMAGE (VIC) PTY LTD ABN 92 298 651 413 ALL RIGHTS RESERVED. THIS DRAWING IS COPYRIGHT AND SHALL NOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS (GRAPHIC, ELECTRONIC OR MECHANICAL INCLUDING PHOTOCOPY) WITHOUT THE WRITTEN PERMISSION OF SITE IMAGE PTY LTD. ANY LICENSE, EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHAT SO EVER IS RESTRICTED TO THE TERMS OF THE WRITTEN AGREEMENT BETWEEN SITE IMAGE (NSW) PTY LTD AND THE INSTRUCTING PARTY.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL WORK ON SITE (INCLUDING WORK BY OTHERS) BEFORE COMMENCING THE LANDSCAPE INSTALLATION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE PROJECT MANAGER OR LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. DO NOT SCALE THIS DRAWING. ANY REQUIRED DIMENSIONS NOT SHOWN SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT FOR CONFIRMATION.

ISSUE	REVISION DESCRIPTION	DRAWN	CHECK	DATE
D	UPDATED RAIN GARDEN DETAILS	PK	MP	17.03.2025
C	UPDATED SITE PLAN	PK	MP	17.10.2024
B	FOR SUBMISSION	VR	MP	18.06.2024
A	FOR CO-ORDINATION	EN	MP	03.06.2024

CLIENT:
PICAC

PROJECT:
PICAC GLENWOOD

SITE IMAGE
109/1 WILSON AVENUE
BRUNSWICK, VIC 3056
AUSTRALIA

TEL: (61 3) 9329 4633
WEB: WWW.SITEIMAGE.COM.AU

SITE IMAGE (VIC) PTY LTD
ABN 92 298 651 413

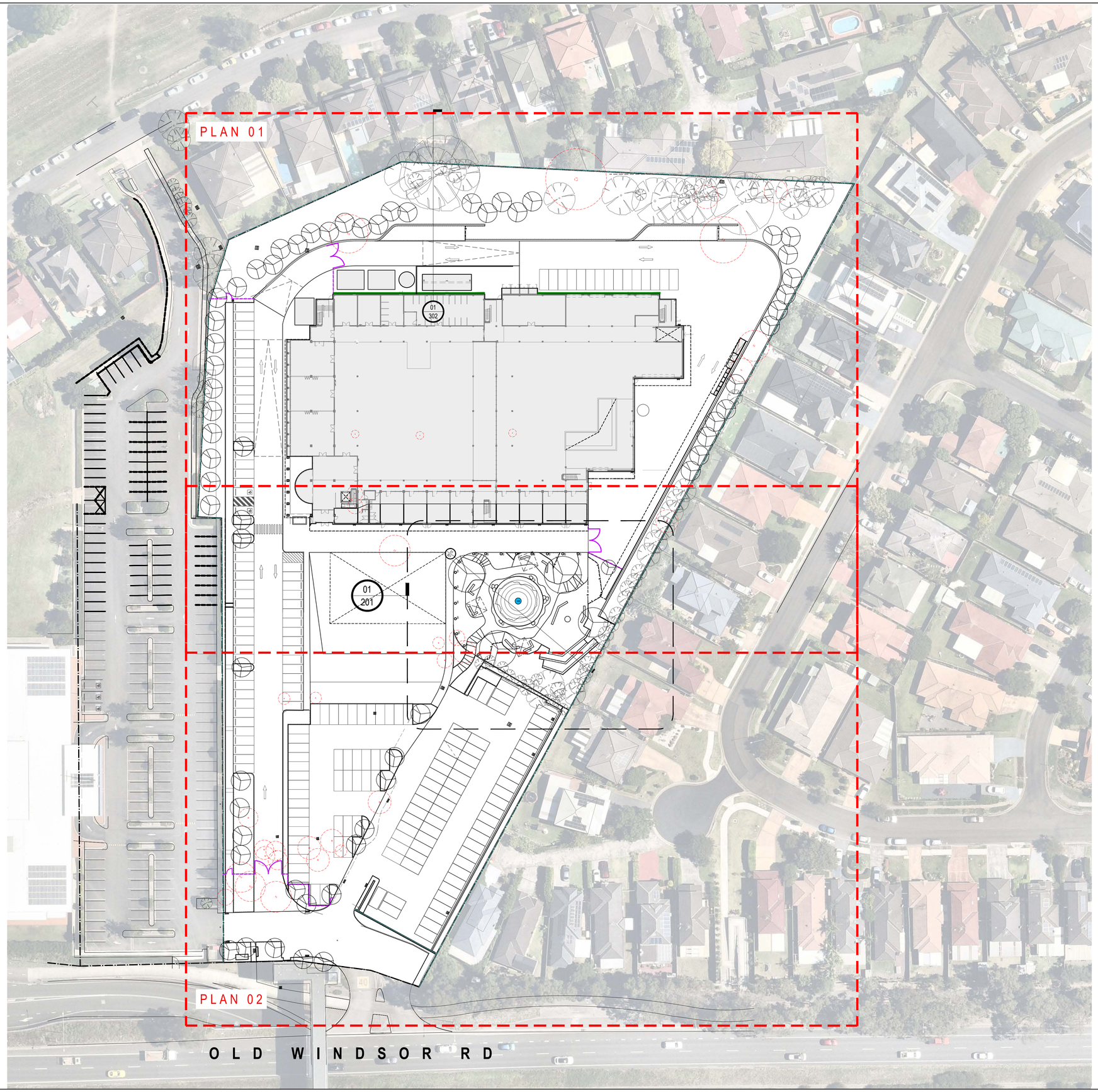
LANDSCAPE ARCHITECTS

FOR SUBMISSION

DRAWING NAME:
TITLE SHEET, LEGEND & PLANT SHEDULE

SCALE: N/A

JOB NUMBER:	DRAWING NUMBER:	ISSUE:
SM24599	LD000	D



© 2024 SITE IMAGE (VIC) PTY LTD ABN 92 298 651 413 ALL RIGHTS RESERVED. THIS DRAWING IS COPYRIGHT AND SHALL NOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS (GRAPHIC, ELECTRONIC OR MECHANICAL INCLUDING PHOTOCOPY) WITHOUT THE WRITTEN PERMISSION OF SITE IMAGE PTY LTD. ANY LICENSE, EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHAT SO EVER IS RESTRICTED TO THE TERMS OF THE WRITTEN AGREEMENT BETWEEN SITE IMAGE (NSW) PTY LTD AND THE INSTRUCTING PARTY.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL WORK ON SITE (INCLUDING WORK BY OTHERS) BEFORE COMMENCING THE LANDSCAPE INSTALLATION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE PROJECT MANAGER OR LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. DO NOT SCALE THIS DRAWING. ANY REQUIRED DIMENSIONS NOT SHOWN SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT FOR CONFIRMATION.

ISSUE	REVISION DESCRIPTION	DRAWN	CHECK	DATE
E	UPDATED SITE PLAN	PK	MP	17.10.2024
D	MINOR UPDATE	VR	MP	24.07.2024
C	SITE PLAN UPDATE	VR	MP	19.07.2024
B	FOR SUBMISSION	VR	MP	18.06.2024
A	FOR CO-ORDINATION	EN	MP	03.06.2024

Blacktown City Council

DEVELOPMENT CONSENT
DA-24-01170
Issued 15/07/2025

This document and conditions of consent form the approval issued under the provisions of the Environmental Planning and Assessment Act 1979.

Kerry Robinson, OAM
Chief Executive Officer

NORTH

CLIENT:
PICAC

PROJECT:
PICAC GLENWOOD

SITE IMAGE
109/1 WILSON AVENUE
BRUNSWICK, VIC 3056
AUSTRALIA

TEL: (61 3) 9329 4633
WEB: WWW.SITEIMAGE.COM.AU

SITE IMAGE (VIC) PTY LTD
ABN 92 298 651 413

LANDSCAPE ARCHITECTS

FOR SUBMISSION

DRAWING NAME:
SHEET LAYOUT

SCALE: 1:500 @ A1 (0 2 5 10 15 25m)

JOB NUMBER:	DRAWING NUMBER:	ISSUE:
SM24599	LD001	E

© 2024 SITE IMAGE (VIC) PTY LTD ABN 92 298 651 413 ALL RIGHTS RESERVED. THIS DRAWING IS COPYRIGHT AND SHALL NOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS (GRAPHIC, ELECTRONIC OR MECHANICAL INCLUDING PHOTOCOPY) WITHOUT THE WRITTEN PERMISSION OF SITE IMAGE PTY LTD. ANY LICENSE, EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHAT SO EVER IS RESTRICTED TO THE TERMS OF THE WRITTEN AGREEMENT BETWEEN SITE IMAGE (NSW) PTY LTD AND THE INSTRUCTING PARTY.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL WORK ON SITE (INCLUDING WORK BY OTHERS) BEFORE COMMENCING THE LANDSCAPE INSTALLATION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE PROJECT MANAGER OR LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. DO NOT SCALE THIS DRAWING. ANY REQUIRED DIMENSIONS NOT SHOWN SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT FOR CONFIRMATION.

ISSUE	REVISION DESCRIPTION	DRAWN	CHECK	DATE
-	-	-	-	-/-/----
-	-	-	-	-/-/----
-	-	-	-	-/-/----
-	-	-	-	-/-/----
-	-	-	-	-/-/----
-	-	-	-	-/-/----
-	-	-	-	-/-/----
-	-	-	-	-/-/----
-	-	-	-	-/-/----
-	-	-	-	-/-/----
-	-	-	-	-/-/----
-	-	-	-	-/-/----
-	-	-	-	-/-/----
-	-	-	-	-/-/----
-	-	-	-	-/-/----
-	-	-	-	-/-/----
-	-	-	-	-/-/----
-	-	-	-	-/-/----
E	UPDATED SITE PLAN	PK	MP	17.10.2024
D	MINOR UPDATE	VR	MP	24.07.2024
C	SITE PLAN UPDATE	VR	MP	19.07.2024
B	FOR SUBMISSION	VR	MP	18.06.2024
A	FOR CO-ORDINATION	EN	MP	03.06.2024

Blacktown City Council

DEVELOPMENT CONSENT
DA-24-01170
Issued 15/07/2025

This document and conditions of consent form the approval issued under the provisions of the Environmental Planning and Assessment Act 1979.

Kerry Robinson, OAM
Chief Executive Officer

NORTH

CLIENT:
PICAC

PROJECT:
PICAC GLENWOOD

SITE IMAGE
109/1 WILSON AVENUE
BRUNSWICK, VIC 3056
AUSTRALIA

TEL: (61 3) 9329 4633
WEB: WWW.SITEIMAGE.COM.AU

SITE IMAGE (VIC) PTY LTD
ABN 92 298 651 413

LANDSCAPE ARCHITECTS

FOR SUBMISSION

DRAWING NAME:
LANDSCAPE MASTERPLAN- RENDER

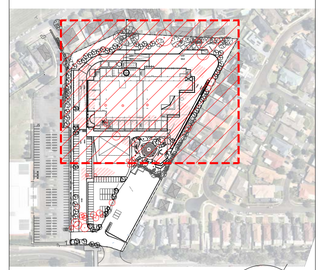
SCALE: 1:500 @ A1 (JOB NUMBER) 0 2 5 10 15 25m

JOB NUMBER:	DRAWING NUMBER:	ISSUE:
SM24599	LD001	E

© 2024 SITE IMAGE (VIC) PTY LTD ABN 92 298 651 413 ALL RIGHTS RESERVED. THIS DRAWING IS COPYRIGHT AND SHALL NOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS (GRAPHIC, ELECTRONIC OR MECHANICAL INCLUDING PHOTOCOPY) WITHOUT THE WRITTEN PERMISSION OF SITE IMAGE PTY LTD. ANY LICENSE, EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHAT SO EVER IS RESTRICTED TO THE TERMS OF THE WRITTEN AGREEMENT BETWEEN SITE IMAGE (NSW) PTY LTD AND THE INSTRUCTING PARTY.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL WORK ON SITE (INCLUDING WORK BY OTHERS) BEFORE COMMENCING THE LANDSCAPE INSTALLATION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE PROJECT MANAGER OR LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. DO NOT SCALE THIS DRAWING. ANY REQUIRED DIMENSIONS NOT SHOWN SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT FOR CONFIRMATION.

ISSUE	REVISION DESCRIPTION	DRAWN	CHECK	DATE
E	UPDATED SITE PLAN	PK	MP	17.10.2024
D	MINOR UPDATE	VR	MP	24.07.2024
C	SITE PLAN UPDATE	VR	MP	19.07.2024
B	FOR SUBMISSION	VR	MP	18.06.2024
A	FOR CO-ORDINATION	EN	MP	03.06.2024



DEVELOPMENT CONSENT
DA-24-01170
Issued 15/07/2025

This document and conditions of consent form the approval issued under the provisions of the Environmental Planning and Assessment Act 1979.

Kerry Robinson, OAM
Chief Executive Officer

CLIENT:
PICAC

PROJECT:
PICAC GLENWOOD

SITE IMAGE
109/1 WILSON AVENUE
BRUNSWICK, VIC 3056
AUSTRALIA

TEL: (61 3) 9329 4633
WEB: WWW.SITEIMAGE.COM.AU

SITE IMAGE (VIC) PTY LTD
ABN 92 298 651 413

LANDSCAPE ARCHITECTS

FOR SUBMISSION

DRAWING NAME:
LANDSCAPE PLAN 01

SCALE: 1:200 @ A1 (0 1 2 4 6 10m)

JOB NUMBER:	DRAWING NUMBER:	ISSUE:
SM24599	LD101	E

CONTINUES LD102

© 2024 SITE IMAGE (VIC) PTY LTD ABN 92 298 651 413 ALL RIGHTS RESERVED. THIS DRAWING IS COPYRIGHT AND SHALL NOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS (GRAPHIC, ELECTRONIC OR MECHANICAL INCLUDING PHOTOCOPY) WITHOUT THE WRITTEN PERMISSION OF SITE IMAGE PTY LTD. ANY LICENSE, EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHAT SO EVER IS RESTRICTED TO THE TERMS OF THE WRITTEN AGREEMENT BETWEEN SITE IMAGE (NSW) PTY LTD AND THE INSTRUCTING PARTY.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL WORK ON SITE (INCLUDING WORK BY OTHERS) BEFORE COMMENCING THE LANDSCAPE INSTALLATION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE PROJECT MANAGER OR LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. DO NOT SCALE THIS DRAWING. ANY REQUIRED DIMENSIONS NOT SHOWN SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT FOR CONFIRMATION.

ISSUE	REVISION DESCRIPTION	DRAWN	CHECK	DATE
E	UPDATED SITE PLAN	PK	MP	17.10.2024
D	MINOR UPDATE	VR	MP	24.07.2024
C	SITE PLAN UPDATE	VR	MP	19.07.2024
B	FOR SUBMISSION	VR	MP	18.06.2024
A	FOR CO-ORDINATION	EN	MP	03.06.2024

DEVELOPMENT CONSENT
DA-24-01170
Issued 15/07/2025
This document and conditions of consent form the approval issued under the provisions of the Environmental Planning and Assessment Act 1979.
Kerry Robinson, OAM
Chief Executive Officer

CLIENT:
PICAC

PROJECT:
PICAC GLENWOOD

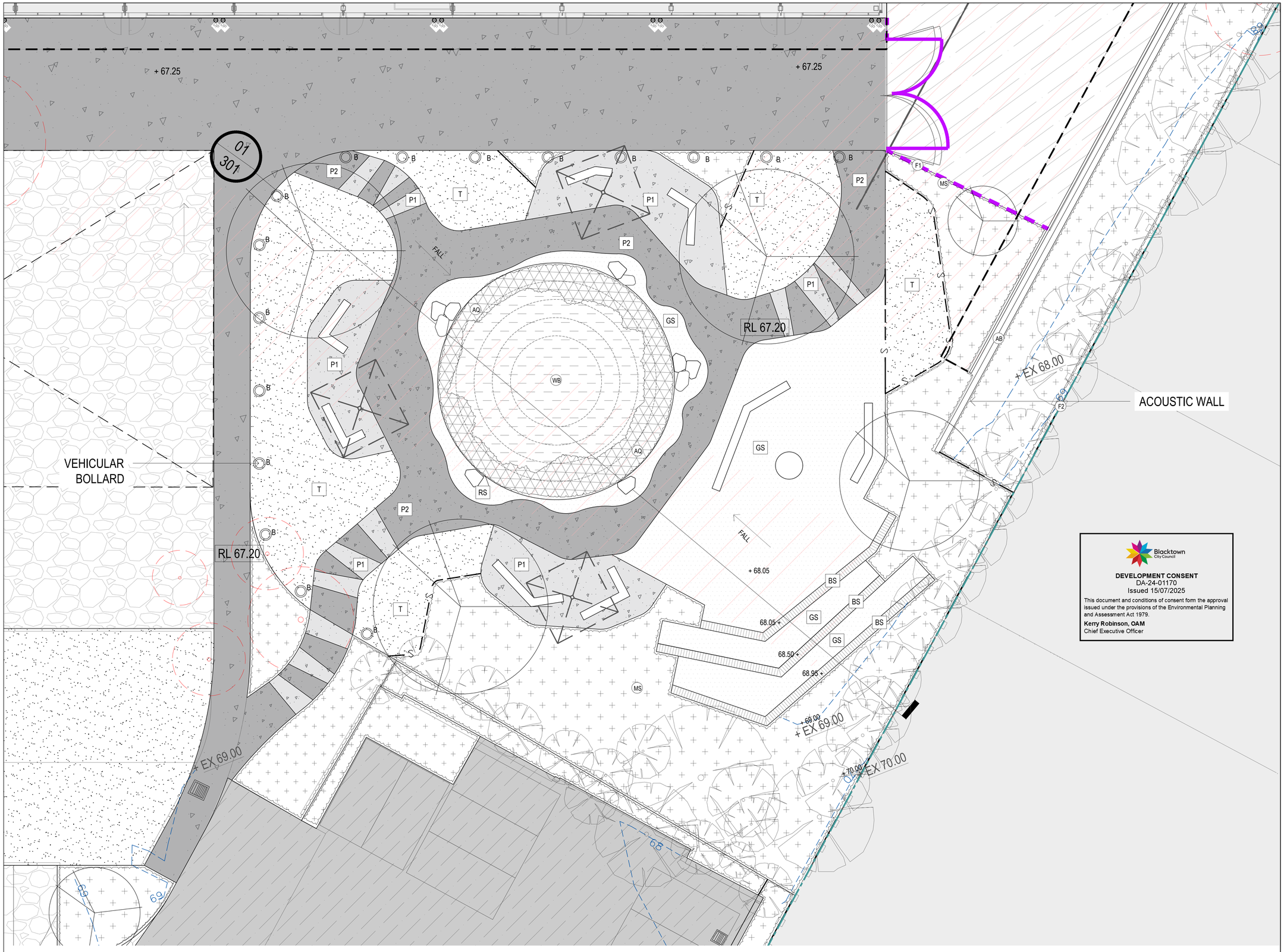
SITE IMAGE
109/1 WILSON AVENUE
BRUNSWICK, VIC 3056
AUSTRALIA
TEL: (61 3) 9329 4633
WEB: WWW.SITEIMAGE.COM.AU
SITE IMAGE (VIC) PTY LTD
ABN 92 298 651 413
LANDSCAPE ARCHITECTS

FOR SUBMISSION

DRAWING NAME:
LANDSCAPE PLAN 02

SCALE: 1:250 @ A1

JOB NUMBER:	DRAWING NUMBER:	ISSUE:
SM24599	LD102	E



01 DETAILED LANDSCAPE PLAN 01
SCALE 1:100

© 2024 SITE IMAGE (VIC) PTY LTD ABN 92 298 651 413 ALL RIGHTS RESERVED. THIS DRAWING IS COPYRIGHT AND SHALL NOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS (GRAPHIC, ELECTRONIC OR MECHANICAL INCLUDING PHOTOCOPY) WITHOUT THE WRITTEN PERMISSION OF SITE IMAGE PTY LTD. ANY LICENSE, EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHAT SO EVER IS RESTRICTED TO THE TERMS OF THE WRITTEN AGREEMENT BETWEEN SITE IMAGE (NSW) PTY LTD AND THE INSTRUCTING PARTY.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL WORK ON SITE (INCLUDING WORK BY OTHERS) BEFORE COMMENCING THE LANDSCAPE INSTALLATION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE PROJECT MANAGER OR LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. DO NOT SCALE THIS DRAWING. ANY REQUIRED DIMENSIONS NOT SHOWN SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT FOR CONFIRMATION.

