

COUNCIL ASSESSMENT REPORT

SYDNEY CENTRAL CITY PLANNING PANEL

PANEL REFERENCE & DA NUMBER	PPSSCC-640 DA 1040/2025/JP
PROPOSAL	Primary School
ADDRESS	Lots 1-3 DP 1260769 123 Old Pitt Town Road and 3-5 Mandalas Street, Gables
APPLICANT	Norwest Christian College Limited
OWNER	Norwest Christian College Limited
DA LODGEMENT DATE	23 December 2024
APPLICATION TYPE	Development Application - Integrated
REGIONALLY SIGNIFICANT CRITERIA	Clause 2.19 and Section 5(b) of Schedule 6 of the SEPP (Planning Systems) 2021: Private infrastructure and community facilities over \$5 million.
CIV	\$19,718,000.00 (excluding GST)
CLAUSE 4.6 REQUESTS	None requested.
KEY SEPP/LEP	SEPP (Planning Systems) 2021 SEPP (Biodiversity and Conservation) 2021 SEPP (Resilience and Hazards) 2021 SEPP (Transport and Infrastructure) 2021 SEPP (Sustainable Buildings) 2022 SEPP (Industry and Employment) 2021 The Hills Local Environmental Plan 2019
TOTAL & UNIQUE SUBMISSIONS KEY ISSUES IN SUBMISSIONS	30 unique submissions and 1 petition against the proposal received. Concerns raised regarding notification, staging of development and cumulative impacts, traffic impacts, vehicular and pedestrian access, off-street parking and noise impacts.
DOCUMENTS SUBMITTED FOR CONSIDERATION	Architectural Plans prepared by PMDL Architecture Revision I dated 04/09/2025 Landscape Design Report and Plans prepared by Ground Ink Revision D dated 08/09/2025

	Aboriginal Due Diligence Assessment prepared by Apex Archaeology dated December 2024 Accessibility Report prepared by Jensen Hughes Pty Ltd Revision 1.1 dated 13/12/2024 Arboricultural Impact Assessment prepared by Tree Report Pty Ltd Revision 4 dated 24/06/2025 Biodiversity Development Assessment Report prepared by Narla Environmental Revision 4 dated 11/09/2025 BCA Assessment Report prepared by Jensen Hughes Pty Ltd Revision 2 dated 13/12/2024 Bushfire Assessment Report prepared by Building Code & Bushfire Hazard Solutions Pty Ltd dated 09/12/2024 Cost Summary Report prepared by Wilde and Woollard Revision 1 dated 16 December 2024 Design Statement prepared by PMDL Architecture dated 16/12/2024 NABERS Embodied Emissions Materials Form prepared by Wilde and Woollard Fire Engineering Compliance prepared by Walkerbai Fire Engineering dated 12/12/2024 Flood Impact Assessment Report prepared by Woolacotts Consulting Engineers Revision B dated 10/12/2024 Geotechnical Investigation prepared by JK Geotechnics Revision 1 dated 09/12/2024 Infrastructure Report prepared by ADP Consulting Engineering Revision 2 dated 09/12/2024 Onsite Wastewater Management Report prepared by Henry & Hymas Revision 5 dated 10/12/2024 Onsite Wastewater Management Plans prepared by Henry & Hymas Revision 4 dated 11/12/2024 Operational Plan of Management prepared by EPM Projects Revision C dated 12/09/2025 Preliminary Site Investigation prepared by JK Environments Revision 1 dated 09/12/2024 Detailed Site Investigation prepared by Neo Consulting Revision 0 dated 16/12/2024 Statement of Environmental Effects prepared by EPM Projects Revision B dated 19/12/2024 Stormwater and Civil Engineering Plans prepared by Woolacotts Consulting Engineers Various Revisions and Dates Traffic Management Report prepared by arc Revision 3 dated 12/12/2024 Transport Assessment prepared by arc Revision 3 dated 12/12/2024 Waste Management Report prepared by MRA Consulting Group Revision 1 dated 09/12/2024
SPECIAL INFRASTRUCTURE	The proposal is not subject to the payment of a Special Infrastructure Contribution under Section 7.24 of the Environmental Planning and Assessment Act 1979.

CONTRIBUTIONS (S7.24)	
RECOMMENDATION	Deferral
DRAFT CONDITIONS TO APPLICANT	N/A
SCHEDULED MEETING DATE	13 November 2025
PLAN VERSION	4 September 2025 Version I
PREPARED BY	Jacob Kiner – Planning Coordinator
CONFLICT OF INTEREST DECLARATION	None Declared
DATE OF REPORT	30 October 2025

EXECUTIVE SUMMARY

Development Application 1040/2025/JP seeks approval for the demolition of existing structures and construction of a primary school over three stages. The overall development seeks approval to cater for a total of 420 students and 40 staff. The proposed development seeks vehicular access from Old Pitt Town Road via a left-in left-out arrangement. The proposed development is required to provide a deceleration lane along Old Pitt Town Road to provide access to the site. No vehicular or pedestrian access is proposed from or to Mandalas Street.

The subject site is identified as Lots 1-3 in DP 1260769, known as 123 Old Pitt Town Road and 3-5 Mandalas Street, Gables. The portion of the development site that is 123 Old Pitt Town Road contains an existing dwelling house and ancillary structures such as a shed, swimming pool and landscaping. The remainder of the development site that is 3-5 Mandalas Street is currently vacant. The overall development site is 6.74 hectares in area and has access from Old Pitt Town Road and Mandalas Street.

The site is located within proximity to the Gables and Box Hill Precincts which are currently experiencing significant development and transition from rural to low and medium density residential areas. Given the significant growth occurring in both precincts, infrastructure such as schools are in demand to cater for the growing populations.

The site is zoned RU6 Transition pursuant to Clause 2.2 of The Hills Local Environmental Plan 2019 (the LEP). Development for the purposes of an educational establishment is not permitted within the RU6 zone under the LEP, however Section 3.36(1) of State Environmental Planning Policy (Transport and Infrastructure) 2021 states that development for the purpose of a school may be carried out with development consent on land within a prescribed zone. The RU6 Transition zone is identified as prescribed zone and therefore the use as an educational establishment is permitted with consent given the SEPP prevails. The proposed development includes demolition which is permitted with development consent under Clause 2.7 of the LEP.

The principle planning controls relevant to the proposal includes SEPP Transport and Infrastructure 2021, SEPP Industry and Employment 2021, The Hills LEP 2019 and The Hills

Development Control Plan 2012 (DCP). The proposal is inconsistent with various provisions of the DCP relating to site coverage, cut and fill and bicycle and motorcycle parking. Despite the variations, Section 3.36(9) of State Environmental Planning Policy (Transport and Infrastructure) 2021 stipulates that a provision of a development control plan that specifies a requirement, standard or control in relation to an educational establishment development within a prescribed zone is of no effect, regardless of when the development control plan was made.

Jurisdictional prerequisites to the grant of consent imposed by the following controls have been satisfied, or will be satisfied subject to conditions of consent including Clause 4.6(1) of State Environmental Planning Policy (Resilience and Hazards) 2021 for consideration of whether the land is contaminated.

The application is identified as Integrated Development pursuant to Section 4.46 of the Environmental Planning and Assessment Act 1979 ('EP&A Act') as the site is bushfire prone land and the proposed development is for a Special Fire Protection Purpose. A referral to the NSW Rural Fire Service pursuant to Section 100B of the Rural Fires Act 1997 was sent and General Terms of Approval and a Bushfire Safety Authority have been issued in relation to the development.

The application has been referred to the Sydney Central City Planning Panel (Panel) as the proposal is identified to be regionally significant development pursuant to Clause 5 of Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021 as the proposal is for the purpose of an educational establishment with a capital investment value of more than \$5 million.

A key unresolved issue associated with the proposal relates to the access to the site and its impacts on the existing road network. The amendment of the proposal to provide a four-lane width for Old Pitt Town Road and deceleration lane requires amendments to the existing kerb alignment along the southern side of Old Pitt Town Road. The kerb realignment may result in impacts on nearby trees that are identified on the Biodiversity Values Map, and the impact on these trees has not been considered as part of the arborist report and Biodiversity Development Assessment Report submitted with the application.

The Sydney Central Planning Panel have required that a planning report be prepared and submitted for consideration on 13 November 2025. Given the impact of the civil design amendments on nearby trees has not yet been quantified and the stormwater design detail is still to be provided, it is recommended that the determination of the application be deferred to enable the appropriate reporting to be prepared and submitted. See Section 5 of the report for detail.

Following consideration of the matters for consideration under Section 4.15(1) of the EP&A Act 1979, the provisions of the relevant State Environmental Planning Policies, in particular the Transport and Infrastructure SEPP and The Hills LEP, the proposal could be supported, subject to the tree impacts on the southern side of Old Pitt Town Road being addressed. The proposed development is generally consistent with the provisions of the Transport and Infrastructure SEPP and The Hills LEP, in which the site is suitable for the intended use as an educational establishment as outlined by the requirements of the SEPP and consistency with the objectives of the Transition zone. The proposed development is unlikely to generate significant impact on the natural and built environments (subject to conditions) and is considered to be in the public interest.

1. THE SITE AND LOCALITY

1.1 The Site

The subject site comprises three existing allotments and is known as No. 123 Old Pitt Town Road and No. 3 and No. 5 Mandalas Street, Gables (Lots 1-3 in DP1260769). The overall site has an area of 6.74 hectares. The overall site has a frontage of 84.79 metres to Old Pitt Town Road and frontage of 134.58 metres to Mandalas Street. The subject site is comprised of three regular shaped allotments zoned RU6 Transition pursuant to The Hills Local Environmental Plan 2019.