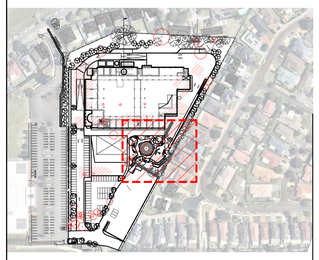
ISSUE	REVISION DESCRIPTION	DRAWN	CHECK	DATE
E	UPDATED SITE PLAN	PK	MP	17.10.2024
D	MINOR UPDATE	VR	MP	24.07.2024
C	SITE PLAN UPDATE	VR	MP	19.07.2024
B	FOR SUBMISSION	VR	MP	18.06.2024
A	FOR CO-ORDINATION	EN	MP	03.06.2024

Blacktown City Council

DEVELOPMENT CONSENT
DA-24-01170
Issued 15/07/2025

This document and conditions of consent form the approval issued under the provisions of the Environmental Planning and Assessment Act 1979.

Kerry Robinson, OAM
Chief Executive Officer



CLIENT:
E

PROJECT:
PICAC GLENWOOD

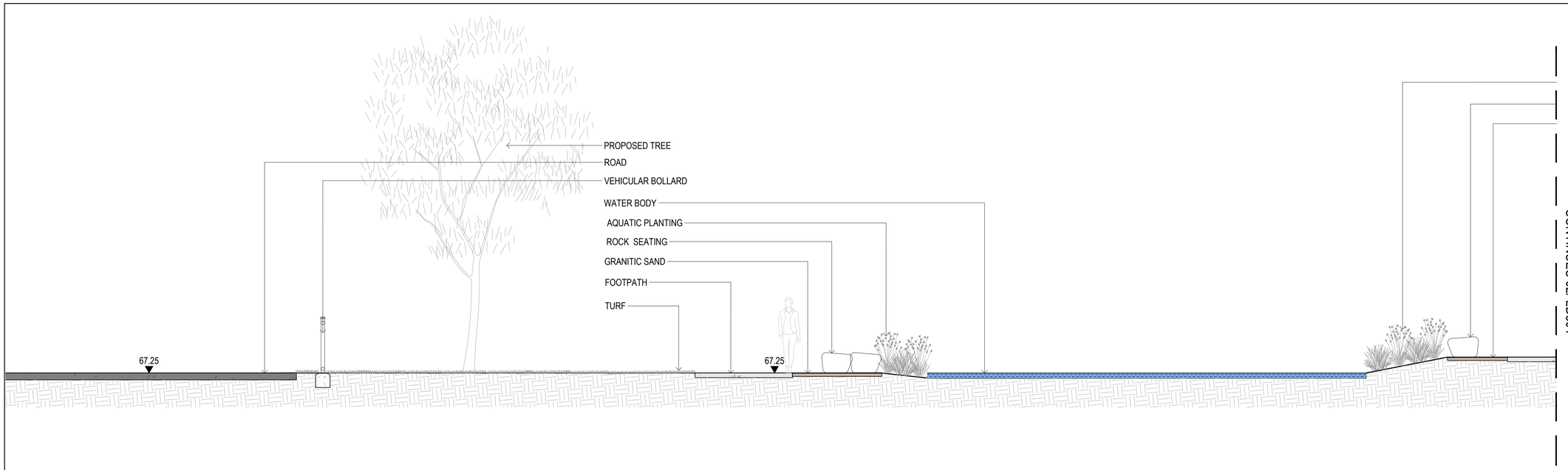
SITE IMAGE
109/1 WILSON AVENUE
BRUNSWICK, VIC 3056
AUSTRALIA
TEL: (61 3) 9329 4633
WEB: WWW.SITEIMAGE.COM.AU
SITE IMAGE (VIC) PTY LTD
ABN 92 298 651 413
LANDSCAPE ARCHITECTS

FOR SUBMISSION

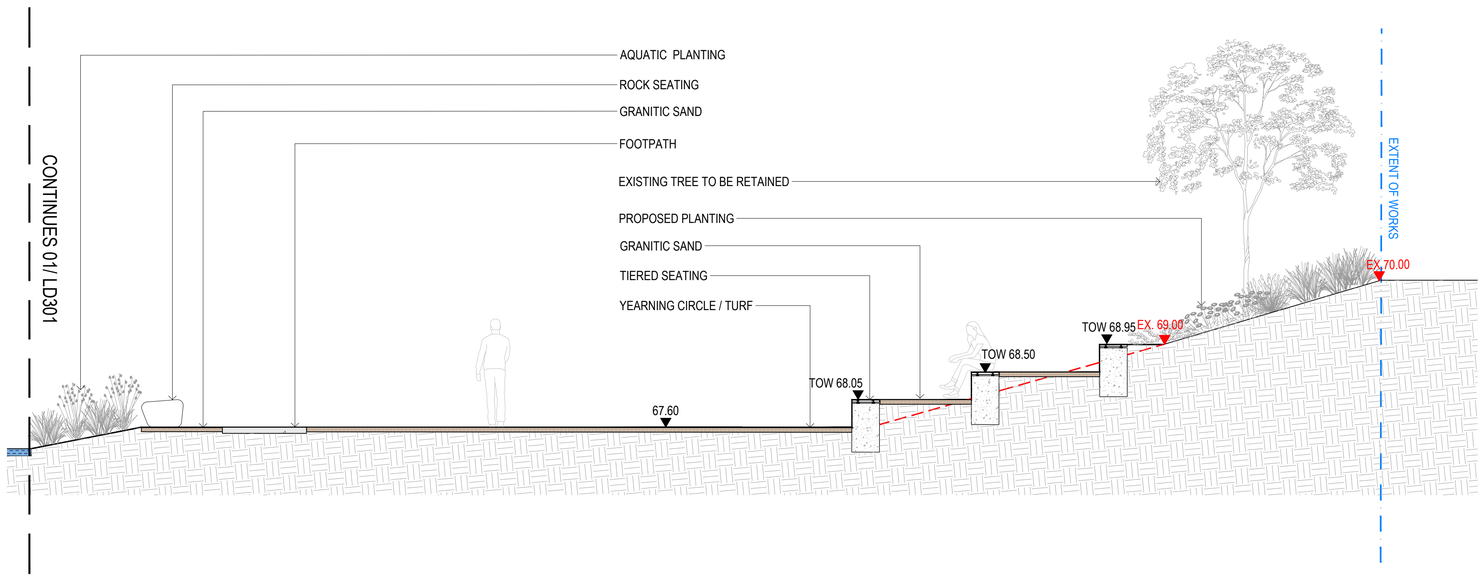
DRAWING NAME:
DETAILED LANDSCAPE PLAN 01

SCALE: 1:100 @ A1 (0 1 2 3 4 5m)

JOB NUMBER:	DRAWING NUMBER:	ISSUE:
SM24599	LD201	D



01 SECTION 01- YARNING CIRCLE AND TIERED SEATING
SCALE 1:50 @ A1



02 SECTION 01- YARNING CIRCLE AND TIERED SEATING
SCALE 1:50 @ A1

Blacktown City Council

DEVELOPMENT CONSENT
DA-24-01170
Issued 15/07/2025

This document and conditions of consent form the approval issued under the provisions of the Environmental Planning and Assessment Act 1979.

Kerry Robinson, OAM
Chief Executive Officer

© 2024 SITE IMAGE (VIC) PTY LTD ABN 92 298 651 413 ALL RIGHTS RESERVED. THIS DRAWING IS COPYRIGHT AND SHALL NOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS (GRAPHIC, ELECTRONIC OR MECHANICAL INCLUDING PHOTOCOPY) WITHOUT THE WRITTEN PERMISSION OF SITE IMAGE PTY LTD. ANY LICENSE, EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHAT SO EVER IS RESTRICTED TO THE TERMS OF THE WRITTEN AGREEMENT BETWEEN SITE IMAGE (NSW) PTY LTD AND THE INSTRUCTING PARTY.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL WORK ON SITE (INCLUDING WORK BY OTHERS) BEFORE COMMENCING THE LANDSCAPE INSTALLATION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE PROJECT MANAGER OR LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. DO NOT SCALE THIS DRAWING. ANY REQUIRED DIMENSIONS NOT SHOWN SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT FOR CONFIRMATION.

ISSUE	REVISION DESCRIPTION	DRAWN	CHECK	DATE
B	FOR SUBMISSION	VR	MP	18.06.2024
A	FOR CO-ORDINATION	EN	MP	29.04.2024

CLIENT:
PICAC

PROJECT:
PICAC GLENWOOD

SITE IMAGE
109/1 WILSON AVENUE
BRUNSWICK, VIC 3056
AUSTRALIA

TEL: (61 3) 9329 4633
WEB: WWW.SITEIMAGE.COM.AU

SITE IMAGE (VIC) PTY LTD
ABN 92 298 651 413

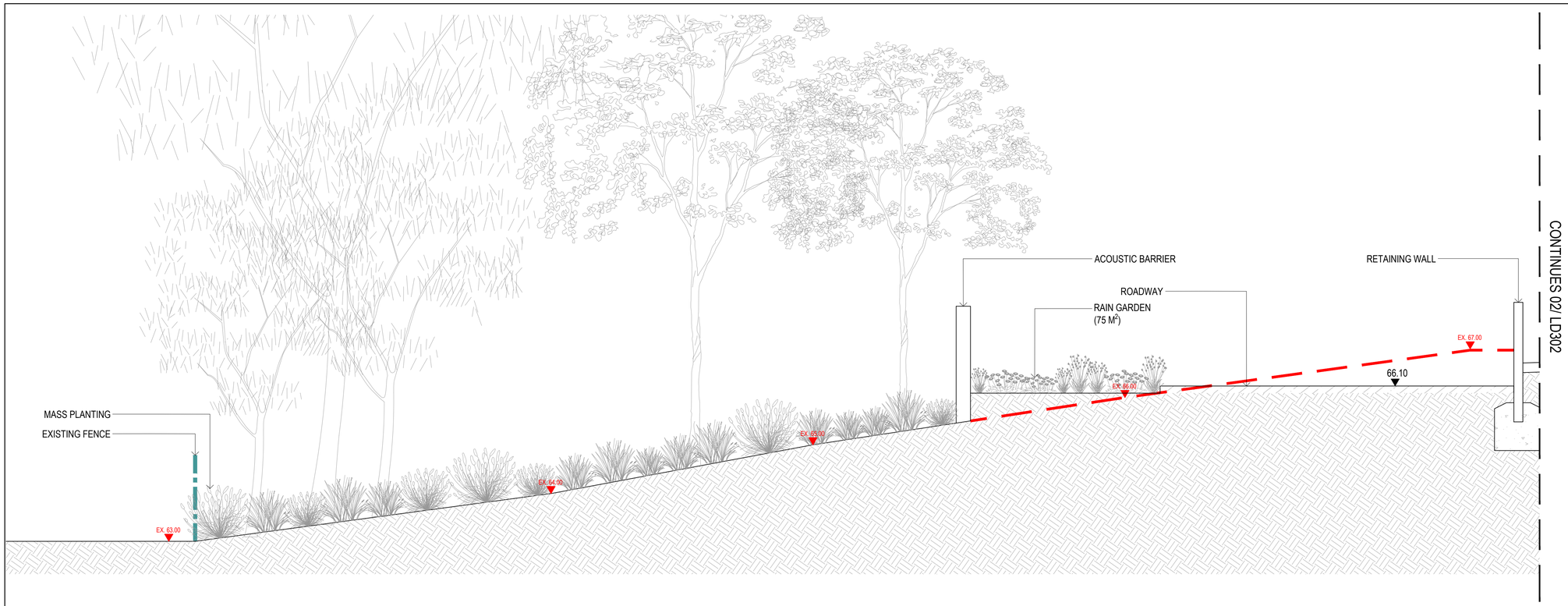
LANDSCAPE ARCHITECTS

FOR SUBMISSION

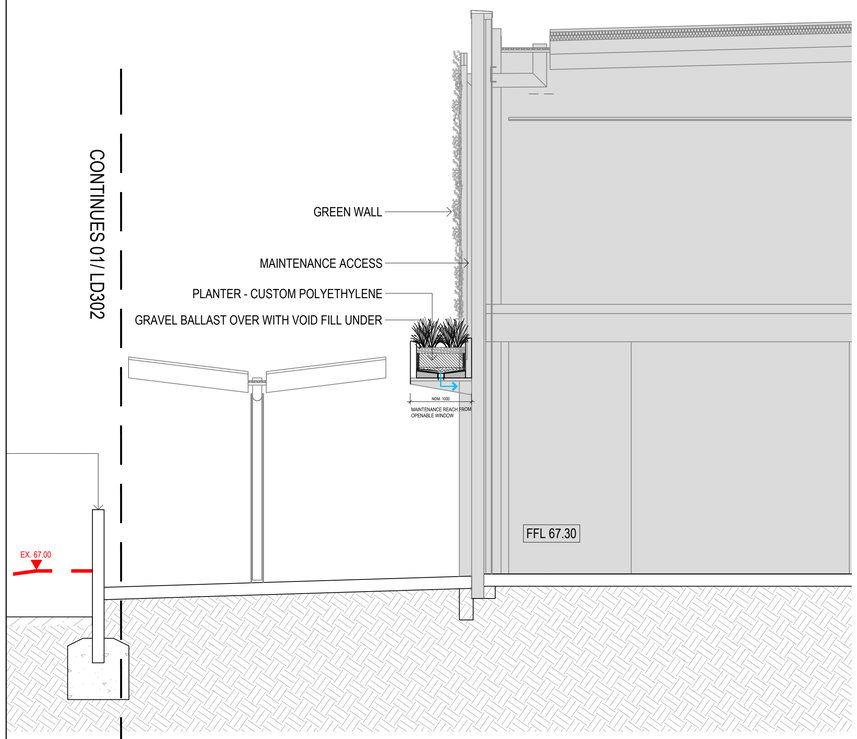
DRAWING NAME:
SECTION 01

SCALE: 1:100 @ A1|1:200 @ A3 (0 1 2 3 4 5m)

JOB NUMBER:	DRAWING NUMBER:	ISSUE:
SM24599	LD301	B



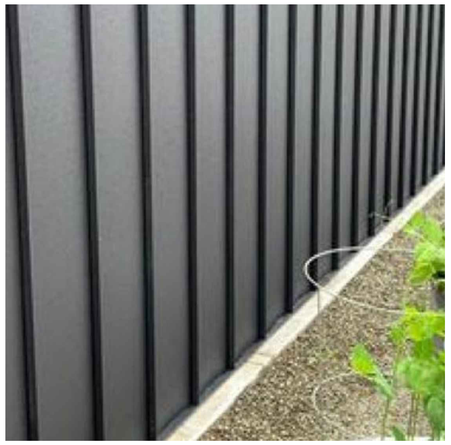
01 SECTION 02
SCALE 1:50 @ A1



02 SECTION 02
SCALE 1:50 @ A1

ACCOUSTIC BARRIER MATERIALITY





Blacktown City Council

DEVELOPMENT CONSENT
DA-24-01170
Issued 15/07/2025

This document and conditions of consent form the approval issued under the provisions of the Environmental Planning and Assessment Act 1979.

Kerry Robinson, OAM
Chief Executive Officer

© 2024 SITE IMAGE (VIC) PTY LTD ABN 92 298 651 413 ALL RIGHTS RESERVED. THIS DRAWING IS COPYRIGHT AND SHALL NOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS (GRAPHIC, ELECTRONIC OR MECHANICAL INCLUDING PHOTOCOPY) WITHOUT THE WRITTEN PERMISSION OF SITE IMAGE PTY LTD. ANY LICENSE, EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHAT SO EVER IS RESTRICTED TO THE TERMS OF THE WRITTEN AGREEMENT BETWEEN SITE IMAGE (NSW) PTY LTD AND THE INSTRUCTING PARTY.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL WORK ON SITE (INCLUDING WORK BY OTHERS) BEFORE COMMENCING THE LANDSCAPE INSTALLATION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE PROJECT MANAGER OR LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. DO NOT SCALE THIS DRAWING. ANY REQUIRED DIMENSIONS NOT SHOWN SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT FOR CONFIRMATION.

ISSUE	REVISION DESCRIPTION	DRAWN	CHECK	DATE
B	FOR SUBMISSION	VR	MP	18.06.2024
A	FOR CO-ORDINATION	EN	MP	29.04.2024

CLIENT:
PICAC

PROJECT:
PICAC GLENWOOD

SITE IMAGE
109/1 WILSON AVENUE
BRUNSWICK, VIC 3056
AUSTRALIA

TEL: (61 3) 9329 4633
WEB: WWW.SITEIMAGE.COM.AU

SITE IMAGE (VIC) PTY LTD
ABN 92 298 651 413

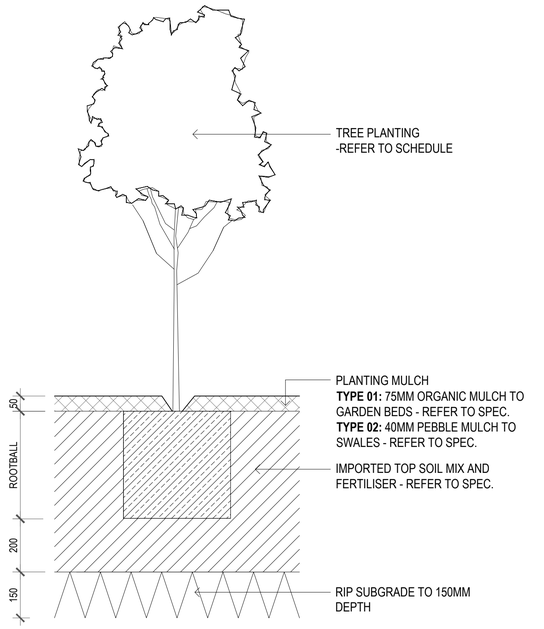
LANDSCAPE ARCHITECTS

FOR SUBMISSION

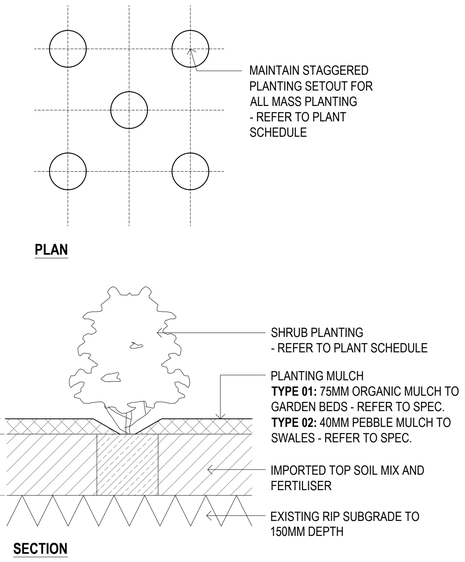
DRAWING NAME:
SECTION 02

SCALE: 1:100 @ A1|1:200 @ A3 (0 1 2 3 4 5m)

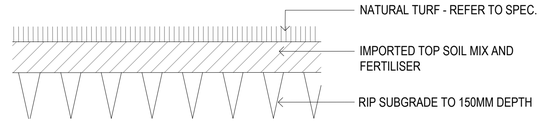
JOB NUMBER:	DRAWING NUMBER:	ISSUE:
SM24599	LD302	B



01 TREE PLANTING
SCALE 1:10



02 MASS PLANTING
SCALE 1:10



03 TURF
SCALE 1:10

04 RAIN GARDEN
SCALE 1:10

DESIGN NOTES:

1. VEGETATION COVER IS AN ESSENTIAL FUNCTIONAL COMPONENT OF THE BIORETENTION BASIN
2. PLANTS ARE TO BE 25mm HIKO CELLS OR 50mm TUBESTOCK
3. PLANTING SHOULD OCCUR NO LATER THAN 14 DAYS AFTER INSTALLATION OF THE FILTER MEDIA. AFTER PLANTING THE SOIL SHOULD BE RE-INSTATED TO A FLAT SURFACE.
4. THE PLANTS SHALL BE PLANTED AS A MATRIX ENSURING A DIVERSE COVERAGE.
5. PLANTING SHOULD INCORPORATE SEVERAL TYPES OF VEGETATION INCLUDING SHRUBS AND GRASSES AND TUFTED PLANTS FROM THE PLANTING LIST.
6. A MINIMUM OF 4 DIFFERENT SPECIES IS REQUIRED FOR RAINGARDENS (<30m^2), A MIN OF 6 FOR SMALL SYSTEMS < 100m^2 & 10 OR MORE FOR LARGE SYSTEMS (>100m^2).
7. PLANT ESTABLISHMENT AND WATERING IS REQUIRED FOR 12 MONTHS FROM PLANTING.
8. NO SURFACE MULCHING OF BIORETENTION BASINS IS PERMITTED.
9. NO WEED MAT OR HYDRO-MULCH IS TO BE APPLIED TO THE SURFACE OF THE BIORETENTION BASIN FOLLOWING THE CONSTRUCTION PHASE (I.E. IN ITS FINAL DESIGN FORM, VEGETATED AS PER PLANTING SCHEDULE), AS THIS WILL HINDER FILTRATION OF STORMWATER THROUGH THE FILTER MEDIA. JUTE MATTING IS PERMITTED.
10. 40% OF COVERAGE SHALL COMPRISE OF THE PLANTS MARKED WITH ×××
11. PLANTS FROM THE PREFERRED PLANTING LIST SHALL BE PLANTED IN PREFERENCE TO PLANTS FROM THE ALTERNATIVE PLANTING LIST. PLANTS FROM THE ALTERNATIVE PLANTING LIST CAN BE USED WHERE PREFERED PLANTS ARE COMMERCIALLY UNAVAILABLE.
12. PLANTING SHALL IDEALLY OCCUR FROM OCTOBER TO MARCH TO IMPROVE VIABILITY OF JURENILE PLANTS.
13. ALL PLANTS SHALL BE HARDENED PRIOR TO PLANTING.
14. SOME PLANTS MAY NOT BE AVAILABLE COMMERCIALLY & MAY NEED TO BE GROWN FROM SEED. THIS CAN TAKE UP TO 12 MONTHS. PLANNING OF PLANTING STAGE SHALL TAKE LONG LEAD IN TIMES INTO ACCOUNT.
15. THE FINAL PLANTING LIST SHALL BE APPROVED BY COUNCIL.

Blacktown City Council

DEVELOPMENT CONSENT
DA-24-01170
Issued 15/07/2025

This document and conditions of consent form the approval issued under the provisions of the Environmental Planning and Assessment Act 1979.

Kerry Robinson, OAM
Chief Executive Officer

© 2024 SITE IMAGE (VIC) PTY LTD ABN 92 298 651 413 ALL RIGHTS RESERVED. THIS DRAWING IS COPYRIGHT AND SHALL NOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS (GRAPHIC, ELECTRONIC OR MECHANICAL INCLUDING PHOTOCOPY) WITHOUT THE WRITTEN PERMISSION OF SITE IMAGE PTY LTD. ANY LICENSE, EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHAT SO EVER IS RESTRICTED TO THE TERMS OF THE WRITTEN AGREEMENT BETWEEN SITE IMAGE (NSW) PTY LTD AND THE INSTRUCTING PARTY.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL WORK ON SITE (INCLUDING WORK BY OTHERS) BEFORE COMMENCING THE LANDSCAPE INSTALLATION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE PROJECT MANAGER OR LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. DO NOT SCALE THIS DRAWING. ANY REQUIRED DIMENSIONS NOT SHOWN SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT FOR CONFIRMATION.

ISSUE	REVISION DESCRIPTION	DRAWN	CHECK	DATE
D	UPDATED RAIN GARDEN DETAILS	PK	MP	17.03.2025
C	UPDATED SITE PLAN	PK	MP	17.10.2024
B	FOR SUBMISSION	VR	MP	18.06.2024
A	FOR CO-ORDINATION	EN	MP	29.05.2024

CLIENT:
PICAC

PROJECT:
PICAC GLENWOOD

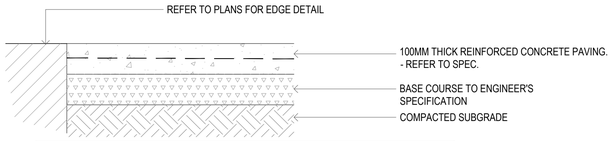
SITE IMAGE
109/1 WILSON AVENUE
BRUNSWICK, VIC 3056
AUSTRALIA
TEL: (61 3) 9329 4633
WEB: WWW.SITEIMAGE.COM.AU
SITE IMAGE (VIC) PTY LTD
ABN 92 298 651 413
LANDSCAPE ARCHITECTS

FOR SUBMISSION

DRAWING NAME:
DETAILS 01

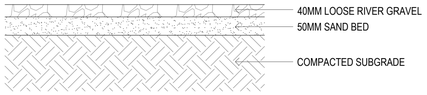
SCALE: AS SHOWN @ A1

JOB NUMBER:	DRAWING NUMBER:	ISSUE:
SM24599	LD401	D

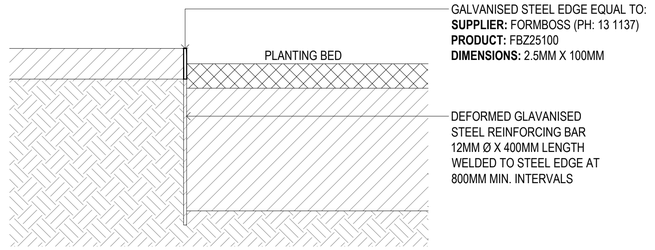


NOTE:
1. FINISH FLUSH WITH ADJOINING SURFACES
2. PROVIDE STRUCTURAL CERTIFICATION PRIOR TO COMMENCEMENT OF WORKS
3. REINFORCE CONCRETE FOR VEHICLE GRADE TRAFFIC
4. ALLOW FOR SAWCUTS / EXPANSION JOINTS AT TYPICAL 3.0M CENTRES (T.B.C BY ENGINEER)
5. REFER TO ENGINEER'S DOC. PRIOR TO CONSTRUCTION.

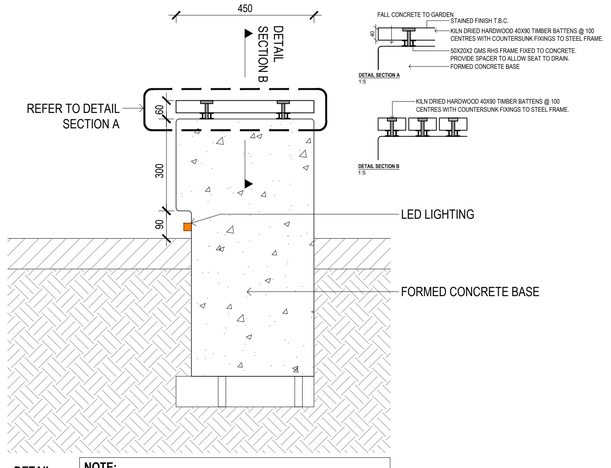
01 PAVING - TYPE 01 + TYPE 02
SCALE 1:10



02 LOOSE GRAVEL
SCALE 1:10



03 STEEL EDGE
SCALE 1:10



DETAIL
1:10

NOTE:
1. STRUCTURAL ENG. DOC. TO PROVIDE SHOP DRAWINGS PRIOR TO COMMENCEMENT OF FABRICATION.

04 TIMBER BENCH SEAT
SCALE 1:10

Blacktown City Council

DEVELOPMENT CONSENT
DA-24-01170
Issued 15/07/2025

This document and conditions of consent form the approval issued under the provisions of the Environmental Planning and Assessment Act 1979.

Kerry Robinson, OAM
Chief Executive Officer

© 2024 SITE IMAGE (VIC) PTY LTD ABN 92 298 651 413 ALL RIGHTS RESERVED. THIS DRAWING IS COPYRIGHT AND SHALL NOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS (GRAPHIC, ELECTRONIC OR MECHANICAL INCLUDING PHOTOCOPY) WITHOUT THE WRITTEN PERMISSION OF SITE IMAGE PTY LTD. ANY LICENSE, EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHAT SO EVER IS RESTRICTED TO THE TERMS OF THE WRITTEN AGREEMENT BETWEEN SITE IMAGE (NSW) PTY LTD AND THE INSTRUCTING PARTY.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL WORK ON SITE (INCLUDING WORK BY OTHERS) BEFORE COMMENCING THE LANDSCAPE INSTALLATION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE PROJECT MANAGER OR LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. DO NOT SCALE THIS DRAWING. ANY REQUIRED DIMENSIONS NOT SHOWN SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT FOR CONFIRMATION.

ISSUE	REVISION DESCRIPTION	DRAWN	CHECK	DATE
C	UPDATED SITE PLAN	PK	MP	17.10.2024
B	FOR SUBMISSION	VR	MP	18.06.2024
A	FOR CO-ORDINATION	EN	MP	29.05.2024

CLIENT:
PICAC

PROJECT:
PICAC GLENWOOD

SITE IMAGE
109/1 WILSON AVENUE
BRUNSWICK, VIC 3056
AUSTRALIA

TEL: (61 3) 9329 4633
WEB: WWW.SITEIMAGE.COM.AU

SITE IMAGE (VIC) PTY LTD
ABN 92 298 651 413

LANDSCAPE ARCHITECTS

FOR SUBMISSION

DRAWING NAME:
DETAILS 01

SCALE: AS SHOWN @ A1

JOB NUMBER:	DRAWING NUMBER:	ISSUE:
SM24599	LD402	C

`Attachment 6

Assessment against planning controls: section 4.15, summary assessment and variations to standards

1 Environmental Planning and Assessment Act 1979

1.1 Section 4.15 'Heads of Consideration'

Heads of Consideration	Comment	Complies
a. The provisions of: i. Any environmental planning instrument	**State Environmental Planning Policy (Biodiversity and Conservation) 2021** The following chapters of State Environmental Planning Policy (Biodiversity and Conservation) 2021 apply to the development site: • Chapter 2 Vegetation in non-rural areas applies to land in Blacktown Local Government Area. • Chapter 6 Water catchments applies to the land as it is located within the Hawkesbury-Nepean River Catchment. The controls in these Chapters are considered to have been met through development controls set out in State Environmental Planning Policy (Precincts – Central River Cities) 2021. The development generally complies with the development standards and controls established within the SEPP, to enable the orderly development of the site. The removal of vegetation is sought under DA-24-01170 but all will be replaced by a greater number and native species.	Yes
	State Environmental Planning Policy (Planning Systems) 2021 The proposed development has a capital investment value of over $30 million, being $44,662,783, Council is responsible for the assessment, but determination of the application is to be made by the Sydney Central City Planning Panel. In this instance, the Panel has granted its delegation to determine the DA back to Council as per the Record of Delegation dated 26 June 2025 (Council reference D25/379955) as published on the NSW Planning Portal on 1 July 2025.	Yes
	State Environmental Planning Policy (Resilience and Hazards) 2021 Chapter 3 aims to ensure that in considering any application to carry out potentially hazardous or offensive development, the consent authority has sufficient information to assess whether the development is hazardous or offensive and to impose conditions to reduce or minimise any adverse impact. The proposal is for an educational establishment therefore a Preliminary Hazard Analysis is not required. Chapter 4 of the Resilience and Hazards SEPP aims to provide a state-wide planning approach to the remediation of contaminated land, and clause 4.6 requires a consent authority to consider whether the land is contaminated and if it is suitable or can be remediated to be made suitable for the proposed development, before granting of development consent.	Yes

Heads of Consideration	Comment	Complies
	Site contamination and remediation works are addressed by the applicant in a number of detailed assessments and has also been considered by our Environmental Health Unit. As part of the recommended approval of this DA, there is a requirement for the applicant to submit a Site Audit Statement prior to issue of a Construction Certificate.	
	State Environmental Planning Policy (Transport and Infrastructure) 2021 S2.122 – Traffic Generating Development. The proposal is traffic generating development as it has a car park with greater than 50 spaces with direct access to a classified road. Chapter 3 – Educational Establishments and childcare facilities. The proposal is for an educational establishment therefore this Chapter applies. However, the controls predominantly relate to schools, TAFEs, universities and childcare centres. This facility is not one of those. Part 3.7, Chapter 3 s3.58 of State Environmental Planning Policy (Transport and Infrastructure) 2021 contains specific provisions relating to educational establishments. Of relevance to this DA, it requires written notice to be given to TfNSW as traffic generating development. This has been done and no objections have been raised. See Section 9 of main report. The SEPP also requires Council to consider the accessibility of the site including: • The efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and • The potential to minimise the need for travel by car. Council must also consider potential traffic safety, road congestion or parking implications of the development. We concur with the advice provided by Transport for NSW (Roads & Maritime) that the proposal is acceptable and will unlikely have a detrimental impact on the surrounding classified road network. There is the issue of the parking non-compliance. This is addressed below, where we consider that the proposal is acceptable under the circumstances.	Yes

Heads of Consideration	Comment	Complies
	State Environmental Planning Policy (Sustainable Buildings) 2022 Chapter 3 of State Environmental Planning Policy (Sustainable Buildings) 2022 applies to the proposal. The applicant has submitted an Ecologically Sustainable Development Report, and the NABERS Embodied emissions materials form, which address the requirements of the Sustainable Buildings SEPP.	Yes
	State Environmental Planning Policy (Industry and Employment) 2021 **Chapter 3: Advertising and Signage** • **Section 3.6 – granting consent to signage** • **Section 3.11(1) – matters for consideration** This Chapter of the SEPP applies to all signage that is visible from a public place or public reserve except for signage that is exempt development. The applicant has advised that way-finding signage and building identification signage will be submitted to Council as a separate DA.	n/a
ii. Any proposed instrument that is or has been the subject of public consultation under this Act	**Draft State Environmental Planning Policy (Environment)** The draft Environment State Environmental Planning Policy was exhibited between October 2017 and January 2018 and seeks to simplify the NSW planning system and reduce complexity without reducing the rigour of considering matters of State and Regional significance. The State Environmental Planning Policy effectively consolidates several state environmental planning policies including State Environmental Planning Policy 19 Bushland in Urban Areas, State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011, Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No. 2 – 1997) and Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment and removes duplicate considerations across environmental planning instruments.	Yes. This proposal is not inconsistent with the provisions of this draft State Environmental Planning Policy.
	Draft State Environmental Planning Policy (Remediation of Land) The draft Remediation of Land State Environmental Planning Policy was exhibited from January to April 2018 with the intent that it repeal and replace State Environmental Planning Policy 55 - Remediation of Land (SEPP 55) in relation to the management and approval pathways for contaminated land. SEPP 55 has since been repealed and its provisions were consolidated into the State Environmental Planning Policy (Resilience and Hazards) 2021, Chapter 4. However, Chapter 4 of this new policy does not include the changes that were exhibited in 2018 and those provision are still under review. The draft Remediation of Land State Environmental Planning Policy will:	Yes. This proposal is not inconsistent with the provisions of this draft State Environmental Planning Policy subject to conditions that will be imposed

Heads of Consideration	Comment	Complies
	• provide a state-wide planning framework for the remediation of land • maintain the objectives and reinforce those aspects of the existing framework that have worked well • clearly list the remediation works that require development consent • categorise remediation work based on the scale, risk and complexity of the work • require environmental management plans relating to post remediation, maintenance and management of on-site remediation measures to be provided to Council.	
iii. Any development control plan	**Blacktown City Council Development Control Plan 2015** **Part A – Specific Land Use Requirements** The Development Control Plan requires the provision of 1 space per 5 seats or 1 space per 10m² of gross floor area. Based on the number of students, staff and visitors, 51 spaces would be required. However, based on the gross floor area of 8222m², 822 carparking spaces would be required. Given that 185 spaces will be provided (for the 253 students, staff and visitors) and that the site is located adjacent to a metro station and bus interchange, we believe that the provision of carparking is sufficient. Neither TfNSW nor our Traffic Engineer raised any issue with this. From a town planning perspective, no objection is raised. There are no other numerical controls relevant to an educational establishment and there is no height or FSR control, nor setbacks, landscaped area, site coverage or the like. As a note, the new building will have a minimum 15m setback from residential properties to the north and 31m from the western boundary. This is acceptable and without unreasonable impacts on the neighbours. Part I – Contaminated Land Guidelines and Part J- Water Sensitive Urban Design and Integrated Water Cycle Management have been addressed elsewhere in this report.	No, but acceptable in the circumstances and location.
iv. 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	There are no planning agreements associated with this proposal.	Not applicable

Heads of Consideration	Comment	Complies
into under section 7.4,		
v. the regulations (to the extent that they prescribe matters for the purposes of this paragraph),	The proposal complies with the relevant requirements under the Environmental Planning and Assessment Regulation 2021	Yes
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	Access, traffic and parking, trees and landscaping, design, bulk and scale, overshadowing, noise, privacy, waste management and stormwater management have all been satisfactorily addressed subject to conditions. The likely impacts of the development have been satisfactorily addressed and it is considered that the proposed development will not result in unacceptable social, economic or environmental impacts on the locality.	Yes
c. The suitability of the site for the development	The site is zoned specifically for this use – SP2 Educational Establishment & Place of Public Worship under Blacktown Local Environmental Plan 2015. In addition, the proposal is consistent with relevant state and local environmental planning instruments and Blacktown City Council Development Control Plan 2015. The site is suitable for the development proposed.	Yes
d. Any submissions made in accordance with this Act, or the regulations	The proposed development was notified to property owners and occupiers in the locality between 12 February and 14 March 2025. Two submissions were received. These have been specifically addressed in Attachment 7.	Yes
e. The public interest	Noting that the likely impacts of the development are satisfactory, and that the site is suitable for the development, the construction and use of an educational establishment for the tertiary training of students in essential industries is in the public interest.	Yes

2 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Summary comment	Complies
Chapter 2: Vegetation in non-rural areas This Chapter applies to non-rural areas of the State, including the Blacktown City local government area and aims to *(a) protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and (b) preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.* There is a small stand of Cumberland Plain Woodland in the north-west corner of the site. Four of these trees are proposed to be removed (T62, 67, 70 & 79). T62 and 70 are in poor health and have reduced retention value. Tree 79 has evidence of decay in the	Yes

Summary comment	Complies
trunk and is of increased risk of failure. T67 is located further in from the boundary and enriches within the building footprint. The application was reviewed by Council's Greenspace team and Senior Biodiversity Officer who have not raised objection to the removal of the trees proposed to be removed. There are several high-value trees within the site proposed for retention and protection during works. Relevant conditions are included to ensure the recommendations of the Arborist Report are complied with, as well as those from Greenspace and our Ecologist. Subject to this, the proposal satisfies the requirements of the SEPP.	