The existing portion of the overall site known as No. 123 Old Pitt Town Road currently contains an existing dwelling house and ancillary structures including a shed, swimming pool and landscaping. The site contains vegetation that mostly comprises of modified vegetation and gardens, however contains pockets of Cumberland Shale Plains Woodland along the eastern and western boundaries of the site and also fronting the site in the existing Old Pitt Town Road verge.

The remainder of the site comprised of No. 3 and No. 5 Mandalas Street are currently vacant lots and do not contain any significant vegetation. There are a few remnant trees located within this portion of the site.

The overall development site generally slopes from the southern boundary along Old Pitt Town Road towards to the northern boundary of the site along Mandalas Street.



Figure 1. Aerial photograph of Site (Source: Nearmaps, 11/10/2025)

1.2 The Locality

The subject site is adjacent to the Box Hill Growth Centre Precinct and Gables Urban Release Area. The immediate locality to the west and south-west is largely developed, comprising of low density residential dwellings, subdivisions and small lot housing within both the Box Hill Growth Centre Precinct (south-west) and Gables Urban Release Area (west). The site at 121

Old Pitt Town Road currently functions as a temporary sales office and will be subdivided further upon cessation of the use of the sales office.

The locality to the north and east of the site is largely undeveloped and is characteristic of the RU6 Transition zoning. Immediately adjoining the site to the east at No.125 Old Pitt Town Road is the Riding for the Disabled Association horse riding facility. To the north of the site are other Transition zoned lots that are either vacant or comprise of low density residential dwelling houses.

The portion of the site known as No. 123 Old Pitt Town Road is accessed via Old Pitt Town Road which is identified as a sub-arterial road. The remainder of the site comprised of No. 3 and No. 5 Mandalas Street is accessed via Mandalas Street which is identified as a local road. The intersection of Old Pitt Town Road, Fontana Drive and Terry Road to the west of the site is currently subject to road upgrades to provide a signalised intersection.

The site is within proximity to several bus stops along Old Pitt Town Road and Fontana Drive, with the closest located fronting No. 119C and No. 125 Old Pitt Town Road for eastbound traffic and No. 152A Old Pitt Town Road for westbound traffic.

The site is within proximity to two other schools. Santa Sophia Catholic College is located approximately 1.3 kilometres from the subject site and has capacity for 1860 students from Kindergarten to Year 12 and 130 staff. A temporary public school has been built at Lot 7202 DP 1259469 George Street, Box Hill (known as Box Hill Primary School) approximately 1.4 kilometres from the subject site and will initially operate with 280 students and 30 staff, with a maximum capacity of 600 students and 50 staff.

2. THE PROPOSAL AND BACKGROUND

2.1 The Proposal

The subject Development Application seeks approval for the demolition of existing structures and construction of a primary school and associated works over three stages. The overall development seeks approval to cater for a total of 420 students and 40 staff.

The main school building is proposed to have a total gross floor area of 1247m² and will comprise of 8 classrooms, 2 break out spaces, a reception, sick bay, staff office, library, 3 seminar rooms, kitchen and canteen, walkway, washrooms and storage rooms.

The outdoor play area is split into two sections for kindergarten play and primary play. The primary play area will include a handball court, open play area, seating, softfall embankment play area and landscaping. The kindergarten play area will include a sandpit area, open play area and landscaping.

The staging of the development is outlined as follows:

Stage 1A

- Site preparation including demolition of existing structures, tree removal, remediation of land
- Civil works including earthworks to deliver the internal road, drainage network and 28 car parking spaces
- Construction of a new building containing classrooms, administration and library facilities to cater for 180 students and 16 staff

Stage 1B

- Construction of two demountable classrooms and 12 additional car parking spaces to cater for an additional 120 students and 12 staff (resulting in a total of 300 students and 28 staff)

Stage 1C

- Construction of an additional two demountable classrooms and 15 additional car parking spaces to cater for an additional 120 students and 12 staff (resulting in a total of 420 students and 40 staff).

The proposed development seeks vehicular access from Old Pitt Town Road via a left-in left-out arrangement. The proposed development is required to provide a deceleration lane along Old Pitt Town Road to provide access to the site. No vehicular access is proposed from or to Mandalas Street.

The development will provide for a total of 55 car parking spaces within an on-site car park. The development includes a loop driveway to provide access to the on-site car park, as well as a bus drop off area and kiss and drop zone.

In order to facilitate the proposed development, a total of 173 trees are proposed to be removed to facilitate the building footprint, car parking areas and associated driveways. Landscape planting is proposed to be provided to offset the tree removal.

A sign is proposed at the Old Pitt Town Road entrance. The sign is proposed to be erected on the masonry wall along the front boundary. The sign is not proposed to be illuminated.

The school proposes to operate from 6:00am to 5:00pm Monday to Friday. Outside of school hours care is also proposed to be provided from 7:00am to 9:00am and 3:00pm to 5:00pm Monday to Friday.

Table 1: Development Data

Control	Proposal
Site area	6.74 hectares
GFA	1247m ²
FSR	N/A
Clause 4.6 Requests	None requested.
Max Height	6.3m
Car Parking spaces	55 parking spaces
Setbacks	10m to western boundary 36m to southern boundary

2.2 Background

A pre-lodgement meeting was held prior to the lodgement of the applicant on 26 July 2024 where various issues were discussed. A summary of the key issues raised at the prelodgement stage are outlined as follows:

- The site is currently unsewered and would need to either be serviced by a private system or satisfactory arrangements would need to be organised with a service provider.
- The development would need to provide an appropriate interface with the adjoining low density residential properties and must be designed to reduce acoustic impacts.
- The development application would be classed as Integrated Development as it is development of land for a Special Fire Protection Purpose and would require concurrence from the NSW Rural Fire Service.
- The development would need to address the requirements of the Biodiversity Conservation Act and the biodiversity values of the site.
- The portion of the site identified as 3 Mandalas Street is considered a flood controlled lot and would need to consider the requirements of Part C Section 6 – Flood Controlled Land of the DCP if works are proposed within the identified flood areas.
- A deceleration lane and left-in left -out access is required for any access along Old Pitt Town Road.

The development application was lodged on 23 December 2024. A chronology of the development application since lodgement is outlined below including the Panel's involvement (briefings, deferrals etc) with the application.

Table 2: Chronology of the DA

Date	Event
23 December 2024	DA lodged
24 December 2024	Exhibition of the application
24 December 2024	DA referred to external agencies
21 February 2025	Request for Information issued relating to ecology and tree matters.
10 March 2025	Request for Information issued relating to engineering and traffic matters.
13 March 2025	Briefing Meeting held with Panel.
4 April 2025	Additional information submitted including an amended Biodiversity Development Assessment Report (BDAR), amended arborist report, bushfire letter and amended landscape design report.
9 April 2025	Additional information submitted including amended civil plans, amended architectural plans, amended landscaping plans, amended traffic report and stormwater modelling.
13 May 2025	Request for information issued relating to ecology, engineering and traffic matters.

29 May 2025	Conciliation Conference held with representatives of applicant and community.
1 July 2025	Additional information submitted including an amended arborist report, amended civil plans, amended BDAR, amended landscaping plans and amended architectural plans.
15 August 2025	Request for information issued relating to ecology, engineering and traffic matters.
12 September 2025	Additional information submitted including amended civil plans, amended BDAR, amended architectural plans and amended landscaping plans.
19 September 2025	Request for information issued relating to engineering and traffic matters.

2.3 Site History

The subject site has been subject to previous development consents for a rural shed, being 1737/1998/Z_BA, and an addition, being 1160/1999/MA. No other development applications have been lodged over the subject site.

The portion of the development site comprised of 3 and 5 Mandalas Street were created under the preceding subdivision development consent 969/2020/ZB, which included the construction of Mandalas Street.

Immediately west of the site at 121 Old Pitt Town Road is an existing temporary sales office. Upon cessation of the use of the sales office, the lot will be subdivided into five residential lots.

3. STATUTORY CONSIDERATIONS

When determining a development application, the consent authority must take into consideration the matters outlined in Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* ('EP&A Act'). These matters as are of relevance to the development application include the following:

- (a) *the provisions of any environmental planning instrument, proposed instrument, development control plan, planning agreement and the regulations*
- (b) *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) *the suitability of the site for the development,*
- (d) *any submissions made in accordance with this Act or the regulations,*
- (e) *the public interest.*

These matters are further considered below.

It is noted that the proposal is considered to be (which are considered further in this report):

- Integrated Development (s4.46)

3.1 Section 4.15(1)(a)(i) - Provisions of Environmental Planning Instruments

The following Environmental Planning Instruments are relevant to this application:

- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Industry and Employment) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *The Hills Local Environmental Plan 2019 (LEP 2019)*

A summary of the key matters for consideration arising from these State Environmental Planning Policies are outlined in **Table 3** and considered in more detail below.

The requirements of the Biodiversity Conservation Act 2016 have also been considered as part of the application and is addressed below.