3 State Environmental Planning Policy (Planning Systems) 2021

Summary comment	Complies
The Sydney Central City Planning Panel is the consent authority for all regionally significant development with a capital investment value of over $30 million. As this development application has a capital investment value of $44,662,783, Council would ordinarily be responsible for the assessment of the development application and determination of the application would be made by the Panel. However, in this instance, the Sydney Central City Planning Panel has resolved to delegate its functions as the consent authority for this development application to Blacktown City Council, in accordance with section 2.16(6) of the Environmental Planning and Assessment Act 1979. This delegation enables Council to assume responsibility for the assessment and determination of the application, consistent with the Panel's adopted delegations policy as per the Record of Delegation dated 26 June 2025 (Council reference D25/379955) as published on the NSW Planning Portal on 1 July 2025. The decision to delegate was made following a review of the proposal and consideration of its strategic and local planning significance.	Yes

4 State Environmental Planning Policy (Resilience and Hazards) 2021

Summary comment	Complies
Chapter 3 aims to ensure that in considering any application to carry out potentially hazardous or offensive development, the consent authority has sufficient information to assess whether the development is hazardous or offensive and to impose conditions to reduce or minimise any adverse impact. A Preliminary Hazard Analysis is not required for the proposed use. Chapter 4 of the Resilience and Hazards SEPP aims to provide a state-wide planning approach to the remediation of contaminated land, and clause 4.6 requires a consent authority to consider whether the land is contaminated and if it is suitable or can be remediated to be made suitable for the proposed development, before granting of development consent. A preliminary and a detailed site analysis, as well as a remediation action plan were submitted with the DA. The results found asbestos in the form of asbestos fines and fibrous asbestos detected in fill soil at concentrations above the adopted human health-based soil acceptance criteria (SAC). Elevations of heavy metals in groundwater were identified above the ecological SAC and detections of total recoverable hydrocarbons (TRH F1) and toluene (aka methylbenzene) below the SAC. Overall, risks associated with groundwater contamination were	Yes

Summary comment	Complies
assessed to be low. The report recommends an additional round of groundwater sampling and analysis being undertaken during remediation works. JKE is of the opinion that the site can be made suitable for the proposed development described in Section 1.1 via implementation of an RAP and asbestos management plan (AMP). JKE recommends the following: 1. Preparation of a RAP for the site. In addition to outlining the remediation and validation requirements, the RAP must include requirements for confirming the waste classification, additional groundwater sampling and to address the minor data gaps outlined in Section 9.3 of this report; 2. Preparation and implementation of a construction-phase AMP; and 3. Preparation of a validation assessment report for the remediation works undertaken at the site. JKE is of the opinion that there is currently no requirement to report the contamination to the NSW EPA under the NSW EPA Guidelines on the Duty to Report Contamination under Section 60 of the CLM Act 1997 The detailed site analysis concludes that the site can be made suitable Furthermore, DA-24-01170 was referred to our Environmental Health Officer, who reviewed the proposal and raised no objections subject to conditions that have been placed in the recommended development consent conditions.	

5 State Environmental Planning Policy (Transport and Infrastructure) 2021

Summary comment	Complies
Schedule 3 identifies development to be referred to TfNSW. Chapter 2 identifies the size or capacity of a development which triggers the requirement for referral to TfNSW under Schedule 3. As the proposed educational establishment's carparking is of a size and capacity identified as requiring referral to TfNSW, referral under Schedule 3 was required. DA-24-01170 was referred to TfNSW for comment as the proposal is deemed to be traffic generating development with access to a classified road. TfNSW has advised that the proposal is satisfactory and notes: *"The DA seeks to retain the existing access arrangements to the site from Old Windsor Road (classified road). TfNSW has reviewed the DA and advises that the development's traffic generation will unlikely have a detrimental impact on the surrounding classified road network"*	Yes

6 State Environmental Planning Policy (Sustainable Buildings) 2022

Summary comment	Complies
An Embodied Emissions Summary Report of materials used to construct the development was submitted with the development application in line with the provisions of this State Environmental Planning Policy. From 1 October 2023, applicants for non-residential development types must complete the NABERS Embodied Emissions Material Form. This is an interim reporting tool, designed for ease of transition to the	Yes

NABERS Embodied Emissions Framework when it and the related online tool is released in mid-2024. Chapter 3 of State Environmental Planning Policy (Sustainable Buildings) 2022 applies to the proposal. The applicant has submitted a NABERS Embodied emissions materials form, which address the requirements of the Sustainable Buildings SEPP.	

7 Central City District Plan 2018

Summary comment	Complies
While the Act does not require consideration of District Plans in the assessment of development applications, the development application is consistent with the following overarching planning priorities of the Central City District Plan: • Improving access to jobs and services • Contributing to the provision of services to meet communities' changing needs.	Yes

8 Blacktown Local Strategic Planning Statement

Summary comment	Complies
The Blacktown Local Strategic Planning Statement outlines a planning vision for the City over the next 20 years to 2041. It contains 18 Local Planning Priorities based on themes of Infrastructure and collaboration, Liveability, Productivity, Sustainability and Implementation. The development application is consistent with the following priorities: • LPP1: Planning for a city supported by infrastructure • LPP9: Maximising opportunities to attract advanced manufacturing to, and innovation in, industrial and urban services land	Yes

9 Blacktown City Council Development Control Plan 2015

Summary comment

We note the significant variation in carparking provision sought in this DA.

185 carparking spaces will be provided and there will be 253 staff, students and visitors anticipated.

The applicant submits:

- On the basis of 1 space per 5 seats (persons rather than seats), the provision of 185 spaces is satisfactory (when 51 would be required).
- Based on 1 space per 10m², 822 carparking spaces would be required. This is deemed to be unreasonable.
- Provision of 822 carparking spaces would be an overdesign for the actual parking needs as it clearly exceeds the on-site existing and future population that would occur at any given time and is not considered appropriate for the nature of this site
- The GFA in the proposed facility (as it is in the existing buildings) is high relative to the number of persons attending the site, but this is a function of the type of activities carried out, unlike a university classroom setting with a higher number of students located within a smaller space (classroom type settings). This is demonstrated in the following photograph from PICAC's Beenleigh facility in Queensland.

Summary comment





In favour of varying the carparking control, our conclusions are:

1. **The site has excellent public transport access:**
   - being located adjacent to the Bella Vista Metro Station and within walking distance of major bus corridors.
   - the area is considered a Transport Oriented Development (TOD) zone, encouraging reduced car dependency, notwithstanding that the Department is not going to rezone the land.
2. **Strategic planning alignment:**
   - the proposal aligns with the Greater Sydney Region Plan and Central City District Plan that promote sustainable transport and reduced reliance on private vehicles.
3. **Active transport infrastructure:**
   - high quality pedestrian and cycling connections are available.
   - the small number of bicycle parking spaces currently being provided and meeting demand, will continue to be provided (noting that the DCP does not prescribe any amount to be provided and that cycling is not so much of an option for students who are required to carry tools).
4. **Management**
   - unlike a place of public worship or other facility where the number of visitors is relatively unknown and potentially difficult to control, this facility will have formalised enrolment and a strict limitation on numbers
   - low staff density per m^2
5. **Staff, student & visitor numbers**
   - We note also that the use currently operates with 150 students, staff and visitors and makes provision for 69 parking spaces on the site with an informal shared arrangement with the church on the site to the south which itself has 162 parking spaces. That arrangement was formal when the subject site of this DA was a school and DA-08-02043 required the church carpark to be used as an overflow area for the school and with ingress/egress off Shaun Street. The site is no longer used as a school, this DA proposes closing off access to the subject site from Shaun Street and the 2 sites became independent via a subdivision in 2009 (SC12283). Accordingly, additional carparking is proposed on the subject site, taking the total to 185.
6. **Floor plans**
   - Examination of the floor plans in detail reveal that the larger internal spaces at ground floor level will be used by students to undergo practicals for their chosen specialist fields, after first planning their tasks in the adjacent tutorial rooms. These tasks include pipe cutting, grinding and cutting & welding. At first floor level other specialist activities such as backflow training, indoor gas training, generic specialist spaces and fire industry training will be located. The larger spaces within the trades hall will be occupied by specialised equipment, a sand pit and

Summary comment
a plumbing training tower, as well as housing various storage zones. In other words, the same students will be using the entire space, thus resulting in a lower overall occupancy of the floor space than would otherwise be the case. As specialist training areas are positioned adjacent to the tutorial spaces, fewer students are required to be on-site at any one time, which significantly reduces parking demand.

Summary of residents' concerns and Council response

1 Location of submitters

One submitter has requested to remain anonymous and therefore is not depicted on this aerial image.



★ Submitter

2 Consideration of issues raised

Issue	Planning comment/response
Concern is Shaun street will become even more dangerous, as cars park on both sides with no room to get traffic going 2 ways. Is there an option to use the Church carpark for these tradies as its almost empty during those hours?	It's not good practice to impose a condition requiring parking on land which is not part of a development application. We will work through this in the detailed Construction Traffic Management Plan to ensure that this matter is suitably addressed before any construction work is permitted to begin on the site. An appropriate condition is included and is required to be satisfactorily addressed prior to the release of a construction certificate. If such an arrangement was made on a temporary basis, it would need to be a civil issue between the 2 parties.
Secondly is access through the church grounds to the metro which is used daily to get to work. The Pastor's wife advised that pedestrian access will be closed on the request of Council, is this true?	This is a civil matter as the access contains a reciprocal right of way between 2 private parties. It is not a public thoroughfare. Blacktown City Council cannot close off such a private access, nor authorise the use of such a right of way as a public access. However, we will be conditioning the release of the right-of-way over the Shaun Street driveway so that this use does not benefit from the driveway. Therefore, Shaun Street will only continue to be used by the existing church.

Issue	Planning comment/response
Existing noise from some type of alarm/buzzer on the site	The applicant has been alerted to the more stringent noise emission mitigation requirements in the conditions of the draft development consent.
Lack of detail on activity being undertaken on the site from 6.00 am to 7.00 am and their noise implications.	The submitted Operational Management Plan details that PICAC primarily operates from Monday to Friday, 7:00 am to 5:00 pm, with the site typically opening at 6:00 am. Classes do not commence on the site until 7.00 am. Between 6.00 am and 7.00 am, the site manager, staff and tutors will arrive at the site as well as students arriving to prepare for classes commencing at 7.00 am. However, no noisy activities, practical or theoretical classes will occur during this time. A condition to this effect will be included in the draft development consent.
Concern that deliveries will be made between 6.00 am and 7.00 am.	The Noise Impact Assessment submitted with the development application assesses the impact of deliveries to the surrounding development. Deliveries are expected to typically occur once a week, and the unloading time is expected to be within 15 minutes. No deliveries are to occur before 7.00 am or after 6.00 pm, as detailed in the Noise Impact Assessment. To manage any potential issues caused by the PICAC Glenwood operation, PICAC has a complaints management procedure through which the public can contact PICAC to raise attention to any issues, such as noise implications. This will ensure, if there are any concerns, they can be dealt with promptly. A number of conditions reflecting these matters will be included in the draft development consent.
Concern regarding the student numbers during the evening classes from 5.00 pm and 9.00 pm.	Student numbers between 5.00 pm and 9.00 pm will operate at a reduced capacity. Practical elements of the courses being taught will be limited during these hours. After 5.00 pm, classes will primarily be theoretical and have minor noise implications to the surrounding residential development and will be required to be confined to indoors only. A condition to this effect will be included in the draft development consent.
Concern that the extended hours of operation will result in the surrounding properties being at risk of security violation/break-ins.	The proposed use of the site as a training facility/educational establishment is not inherently associated with a heightened security risk. The facility is intended to be used for legitimate educational purposes, and its operation will be limited to supervised, structured activities, even during later hours. Key considerations: The use does not involve unsupervised gatherings, public events, or after-hours commercial trade that may attract antisocial behaviour. Extended hours are sought to accommodate flexible training schedules, particularly for adult learners or shift workers, not to intensify site activity. The site will be secured outside of operating hours, and appropriate lighting and security measures will be in place. The proposed development is supported by a Crime Prevention Through Environmental Design Assessment (CPTED). The CPTED has undertaken a thorough assessment of the crime that may be associated with the proposed development. Access control measures

Issue	Planning comment/response
	and territorial reinforcement have been incorporated into the design of the site. The site is currently enclosed by a palisade fence and will be retained. The positioning and management of the proposed and retained gates ensure the site is secured outside of operating hours and during the site's open hours. An appropriate condition of consent is included in the draft consent requiring the ongoing use of the site to be in accordance with the CPTED.
Concern that the special events will not be managed effectively.	The special events will likely be 2-6 events per year and will be presentations with between 10-100 students. These will typically take place between 5:00pm-9:00pm. Specific conditions of consent have been drafted to deal with this issue. Special events will be managed by the directed site manager for PICAC Glenwood. All visitors will be required to register their interest in attending the events held at the site. This will ensure that any events are properly managed and catered for. The events register will be provided within the Operational Management Plan that was submitted with the development application. Depending on the nature of the event, events will be staffed accordingly, and staff procedures will ensure all visitors sign in. Following the end of the event, staff will ensure all visitors have left the premises. No access from Shaun Street will be permitted for this use.
Concern that the Acoustic Assessment does not adequately assess noisy activities associated with PICAC Glenwood.	A Noise Impact Assessment was prepared by Acoustic Logic and identified specific practical training activities associated with plumbing works, metal work, cutting and welding. The above noise-producing activities will be undertaken in accordance with mitigation measures that will reduce the anticipated noise impacts. Mitigation measures which are of relevance to the above activities include: • The ceiling of the training work areas should be absorptive and have a minimum NRC of 0.75. • Roof to be a minimum of 0.48mm BMT steel sheeting with a minimum of 50 mm thick "Anticon" insulation. • All glazing and other lightweight panels to training work areas should be minimum Rw 29 rated. • The driveway barrier (extent indicated on the architectural drawings) is to be constructed of an imperforate material having a surface density not less than 7kg/m2 (Rw > 25). • An acoustic barrier on top of retaining walls around the site on the northern and western side boundaries. • A detailed review of noise emissions from the proposed mechanical plant should be undertaken for construction certificate (CC) by a suitably qualified acoustic specialist who should determine compliance criteria established in the Acoustic Assessment and recommend any treatment needed such as screening, attenuation, enclosures, louvres, etc. Our Environmental Health Unit has considered the acoustic impacts likely to arise from the use of the facility and conclude that there will be no adverse impacts, subject to implementing the recommendations of the acoustic report.

Issue	Planning comment/response
Request for the removal of trees on the (redacted) boundary (due to allergies relating to native species).	A property owner typically has the right to choose landscaping and vegetation on their land, including native species, provided it does not involve planting noxious weeds or species that impact bushfire risk or infrastructure. It would be difficult to lawfully restrict plantings based on potential airborne allergens. The proposed landscaping has been prepared in consideration of the residential development surrounding the site. The proposed planting has been chosen to complement the existing planting.
Concern that Shaun Street will become more congested during construction.	We will not support any construction related parking on public roads. All parking associated with construction activities must be within the site compound or for some other arrangement pending the conclusions of the Construction Traffic Management Report to be submitted for approval prior to the release of the first construction certificate. This has been reinforced in the draft conditions of consent.
Concern that access from Shaun Street to the neighbouring Church car park will be denied.	The current s88B (for DP 1144231) contains a positive covenant allowing the set down/pick up of students, parking for the college and the church to utilise the secondary access off Shaun Street (in addition to Old Windsor Road). As it is the applicant's intention that this access only be in association with the church and no longer for Lot 201 (the DA site), the registered s88B will need to be amended with a prescribed request to Council and NSW Land Registry Services. A suitable condition to this effect will be included as a deferred commencement condition.
Noise impacts	A Noise Impact Assessment was submitted with the development application and confirmed that the noisy activities will be undertaken in accordance with mitigation measures that will reduce the anticipated noise impacts. Refer to item 3.1 for the noise mitigation measurements. The conditions imposed will control any impacts on neighbours. However, any ongoing noise implications will have to be addressed by PICAC management if complaints are received. In addition, our Environmental Health Unit has considered the acoustic impacts likely to arise from the use of the facility and conclude that there will be no adverse impacts, subject to implementing the recommendations of the acoustic report.

PART A

1 Deferred commencement conditions under Section 4.16(3) of the Environmental Planning & Assessment Act 1979

1.1 Easements

1.1.1 The applicant must provide written evidence to the satisfaction of Council that the registered proprietor of Lot 200 in DP 1144231 has:

(i) Executed and lodged with NSW Land Registry Services all necessary documentation to amend the Section 88B instrument registered on title to remove the easement for right of way marked 'M' which burdens Lot 200 in DP 12244231, and obtained registration of the amended Section 88B instrument confirming the removal of the easement from the title.

Evidence must include a copy of the registered dealing and updated title search confirming the removal of the easement.

1.2 Engineering

1.2.1 Revised Civil Drawings by Matter Consulting Structural Engineers Rev (various) dated 23/7/2024 is to be provided to the satisfaction of Council's Manager Asset Design Services to meet the requirements under Council's DCP Part J 2015, Council's WSUD Developer handbook 2020 and Council's Engineering Guide for Development 2005. The amended plans must address, but are not limited to, the following issues:

a) A water quality catchment plan must be provided to ensure the plan is consistent with the proposed architectural plan, including the proposed outdoor safety training building as roof area. And the MUSIC must also be amended accordingly.

b) The bio-retention system will need to be amended in accordance with Council's WSUD Standard Drawings A(BS)175M and Council's WSUD developer handbook 2020. The following issues will need to be addressed:

i. The current configuration of the bio-retention basin design in series will not work efficiently hydraulically. The treated flows from the upstream bioretention basin should not be connected to the outlet pit of the downstream bioretention basin. Either the two bioretention basins must work independent of each other as two individual bio-retention basins OR the two bio-retention basins must be combined into one bio-retention basin with a filter area of 150m^2. Provide bio-retention redesign details on the Civil Drawings.

ii. If the redesign combines both bio-retention basin into one bio-retention basin, the outlet structures of the bio-retention basins are to be amended in accordance with Council's standard WSUD plans. The pit collecting the Subsoil lines must be located within the bio-retention basin, and not outside.

iii. The bioretention basin(s) will need to be a saturated system and include a submerged zone, amended system inlet pit and amended outlet pit and pipes etc. Show the top RL level of the saturation zone in the bio-retention basin section. To determine the Filter level of the Bio-retention basin and reduce the impact of tailwater levels, set the saturated water level at or

above the 1EY HGL in the immediate downstream drainage pit. Refer to Council's WSUD developer handbook 2020 for further information.

iv. Pipes discharge into the bio-retention basin must be connected into the inlet pit, instead of the filter media.

v. Provide Floodway Warning Signs for the bioretention basin(s) in accordance with Plan A(BS)114S from Council's Engineering) Guide for Development 2005.

c) Amended GPTs (Gross Pollutant Traps) are required to address the following issues:

i. GPTs are to be sized for the a minimum 4 EY flow considered as 50% of the 1 EY flow.

ii. Provide more details in how the GPTs were sized including catchment flowrate used in the design and all other design parameters.

iii. Provide a section of the GPTs and include details such as inlet/outlet pipe sizes and invert levels etc.

iv. The GPTs must contain an oil baffle to meet the gross pollutant and total hydrocarbon pollutant retention targets.

v. Confined space entry warning signs are to be detailed on the drainage plans adjacent to all entries into the rainwater tank and GPT devices, in accordance with Council's Engineering Guide for Development 2005.

vi. The maintenance path of both GPTs must be designed and indicated.

d) Charge line cleanout pits are to be provided at the low point of all charge line systems for the rainwater tanks to facilitate cleaning of the system. The pit is to be a minimum of 2 m away from any upstream connection. The charge line pipes are to use sewer grade PVC, solvent welded, with all exposed pipes fully painted. The charge line outlet is to have a 5 mm dribble hole and sealed screw cap.

e) In the long-sections of the proposed site drainage system, the hydraulic grade-line analysis must be showed and include existing discharge connection details.

f) In accordance with Council's Engineering Guide for Development 2005, the Fraction Impervious for commercial areas is 100%. This fraction Impervious value should be used for the whole site when determining the Stormwater Discharge values. With this amendment made, the existing downstream system does not have adequate capacity to cater for the proposed site flows and flows from the Baptist Church. It exceeds the capacity of the connecting existing 525mm RCP. The design details of the additional pipe must be provided, including the hydraulic graph line, to demonstrate the proposed 450mm RCP has sufficient capacity in 5% AEP storm event.

g) Increase the rainwater tank size from 50KL to 70KL to cater for the proposed 26 Toilets/urinals and landscaped area.

1.3 Evidence that will sufficiently enable Council to be satisfied as to those matters identified in deferred commencement conditions, as indicated above, must be submitted to Council within 24 months of the date of determination of this deferred commencement consent failing which, this deferred development consent will lapse under section 4.53(6) of the Environmental Planning and Assessment Act 1979.

1.4 The consent will not operate until such time that the Council notifies the Applicant in writing that the deferred commencement consent conditions, as indicated above, have been satisfied.

1.5 Upon Council giving written notification to the Applicant that the deferred commencement conditions have been satisfied, the consent will become operative from the date of that written notification, subject to the conditions of consent, as detailed in the Part B conditions of consent (once the consent is operational) below.

PART B

2 Advisory Notes

2.1 **Terminology**

2.1.1 Any reference in this consent to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to a certificate as defined by Part 6 of the Environmental Planning and Assessment Act 1979.

2.2 **Scope of Consent**

2.2.1 The granting of this consent does not imply or confer compliance with the requirements of the Disability Discrimination Act 1992. The applicant is advised to investigate any liability that may apply under that Act. The current suite of Australian Standard 1428 - Design for Access and Mobility, should be consulted for guidance. The prescriptive requirements of Part 1 of the Standard apply to certain buildings requiring development consent.

2.3 **Other Approvals**

2.3.1 The applicant's attention is drawn to the need to obtain separate appropriate approval for any ancillary development not approved by this consent, including:

(a) the removal of any tree(s) not indicated on the approved plans, and

(b) any fence, retaining wall, land excavation or filling, advertising structure or other development not approved by this development application.

2.3.2 This consent does not authorise the encroachment or overhang of any building or structure over or within any easement.

2.3.3 A separate valid Construction Certificate shall be issued prior to commencement of any construction works.

2.4 **Services**

2.4.1 The applicant is advised to consult with:

(a) Sydney Water Corporation Limited

(b) Recognised Energy provider

(c) Natural Gas Company

(d) The relevant local telecommunications carrier

regarding any requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on the land or on the adjacent public road(s).

All approved building construction plans attached to the Construction Certificate should be submitted to Sydney Water Tap In, to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met. The plans are to be appropriately stamped and all amended plans will require re-stamping. For further information go to: www.sydneywater.com.au, then follow the "Developing Your Land link or telephone 1300 082 746 for assistance.

Sydney Water may also require the applicant to obtain a Trade Waste Approval as part

of the operation of the approved development. Enquiries should be made to ascertain the Sydney Water requirements for the eventual operation of the approved use.

2.4.2 Underground assets may exist in the area that is subject to your application. In the interests of health, safety, and in order to protect damage to third party assets, please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (this is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset holders a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.

2.4.3 Prior to any demolition works, all services or utilities should be disconnected in consultation with the relevant service provider.

2.4.4 Telstra (and its authorised contractors) is the only company that is permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact Telstra's Network Integrity Team on 1800 810 443.

2.4.5 The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.

2.5 Environmental Health - Services

2.5.1 Food or public health related commercial activities are to be a referred to Environmental Health for the use and fit out of the premises to provide conditions prior to operation.

2.6 Road Damage

2.6.1 The cost of repairing any damage caused to Council's assets in the vicinity of the land as a result of the development works shall be met in full by the applicant/developer.

3 GENERAL

3.1 Scope of Consent

3.1.1 This consent relates to the following drawings/details submitted to Council with the Development Application, subject to compliance with any other conditions of this consent:

Drawing No.	Dated	Prepared by
DA01 Revision D - Locality/site analysis plan	28 May 2025	Watson Young

DA04 Revision D – Staging plan – Stage 1A	28 May 2025	Watson Young
DA05 Revision D – Staging Plan – Stage 1B	28 May 2025	Watson Young
DA06 Revision D – Staging Plan – Stage 2	28 May 2025	Watson Young
DA07 Revision C – Proposed site plan sheet 1	14 October 2024	Watson Young
DA08 Revision C – Proposed site plan sheet 2	14 October 2024	Watson Young
DA09 Revision C – Ground floor plan	14 October 2024	Watson Young
DA10 Revision C – Level 1 floor plan	14 October 2024	Watson Young
DA11 Revision C – Roof plan	14 October 2024	Watson Young
DA12 Revision C – Elevations sheet 1	14 October 2024	Watson Young
DA13 Revision D – Elevations sheet 2	28 May 2025	Watson Young
DA14 Revision C – Sections sheet 1	14 October 2024	Watson Young
DA17 Revision C – Perspectives sheet	14 October 2024	Watson Young
DA18 Revision C – Materials & finishes	14 October 2024	Watson Young
LD000 – Revision D – Title sheet, legend & plant schedule	17 March 2025	Site Image
LD001 – Revision E – Sheet layout	17 October 2024	Site Image
LD001 - Revision E – Landscape masterplan - render	17 October 2024	Site Image
LD101 – Revision E – Landscape plan 01	17 October 2024	Site Image
LD102 – Revision E – Landscape plan 02	17 October 2024	Site Image
LD201 – Revision D – Detailed landscape plan o1	17 October 2024	Site Image
LD301 – Revision B – Section 01	18 June 2024	Site Image
LD302 – Revision B – Section 02	18 June 2024	Site Image
LD401 – Revision D – Details 01	17 March 2025	Site Image

LD402 – Revision C – Details 01	17 October 2024	Site Image

**Unless modified by any conditions of this consent*

3.1.2 **Staging:**

The development shall proceed in the following stages (with relevant construction certificates):

Stage 1A

- Site preparation works including tree removal and relocation of existing demountable buildings.
- Construction of the southern part of the new 2-storey building (Trades Hall) incorporating tutorial rooms, reception, storeroom, cutting and welding rooms and various fire industry training areas.
- Construction of the outdoor safety training area, east of the proposed Trades Hall.
- Construction of an acoustic wall at the site's western boundary.
- Retention of existing car park at the site's north-eastern corner and construction of new car parking spaces at the site's southern boundary, totalling 117 spaces.
- Retained pedestrian and vehicle access via Old Windsor Road, existing access (to benefit Lot 201) via Shaun Street is to be removed.
- Construction of the southern part of the internal road.
- Proposed footpath within the site from along the site's southern boundary and retention of palisade fencing.
- Retention of the entry gate at the site's south-eastern corner.
- Site landscaping at the western boundary including tree planting and bioswales.
- Construction of a temporary waste storage area at the site's western boundary.

Stage 1B

- Site preparation works including demolition of buildings in the north-western part of the site.
- Construction of the northern part of the new 2-storey Trades Hall.
- Construction of an acoustic wall at the site's northern boundary.
- Landscaping at the site's northern boundary including tree plantings and construction of the campus heart which comprises a central water body and yarning circle.
- Construction of the northern portion of the internal road at the site's north-western corner.
- Car parking at the site's western boundary, totalling 133 at Stage 1B.

Stage 2

- Site preparation works including demolition of the former church hall and tree removal.
- Proposed car park extension to accommodate additional spaces, totalling 185 at Stage 2.

3.2 **Suburb Name**

3.2.1 The land the subject of this consent is known to be located in the following suburb. This suburb name shall be used for all correspondence and property transactions:

Suburb: Glenwood

3.3 **Transport for NSW requirements**

3.3.1 All buildings and structures (including signage), together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited in height or depth), along the Old Windsor Road boundary.

3.3.2 Any public utility adjustment/relocation works on the state road network will require detailed civil design plans for road opening /underboring to be submitted to TfNSW for review and acceptance prior to the commencement of any works. The developer must also obtain necessary approvals from the various public utility authorities and/or their agents. Please send all documentation to development.sydney@transport.nsw.gov.au. A plan checking fee will be payable, and a performance bond may be required before TfNSW approval is issued.

3.3.3 The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.

3.3.4 A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre (TMC) for any works that may impact on traffic flows on the Old Windsor Road during construction activities. A ROL can be obtained through https://myrta.com/oplinc2/pages/security/oplincLogin.jsf

3.3.5 All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping.

3.4 **Sydney Metro requirements**

3.4.1 Prior to the issue of a Construction Certificate, the Applicant must prepare and provide to Sydney Metro for review of a Construction Traffic Management Plan to ensure no adverse impacts to Sydney Metro operations. The Certifier must not issue a Construction Certificate until this Plan has been endorsed by Sydney Metro in writing.

3.4.2 Prior to the issue of a Construction Certificate, any proposed alterations to Sydney Metro assets must be approved by Sydney Metro and any proposed changes may be subject to operator requirements. The Certifier must not issue a Construction Certificate until Sydney Metro approval has been provided in writing.

3.4.3 Copies of any certificates, drawings, approvals or documents endorsed by, given to or issued by Sydney Metro must be submitted to Council for its records prior to the issue of any Construction Certificate.

3.4.4 If required by Sydney Metro, prior to the commencement of works or at any time during the excavation and construction period deemed necessary by Sydney Metro, a joint inspection of the rail infrastructure and property in the vicinity of the development is to be carried out by representatives from Sydney Metro and the Applicant and a dilapidation survey prepared. The dilapidation survey(s) will establish the extent of any existing damage and enable any deterioration during construction to be observed and rectified at the Applicant's cost. The submission of a detailed dilapidation report by the Applicant for review and approval by Sydney Metro will be required within 10 days following the undertaking of any joint inspection, unless otherwise notified by Sydney Metro in writing.

3.4.5 At any time during the construction of the development, Sydney Metro and persons authorised by those entities may give reasonable notice to the Applicant or the Applicant's principal contractor that Sydney Metro or persons authorised by that entity seek to: (a) inspect the development site and all works and structures that may impact on the rail corridor, including at specified "hold points" in the construction of the development; and (b) attend on-site meetings with the Applicant and its contractors, to enable Sydney Metro to determine whether the development has been or is being constructed and maintained in accordance with all approved plans and this development consent.

3.5 Engineering Matters

3.5.1 Design and Works Specification

3.5.1.1 All engineering works required by this consent must be designed and undertaken in accordance with the relevant aspects of the following documents except as otherwise authorised by this consent:

(a) Blacktown City Council's Works Specification - Civil (Current Version)
(b) Blacktown City Council's Engineering Guide for Development (Current Version)
(c) Blacktown City Council Development Control Plan (Current Version) including Part J – Water Sensitive Urban Design and Integrated Water Cycle Management
(d) Blacktown City Council Growth Centre Precincts Development Control Plan
(e) Blacktown City Council On Site Detention General Guidelines, S3QM online tool and standard drawing A(BS)175M
(f) On Site Stormwater Detention Handbook - Upper Parramatta River Catchment Trust FOURTH Edition.

Design plans, calculations and other supporting documentations prepared in accordance with the above requirements MUST be submitted to Council with any application for Construction Certificate, *Road Act 1993* or *Local Government Act 1993* approval.

Any Construction Certificates issued by Private Certifiers must also be accompanied by the above documents.

NOTE: Any variations from these design requirements must be separately approved by Council.

3.5.1.2 The applicant is required to submit to Council, bonds and/or contributions for works associated with the development in conjunction with the civil engineering works required to be constructed as part of this development. Works may include:

- Path paving construction
- Final layer asphaltic concrete (AC) construction
- Maintenance of the construction works
- Removal of temporary infrastructure

These matters will be individually addressed within the consent

Note: A bond release inspection fee will apply.

3.5.1.3 Prior to release of any bond securities held by Council for civil engineering works, the payment of a bond release inspection fee in accordance with Council's Goods and Services Pricing Schedule must be made.

3.5.1.4 Written notice must be provided to adjacent properties, at least 5 days prior to works commencing, where works are approved by this consent and located within Council controlled lands (i.e. Roads, drainage reserves, parks, etc.)

A copy of this notice must be provided to Council's Co-ordinator of Engineering Approval.

3.5.2 **Other Necessary Approvals**

3.5.2.1 A separate application will be required for the following approvals, under the *Local Government Act 1993* and/or the *Roads Act 1993*.

- Vehicular crossing
- Works on or occupation of existing public roads (Not including works covered by a Roads Act Approval)

3.5.3 **Subdivision**

3.5.3.1 Principal Certifying Authority - Blacktown City Council shall be the Principal Certifying Authority for the proposed subdivision and issue the Subdivision Certificate.

3.5.4 **Other Matters**

3.5.4.1 No construction preparatory work (such as, excavation, filling, and the like) shall be undertaken on the land prior to a valid Construction Certificate being issued.

Drainage Conditions

3.5.5.1 Any excavated material is to be removed from site and disposed of in an approved manner and location.

3.5.5.2 The registered proprietor/lessee is to provide to Council's WSUD Compliance Officer a report outlining all maintenance undertaken on the Stormwater Quality Improvement Devices in accordance with the approved maintenance schedule. All material removed are to be disposed of in an approved manner. Copies are to be provided of all contractor's cleaning reports or certificates to Council's WSUD Compliance Officer WSUD@blactown.nsw.gov.au.

3.5.5.3 The development must at all times maintain the water quality system to achieve the following minimum pollutant removal targets for the entire site in perpetuity including the approved bioretention plant species:

Required percentage reductions in post development average annual load of pollutants

Pollutant	**% post development pollutant reduction targets**
Gross Pollutants	90
Total Suspended Solids	85
Total Phosphorous	65
Total Nitrogen	45
Total Hydrocarbons	90

4 PRIOR TO CONSTRUCTION CERTIFICATE (PLANNING)

4.1 Housing and productivity contribution for development consents

(a) The housing and productivity contribution (HPC) set out in the table below, but as adjusted in accordance with condition (b), is required to be made:

Housing and productivity contribution	Amount
Housing and productivity contribution (base component)	$132,016.97
Transport project component	N/A
Strategic bio diversity component	N/A

Total housing and productivity contribution	$132,016.97

Consent PPI number (Producer Price Index):

Current Indexation period - December 2024

Current Indexation value - 147.700

Base indexation value - 144.700

(b) The amount payable at the time of payment is the amount shown in condition (a) as the total housing and productivity contribution adjusted by multiplying it by:

$$\frac{highest\ PPI\ number}{consent\ PPI\ number}$$

where:

highest PPI number is the highest PPI number for a quarter following the June quarter 2023 and up to and including the 2nd last quarter before the quarter in which the payment is made, and consent PPI number is the PPI number last used to adjust HPC rates when consent was granted, and June quarter 2023 and PPI have the meanings given in clause 22 (4) of the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023.

If the amount adjusted in accordance with this condition is less than the amount at the time consent is granted, the higher amount must be paid instead.

(c) The HPC must be paid before the issue first construction certificate in relation to the development, or before the commencement of any work authorised by this consent (if no construction certificate is required). However, if development is any of the kinds set out in the table below, the total housing and productivity contribution must be paid as set out in the table:

Development	Time by which HPC must be paid
Development consisting only of residential subdivision within the meaning of the HPC Order	Before the issue of the first subdivision certificate
High-density residential development within the meaning of the HPC Order for which no construction certificate is required	Before the issue of the first strata certificate
Development that consists only of residential strata subdivision (within the meaning of the HPC Order) or only of residential strata subdivision and a change of use of an existing building	Before the issue of the first strata certificate
Manufactured home estate for which no construction certificate is required	Before the installation of the first manufactured home

(d) The HPC must be paid using the NSW planning portal (https://pp.planningportal.nsw.gov.au/).

(e) If the Minister administering the Environmental Planning and Assessment Act 1979 agrees, the HPC (apart from any transport project component) may be made, instead of as a monetary contribution, in the following ways:

i the dedication or provision of land for the purpose of regional infrastructure in the region in which the development will be carried out,

ii the carrying out of works for the purpose of regional infrastructure in the region in which the HPC development will be carried out.