Table 3: Summary of Applicable State Environmental Planning Policies
(Preconditions in **bold**)

EPI	Matters for Consideration	Comply (Y/N)
Planning Systems SEPP	Section 2.19(1) declares the proposal as regionally significant development pursuant to Clause 5 of Schedule 6.	Y
Biodiversity and Conservation SEPP	Chapter 6 (6.13) Water Catchments.	Y
Industry and Employment SEPP	Chapter 3 Advertising and Signage and Schedule 5 Assessment Criteria	Y
Resilience and Hazards SEPP	Clause 4.6 - Contamination has been considered and assessed and was found suitable and the proposal is satisfactory subject to conditions.	Y
Transport and Infrastructure SEPP	Chapter 3 Educational Establishments and Schedule 8 Design Principles	Y
Sustainable Buildings SEPP	Chapter 3 Development Consent for Non-Residential Development	Y
LEP 2019	• Clause 4.3 - Height of Buildings • Clause 5.10 - Heritage Conservation	Y Y

	• Clause 5.21 – Flood Planning • Clause 7.2 – Earthworks	Y
		Y

State Environmental Planning Policy (Planning Systems) 2021

The proposed development is for the construction of a primary school and associated works with an estimated development cost of \$19,718,000.00. As the development is for the purpose of an educational establishment with a capital investment value of more than \$5 million, it satisfies the criteria in Clause 5 of Schedule 6 of the Planning Systems SEPP and therefore is identified as 'regionally significant development' in which Sydney Central City Planning Panel are the nominated consent authority.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

The provisions of State Environmental Planning Policy (Biodiversity and Conservation) 2021 (BC SEPP) have been considered in the assessment of the development application. Section 6.13 of the SEPP establishes general planning considerations for proposed developments within the Hawkesbury-Nepean River catchment area and aims to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context. The proposed development is not considered to create anything but negligible impacts on the river system as it the nature of the proposed school will not generate any significant on-going impacts that may impact the health of the river system. Conditions of consent are recommended to be imposed that require an erosion and sediment plan to be prepared and utilised throughout all stages of works to ensure that the works do not have any adverse impact on the Hawkesbury-Nepean River catchment.

State Environmental Planning Policy (Industry and Employment) 2021

Section 3.6 of SEPP (Industry and Employment) 2021 states that *"a consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:*

- a) that the signage is consistent with the objectives of this Chapter as set out in Clause 3.1(1)(a), and*
- b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5".*

The objectives of the SEPP are as follows:

- a) to ensure that signage (including advertising):*
 - i. is compatible with the desired amenity and visual character of an area, and*
 - ii. provides effective communication in suitable locations, and*
 - iii. is of high quality design and finish, and*
- b) to regulate signage (but not content) under Part 4 of the Act, and*
- c) to provide time-limited consents for the display of certain advertisements, and*
- d) to regulate the display of advertisements in transport corridors, and*
- e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.*

The proposed signage is consistent with the objectives of SEPP (Industry and Employment) 2021.

The proposed signage has been assessed against the criteria specified in Schedule 5 as follows:

Schedule 5 – Assessment Criteria

Assessment Criteria	Proposal	Compliance
Character of the Area Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located? Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The signage is consistent with the surrounding area. The signage is consistent with the surrounding area.	Yes
Special areas Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The site is not in a special area.	N/A
Views and vistas Does the proposal obscure or compromise important views? Does the proposal dominate the skyline and reduce the quality of vistas? Does the proposal respect the viewing rights of other advertisers?	The signage will not obscure or compromise views. The signage will not dominate the skyline or reduce vista quality. The signage will not obstruct other signage.	Yes
Streetscape, setting or landscape Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? Does the proposal contribute to the visual interest of the	The scale, proportion, and form of the signage is satisfactory for the area. The signage will provide visual interest. The signage would not create clutter.	Yes

streetscape, setting or landscape? Does the proposal reduce clutter by rationalising and simplifying existing advertising? Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The signage will not protrude above buildings or tree canopies.	
Site and building Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located? Does the proposal respect important features of the site or building, or both? Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The signage is compatible with the site and building. The signage will not impact features of the site or building. The signage is satisfactory for the purpose of business identification.	Yes
Illumination Would illumination result in unacceptable glare? Would illumination affect safety for pedestrians, vehicles or aircraft? Would illumination detract from the amenity of any residence or other form of accommodation? Is the illumination subject to a curfew?	The proposed signage is not illuminated.	Yes
Safety Would the proposal reduce the safety for any public road?	The signage will not reduce safety for public roads. The signage will not reduce safety for pedestrians or bicyclists.	Yes

Would the proposal reduce the safety for pedestrians or bicyclists?	The signage will not reduce safety for pedestrians, particularly children.	
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?		

State Environmental Planning Policy (Resilience and Hazards) 2021

The provisions of State Environmental Planning Policy (Resilience and Hazards) 2021 (RH SEPP) have been considered in the assessment of the development application. Clause 4.6 of RH SEPP requires consent authorities to consider whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.

A Preliminary Site Investigation (PSI) and a Detailed Site Investigation (DSI) were prepared for the site to consider the provisions of the SEPP. The PSI prepared by JK Environments dated 9 December 2024 identified potential contamination sources and areas of environmental concern at the site and recommended that a Detailed Site Investigation to be prepared. A DSI was then prepared by Neo Consulting dated 16 December 2024, which identified that a Remedial Action Plan (RAP) and Site Validation Report were required.

The PSI and DSI has been reviewed by Council's Environmental Health department and is deemed acceptable subject to conditions. The conditions of consent recommended a Remedial Action Plan to be prepared and a site validation report to be submitted following completion of the remediation works. Following satisfactory compliance with the recommended conditions of consent, the site will be suitable for its intended use from a contamination perspective and therefore satisfy the objectives and requires of the SEPP.

State Environmental Planning Policy (Sustainable Buildings) 2022

The proposed development must consider the provisions of Chapter 3 of State Environmental Planning Policy (Sustainable Buildings) 2022 given the development involves the erection of a new building and has an estimated development cost greater than \$5 million. Accordingly, the development must be designed to enable the following as per Section 3.2 of the SEPP:

(1) In deciding whether to grant development consent to non-residential development, the consent authority must consider whether the development is designed to enable the following—

- (a) the minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials,*
- (b) a reduction in peak demand for electricity, including through the use of energy efficient technology,*
- (c) a reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design,*
- (d) the generation and storage of renewable energy,*
- (e) the metering and monitoring of energy consumption,*
- (f) the minimisation of the consumption of potable water.*

(2) Development consent must not be granted to non-residential development unless the consent authority is satisfied the embodied emissions attributable to the development have been quantified.

The applicant has submitted a NABERS Embodied Emissions Materials form to quantify the embodied emissions attributable to the proposed development. The application is considered to have been designed to meet the requirements outlined under Section 3.2(1) and has quantified the embodied emissions attributable to the development under Section 3.2(2).

State Environmental Planning Policy (Transport and Infrastructure) 2021

The provisions of Chapter 3 of State Environmental Planning Policy (Transport and Infrastructure) 2021 applies to the proposal and have been considered in the assessment of the development application. Part 3.4 of Chapter 3 of the SEPP applies to the development application as the proposal is for a new school. This section requires the consent authority to consider the design quality of the development against the principles set out in Schedule 8 as well as the design principles set out in the design guide.

The aim of Chapter 3 is to facilitate the effective delivery of educational establishments and early education and care facilities across the State by—

- a) improving regulatory certainty and efficiency through a consistent planning regime for educational establishments and early education and care facilities, and*
- b) simplifying and standardising planning approval pathways for educational establishments and early education and care facilities (including identifying certain development of minimal environmental impact as exempt development), and*
- c) establishing consistent State-wide assessment requirements and design considerations for educational establishments and early education and care facilities to improve the quality of infrastructure delivered and to minimise impacts on surrounding areas, and*
- d) allowing for the efficient development, redevelopment or use of surplus government-owned land (including providing for consultation with communities regarding educational establishments in their local area), and*
- e) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and*
- f) aligning the NSW planning framework with the National Quality Framework that regulates early education and care services, and*
- g) ensuring that proponents of new developments or modified premises meet the applicable requirements of the National Quality Framework for early education and care services, and of the corresponding regime for State regulated education and care services, as part of the planning approval and development process, and*
- h) encouraging proponents of new developments or modified premises and consent authorities to facilitate the joint and shared use of the facilities of educational establishments with the community through appropriate design.*

Section 3.36 outlines where development for the purpose of a school is permitted with consent. A summary of Section 3.36 is outlined as follows:

- 1) Development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone.

Comment:

The subject site is zoned RU6 Transition which is one of the prescribed zones detailed in Section 3.34.

- 2) Development for a purpose specified in section 3.40(1) or 3.41(2)(e) may be carried out by any person with development consent on land within the boundaries of an existing or approved school.

Comment:

Not applicable as there is no existing or approved school on site.

- 3) Development for the purpose of a school may be carried out by any person with development consent on land that is not in a prescribed zone if it is carried out on land within the boundaries of an existing or approved school.

Comment:

Not applicable as there is no existing or approved school on site.

- 4) Subsection (3) does not require development consent to carry out development on land if that development could, but for this Chapter, be carried out on that land without development consent.

Comment:

Not applicable.

- 5) A school (including any part of its site and any of its facilities) may be used, with development consent, for the physical, social, cultural or intellectual development or welfare of the community, whether or not it is a commercial use of the establishment.

Comment:

Noted. This relates to any future ongoing uses of the school.

- 6) Before determining a development application for development of a kind referred to in subsection (1), (3) or (5), the consent authority must take into consideration—
- a. the design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 8, and
 - b. whether the development enables the use of school facilities (including recreational facilities) to be shared with the community.

Comment:

The proposed development application is for a development of a kind referred to in Section 3.36(1) and therefore Section 3.36(6) is applicable. The following design quality principles have been considered with respect to Section 3.36(6)(a):

Principle 1—Response to context

Schools should be designed to respond to and enhance the positive qualities of their surroundings.

In designing built forms and landscapes, consideration should be given to a Country-centred approach and respond to site conditions such as orientation, topography, natural systems, Aboriginal and European cultural heritage and the impacts of climate change.

Landscapes should be integrated into the overall design to improve amenity and to help mitigate negative impacts on the streetscape and neighbouring sites.

Comment:

The proposal has been designed to appropriately address and be compatible with both the context of the footprint location.