If the HPC is made partly as a monetary contribution, the amount of the part payable is the amount of the part adjusted in accordance with condition (b) at the time of payment.

(f) Despite condition (a), a housing and productivity contribution is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the Environmental Planning and Assessment Act 1979 to the development, or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 exempts the development from the contribution.

4.2 **Aesthetics/Landscaping**

4.2.1 The reflectivity index of glass used in the external facade of the buildings is not to exceed 20 percent.

4.2.2 Any bathroom or w.c. window in the external wall of the building shall be fitted with translucent glazing.

4.3 **Access/Parking**

4.3.1 The internal driveway and parking areas are to be designed in accordance with Australian Standard 2890.1.

4.3.2 The design of the car parking area is to ensure that all vehicles must enter and leave the development in a forward direction.

4.3.3 All new internal driveways and other new paved areas shall be designed to provide continuous surface drainage flow paths to approved points of discharge.

4.3.4 Pedestrian access to and parking for persons with disabilities shall be designed in accordance with Australian Standard 2890.6 and AS1428.1 - 2009.

4.3.5 The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) are to be designed in accordance with Australian Standard 2890.1 – 2004 and AS 2890.2 – 2002 for heavy vehicles.

4.4 **Tree Protection & Removal**

4.4.1 Implement all tree protection measures outlined in the arborist report by Bird Trees Consultancy dated 4 September 2024 such as mulching within tree protection fencing re-using chip from trees on site that are approved for removal. Place mulch evenly and to a depth of 100 mm around all trees being retained (i.e. those numbered 37-49, 55 and 56).

4.4.2 The following trees are approved for removal:

- Trees 57, 58, 62, and 70 are in poor and declining condition and consequently have reduced retention value.
- Tree 52 is dead with no visible habitat and is recommended for removal.
- Tree 79 has evidence of decay within the trunk which places this tree at increased risk of failure.
- Trees 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 50, 54, 57, 58, 67, 68, 79, 82, 83, 84, 85, 89, 90, 91, 92, 93, 94, 95, 96, 97, and 98 are encroached by the proposed

construction and required earthworks by a major encroachment as defined by *AS4970-2009 Protection of Trees on Development Sites.* These trees will not be viable to be retained and are able to be removed.

5 PRIOR TO CONSTRUCTION CERTIFICATE (Engineering)

5.1 DA Plan Consistency

5.1.1 A Construction Certificate or Subdivision Works Certificate for the proposed development shall only be issued when the accompanying plans, specifications and/or details are consistent with the approved Development Application design plans.

5.2 Footpath/Road Condition Assessment Fee

5.2.1 A footpath/road condition assessment fee is to be paid prior to the issue of any Construction Certificate. The applicable fee will be charged in accordance with Council's Goods and Services Pricing Schedule.

Council will undertake an initial inspection of civil assets outside the development site. The applicant will be held liable for any damage arising from construction activities. Council will undertake reinstatement works and recover the costs from the applicant, which will be charged in accordance with Council's current Goods and Services Pricing Schedule in effect at the time of the work.

5.3 General

5.3.1 All relevant conditions within the 'Prior to Construction Certificate' section of this consent shall be satisfied before any Construction Certificate can be issued.

5.3.2 The engineering drawings referred to below are not for construction. The Construction Certificate drawings shall be generally in accordance with the approved drawings and conditions of consent. Any significant variation to the design shall require a section 4.55 application

Construction Certificate plans shall be generally in accordance with the following drawings and relevant Consent conditions:

Prepared By	Project No.	Sheet No.	Revision	Dated
Matter Consulting Structural Engineers	23072M	C00.000	2	23/07/2024
Matter Consulting Structural Engineers	23072M	C01.000	2	23/07/2024
Matter Consulting Structural Engineers	23072M	C01.001	4	17/03/2025
Matter Consulting Structural Engineers	23072M	C01.101	2	23/07/2024
Matter Consulting Structural Engineers	23072M	C02.100	2	23/07/2024

Matter Consulting Structural Engineers	23072M	C02.105	1	17/03/2025
Matter Consulting Structural Engineers	23072M	C02.106	1	17/03/2025
Matter Consulting Structural Engineers	23072M	C02.107	1	17/03/2025
Matter Consulting Structural Engineers	23072M	C02.108	1	17/03/2025
Matter Consulting Structural Engineers	23072M	C02.109	1	17/03/2025
Matter Consulting Structural Engineers	23072M	C02.200	2	23/07/2024
Matter Consulting Structural Engineers	23072M	C02.300	2	23/07/2024
Matter Consulting Structural Engineers	23072M	C02.400	2	23/07/2024
Matter Consulting Structural Engineers	23072M	C02.501	2	23/07/2024
Matter Consulting Structural Engineers	23072M	C02.502	02	23/07/2024

5.3.3 The following items are required to be addressed on the Construction Certificate plans:

a) The eaves roof gutters are to be designed to collect the minimum of the 5% AEP storm. Any box gutters are to be designed to collect the minimum of the 1% AEP storm. Details of gutter and downpipe designs are to be provided.

b) Amended architectural plans are required for buildings, or parts of buildings, that are not affected by BASIX, to demonstrate compliance with the minimum standards defined by the Water Efficiency Labelling and Standards (WELS) Scheme for any water use fittings. Minimum WELS ratings are:
i. 4 star dual-flush toilets;
ii. 3 star showerheads;
iii. 5 star taps (for all taps other than bath outlets and garden taps);
iv. 3 star urinals; and
v. 3 star water efficient washing machines and dishwashers are to be specified.

c) An experienced chartered hydraulic engineer is to prepare and certify a detailed Non-Potable Water Supply and Irrigation Plan for non-potable water uses on the site including all toilet/urinal flushing and landscape watering and that all Sydney Water requirements have been satisfied. The plan is to show the rainwater pipe and tank arrangement including:
i) a first flush or pre-treatment system (typically 0.2 litres / m^2 of roof area going to the tank for a first flush),
ii) a pump with isolation valves;

iii) a solenoid controlled mains water bypass;
iv) **flow meters** on the solenoid controlled mains water bypass line and the pump outflow line, to determine non-potable usage and actual percentage reuse;
v) an inline filter and preferably an automatic backwash inline filter;
vi) a control panel with warning light to indicate pump failure;
vii) a timer and control box for landscape watering and
viii) an irrigation watering plan allowing for a minimum of 480 kL/yr and accounting for seasonal variations;
ix) providing a minimum tank size of 70 kL;
x) ensuring all the rainwater reuse pipes and taps are coloured purple.
xi) fitting rainwater warning signs to all external taps using rainwater.

d) An experienced irrigation specialist is to prepare and certify a detailed Landscape Watering Plan for non-potable landscape watering. The plan is to show the irrigation layout based on non-potable water supply point from the rainwater tank, including:
   i. isolation valve for maintenance or during water restrictions.
   ii. a timer and control box for landscape watering, allowing for seasonal variations and split systems.
   iii. designed to automatically achieve a minimum average usage rate of 480 kL/yr at (0.4 kL/yr/m^2) including increasing the frequency of watering by a minimum 50% above average for the hotter months and reducing for the cooler months.
   iv. ensuring all the reuse pipes and taps are coloured purple.
   v. fitting warning signs to all external taps using non-potable water.

5.4 Local Government Act Requirements

5.4.1 Under *Section 68 of the Local Government Act 1993* an approval for engineering work is required. These works include but are not limited to the following:

- Any works within a Council reserve
- Any works on adjoining land (outside the subject site boundaries)
- Inter-allotment drainage on adjoining land

The above requirements are further outlined in this section of the consent.

5.5 Roads Act Requirements

5.5.1 Under *Section 138 of the Roads Act 1993* an approval for engineering work is required. These works include but are not limited to the following:

- Any works within Council's road reserve
- Kerb inlet pit connections or construction
- Vehicular crossings
- Path paving

The above requirements are further outlined in this section of the consent.

5.6 Other Engineering Requirements

5.6.1 If the estimated cost is $250,000 or greater proof of long service levy payment is required.

5.6.2 Any ancillary works undertaken shall be at no cost to Council.

5.6.3 Submit written permission from the affected property owner for any works proposed on adjoining land.

5.6.4 Submit written evidence from Transport for NSW (Roads and Maritime) indicating compliance with all necessary requirements.

5.6.5 Submit written evidence from Sydney Water indicating compliance with all necessary requirements.

5.6.6 All street name poles, light poles and bus shelters shall be black powder coated in accordance with Blacktown City Council's Engineering Guide for Development. Ensure this is noted on the construction plans.

5.6.7 Submit a Public Utilities Plan demonstrating adequate clearance between services to stormwater pits, pipes, driveways, light poles, etc.

5.7 Drainage

5.7.1 Drainage from the site must be connected into existing Council drainage system.

5.8 Special inter-allotment drainage requirements under the Local Government Act

5.8.1 The following items must be satisfied under the *Local Government Act 1993* prior to issuing of any Subdivision Works / Construction Certificate:

a) Construction of the inter-allotment drainage line required to drain the development, and a satisfactory final inspection by Council.
b) A Registered Surveyor must provide evidence that all pipes and associated structures lie wholly within any easement, and provide a Works-As-Executed plan

NOTE: All engineering Works-As-Executed plans must be prepared on a copy of the original approved engineering plans.

5.9 Earthworks

5.9.1 Proposed lots must be filled so that the ground levels behind the building are a minimum of 500mm above the designed 100-year average recurrence interval flood level.

5.10 Stormwater Quality Control

5.10.1 Stormwater quality treatment system shall be designed in accordance with Council's Engineering Guide for Development and DCP Part J - Water Sensitive Urban Design and Integrated Water Cycle Management.

6 PRIOR TO CONSTRUCTION CERTIFICATE (BUILDING)

6.1 DA Plan Consistency

6.1.1 A Construction Certificate for the proposed development shall only be issued when the accompanying plans, specifications and/or details are consistent with the approved development application design plans.

6.1.2 Should any proposed excavation associated with the development extend below the level of the base of the footings of a building or any other structure on any adjoining allotment of land (including a public place), separate details prepared by a suitably qualified person shall be prepared indicating how that building or structure is to be:

(a) Preserved and protected from damage, and

(b) Underpinned and supported.

Such details shall accompany the Construction Certificate.

6.2 Building Code of Australia Compliance

6.2.1 All building work shall be carried out in accordance with the provisions of the Building Code of Australia.

6.3 Construction Traffic Management Plan

6.3.1 A detailed Construction Traffic Management Plan (CTMP) must be prepared and approved by Council prior to the release of the first construction certificate and must include specific details and the arrangement pertaining to the off-street parking facilities to be utilised to accommodate construction workers parking demand during the construction phase of the development. Construction worker vehicles must be parked on site and not in any nearby residential street. The CTMP must specifically address this and be approved by Council's Coordinator Transport Planning.

7 PRIOR TO CONSTRUCTION CERTIFICATE (ENVIRONMENTAL HEALTH)

7.1 Any areas contaminated shall be remediated. Upon completion of remediation an appropriately qualified environmental consultant shall prepare a validation report. The validation report shall be carried out in accordance with;

- NSW Environment Protection Authority's Guidelines for Consultants Reporting on Contaminated Sites (2020)
- NSW Environment Protection Authority's Sampling Design Guidelines – Part 1 (Application) Part 2 (Interpretation) (2020).
- NSW Environmental Protection Authority's Contaminated Sites: Guidelines for NSW Site Auditor Scheme 3rd edition (2017)
- National Environment Protection Council (NEPC) 1999 National Environment Protection (Assessment of Site Contamination Measure) as amended 2013
- NSW Environment Protection Authority's Waste Classification Guidelines, Part 1: Classifying Waste (2014)

7.2 A NSW Environment Protection Authority accredited Site Auditor shall review the validation report and submit to Council a Site Audit Statement. The Site Audit Statement shall verify that the investigation, remediation and validation was carried out in accordance with the aforementioned guidelines and that the site is suitable for the proposed use.

7.3 Any materials requiring off-site disposal will need to be classified, managed and disposed of in accordance with the Protection of the Environment Operations Act 1997 and the NSW Environment Protection Authority's Waste Classification Guidelines (2014)

7.4 Any asbestos material is to be handled and treated in accordance with the SafeWork NSW document "Your Guide to Working with Asbestos - Safety guidelines and requirements for work involving asbestos" dated March 2008.

7.5 A site specific 'Unexpected Finds Protocol' is to be prepared, implemented and made available for reference for all occupants and/or site workers in the event unanticipated contamination is discovered, including asbestos.

7.6 Construction Environmental Management Plan (to include at minimum: noise and vibration control, proposed schedule of works and hours of works, sediment and erosion control, dust control, salinity management plan, proposed means of controlling any activity that could potentially cause a pollution incident as defined by the Protection of the Environment Operations Act 1997.

8 PRIOR TO DEMOLITION WORKS (BUILDING)

8.1 Safety/Health/Amenity

8.1.1 Security fencing shall be provided around the perimeter of the demolition site to prevent unauthorised entry to the site. Notices complying with AS 1319-1994 and displaying the words "DANGER - DEMOLITION IN PROGRESS", or similar message shall be fixed to the fencing at appropriate places to warn the public.

8.1.2 A sign shall be erected in a prominent position on the land indicating the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.

8.1.3 Should the demolition work:

(a) be likely to be a danger to pedestrians in a public place or occupants of any adjoining land or place,

(b) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or

(c) involve the enclosure of a public place,

a hoarding or protective barrier shall be erected between the work site and the public place or adjoining land or place. Such hoarding or barrier shall be designed and erected in accordance with Council's current Local Approvals Policy under the Local Government Act 1993.

Where necessary, an awning shall be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place or adjoining land or place.

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to any person in the public place.

8.2 Dilapidation

8.2.1 In accordance with the recommendations of the Geotechnical Assessment, prepared by JK Geotechnics and dated 27 September, 2023, prior to the commencement of demolition, dilapidation surveys shall be completed on the neighbouring structures beyond the eastern part of the northern site boundary; that is 28 Cramer Place and 2, 4 and 6 Swansea Place, as well as TfNSW, Council and/or utility having regard to the nearby underpass, footbridge and associated structures and buried services, respectively.

The respective owners of the adjoining properties and TfNSW/Council/utility owners (if required) shall be asked to confirm in writing that the dilapidation survey report on their property/asset presents a fair assessment of the existing conditions.

8.3 Other Matters

8.3.1 The applicant is to advise all adjoining neighbours, and those located opposite the subject development site, by letter, of their intention to commence demolition work. The letter shall be distributed at least 2 days prior to the intended work and include the following information:

- date/s, hours and duration of the works.
- contact name and phone number of the applicant
- contact name and phone number of the licensed demolisher

- WorkCover NSW contact number 131050, and email address contact@workcover.nsw.gov.au

9 DURING DEMOLITION WORKS (BUILDING)

9.1 Safety/Health/Amenity

9.1.1 Security fencing shall be maintained around the perimeter of the demolition site to prevent unauthorised entry to the site at all times during the demolition works. Notices lettered in accordance with AS 1319-1994 and displaying the works "DANGER - DEMOLITION IN PROGRESS", or similar message shall be maintained on the fencing at appropriate places to warn the public.

9.1.2 A sign shall be maintained in a prominent position on the land indicating the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.

9.1.3 Any hoarding or protective barrier required to be erected between the work site and the public place on adjoining land or place shall be maintained in an effective condition.

9.1.4 The required toilet facilities shall be maintained on the land at the rate of 1 toilet for every 20 persons or part of 20 persons employed at the site.

9.1.5 Soil erosion and sediment control measures shall be maintained in accordance with Council's Soil Erosion and Sediment Control Policy.

9.1.6 Any excavation and/or backfilling associated with the demolition works shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent them from being dangerous to life or property.

9.1.7 All demolition work and handling of materials shall be in accordance with Australian Standard 2601-2001 (Demolition of Structures) and all applicable NSW WorkCover Authority requirements including the Code of Practice for the Safe Removal of Asbestos" – National Occupational Health and Safety Commission:2002 (if applicable)

9.1.8 The remaining portions of each structure being demolished shall be maintained in a stable and safe condition at all stages of the demolition work. Temporary bracing, shoring, bracing or guys, or any combination of these, shall be provided for stability, where necessary.

9.1.9 All plant and equipment used on the land shall be operated by a competent person. Cranes used for hoisting and lowering of materials shall comply with AS 1418.1 and AS 1418.5 and be fitted with a load indicator and hoist limited device.

9.1.10 At least one access and egress route shall be made available connecting any undemolished floor to an open space well clear of the structure being demolished. The egress route shall be clearly identified as an emergency exit and maintained clear of obstructions at all times.

9.1.11 A valid public liability insurance policy of at least $10,000,000 shall be maintained throughout the demolition works.

9.1.12 Demolished materials, plant, equipment and the like shall not be stored or placed at any time on Council's footpath, roadway or any public place.

9.1.13 Should any excavation associated with the demolition works extend below the level of the base of the footings of a building on an adjoining allotment of land, including a public road or place, the person causing the excavation to be made:

(a) must preserve and protect the building from damage, and

(b) if necessary, must underpin and support the building in an approved manner, and

(c) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

9.1.14 All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.

9.1.15 The demolisher has an obligation to ensure that the adjoining buildings and property are not damaged.

9.2 **Nuisance Control**

9.2.1 Any objectionable noise, dust, concussion, vibration or other emission from the demolition works shall not exceed the limit prescribed in the Protection of the Environment Operations Act 1997.

9.2.2 Any noise generated during demolition shall not exceed those limits specified in the Protection of the Environment Operations Act 1997 and shall be limited to between 7.00am and 6.00pm, Monday to Friday, and 8.00am to 1.00pm, Saturday, with no demolition work being undertaken on Sundays or public holidays.

9.2.3 The waste material sorting, storing and re-use requirements of the approved Waste Management Plan and Council's Site Waste Management and Minimisation Development Control Plan shall be implemented during the course of the demolition works.

10 PRIOR TO DEVELOPMENT WORKS (BUILDING)

10.1 Any excavation and/or backfilling associated with the development shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent such work being dangerous to life or property.

10.2 Should any excavation associated with the development extend below the level of the base of the footings of a building or any other structure on any adjoining allotment of land (including a public place), that building or structure:

(a) shall be preserved and protected from damage, and

(b) if necessary, shall be underpinned and supported in accordance with structural design details accompanying the Construction Certificate, and

(c) the owner(s) of which shall, at least 7 days before any such excavation or supporting work commences, be given notice of such intention and particulars of the excavation or supporting work.

10.3 To ensure safety and to minimise the effect on pedestrians, other road users and nearby residents, all construction traffic management procedures and systems identified in the approved Construction Site Management Plan must be introduced during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems.

11 DURING CONSTRUCTION (BUILDING)

11.1 Safety/Health/Amenity

11.1.1 A sign is to be erected and maintained in a prominent position on the site in accordance with Clause 69 (1) of the Environmental Planning and Assessment Regulation 2021 indicating:

(a) the name, address and telephone number of the principal certifying authority for the work, and

(b) the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours, and

(c) stating that unauthorised entry to the work site is prohibited.

11.1.2 Should the development work:

(a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or

(b) involves the enclosure of a public place,

the required hoarding, awning or protective barrier shall be maintained between the land and the public place.