The proposal has been designed with consideration of NSW public heritage buildings and the heritage forms and buildings within the Hills Shire. A gable form roof has also been included to reference the original historic Red Gables dairy farm which now forms a majority of the Gables release area.

Principle 2—Sustainable, efficient and resilient

Good school design combines positive environmental, social and economic outcomes and should align with the principles of caring for Country.

Schools should be designed to be durable and resilient in an evolving climate.

Schools and their grounds should be designed to minimise the consumption of energy, water and other natural resources and reduce waste.

Comment:

The school buildings have been designed to include passive sustainability principles. The permanent structures of the site have been designed to be adaptable and usable for a range of uses.

Principle 3—Accessible and inclusive

School buildings and grounds should be welcoming, easy to navigate and accessible and inclusive for people with differing needs and abilities.

Schools should be designed to respond to the needs of children of different ages and developmental stages, foster a sense of belonging and seek to reflect the cultural diversity of the student body and community.

Schools should be designed to enable sharing of facilities with the community and to cater for activities outside of school hours.

Comment:

The proposal is for a new school and all structures will be built and installed in accordance with the relevant Australian standards for accessibility.

Wayfinding through the site has been designed to be simple, with a singular building proposed with common walkway and pathways to the carpark provided.

Principle 4—Healthy and safe

Good school design should support wellbeing by creating healthy internal and external environments.

The design should ensure safety and security within the school boundaries, while maintaining a welcoming address and accessible environment.

In designing schools, consideration should be given to connections, transport networks and safe routes for travel to and from school.

Comment:

The school site is to be fenced to provide security. Fencing is proposed along site boundaries and also between car parks and playgrounds to ensure the safety of the children. Landscaping and shade structures will reduce the impacts of heat and sunlight.

Principle 5—Functional and comfortable

Schools should have comfortable and engaging spaces that are accessible for a wide range of formal and informal educational and community activities.

In designing schools, consideration should be given to the amenity of adjacent development, access to sunlight, natural ventilation, proximity to vegetation and landscape, outlook and visual and acoustic privacy.

Schools should include appropriate indoor and outdoor learning and play spaces, access to services and adequate storage.

Comment:

The proposed school will provide a well-designed School that is suitable for a range of activities for students.

The proposal has been designed to limit impacts on the amenity of adjacent residential areas through orientation of buildings, use of acoustic barriers and landscaping.

The proposal includes appropriate indoor and outdoor learning and play spaces to cater for the various age groups.

Principle 6—Flexible and adaptable

In designing schools, consideration should be given to future needs and take a long-term approach that is informed by site-wide strategic and spatial planning.

Good design for schools should deliver high environmental performance and ease of adaptation, and maximise multi-use facilities.

Schools should be adaptable to evolving teaching methods, future growth and changes in climate, and should minimise the environmental impact of the school across its life cycle.

Comment:

The proposed school has been designed to cater for future growth and long term needs of the school. There is additional space on site available for further facilities such as classrooms or play areas.

Principle 7—Visual Appeal

School buildings and their landscape settings should be aesthetically pleasing by achieving good proportions and a balanced composition of built and natural elements.

Schools should be designed to respond to and have a positive impact on streetscape amenity and the quality and character of the neighbourhood.

The identity and street presence of schools should respond to the existing or desired future character of their locations.

The design of schools should reflect the school's civic role and community significance.

Comment:

The built form of the school is appropriate for the purpose and function of the structures. The proposed building is of a bulk and scale that is consistent with the prevailing character along Old Pitt Town Road. Landscaping and materials have been included to ensure the school is designed to be consistent with the character of the neighbourhood.

The proposal will create additional outdoor sports fields within an emerging community area that can be shared with the local community as needed.

- 7) Subject to subsection (8), the requirement in subsection (6)(a) applies to the exclusion of any provision in another environmental planning instrument that requires, or that relates to a requirement for, excellence (or like standard) in design as a prerequisite to the granting of development consent for development of that kind.

Comment:

No design excellence requirement is applicable to the development.

- 8) A provision in another environmental planning instrument that requires a competitive design process to be held as a prerequisite to the granting of development consent does not apply to development to which subsection (6)(a) applies that has an estimated development cost of less than \$50 million.

Comment:

The estimated development cost is less than \$50 million and therefore subsection (8) is not applicable.

- 9) A provision of a development control plan that specifies a requirement, standard or control in relation to development of a kind referred to in subsection (1), (2), (3) or (5) is of no effect, regardless of when the development control plan was made.

Comment:

Noted during assessment. See DCP discussion for further detail.

- 10) Development for the purpose of a centre-based child care facility may be carried out by any person with development consent on land within the boundaries of an existing or approved school.

Comment:

The proposal does not seek to include a centre-based child care facility. Before and after school care is proposed as part of the development.

With regards to Section 3.36(6)(b), the Statement of Environmental Effects submitted with the application notes that the proposed development does not include any facilities that would be able to be shared with the community and only intends to provide classrooms and outdoor play areas for enrolled students.

Section 3.37A - New government schools—development permitted without consent

On 22 November 2024, amendments were made to State Environmental Planning Policy (Transport and Infrastructure) 2021. The changes allow NSW Health and the NSW Department of Education to deliver new Government infrastructure projects without needing to lodge a development application with the local council or Department of Planning Housing and Infrastructure.

The amendments allow the development of new public schools, including preschools, additions to existing public schools and buildings up to four storeys in height to be allowed without a development application. It also removes the administrative burden placed on local councils associated with managing the lodgement, exhibition, collating of public submissions and assessment of large planning documents.

Section 3.37A states that:

- (1) Development for the purposes of a government school may be carried out by or on behalf of a public authority without consent on land—
 - (a) in a prescribed zone, and*
 - (b) on which there is no existing or approved school.**
- (2) A building resulting from development carried out on land under this section must not have a height of more than the greater of—
 - (a) the maximum height permitted for a building under an environmental planning instrument applying to the land, and*
 - (b) 4 storeys.**
- (3) Development must not be carried out under this section unless—
 - (a) the public authority is satisfied that appropriate consultation has been undertaken having regard to—
 - (i) the SCPP—new health services facilities and schools, and*
 - (ii) the stakeholder and community participation plan, and**
 - (b) the public authority has considered—
 - (i) the design quality of the development, evaluated in accordance with the design quality principles set out in Schedule 8, and*
 - (ii) the design principles set out in the design guide.***

Comment:

As detailed above, the subject site is zoned RU6 Transition which is a prescribed zone detailed in Section 3.34 and currently does not contain an existing or approved school.

The proposed development is for a private school and therefore is not a government school. Development consent is required as per Section 3.34.

Section 3.38A – Notification of carrying out of development under section 3.37A

- (1) This section applies to development permitted under section 3.37A.*
- (2) Before development to which this section applies is carried out, the public authority must—
 - (a) give written notice of the intention to carry out the development to—
 - (i) if the public authority is not the relevant council—the relevant council, and***

(ii) *Transport for NSW, and*
(b) *consider any response to the notice that is received within 28 days after the notice is given.*

- (3) *A notice given under subsection (2)(a) must include—*
(a) *the information required by the SCPP—new health services facilities and schools, and*
(b) *the information required by the Division 5.1 assessment guidelines for environmental factors, and*
(c) *the information required by the stakeholder and community participation plan.*
- (4) *If notice of the intention to carry out development is given under this section to the relevant council or Transport for NSW—*
(a) *notice is not required to be given under sections 3.8–3.10 or 3.12 to the relevant council or Transport for NSW, and*
(b) *for notice required to be given under sections 3.8–3.10 or 3.12 to another authority—a reference to 21 days in the section is taken to be a reference to 28 days.*
- (5) *The public authority must also give written notice of the intention to start work at least 2 days before the work starts to—*
(a) *the occupiers of any dwelling located within 20m of the site boundary of the proposed development, and*
(b) *if the public authority is not the relevant council—the relevant council.*
- (6) *If the development is carried out by a person on behalf of the public authority, a reference to **public authority** in this section is taken to be a reference to the person.*
- (7) *In this section—*
relevant council *means the council for the area in which the development is proposed to be carried out.*

Comment:

Not applicable as the proposal is not for a government school.

The Hills Local Environmental Plan 2019

The relevant local environmental plan applying to the site is the *The Hills Local Environmental Plan 2019* ('the LEP').

The aims of the LEP include the following:

- (aa) *to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,*
- (a) *to guide the orderly and sustainable development of The Hills, balancing its economic, environmental and social needs,*
- (b) *to provide strategic direction and urban and rural land use management for the benefit of the community,*
- (c) *to provide for the development of communities that are healthy, connected and inclusive and that have services and facilities that meet their needs,*

- (d) to provide for well planned and liveable neighbourhoods through efficient and safe transport infrastructure, a range of housing options, and a built environment that is compatible with the cultural and natural heritage of The Hills,*
- (e) to preserve and protect the natural surroundings of The Hills and to identify environmentally significant land for the benefit of future generations,*
- (f) to contribute to the development of a prosperous local economy through the identification and management of land to promote employment opportunities, rural productivity and tourism.*

The proposal is considered to be consistent with these aims as the proposal provides services and facilities to meet the needs of the community.

Zoning and Permissibility (Part 2)

The site is zoned RU6 Transition under Clause 2.2 of the LEP. The proposed development is defined as an 'educational establishment', which is not permitted with consent under the LEP. However, Section 3.36(1) of State Environmental Planning Policy (Transport and Infrastructure) 2021 states that development for the purpose of a school may be carried out with development consent on land within a prescribed zone. The RU6 Transition zone is identified as prescribed zone and therefore the use as an educational establishment is permitted with consent given the SEPP prevails.

The objectives of the RU6 Transition zone include the following (pursuant to the Land Use Table in Section 2.3):

- To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities.*
- To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- To encourage innovative and sustainable tourist development, sustainable agriculture and the provision of farm produce directly to the public.*
- To ensure that development does not have a detrimental impact on the rural and scenic character of the land.*

The proposal is considered to be consistent with the zone objectives as the development will provide an appropriate transition between the adjoining rural and residential uses that is considerate of the prevailing character along Old Pitt Town Road. The proposed development is not considered to have an impact on the rural and scenic character of the land as it is of an appropriate bulk and scale with respect to adjoining developments.

General Controls and Development Standards (Part 2, 4, 5 and 6)

The LEP also contains controls relating to development standards, miscellaneous provisions and local provisions. The controls relevant to the proposal are considered in **Table 4** below.

Table 4: Consideration of the LEP Controls

Control	Requirement	Proposal	Comply
Minimum subdivision Lot size (CI 4.1)	2 hectares	6.47 hectares (consolidation of lots)	Yes
Height of buildings (CI 4.3(2))	10m	6.3m	Yes
FSR (CI 4.4(2))	N/A	N/A	N/A
Heritage (CI 5.10)	No heritage items present.	Conditions applied.	Yes
Flood planning (CI 5.21)	(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development— (a) is compatible with the flood function and behaviour on the land, and (b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and (c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and (d) incorporates appropriate measures to manage risk to life in the event of a flood, and (e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.	The proposed works are clear of the flood extent and are unlikely to affect the flood behaviour.	Yes

Earthworks (CI 7.2)	(3) Before granting development consent for earthworks, the consent authority must consider the following matters— (a) the likely disruption of, or any detrimental effect on, flooding or drainage patterns and soil stability in the locality of the development, (b) the effect of the proposed development on the likely future use or redevelopment of the land, (c) the quality of the fill or the soil to be excavated, or both, (d) the effect of the proposed development on the existing and likely amenity of adjoining properties, (e) the source of any fill material and the destination of any excavated material, (f) the likelihood of disturbing relics, (g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area, (h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.	Maximum 3.5m of cut and 4m of fill proposed.	Yes
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The proposal is considered to be generally consistent with the LEP.

Biodiversity Conservation Act 2016

The Biodiversity Conservation Act 2016 (BCA) establishes the requirements for the protection of biodiversity, outlines the requirements for the regulating a range of development activities on land and provides mechanisms for the management of impacts resulting from development activities. Part 7 of the BCA sets out the requirements for biodiversity assessment and sets out significant impact threshold criteria that trigger entry into the Biodiversity Offset Scheme (BOS).

Development or an activity is likely to significantly affect threatened entities if:

1. The amount of native vegetation being cleared exceeds clearing thresholds; or
2. The development is “likely to significantly affect threatened species” using the test of significance in Section 7.3 of the BCA; or

3. The development has any impact within an area mapped on the Biodiversity Values Map;
or
4. The development is to be carried out in a declared Area of Outstanding Biodiversity Value.

The BOS must be applied to applications under Part 4 Environmental Planning and Assessment Act 1979 wherever the project is likely to have a 'significant impact' on threatened biodiversity based on the criteria outlined above.

The subject site contains a critically endangered ecological community being Cumberland Plain Woodland. It was identified that of the vegetation being removed, only 21 trees are associated with Cumberland Plain Woodland and all of the 21 trees are required to be removed as a result of the road upgrades. The impacts of the development do not meet the threshold for a serious and irreversible impact.

The retention of the Cumberland Plain Woodland located on site has been deemed unfeasible due to several factors including the health of the trees and engineering works required.

The application is supported by a Biodiversity Development Assessment Report (BDAR) which establishes that no offset requirements are applicable for the proposed development. The proposal has adequately demonstrated that the proposal has minimised and avoided impacts wherever possible. Council's Ecology section has reviewed the proposal and raises no objections to the development.

3.2 Section 4.15 (1)(a)(ii) - Provisions of any Proposed Instruments

There are no proposed instruments which have been the subject of public consultation under the Environmental Planning and Assessment Act 1979 that are relevant to the proposal.

3.3 Section 4.15(1)(a)(iii) - Provisions of any Development Control Plan

The Hills Development Control Plan 2012 does not specifically apply to general building design associated with educational establishments; however, the application was assessed having regard to the provisions of the following Sections of the Hills DCP 2012 and is considered to be generally consistent:

- Part B Section 1 – Rural
- Part C Section 1 – Parking
- Part C Section 2 - Signage
- Part C Section 3 – Landscaping
- Part C Section 6 – Flood Controlled Land

The proposed development includes variations to the site coverage and cut and fill controls outlined in the Rural DCP and variations to the bicycle and motorcycle parking provisions in the Parking DCP.

Despite the DCP sections above being applicable to the site, Section 3.36(9) of State Environmental Planning Policy (Transport and Infrastructure) 2021 stipulates that a provision of a development control plan that specifies a requirement, standard or control in relation to an educational establishment development within a prescribed zone is of no effect, regardless of when the development control plan was made.

Accordingly, the proposed development achieves compliance with all the relevant controls and is consistent with the overall vision of the locality.

Contributions

The following contributions plans are relevant pursuant to Section 7.18 of the EP&A Act and have been considered in the recommended conditions (notwithstanding Contributions plans are not DCPs they are required to be considered):

- *The Hills Section 7.12 Contributions Plan*

This Contributions Plan has been considered and included the recommended draft consent conditions. The proposed development is required to pay a Section 7.12 contribution of \$216,898.00 before the issue of a construction certificate.

A Housing and Productivity Contribution under Section 7.24 of the EP&A Act 1979 is not required for the proposed development as educational establishments are not a form of residential, commercial or industrial development to which the contribution applies.

3.4 Section 4.15(1)(a)(iii) – Planning agreements under Section 7.4 of the EP&A Act

There have been no planning agreements entered into and there are no draft planning agreements being proposed for the site.

3.5 Section 4.15(1)(a)(iv) - Provisions of Regulations

Clause 92(1) of the Regulation contains matters that must be taken into consideration by a consent authority in determining a development application, comprising the following:

- If demolition of a building proposed - provisions of AS 2601;

These provisions have been considered and addressed in the draft conditions (where necessary).

3.6 Section 4.15(1)(b) - Likely Impacts of Development

The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality must be considered. In this regard, potential impacts related to the proposal have been considered in response to SEPPs, LEP and DCP controls outlined above and the Key Issues section below.

The consideration of impacts on the natural and built environments includes the following:

- Context and setting – The design, scale and mass of the built form is considerate of the surrounding residential areas and has been designed to ensure that any privacy, acoustic and solar impacts are minimised. The proposed building is single storey in order to preserve the transition and ridgeline character along Old Pitt Town Road. The proposed development for a new primary school will provide additional educational facilities for residents within the Gables and Box Hill Precincts.
- Access and traffic – The proposed development will have access from Old Pitt Town Road via a left-in left-out arrangement. A deceleration lane and median strip are

required along Old Pitt Town Road to facilitate the left-in left-out access. No access to the site is proposed via Mandalas Street, except for emergency vehicles and the service vehicle for the on-site sewer management system. A condition of consent is recommended to stipulate that no pedestrian or vehicular access is to be provided from Mandalas Street with the exception of the emergency and service vehicles as noted above.

The proposal will also provide 55 off-street parking spaces over three stages for staff and parents. The internal driveway also includes a bus drop off area and kiss and drop area.

- **Public Domain** – The proposal includes landscaping, including street trees, to contribute to the streetscape of the precinct. The proposal includes the extension of footpath along Old Pitt Town road fronting the site towards Fontana Drive to provide suitable pedestrian access to the site. Consequently, the proposed development is unlikely to generate any negative impacts on the existing public domain.
- **Utilities** – The site is able to connect to water, electrical and telecommunications services available with the vicinity of the site. The site is not serviced by any sewer connections and accordingly proposes an on-site sewer management system. Conditions of consent have been imposed requiring services to be provided for the development. Specifically, conditions of consent stipulate that water and electrical services will need to be provided prior to the issue of an occupation certificate.
- **Heritage** – The site is not identified to contain or be within proximity of any Aboriginal or European heritage items. An Aboriginal Due Diligence Assessment was submitted as part of the application which did not identify any Aboriginal sites, objects or areas of potential within the site. Conditions of consent are recommended for any unexpected finds during site works.
- **Water Catchment** - The subject site is located within the Hawkesbury-Nepean River Catchment and is subject to the provisions of the BC SEPP. In order to ensure that the construction works do not generate any runoff or pollution in the catchment, conditions of consent have been imposed requiring erosion and sediment controls to be in place prior to works commencing and maintained during construction. The controls will ensure that any sediment or waste generated by the works will be controlled within the site so as not to impact on the water catchment.
- **Air Impacts** – The subdivision works for the proposed development may generate dust due to the earthworks and other ground disruption required to facilitate the works. In addition to the Soil and Water Management Plan, a condition of consent has been imposed requiring dust control measures to be in place during constructions. These measures may include the likes of dust screens, water spraying devices to wet down dusty surfaces, and covering of stockpiles that may generate dust. The dust control measures will ensure that any adjoining residents are not impacted by the subdivision works.
- **Contamination** – The PSI and DSI submitted as part of the report have identified that remediation is required prior to the occupation of the site for the purposes of an educational establishment. Conditions of consent have been recommended requiring a Remedial Action Plan to be prepared and remediation works to be carried out. A Site Validation Report is required to be submitted on completion of works to confirm that the site is suitable for its intended use. The site will be deemed suitable for use

following completion of the remediation works and compliance with the recommended conditions of consent.