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to persons in the public place.

11.1.3 All measures specified in the Construction Certificate to control soil erosion and sedimentation shall be maintained throughout development works.

11.1.4 A single vehicle/plant access to the land shall be maintained to minimise ground disturbance and transport of soil onto any public place. Such access shall be maintained in accordance with the requirements of Appendix "F" of Council's Soil Erosion and Sediment Control Policy. As a minimum, single sized 40mm or larger aggregate placed 150mm deep, and extending from the street kerb/road shoulder to the land shall be provided.

11.1.5 Any excavation and/or backfilling associated with the ongoing development works shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent them from being dangerous to life or property.

11.1.6 Should any excavation associated with the ongoing development works extend below the level of the base of the footings of a building or any other structure on any adjoining allotment of land (including a public place), that building or structure:

(a) shall be preserved and protected from damage, and

(b) if necessary, shall be underpinned and supported in accordance with structural design details accompanying the Construction Certificate, and

(c) the owner(s) of which shall, at least 7 days before any such excavation or supporting works be given notice of such intention and particulars of the excavation or supporting works.

11.1.7 Building and construction materials, plant, equipment and the like shall not to be placed or stored at any time on Council's footpath, roadway or any public place.

11.2 **Nuisance Control**

11.2.1 Any objectionable noise, dust, concussion, vibration or other emission from the development works shall not exceed the limit prescribed in the Protection of the Environment Operations Act 1997.

11.2.2 The hours of any offensive noise-generating development works shall be limited to between 7.00am to 6.00pm, Mondays to Fridays: 8.00am to 1pm, Saturdays; and no such work to be undertaken at any time on Sundays or public holidays.

11.3 **Waste Control**

11.3.1 The waste material sorting, storage and re-use requirements of the approved Waste Management Plan and Council's Site Waste Management and Minimisation Development Control Plan shall be implemented during the course of development works.

11.4 **Construction Inspections**

11.4.1 The person having the benefit of this consent is required to notify the Principal Contractor for the building construction project that various mandatory and critical stage inspections must be conducted by an accredited certifier, and may include inspections (where applicable):

(a) After excavation for, and prior to placement of, any footings; and

(b) Prior to pouring any in-situ reinforced concrete building element; and

(c) Prior to the covering of the framework for any floor, wall roof or other building element, and prior to covering waterproofing in any wet areas; and

(d) Prior to covering waterproofing in any wet areas (but for a minimum of 10% of rooms with wet areas in any class 2,3 or 4 building); and

(e) Prior to covering any stormwater drainage connections; and

(f) After the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

The critical stage inspection "(f)" must be carried out by the Principal Certifying Authority.

Any inspection conducted by an accredited other than the nominated PCA for the project must be verified by way of a Compliance Certificate issued for the relevant works.

Note: Failure to ensure the relevant inspections are conducted will preclude the issue of an Occupation Certificate.

12 DURING CONSTRUCTION (ENGINEERING)

12.1 Notification of Works

12.1.1 A written notification of works must be submitted to Council's Engineering Approvals Team prior to the commencement of any engineering works required by this consent. This must be submitted a minimum 5 business days prior to commencement of engineering works.

12.1.2 A notification of works flyer (letter drop) is to be provided to all residential housing, businesses and organisations adjacent to any engineering works approved by this consent. This is for works undertaken on Council controlled lands such as roads, drainage reserves and parks. The notification of works flyer must contain details of the proposed works, locality map of works, contact details and the anticipated time period. A signed copy of the notice is to be provided to Council's Engineering Approvals Team and is to show the date of the letter drop as well as highlight the area that received the notification.

12.2 Insurances

12.2.1 Current copies of relevant insurance Certificates of Currency are to be submitted to Council's Engineering Approvals Team. This shall be submitted prior to commencement of engineering works required by this consent that are carried out on Council controlled lands such as roads, drainage reserves and parks. This includes Public Liability Insurance with a minimum of $20,000,000 Indemnity and Workers Compensation.

12.3 Service Authority Approvals

12.3.1 Prior to the commencement for construction of footway crossings and driveways a clearance shall be obtained from the relevant telecommunications carriers and Endeavour Energy. The clearance shall notify that all necessary ducts have been provided under the proposed crossing.

12.4 Tree Protection and Preservation

12.4.1 Existing vegetation and trees shall be left undisturbed except where roads, stormwater drainage infrastructure, site filling and/or building works are proposed.

12.5 Soil Erosion and Sediment Control Measures

12.5.1 Soil erosion and sediment control measures onsite shall be implemented, maintained and monitored in accordance with Council's Soil Erosion and Sediment Control Policy.

12.5.2 Re-vegetation and restoration of all disturbed areas as a result of the development works shall be completed as soon as practicable after the completion of earthworks and before the commencement of any other works on-site. The revegetated/restored areas must be established prior to the release of maintenance security/bonds. Note: All open drains must be turfed.

12.5.3 All required soil erosion and sedimentation control measures are to be maintained throughout the entire construction period and until all disturbed areas are restored to the satisfaction of Council in accordance with the design and construction specification. Infringement Notices incurring a monetary penalty may be issued by Council where the maintenance of measures is deemed inadequate.

12.6 **Filling in Contaminated Land**

12.6.1 During the course of placement of filling the applicant shall undertake further testing for potential soil contamination. Validation of the imported fill material will be required.

12.7 **Inspection of Engineering Works - Environmental Planning and Assessment Act 1979.**

12.7.1 Comprehensive inspection compliance certificate(s) to be issued for all engineering works required by this consent and the approved construction certificate. The inspection compliance certificate(s) can only be issued by Council or an accredited certifier, under *Part 4A of the Environmental Planning and Assessment Act 1979* as amended. A schedule of mandatory inspections is listed in Council's Works Specification – Civil (current version).

Where Council is appointed as the Principal Certifier for the development, compliance certificates issued by accredited certifiers in lieu of council inspections will only be accepted by prior agreement or by Council request. All compliance certificate(s) must certify that the relevant work has been completed in accordance with the pertinent Notice of Determination / Development Consent and Construction Certificate.

12.8 **Inspection of Engineering Works - Roads Act 1993 or Local Government Act 1993**

12.8.1 All inspection(s) required by this consent for any engineering works that are approved under the *Roads Act 1993* or Local Government Act 1993 must be made by Council's Development Overseers.

Inspections must be pre-booked with a minimum 24 hours' notice. Council's Development Overseers may be contacted on 02 9839 6586 between 6 am – 7 am, Monday to Friday. Note: A site inspection is required prior to commencement of work. A schedule of mandatory inspections is listed in Council's Works Specification – Civil (current version).

12.9 **Traffic Control**

12.9.1 Any "Traffic Control Plan" utilised for engineering works required by this consent must be prepared by a person who holds a current Roads and Maritime Services (RMS) Work Zone Traffic Management Plan accreditation and photo card for all works that are carried out in or adjacent to a public road. This Plan must satisfy all the requirements of AS 1742.3 - 2009.

12.9.2 Traffic control devices/facilities (i.e. barricades, signs, lights, etc.) required by the certified Traffic Control Plan must be setup, installed, monitored and maintained and by a person who holds a current Roads and Maritime Services (RMS) accreditation and photo card to implement Traffic Control Plans.

12.9.3 Persons undertaking the control of traffic through or around work sites on Council controlled roads must hold a current Roads and Maritime Services (RMS) Traffic Controller accreditation and photo card and carry it with them.

12.9.4 The applicant is advised that prior to implementation of any traffic control system and during the entire course of construction suitably qualified Roads and Maritime Services (RMS) accredited work site traffic controllers will ensure a smooth transition with other nearby traffic control setups. The coordination, communication and cohesion between adjacent traffic control systems shall be addressed by the applicant and must satisfy all the requirements of AS 1742.3 - 2009.

12.9.5 Where the Traffic Control Plan may change during the course of construction to facilitate new works, a revised traffic control plan shall be prepared and certified by a person who holds a current Roads and Maritime Services (RMS) accreditation to prepare a Work Zone Traffic Management Plan. This Plan must satisfy all the requirements of *AS 1742.3 – 2009* and the current version of the RMS *Traffic Control at Work Sites* manual and shall be submitted to Council prior to implementation.

12.10 **Drainage Conditions:**

12.10.1 The Atlan Ecocepter GPT 6000 series and Atlan Flowceptor device is not to be reduced in size, nor replaced with an alternate manufacturer's product.

12.10.2 Provide certification prior to placement of the liner for the bioretention that the minimum filter area has been achieved excluding all pits and scour protection and that the base is free of rocks and debris.

Provide certification prior to placement, that the bioretention filter media ex-bin has:
i. A minimum hydraulic conductivity as defined by ASTM F1815-11 of 250 mm/hr (actual, not predicted)
ii. A maximum hydraulic conductivity as defined by ASTM F1815-11 of 700 mm/hr (actual, not predicted)
iii. A pH between 5.5 to 7.
iv. An Orthophosphate content < 20 mg/kg
v. A Total Nitrogen content < 900 mg/kg
vi. Is not hydrophobic.

Provide certification prior to placement in the bioretention basin, that the transition layer material ex-bin:
i. Is a clean, washed well-graded coarse sand or coarse sand blend containing little or no fines (< 2%), and
ii. Satisfies the bridging criteria D15 (transition layer) ≤ 4 x D85 (filter media)
where: D15 is the 15th percentile particle size in the transition layer material (i.e., 15% of the sand is smaller than D15 mm), and
D85 is the 85th percentile particle size in the filter media.
iii. Satisfies the hydraulic conductivity criteria D15 (transition layer) ≥ D15 (filter media) x 3.

Provide certification prior to placement in the bioretention basin, that the drainage layer material ex-bin:
i. Is a clean washed 5-7 mm gravel, such as washed screenings.
ii. Satisfies the bridging criteria D15 (drainage layer) ≤ 4 x D85 (transition layer)
where: D15 (drainage layer) is the 15th percentile particle size in the drainage layer material (i.e., 15% of the gravel is smaller than D15 mm), and
D85 (transition layer) is the 85th percentile particle size in the transition layer material.
iii. Satisfies the hydraulic conductivity criteria D15 (drainage layer) ≥ D15 (transition layer) x 3.

No fertiliser or additional nutrient material or mulch is to be provided to the bioretention basin filter area during planting of the tubestock, or at any time.

The filter media in the bioretention area is not to be installed nor bioretention plants installed until all the building works, retaining walls and driveways have been completed.

13 DURING CONSTRUCTION (ENVIRONMENTAL HEALTH)

13.1 An unexpected find policy (UFP) shall be prepared and implemented for the proposed site redevelopment works.

13.2 Any new information during remediation or construction works which has the potential to alter previous conclusions about site contamination must be immediately notified to Blacktown City Council.

13.3 Any fill material imported onto the site must be classified as Virgin Excavated Natural Material (VENM) or Excavated Natural Material (ENM) and must be analysed and validated by an appropriately qualified and experienced environmental consultant in accordance with relevant NSW EPA guidelines, including the 'Waste Classification Guidelines' 2014 and the NSW EPA Contaminated Land Guidelines: Sampling design (2022).

13.4 All waste generated on the site during the construction must be classified in accordance with the NSW EPA's Environmental Guidelines: Assessment, Classification and management of Liquid and Non-Liquid Waste and disposed of at a facility that may lawfully accept the waste.

13.5 The recommendations in Asbestos Management Plan, prepared by JK Environments dated 29 August 2024 are to be implemented.

13.6 The recommendations in Hazardous Building Materials Survey, prepared by JK Environments dated 31 August 2023 are to be implemented.

13.7 The recommendations outlined in the Development Application Noise Impact Assessment, prepared by Acoustic Logic dated 2 September 2024, shall be implemented and complied with.

14 DURING CONSTRUCTION (TREES)

14.1 Implement the approved Landscape Plan by Site Image dated 3 September 2024. Landscape works shall conform to planting densities as scheduled, with all plants at nominated pot sizes and spacing's and be maintained for a minimum of 52 weeks to achieve continuous healthy growth.

15 PRIOR TO OCCUPATION AND COMMENCEMENT OF USE (PLANNING)

15.1 **Service Authority Approvals**

15.1.1 The following documentary evidence shall be obtained and forwarded to the Principal Certifying Authority prior to Occupation and commencement of use:

(a) A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Please refer to the "Building Plumbing and Developing" Section of the website www.sydneywater.com.au, then follow the "Developing Your Land" link or telephone 13 20 92 for assistance. Following application, a "Notice of Requirements" will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design. The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the issue of an

Occupation Certificate.

(b) A "Notification of Arrangement" Certificate from a recognised energy provider, stating that arrangements have been made with the service authority for electrical services, including the provision of street lighting, to the development.

15.2 **Landscaping**

15.2.1 All landscaping shall be completed in accordance with the approved landscape plans.

15.2.2 At the completion of landscape works, the consulting landscape architect who prepared the documentation, or another appropriately qualified landscape consultant, shall submit to the Certifying Authority a Landscape Compliance Report. This report shall certify shrub and tree species, pot size, and planting densities and landscape area set-out comply with approved documentation and practical completion of the landscaping works including green wall climbers, boundary screening and aquatic feature areas has occurred. The Certifying Authority shall not issue the Final Occupation Certificate without receipt of the Landscape Compliance Report.

15.3 **Fire and Rescue NSW**

15.3.1 Prior to occupation the applicant must submit an Emergency Plan and Emergency Services Information Package to FRNSW. The following documents from the Fire & Rescue NSW website will assist:

- Lodge an emergency plan - Fire and Rescue NSW
- Emergency services information package and tactical fire plans

16 PRIOR TO OCCUPATION (BUILDING)

16.1 **Compliance with Conditions**

16.1.1 The occupation and use of the building shall not commence until such time as all conditions of this consent, other than "Operational" conditions, have been satisfied. The use or occupation of the development prior to compliance with all conditions of consent, other than "Operational" conditions, may render the applicant/developer liable to legal proceedings.

17 PRIOR TO OCCUPATION (ENGINEERING)

17.1 **Surveys/Certificates/Works As Executed plans**

17.1.1 A Work-as-Executed (WAE) plan signed by a Registered Engineer (NER) or a Registered Surveyor must be submitted to Council when the engineering works are completed. A colour soft copy (on a CD/USB with file format .PDF) of the WAE plans are to be submitted to Council. All engineering WAE plans MUST be prepared on a copy of the original, stamped Construction Certificate plans for engineering works.

17.1.2 A certificate from a Registered Engineer (NER) must be obtained and submitted to Council verifying that the constructed Stormwater Quality Control system will function effectively in accordance with Blacktown Council's DCP Part J – Water Sensitive Urban Design and Integrated Water Cycle Management.

17.1.3 Written evidence is to be obtained from Transport for NSW (Roads and Maritime) indicating compliance with its requirements including the payment of any necessary works supervision fees.

17.1.4 This development requires separate approvals under the Roads Act 1993 and / or

Local Government Act 1993. Prior to the issue of an Occupation Certificate, the applicant must obtain written confirmation from Council that these works have been completed to its satisfaction.

17.2 **Easements/Restrictions/Positive Covenants**

17.2.1 Any covenant(s) easement(s) or restriction(s) required by this consent must nominate Blacktown City Council as the authority to release, vary or modify the easement(s) or restriction(s). The form of easement or restriction created as a result of this consent must be in accordance with the following:

(a) Blacktown City Council's standard recitals for Terms of Easements and Restrictions (Current Version).

(b) The standard format for covenants, easements and restrictions as accepted by NSW Land Registry Services).

17.2.2 The creation of easement(s) related to inter-allotment drainage with a minimum width in accordance with Council's Engineering Guide for Development (current issue).

17.3 **Inspections**

17.3.1 Any additional Council inspections beyond the scope of any Compliance Certificate package and needed to verify full compliance with the terms of this consent will be charged at the individual inspection rate nominated in Council's Fees and Charges Schedule.

17.4 Drainage conditions

17.4.1 A Chartered Civil Engineer registered with NER, is to certify that:

i. all the requirements of the approved drainage plan have been undertaken;

ii. the bioretention system has been installed with a minimum total filter media area of 150 m² for the bioretention basin. These areas must be clear of pits, flow spreaders and scour protection;

iii. The bioretention basin is enclosed with a minimum 1.5mm HDPE or equivalent liner with geotextile under;

iv. The bioretention subsoil lines are un-socked slotted PVC laid at flat with a minimum 50 mm gravel cover;

v. There is no geotextile between the layers of the bioretention basin;

vi. The bioretention systems having a minimum of 400 mm of filter media, a 350 mm transition layer and a minimum 200 mm gravel layer with liners for all Bioretention basins;

vii. All the silt traps have been installed as per the plan.

viii. a minimum 70 KL rainwater tank has been provided collecting roof water from a minimum 5559 m² of roof area;

ix. the interpretative water quality sign has been correctly installed;

x. all other signage and warning notices have been installed;

xi. The Atlan Flowceptor GPT has been installed for the site as per the manufacturer's recommendations;

xii. The Atlan Ecocepter GPT 6000 series has been installed for the site as per the

manufacturer's recommendations; and

xiii. a copy of the certification and the works-as-executed drainage plan has been provided to the certifier, who shall provide it to Council.

17.4.2 A plumber licensed with NSW Fair Trading, or experienced hydraulic engineer, is to certify that:

a. All the non-potable water uses are being supplied by rainwater;

b. All the requirements of the detailed Non-Potable Water Supply & Irrigation Plan have been installed to the required locations.

c. The flow meters have been installed on the pump outflow and the solenoid controlled mains water bypass to determine non-potable usage and actual percentage of reuse;

d. The pumps, alarms and all other systems are working correctly; and

e. The water from at least one garden tap and two toilets (one from each level) have been tested to show no chlorine residual.

f. Rainwater warning signs are fitted to all external taps using rainwater.

g. A signed, works-as-executed Non-Potable Water Supply & Irrigation Plan is to be provided to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au

17.4.3 An experienced irrigation specialist, is to certify that:

a. All the non-potable landscape water uses are being supplied by rainwater;

b. All the requirements of the detailed Landscape Watering Plan have been installed to the required locations.

c. The automatic timer has been set up for time and frequency to deliver ### kl/year on average and the system has been design will adjust for twice the rate in summer and half the rate in winter.

d. The pumps, alarms and all other systems are working correctly; and

e. The water from at least two garden taps, or two sample points for the landscape watering system have been tested to show no chlorine residual.

f. Rainwater warning signs are fitted to all external taps using rainwater.

g. A signed, works-as-executed Landscape Watering Plan is to be provided to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au

17.4.4 A plumber licensed with NSW Fair Trading is to certify that the buildings, or parts of buildings that are not affected by BASIX, comply with the minimum standards defined by the Water Efficiency Labelling and Standards (WELS) Scheme for any water use fittings. Minimum WELS ratings are:

i. 4 star dual-flush toilets;

ii. 3 star showerheads;

iii. 5 star taps (for all taps other than bath outlets and garden taps);

iv. 3 star urinals; and

v. 3 star Water efficient washing machines and dishwashers have been used.