- Natural environment – The proposed development requires earthworks in order to facilitate the proposed school building, outdoor play areas, car park and driveway and on-site sewer management system. The proposed earthworks/ changes to contours are deemed necessary in order to facilitate the works. The proposed earthworks are not considered to impact on the amenity of the adjoining residential properties, as the levels set for the building platform will not generate any significant privacy or solar impacts.
- Noise and vibration – The construction works relating to the proposed development may be noise-generating sources due to the equipment, vehicles and machinery generally required for such activities. A condition of consent has been recommended requiring all works to be restricted to between the hours of 7:00am and 5:00pm, Monday to Saturday in order to mitigate noise impacts for surrounding properties/ dwellings. The condition further specifies that the hours may be reduced if traffic impacts arise.

The construction works may use equipment that may have vibration impacts on adjoining properties. Conditions of consent have been recommended for property condition reports to be prepared for both public and private assets. The developer will be responsible for the rectification of any damages to public or private assets that are damaged as a result of the construction works.

The ongoing use of the development may generate noise due to the nature of the development. The noise generated during school drop off and pick up times and lunch breaks have been deemed to comply with noise criteria established for the site. The additional road traffic noise generated by the development has been assessed using the EPA Road Noise Policy guideline and found to be compliant.

- Flora and fauna impacts - In order to facilitate the proposed development, a total of 173 trees are proposed to be removed to facilitate the building footprint, car parking areas and associated driveways. Parts of the site are identified on the Biodiversity Values Map and accordingly a Biodiversity Development Assessment Report was submitted as part of the application in order to address the requirements of the Biodiversity Conservation Act 2016. Of the trees proposed for removal, 21 trees are associated with Cumberland Plain Woodland and all of the 21 trees are required to be removed as a result of the road upgrades. The removal does not trigger any biodiversity offsets. Landscape planting within the site is proposed to be provided to offset the tree removal.
- Natural hazards – The subject site is identified as being bushfire prone land and accordingly the development is categorised as a Special Fire Protection Purpose. A bushfire report has been submitted as part of the application and was referred to the NSW Rural Fire Service for concurrence under Section 4.46 of the Environmental Planning and Assessment Act 1979. General Terms of Approval and a Bushfire Safety Authority have been issued by the NSW Rural Fire Service, including conditions relating to Asset Protection Zones, landscaping, construction standards, property access, services, and emergency evacuation procedures.
- Safety, security and crime prevention – The proposed development has been designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles, with passive surveillance points maximised and entrapment points avoided.

The use of the site will include a plan of management, to which regular security and CCTV will be used to ensure the safety of its users.

- Social impact – The proposed development will provide additional schooling opportunities for residents within the Gables and Box Hill precincts in order to address the current lack of schools within the area with respect to the growing population. The ongoing use of the development will provide employment opportunities for teachers and administration staff. The school facilities may also be utilised for community facilities in the future. The proposed development is considered to have a net positive social impact.
- Economic impact – The proposed development is considered to generate positive economic impacts through the generation of employment opportunities within the construction industry. The proposed use of the development will provide ongoing employment opportunities for teachers and administrations staff.
- Site design and internal design – The proposed development is considered to be a site responsive design as the building has been designed to act as an acoustic buffer to the adjoining residential properties to mitigate noise generated from the outdoor play areas and internal driveway and carpark. The building has sufficient setback to minimise solar and privacy impacts on the adjoining residential properties.
- Cumulative impacts – The ongoing use of the development may result in potential traffic and noise generation. The application has been supported by a Traffic Impact Assessment and Noise Impact Assessment which have been considered by Council's Environmental Health and Traffic departments. The traffic generation is considered to be reasonable given the nature of the development, with sufficient off-street parking available within the development to cater for the use of the site. The noise generation of the uses of the site have been considered and are noted to be within acceptable noise criteria ranges.

Accordingly, it is considered that the proposal will not result in any significant adverse impacts in the locality as outlined above.

3.7 Section 4.15(1)(c) - Suitability of the site

The proposed development is generally consistent with the objectives of the RU6 Transition zone and those outlined in the Rural DCP. The proposed development provides for an educational establishment to support the growing population of the Gables and Box Hill Precincts. The design of the development maintains the transition and ridgeline character along Old Pitt Town Road.

Adequate services such as water, electricity and telecommunications are required to be provided to the development to support its use. The proposal includes an on-site sewer management system to ensure that it has appropriate sewer services. The site provides sufficient parking areas and on-site drop off areas to cater for the expected number of students and staff proposed for this development. The proposed school is accessible through bus services provided by the school and existing bus services along Old Pitt Town Road and Fontana Drive. Additional bus services are likely to be provided as the population in the area and demand increases.

The site is identified as being bushfire prone, however has demonstrated that it can adequately address the bushfire risk subject to compliance with the General Terms of Approval issued by the NSW Rural Fire Service. The proposed development has considered the sustainability

requirements outlined within the Sustainable Building SEPP to ensure the building reduces demand of electricity and does not result in any unreasonable embodied emissions.

The site is not considered to have any significant constraints that would otherwise restrict the proposed use of the site for an educational establishment.

3.8 Section 4.15(1)(d) - Public Submissions

These submissions are considered in Section 5 of this report.

3.9 Section 4.15(1)(e) - Public interest

The proposed development is not considered to generate any significant impacts that would otherwise impact on the public. The proposed development is generally consistent with the provisions of The Hills LEP and DCP.

The development of the site as an educational establishment will provide additional education opportunities for the Gables and Box Hill community and provide additional employment opportunities.

In accordance with section 4.15(1)(e) of the EP&A Act, the proposed development is considered to be in the public interest because it provides important social and community infrastructure in a growing residential area. The development is able to be carried out in a manner which is unlikely to impact on the amenity of nearby residential development and will not result in adverse impacts on the natural and built environments.

4. REFERRALS AND SUBMISSIONS

4.1 Agency Referrals and Concurrence

The development application has been referred to various agencies for comment/concurrence/referral as required by the EP&A Act and outlined below in Table 5.

There are no outstanding issues arising from these concurrence and referral requirements subject to the imposition of the recommended conditions of consent being imposed.

Table 5: Concurrence and Referrals to agencies

Agency	Concurrence/ referral trigger	Comments (Issue, resolution, conditions)	Resolved
Integrated Development (S 4.46 of the EP&A Act)			
RFS	S100B - <i>Rural Fires Act 1997</i> bush fire safety of subdivision of land that could lawfully be used for residential or rural residential purposes or development of land	General Terms of Approval and a Bushfire Safety Authority have been issued in relation to the development.	Y

	for special fire protection purposes		
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4.2 Council Referrals

The development application has been referred to various Council officers for technical review as outlined **Table 6**.

Table 6: Consideration of Council Referrals

Officer	Comments	Resolved
Engineering	Council's Engineering Officer reviewed the submitted civil engineering plans and in principle has no objections, however requires several minor amendments and additional information in order to resolve the outstanding matters.	Refer to Section 5 – Key Issues.
Traffic	Council's Traffic Engineering Officer reviewed the submitted civil engineering plans and in principle has no objections, however requires several minor amendments and additional information in order to resolve the outstanding matters.	Refer to Section 5 – Key Issues.
Ecology	No objections have been raised to the submitted Biodiversity Development Assessment Report. The potential tree impacts relating to the amended civil design need to be quantified in order to determine whether the impacts are acceptable.	Refer to Section 5 – Key Issues.
Health	No objections, subject to recommended conditions.	Yes (Conditions)
Waste	No objections, subject to recommended conditions.	Yes (Conditions)

The outstanding issues raised by Council officers are considered in the Key Issues section of this report.

4.3 Community Consultation

The proposal was exhibited in accordance with Section 7 under Schedule 1 of the Environmental Planning and Assessment Act 1979 from 24 December 2024 until 3 February 2025. The period between 24 December 2024 and 10 January 2025 was excluded from the calculation of the public exhibition period, therefore resulting in an extended notification period. The proposal was also notified to surrounding properties in accordance with Council's Community Participation Plan.

The notification included the following:

- Notification letters sent to adjoining and adjacent properties (a rough estimate of the number of letters sent);
- Notification on the Council's website.

The Council received a total of 30 unique submissions and a petition against the proposal. The issues raised in these submissions are considered in **Table 7**.

A Conciliation Conference was held in relation to the Development Application on 29 May 2025, with representatives of the applicant and representatives of the objectors in attendance. A letter was received on behalf of the Gables Resident Group following the Conciliation Conference and has been considered also.