17.4.5 A Geotechnical Engineer is to undertake insitu Saturated Hydraulic Conductivity Testing of each of the bioretention systems in accordance with Practise Note 1 of the FAWB guidelines. For bioretention systems with a filter area less than 50 m2, in situ hydraulic conductivity testing should be conducted at three points. For systems with a filter area greater than 50 m2, an extra test point should be added for every additional 100 m2 or part thereof. Points are to be spatially distributed. Where the hydraulic conductivity of the soil differs from the rate specified in MUSIC of 100 mm/hr (tolerance 0 % to +400%), remediation works will be required over the filter area to restore the conductivity and the test repeated until the hydraulic conductivity is achieved. A Geotechnical Engineer is to then certify that in accordance with Practice Note 1 of the FAWB guidelines, the Saturated Hydraulic Conductivity is within tolerance to the rate specified in MUSIC for each of the bioretention systems. A copy of the test results and certification is to be provided to Council.

17.4.6 After the hydraulic conductivity has been certified by the Geotechnical Engineer, a horticulturalist that has relevant tertiary qualifications and technical knowledge with a minimum of five (5) years demonstrated experience is to certify that the planting within the bioretention area including bank areas, is of the same quality in type and quantity as per the construction certificate approved landscape plans, that any plants lost have been replaced and that any areas of scour or disrepair have been restored.

17.4.7 Prior to the issue of the Occupation certificate, the applicant shall submit to Council documentation that identifies the correct locations, types, models, and model numbers of assets that form the WSUD system installed on the property. The documentation is to include the final version of the Stormwater management report and certified and signed stormwater Works-as-executed plans.

17.4.8 The applicant shall lodge a Property Dealing Application with the completed NSW Land Registry form (13PC and/or 13RPA) to Blacktown City Council with the following documents:

i. A certified and signed Works-as-Executed plans with details overdrawn on a copy of the approved Construction Certificate plan that identifies the correct locations, all signage, types, models, and model numbers of assets that form the WSUD system(s) installed on the property.

ii. A maintenance schedule for the WSUD system installed on the property. The maintenance schedule is to be prepared in accordance with the maintenance schedule template and WSUD Inspection and Maintenance Guidelines. This maintenance schedule is to form the maintenance agreement between the land/asset owner and Council for the ongoing requirement to inspect and maintain the assets in perpetuity.

iii. The layouts of the WSUD signage(s) including the device location, device image and standard wording must be provided as per requirements in the Council's WSUD Developer Handbook 2023. The signage must be installed within the development and shown in the Works-as Executed Plans.

iv. Practical completion certificate.

v. The applicant shall create on the Title a restriction on the use of land and a positive covenant in respect to the ongoing maintenance and restriction of the WSUD system(s). The terms of the positive covenant and restriction are to be prepared in accordance with Appendix F of Blacktown City Council's Engineering

Guide for Development 2005 at the applicant's expense and endorsed by Blacktown City Council's delegate prior to lodgement with NSW Land Registry Services.

vi. Blacktown City Council shall be nominated as the party to release, vary or modify such covenant.

vii. Photographic evidence of the WSUD system(s)

18 PRIOR TO OCCUPATION CERTIFICATE (BUILDING)

18.1 **Compliance with Conditions**

18.1.1 An Occupation Certificate shall not be issued until such time as all conditions of this consent, other than "Operational" conditions, have been satisfied. The use or occupation of the development prior to compliance with all conditions of consent, other than "Operational" conditions, may render the applicant/developer liable to legal proceedings.

18.1.2 Prior to commencement of the occupation or use of the whole or any part of a new building, or commencement of a change of building use for the whole or any part of an existing building, it is necessary to obtain an Occupation Certificate from the Principal Certifier in accordance with the provisions of Section 6.9 of the *Environmental Planning and Assessment Act 1979.*

19 PRIOR TO OCCUPATION (HEALTH)

19.1.1 Certification must be provided by a qualified acoustic engineer that all work associated with the installation of the acoustic measures and noise attenuation has been completed in accordance with the certified design and to the standard required by this consent.

20 OPERATIONAL (PLANNING)

20.1 **Hours of operation**

20.1.1 In accordance with the recommendation of the Noise Impact Assessment prepared by Acoustic Logic and dated 2 September 2024:

(i) Training activities, deliveries and waste management trucks must only occur between 7:00am and 6:00pm Mondays to Fridays.

20.1.2 In addition to the above hours, theoretical and minor practical indoor classes may operate in the evening from 5:00pm – 9:00pm Mondays to Fridays.

20.1.3 Only 6 special events per year are permitted on site with no greater than 100 students per event. These events may take place between 5:00pm-9:00pm Mondays to Fridays or during regular hours, but must not occur beyond these hours.

20.1.4 Activities taking place on the site from 6:00am daily must only be undertaken indoors, with doors and windows closed. Also, no deliveries or any other activity is to take place between 6:00am and 7:00am that may disturb the amenity of the adjoining residential area.

20.1.5 All vehicular access to the site must be limited to the existing left-in, left-out access off Old Windsor Road only.

20.2 **General**

20.2.1 External doors to the training work areas must be kept closed when the training area is not in use.

20.2.2 All loading and unloading operations must take place at all times wholly within the confines of the land and only between 7:00am and 5:00pm Monday to Friday.

20.2.3 Access and parking for people with disabilities shall be maintained in accordance with provisions of Australian Standards 1428.1 and 2890.1.

20.2.4 Should an intruder alarm be installed on the land it shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act 1997.

20.2.5 Emission of noise from the premises must be controlled at all times so as to not to adversely impact upon the amenity of the adjoining land and nearby owners/occupants.

20.3 **Landscaping**

20.3.1 All landscaping areas provided in accordance with the approved landscaping design must be maintained and trees protected at all times.

20.4 **Use of Premises**

20.4.1 The use of the approved development must be conducted in a manner consistent with the terms and conditions of this consent at all times.

20.4.2 The use of the site must be carried out in accordance with the Crime Prevention Through Environmental Design Report prepared by Ethos Urban and dated 16 October 2024, with particular attention to:

- Surveillance
- Lighting and technical supervision
- Territorial reinforcement
- Environmental maintenance
- Activity and space management
- Access control, and
- Design, definition and designation

20.4.3 The development shall not be used or converted for use for any purpose other than that:

(a) Granted consent by Council's Notice of Determination, or

(b) Which is "Exempt Development", "Complying Development" or "Development without Consent" under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or other environmental planning instrument.

21 OPERATIONAL (ENVIRONMENTAL HEALTH)

21.1 Upon receipt of a justified complaint in relation to noise pollution emanating from the premises, an acoustical assessment is to be carried out in accordance with the requirements of the NSW Environment Protection Authority's Noise Policy for Industry (2017) and provide recommendations to mitigate the emission of offensive noise from the premises. The report shall be prepared by an appropriately qualified acoustic

consultant with suitable technical qualifications and experience, consistent with the technical eligibility criteria for membership to the Association of Australian Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS) and shall be submitted to Council for consideration.

21.2 Any activity carried out in accordance with this approval shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.

21.3 All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.

21.4 In accordance with the requirements of Part 5.7 Protection of the Environment Operations Act 1997, Council is to be informed of any pollution incident that occurs in the course of carrying out the approved activity where material harm to the environment is caused or threatened.

21.5 The recommendations in Development Application Noise Impact Assessment, prepared by Acoustic Logic dated 2 September 2024 are to be implemented.

21.6 A post commissioning report must be produced by an acoustic consultant with suitable technical qualifications and experience, consistent with the technical eligibility criteria for membership to the Association of Australian Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS) within 3 – 6 months of the proposed development operating to validate the Environmental Noise Impact Assessment s findings. The report is to be submitted to Council to review.

21.7 The Operational Plan of Management, dated 10 October 2024 shall be implemented and is to be monitored and enforced by Plumbing Industry Climate Action Centre.

21.8 The bunded storage area must be maintained in such condition to ensure that all spillage or leakage is retained within the bund, until disposed of by means that do not pollute waters or land.

Attachment 9

memo

To	Sydney Central City Planning Panel
From	Judith Portelli, Manager Development Assessment, Blacktown City Council
Date	24 June 2025
Subject	Request for delegation to determine application PPSSCC-630 (1000 Old Windsor Road, Glenwood) as consent authority
File no	F25/379

Topic We are requesting the Sydney Central City Planning Panel to grant Blacktown City Council delegation of consent authority functions under Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021 in accordance with Section 2.16(6) of the Environmental Planning and Assessment Act 1979 to determine development application PPSSCC-630 (DA-24-01170).

Recommendation

1. That the Panel, with the Minister's approval, exercise its discretion under Section 2.16(6) of the Act to delegate its consent authority functions to Blacktown City Council for this matter.

1. Application details: PPSSCC-630 (DA-24-01170)

This development application was referred to the Sydney Central City Planning Panel as State Environmental Planning Policy (Planning Systems) 2021 Schedule 6 (2) *Development that has an estimated development cost of more than $30 million* applies to the proposed development. The capital investment value is over $30 million, being $44,662,783 (excluding GST).

The development application seeks approval for the construction of a new 2 storey building (Trades Hall) incorporating tutorial rooms, reception, storeroom, cutting and welding rooms and various fire industry training areas ancillary to the existing Plumbing Education Centre for the Plumbing Industry Climate Action Centre (PICAC).

The site currently operates as a plumbing education centre that includes several halls, demountables, sheds recreation areas and a carpark. Prior to this use, it was an Anglican primary and secondary school (Glenwood Anglican Technical School) and more recently the Trades Norwest Anglican Senior College (ceasing its operations in late 2020).

The proposal will comprise the following:

Stage 1A

- Site preparation works including tree removal and relocation of existing demountables.
- Construction of the southern part of the new 2 storey building (trades hall) incorporating tutorial rooms, reception, storeroom, cutting and welding rooms and various fire industry training areas.
- Construction of an outdoor safety training area located to the east of the proposed trades hall

Concern regarding the student numbers during the evening classes from 5.00 pm and 9.00 pm.	Student numbers between 5.00 pm and 9.00 pm will operate at a reduced capacity. Practical elements of the courses being taught will be limited during these hours. After 5.00 pm, classes will primarily be theoretical and have minor noise implications to the surrounding residential development.	A condition to this effect will be included in the recommended development consent.
Concern that the extended hours of operation will result in the surrounding properties being at risk of security violation/break-ins.	The proposed development is supported by a Crime Prevention Through Environmental Design Assessment (CPTED). The CPTED has undertaken a thorough assessment of the crime that may be associated with the proposed development. Access control measures and territorial reinforcement have been incorporated into the design of the site. The site is currently enclosed by a palisade fence and will be retained. The positioning and management of the proposed and retained gates ensure the site is secured outside of operating hours and during the site's open hours.	The proposed use of the site as a training facility/educational establishment is not inherently associated with a heightened security risk. The facility is intended to be used for legitimate educational purposes, and its operation will be limited to supervised, structured activities, even during later hours. Key considerations: The use does not involve unsupervised gatherings, public events, or after-hours commercial trade that may attract antisocial behaviour. Extended hours are sought to accommodate flexible training schedules, particularly for adult learners or shift workers, not to intensify site activity. The site will be secured outside of operating hours, and appropriate lighting and security measures will be in place.
Concern that the special events will not be managed effectively.	Special events will be managed by the directed site manager for PICAC Glenwood. All visitors will be required to register their interest in attending the events held at the site. This will ensure that any events are properly managed and catered for. The events register is provided within the Operational Management Plan that was submitted with the development application. Depending on the nature of the event, events will be staffed accordingly, and staff procedures will ensure all visitors sign in. Following the end of the event, staff will ensure all visitors have left the premises.	The special events will likely be 2-6 events per year and will be presentations with between 10-100 students. These will typically take place between 5:00pm-9:00pm. We will draft specific conditions of consent to deal with this issue.
Concern that the Acoustic Assessment does not adequately assess noisy activities associated with PICAC Glenwood.	A Noise Impact Assessment was prepared by Acoustic Logic and identified specific practical training activities associated with plumbing works, metal work, cutting and welding. The above noise-producing activities will be undertaken in accordance with mitigation measures that will reduce the anticipated noise impacts. Mitigation measures which are of relevance to the above activities include: • The ceiling of the training work areas should be absorptive and have a minimum NRC of 0.75. • Roof to be a minimum of 0.48mm BMT steel sheeting with a minimum of 50 mm thick "Anticon" insulation. • All glazing and other lightweight panels to training work areas should be minimum Rw 29 rated. • The driveway barrier (extent indicated on the architectural drawings) is to be constructed of an imperforate material having a surface density not less than 7kg/m2 (Rw > 25). • A detailed review of noise emissions from the proposed mechanical plant should be undertaken for construction certificate (CC) by a suitably qualified acoustic specialist who should determine compliance criteria established in the Acoustic Assessment and recommend any treatment needed such as screening, attenuation, enclosures, louvres, etc.	In addition to what the applicant has provided in response, our Environmental Health Unit has considered the acoustic impacts likely to arise from the use of the facility and conclude that there will be no unreasonable impacts, subject to implementing the recommendations of the acoustic report.

Request for the removal of trees on the northwest boundary (due to allergies relating to native species).	The proposed landscaping has been prepared in consideration of the residential development surrounding the site. The proposed choice of plantings has been chosen to complement the existing plantings.	A property owner typically has the right to choose landscaping and vegetation on their land, including native species, provided it does not involve planting noxious weeds or species that impact bushfire risk or infrastructure. It would be difficult to lawfully restrict plantings based on potential airborne allergens.
Concern that Shaun Street will become more congested during construction.	TTPP have prepared an additional response to address construction worker parking options. It is acknowledged that on-street parking by construction workers shall not be considered an acceptable solution due to the amenity impacts on surrounding residents. A detailed Construction Traffic Management Plan (CTMP) will be prepared prior to the commencement of the construction works and will include specific details and the arrangement pertaining to the off-street parking facilities to be utilised to accommodate construction working parking demand during the construction phase of the development. The Detailed CTMP (with Church permission) will seek to formalise temporary accommodation of parking to PICAC construction workers. Measures have been identified in the Preliminary CTMP to encourage the use of public transport. Some of these include 'on-site tool drops' and on-site storage of equipment. Refer to the Letter prepared by TTPP for further details of the approach to construction worker parking.	We will not support any construction related parking on public roads. All parking associated with construction activities must be within the site compound or for some other arrangement pending the conclusions of the Construction Traffic Management Report to be submitted for approval prior to the release of the first construction certificate. This will be reinforced in the recommended conditions of consent.
Concern that access from Shaun Street to the neighbouring Church car park will be denied.	As detailed in the statement of environmental effects, the Emmanuel Baptist Church controls the opening and closing of the Shaun Street gate. This is not within the control of PICAC. Council cannot close off this access permanently as it belongs to the church.	The current s88B (for DP 1144231) contains a positive covenant allowing the set down/pick up of students, parking for the college and the church to utilise the secondary access off Shaun Street (in addition to Old Windsor Road). As it is the applicant's intention that this access only be in association with the church and no longer for Lot 201 (the DA site), the registered s88B will need to be amended with a prescribed request to Council and NSW Land Registry Services. A suitable condition to this effect will be included in the recommended development consent.
Noise impacts	A Noise Impact Assessment was submitted with the development application and confirmed that the noisy activities will be undertaken in accordance with mitigation measures that will reduce the anticipated noise impacts. Refer to item 3.1 for the noise mitigation measurements. Any ongoing noise implications can be addressed with PICAC management.	In addition to what the applicant has provided in response, our Environmental Health Unit has considered the acoustic impacts likely to arise from the use of the facility and conclude that there will be no unreasonable impacts, subject to implementing the recommendations of the acoustic report.

Summary:

Reasons for the delegation request

- Subject to drainage issues being resolved, the proposal is consistent with the relevant planning controls and does not raise any issues of regional significance.
- The proposal is of wider local strategic importance and we have extensive knowledge of the site and community context.
- There are no conflicts of interest involving Council staff or officials in relation to this application.
- The level of public interest is minimal and the low number of submissions received, despite the wide notification area and extended period, implies tacit support for the development.
- The nature and substance of the objections is such that conditions of consent and appropriate management of the facility are capable of dealing with the issues raised.
- Local determination would support efficient assessment and timely decision-making without compromising transparency or probity.
- There is no variation sought from development standards or policy that would normally warrant Panel oversight.

- The importance of increasing training opportunities for trade skills in this time of the housing crisis is in the public interest

Approval

	Name and position	Signature
Prepared by	Alan Middlemiss Coordinator Planning Assessment	
Endorsed by	Judith Portelli Manager Development Assessment	

Attachment 10.

RECORD OF DELEGATION

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF PANEL DECISION	26 June 2025
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray, Moninder Singh
APOLOGIES	Dorothy Del Villar
DECLARATIONS OF INTEREST	None

DELEGATION REQUEST – DETERMINATION OF DEVELOPMENT APPLICATION PPSSCC-630

Development Application

PPSSCC-630 – Blacktown – DA-24-01170 – 1000 Old Windsor Road, Glenwood - Construction of a new two-storey building (Trades Hall) incorporating tutorial rooms, reception, storeroom, cutting and welding rooms and various fire industry training areas. Vehicular access is off Old Windsor Road.

BACKGROUND

The Minister for Planning and Public Spaces provided approval under section 2.16(6) of the Environmental Planning and Assessment Act 1979 (EP&A Act) for any Sydney district or regional planning panel to delegate any of its functions under the EP&A Act or any other Act (other than the power of delegation) to the general manager or other staff of a council, for any area or part of any area for which the Sydney district or regional planning panel is constituted.

With respect to PPSSCC-630 - DA-24-01170, Blacktown Council have made a request of the Sydney Central City Planning Panel that delegation to determine PPSSCC-630 - DA-24-01170 be granted. The panel have been advised by Council:

- *Subject to drainage issues being resolved, the proposal is consistent with the relevant planning controls and does not raise any issues of regional significance.*
- *The proposal is of wider local strategic importance and we have extensive knowledge of the site and community context.*
- *There are no conflicts of interest involving Council staff or officials in relation to this application.*
- *The level of public interest is minimal and the low number of submissions received, despite the wide notification area and extended period, implies tacit support for the development.*
- *The nature and substance of the objections is such that conditions of consent and appropriate management of the facility are capable of dealing with the issues raised.*
- *Local determination would support efficient assessment and timely decision-making without compromising transparency or probity.*
- *There is no variation sought from development standards or policy that would normally warrant Panel oversight.*

PANEL RESOLUTION

This is a resolution of the Panel made on 26.06.25 in accordance with Schedule 2 Part 5 of the EP&A Act.

That pursuant to section 2.16(6)(c) of the EP&A Act 1979 the Panel resolves to delegate to (the General Manager or similar) of Blacktown City Council the power to make a determination as consent authority under section 4.16 of the EP&A Act on:

PPSSCC-630 – Blacktown – DA-24-01170 – 1000 Old Windsor Road, Glenwood - Construction of a new two-storey building (Trades Hall) incorporating tutorial rooms, reception, storeroom, cutting and welding rooms and various fire industry training areas. Vehicular access is off Old Windsor Road.

PANEL MEMBERS	
Abigail Goldberg (Chair)	David Ryan
Steve Murray	Moninder Singh