Table 7: Community Submissions

Issue	Council Comments
Community Consultation and Notification Concerns were raised with regards to the timing of the notification period and number of adjoining properties notified.	The proposal was exhibited in accordance with Section 7 under Schedule 1 of the Environmental Planning and Assessment Act 1979 from 24 December 2024 until 3 February 2025. The period between 24 December 2024 and 10 January 2025 was excluded from the calculation of the public exhibition period. Accordingly the notification period for this application was extended to meet the requirements of the Act. The proposal was also notified to surrounding properties in accordance with Council's Community Participation Plan. Notwithstanding this, submissions received after 3 February 2025 have been taken into account with respect to the assessment of this application. Adjoining and adjacent property owners were notified. Notwithstanding this, submissions have been received from landowners that were not notified and their submissions have been considered as part of the application.
Staging of Development and Cumulative Impacts Concerns were raised that the proposed development had not considered the cumulative impacts of a K-12 campus.	The proposed development only seeks consent for the demolition of structures on site and the construction of a primary school over three stages. The extent of the application only relates to delivering a K-6 campus with capacity for 420 students and 40 staff. Assessment of the application has been undertaken on this basis. The cumulative impacts assessed under this application relate only to the proposed three stage delivery of the primary school. Any further applications over the site to increase the capacity of the school or deliver additional buildings

	will need to address any impacts that may arise, such as traffic generation and impacts. If it cannot be demonstrated that further additional capacity can be facilitated without impacting on the nearby road network, it is unlikely that a further increase in capacity would be supported.
Traffic Impacts and Combined Effects Concerns were also raised that the traffic report has underestimated and misrepresented the traffic generated by the development. Concerns were raised that the submitted traffic report has not assessed the combined effects of the development with other similar developments nearby.	The applicant's traffic consultant adopts the following vehicle trip generation rates: • 1.2 vehicles trips per student in the AM Peak • 1.0 vehicle strips per student in the PM peak Based on these rates, the proposed development would generate: • 462 vph in the AM peak hour • 420 vph in the PM peak hour The applicant's traffic consultant has utilised vehicle trip generation rates greater than those required by Transport for NSW's Guide to Traffic Generating Development. Council's Infrastructure & Transport Planning section have reviewed the report and noted that no traffic analysis is required for the surrounding intersections as Strategic Traffic Forecasting Model (STFM) data indicates that the proposed road widening and intersection upgrades along Old Pitt Town Road will adequately manage the traffic generated by the proposed development. The STFM modelling includes the broader precinct which incorporates areas containing nearby schools such as Santa Sophia Catholic College and the temporary Box Hill School. Accordingly, the upgrades to Old Pitt Town Road and surrounding street network are considered to have sufficient capacity for the traffic generated by the proposed school.
Access via Mandalas Street Concerns were raised that access would be provided via Mandalas Street and the nearby residential streets, which would impact on road safety and traffic. Concerns were raised that any access from and to Mandalas Street would create congestion along the	The proposed development does not seek any access to or from Mandalas Street for the development, other than emergency access for ambulances or fire trucks and service vehicles required for maintenance of the on-site wastewater management system. Access to the site is proposed via left-in left-out arrangement and deceleration lane along Old Pitt Town Road.

nearby road network as a result of school traffic and loss of on-street parking.	Conditions of consent are recommended requiring a 1.8m high palisade fence along the extent of the Mandalas Street frontage to deter pedestrian access from Mandalas Street. The fence may include one gate to provide access for the emergency and service vehicles, however a further condition of consent is recommended to stipulate that the gate must remained closed and locked at all times unless required for emergency or servicing needs. The gate is not to be used for pedestrian purposes. It is anticipated that emergency and service vehicle access will be infrequent. The fencing to be provided is intended to deter parents from using these streets to drop off or pick up children. Any proposed access to Mandalas Street under a future application will need to address any impacts on the adjoining street network.
Old Pitt Town Road Access Concerns were raised that the access from Old Pitt Town Road was unsafe and required upgrading.	The proposed development seeks access via a left-in left-out arrangement and deceleration lane along Old Pitt Town Road. The applicant has been requested to provide the deceleration lane as part of the first stage to ensure safe access can be provided to the site. The deceleration lane is now proposed to be delivered as part of Stage 1A. The proposed development has been designed to factor in the eventual upgrade of Old Pitt Town Road fronting the site to a four-lane road. The letter received from the Gables Resident Group suggests that a roundabout should be provided to facilitate access. The proposed development does not have enough traffic generation to meet the requirements for a warrant from Transport for NSW for the provision of a roundabout.
Pedestrian Access Concerns were raised that there is no safe pedestrian access from Fontana Drive. Concerns were also raised that pedestrian access from Mandalas Street would impact on the local street network.	The proposed development has been amended to provide a footpath from Fontana Drive, along Old Pitt Town Road, to the front of the site. The footpath to be provided connects to the existing footpath at Fontana Drive. The footpath is to be delivered as part of Stage 1A works. The road verge has been designed to accommodate the footpath and is wide enough to ensure pedestrian safety. As noted above, conditions of consent relating to fencing along the Mandalas Street frontage have been recommended to restrict pedestrian access from

	Mandalas Street and ensure that only emergency and service vehicles access the site from Mandalas Street. No pedestrian access is permitted as per the recommended conditions.
Drop-off and Pick Up Facilities Concerns were raised that the drop off and pick up facilities were undersized and could only accommodate up to 300 students.	The proposed drop off and pick up facilities were reviewed by Council's Traffic section. The proposed drop off and pick up facility is considered to have sufficient capacity and provides adequate queuing distance within the subject site. The capacity noted in the traffic report is considered to be a worst case scenario for a 15 minute period. It is anticipated that students will also utilise public transport and other means of transport to enter or exit the site. A pedestrian footpath is also provided from the site to Fontana Drive to provide pedestrian options.
Parking Provision Concerns were raised that the proposed development does not provide suitable parking to accommodate for the use of the site.	Part C Section 1 – Parking of The Hills Development Control Plan 2012 requires the following parking provisions for an educational establishment: 1 space per employee plus 1 space per 8 year 12 students, plus 1 space per 30 students enrolled for visitors and/ or parent parking The proposed capacity of the school is limited to 420 students and 40 staff on completion of all three stages. The proposed development is only for a K-6 campus and therefore no Year 12 students will attend the school. Given the proposed capacity, a total of 54 parking spaces would be required based on the minimum provisions of the Parking DCP. The proposed development seeks to provide a total of 55 parking spaces. Stage 1A will provide 28 car parking spaces and meets the minimum requirements for the 180 students and 16 staff. Stage 1B will provide an additional 12 car parking spaces and meets the minimum requirements to meet the demand for the additional 120 students and 12 staff. Stage 1C will provide an additional 15 car parking spaces and meets the minimum requirements to

	meet the demand for the additional 120 students and 12 staff.
Noise and Amenity Impact Concerns were raised that the use of the school will generate noise impacts on adjoining residential properties.	An acoustic impact assessment was prepared and submitted as part of the Development Application and consequently reviewed by Council's Environmental Health section. The acoustic report found that there would be very minor exceedances until the area is more development and the background noise level naturally increases. The minor exceedances are not at a level that would be particularly noticeable. The acoustic report notes that the development will not generate noise more than 5dB above background noise levels in accordance with Council's DCP. Conditions of consent have been recommended requiring compliance with the recommendations of the acoustic report, such as window glazing, external wall and roof construction requirements and installation of a 1.8m fence that satisfies acoustic barrier requirements. A further condition of consent requires the acoustic consultant to review and inspect the required noise attenuation components to confirm they are achieving the noise levels before the issue of an occupation certificate. Another condition of consent has been recommended requiring a final acoustic report to be prepared and submitted following the issue of an occupation certificate or when the first stage of the school hits 90% capacity (whichever comes first) to ensure that the noise remains within acceptable levels.

5. KEY ISSUES

The following key issues are relevant to the assessment of this application having considered the relevant planning controls and the proposal in detail:

5.1 Access

The existing site is currently accessed from Old Pitt Town Road and Mandalas Street. Old Pitt Town Road is identified as a sub-arterial road, connecting Boundary Road and Nelson Road. Mandalas Street is identified as a local road and connects with other nearby local roads such as Aplite Circuit and Arkose Road that provide access to residential lots.

Several submissions received against the proposed development raised concerns with any access from and to Mandalas Street for buses and parents dropping of children and its associated impacts on the residential street network near Mandalas Street (i.e. Aplite Circuit, Arkose Road).

The proposed development seeks access to the school from Old Pitt Town Road via a left-in left out arrangement and deceleration lane. The proposal does not seek any vehicular or pedestrian access from Mandalas Street to the site.

The application as initially lodged proposed to defer the construction of the deceleration lane to the site once the Old Pitt Town Road upgrade to a four-lane road were completed. The applicant was requested to amend the delivery of the deceleration lane to coincide with Stage 1A, to ensure that safe access was available along Old Pitt Town Road once the school becomes operational. The deceleration lane is now being provided as part of Stage 1A.

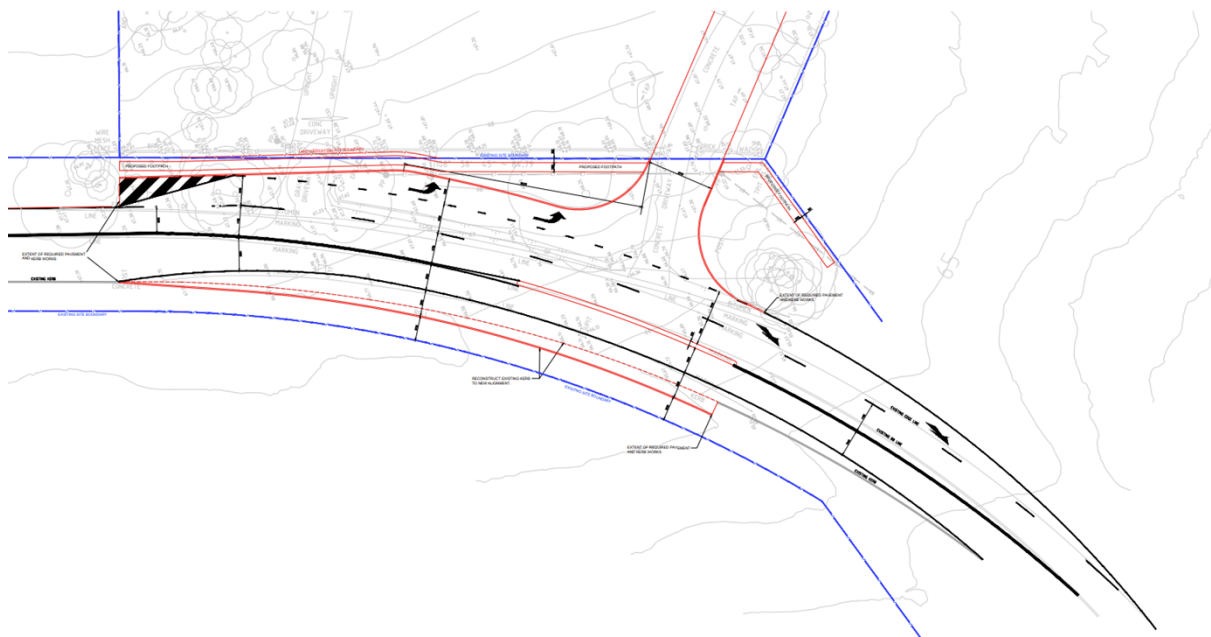


Figure 2. Overview of Old Pitt Town Road works proposed.



Figure 3. Biodiversity Values Map near subject site.

Given the impacts on the trees needs to be quantified and remains outstanding, it is recommended that the determination of the application be deferred to enable the appropriate reporting to be prepared and submitted. The application has also not demonstrated how stormwater from the roadworks will be managed and so the impact of the roadworks required to provide access to the development cannot be fully assessed.

6. CONCLUSION

This development application has been considered in accordance with the requirements of the EP&A Act and the Regulations as outlined in this report. Following a thorough assessment of the relevant planning controls, issues raised in submissions and the key issues identified in this report, it is considered that the application the proposal could be supported, subject to the tree impacts on the southern side of Old Pitt Town Road being addressed.

The proposed development is generally in accordance with the provisions of the relevant State Environmental Planning Policies, in particular the Transport and Infrastructure SEPP and The Hills LEP, in which the site is suitable for the intended use as an educational establishment as outlined by the requirements of the SEPP and consistency with the objectives of the RU6 Transition zone.

The proposed variations to site coverage, cut and fill and bicycle and motorcycle parking have been addressed, noting that Section 3.36(9) of State Environmental Planning Policy (Transport and Infrastructure) 2021 stipulates that a provision of a development control plan that specifies a requirement, standard or control in relation to an educational establishment development within a prescribed zone is of no effect, regardless of when the development control plan was made.

It is considered that the key issues as outlined in Section 5 have not been resolved satisfactorily at this stage, however could be resolved through amendments to the arborist report and Biodiversity Development Assessment Report (if required). It is recommended that the determination of the application be deferred to enable the outstanding tree impacts to be adequately addressed. Further details of the design of the access to the development is also required to consider the management of stormwater and any impacts which may arise from them. It is recommended that the determination of the application be deferred to enable the outstanding impacts arising from the access to the development be adequately addressed.

Conditions of consent are unable to be provided to address these matters as the impacts of the development need to be appropriately addressed and considered prior to determination in accordance with the requirements of Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979. Deferral of the matter would enable the impacts of the development to be appropriately addressed and considered prior to determination.

7. RECOMMENDATION

That the determination of Development Application 1040/2025/JP for a primary school at 123 Old Pitt Town Road and 3-5 Mandalas Street, Gables be deferred to allow the applicant to address the outstanding tree impacts that have arisen through amendments to the civil design.

Conditions of consent are unable to be provided to address these matters as the impacts of the development need to be appropriately addressed and considered prior to determination in accordance with the requirements of Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979. Deferral of the matter would enable the impacts of the development to be appropriately addressed and considered prior to determination.

The following attachments are provided:

- Attachment A: Tables of Compliance
- Attachment B: Architectural Plans
- Attachment C: Landscape Plans
- Attachment D: Civil Engineering Plans
- Attachment E: Locality Plan

ATTACHMENT A: TABLES OF COMPLIANCE

a) Part B Section 1 – Rural

CLAUSE	DCP STANDARD	REQUIRED	PROPOSED	COMPLIANCE
PART 1				
2. New Development				
Maximum Site Coverage				
	Maximum Site Coverage	Lots > 10 ha: 25% or 5000m² (whichever is the lesser) Lots between 2 - 10 ha: 15% or 2500m² (whichever is the lesser) Lots < 2 ha: 50% or 2,500m² (whichever is the lesser) Notes: Site coverage includes dwellings, outbuildings, ancillary items (such as pools, manoeuvring areas, garages and the like). Variations to site coverage may be permitted where light weight structures (such as gazebos and tents) are proposed as part of a rural enterprise development.	<i>15% or 2500m² whichever is lesser applies.</i> <i>2500m² is lesser and applies.</i> <i>Site coverage of 12 377m².</i>	No - variation proposed. Section 3.36 (9) of Transport and Infrastructure SEPP means control is of no effect.
Further Site Cover inclusions for Specific Uses	Agriculture and Produce industries	All structures associated with the activity on site, all storage areas (including all indoor or outdoor storage areas for produce, machinery or vehicles) as well as all loading, parking or manoeuvring areas and any	N/A	N/A

		associated dwellings, outbuildings, hard-surface areas or ancillary items.		
	Agritourism, animal boarding or training establishments, community facilities, recreation facilities, places of public worship, landscape material supplies, garden centres and plant nurseries and veterinary hospitals	All structures associated with the activity on site and any outdoor areas utilised by the activity (either frequently or infrequently including storage and/or display areas)* as well as all loading, parking and manoeuvring areas and any associated dwellings, outbuildings, hard-surface areas, fenced in areas or ancillary items. * For agritourism, natural surface areas that are utilised by an activity such as orchards and plantations will not be included for the purposes of calculating site coverage.	N/A	N/A
	Residential Development at Riverside Oaks Golf Course	Two storey dwellings: 60% of the site area Single storey dwellings: 65% of the site area	N/A	N/A
Minimum Setbacks				
	Lots fronting a classified road	30 metres	N/A	N/A
	Lots fronting any other road	10 metres	36m	Yes
	Side and rear setbacks	5 metres	10m to western boundary 60m to eastern boundary	Yes
	Side setback for a residential dwelling	40 meters	N/A	N/A

	adjacent to a lot where intensive plant agriculture, intensive livestock agriculture, rural industry, plant nursery or other approved rural activity.			
	Side and rear setback associated with agricultural produce industry, agritourism, animal boarding or training establishments, community facilities, farm-stay accommodation, recreation facilities, places of public worship, landscape material supplies, garden centres, plant nurseries, intensive plant agriculture or veterinary hospitals	5m for parking or manoeuvring areas (excluding any existing kerb crossings or driveways to be retained) 15m for any structure or area (including storage, display, or loading areas)	N/A	N/A
	Roadside stalls and boundary fencing	Nil	N/A	N/A
	Development Adjacent to the Hawkesbury River	30 meters	N/A	N/A
	Front setback for land adjacent to	50m	N/A	N/A

	Boundary Road (within Maraylya, Box Hill and Nelson Precinct)			
	Setbacks for Residential Development in Riverside Oaks Golf Course	Setback to access road: 4.5m Secondary access road (corner allotments): 2m Garages: 5.5m Side boundaries: 0.9m Rear boundary setback: (a) 1 storey: 4m (b) 2 storey element: 6m	N/A	N/A
General Controls				
	Building Design and Materials	The building design and materials should complement and integrate with the existing landscape including scenic values. - Recessive earthy tones which are less reflective are preferred. Suitable earth toned colours include slate, deep grey, deep browns and varying shades of green that complement the natural environment. - Where highly reflective colours or surfaces are chosen for energy efficiency purposes, the application shall demonstrate how the development will not have an adverse visual impact to the local character of the area	Appropriate materials and finishes used to reflect character of area.	Yes
	Front Fences	The maximum height of front fences is 1.8m. Must be of open style and not be of solid masonry or solid panel construction	1.8m high palisade fencing proposed along front boundary. Condition recommended for 1.8m high palisade	Yes

			fencing along Mandalas Street frontage.	
	Cut and Fill	Maximum cut shall not exceed: 1 metre Maximum fill shall not exceed: 600mm Filling of land is to only be in conjunction with an approved land use or legitimate rural activity. Fill shall be limited to the use of Virgin Excavated Natural Material (VENM) with no contaminates.	Variations to cut and fill. Up to 3.5m cut. Up to 4m fill.	No - variation proposed. Section 3.36 (9) of Transport and Infrastructure SEPP means control is of no effect.
	Stormwater Management	Stormwater management arrangements are to demonstrate there are no impacts to adjoining lots, watercourse or existing native bushland.	Satisfactory stormwater arrangements have been provided and deemed acceptable subject to conditions by Council's Engineering section.	Yes
	Salinity	Development proposed in areas where there is known salinity hazard must incorporate appropriate management responses. Note: Some areas within Box Hill, Nelson and Rouse Hill are affected by salinity. Applicants in these areas should contact Council's Environmental Health Team to determine if a site is	N/A	N/A

		identified as having a known salinity hazard.		
	Wastewater and effluent disposal areas	Proposals must demonstrate sufficient area is available for any proposed on-site sewerage management and effluent disposal areas. Proposals must ensure compliance with Council's applicable Local Approvals Policy. Wastewater and effluent disposal areas must be located on land that meets the following locational criteria: – 40m from a dam or intermittent watercourse – 100m from a permanent water course – 6m from a structure, property boundary or native vegetation – Not on slope greater than 15% – Soil depth greater than 300mm	Satisfactory onsite wastewater management provided. Council's Environmental Health section have reviewed the proposed wastewater system and have raised no objections subject to conditions.	Yes
	Lighting	Any lighting must not cause a detrimental impact on the amenity of adjoining properties and shall comply with AS 4282 - Control of the obtrusive effects of outdoor lighting.	Satisfactory	Yes
3. Dwellings				
	Front Elevations	Front elevations must not be >50% of the street frontage if the lot is sited on a public road.	N/A – proposal is not for a dwelling.	N/A
	Minimum width access driveways	4 metres	Achieved	Yes

	Water Supply	Sites that do not have access to reticulated water must provide a minimum water supply of 80,000 litres for domestic purposes.	N/A	N/A
Secondary Dwellings and Attached Dual Occupancies				
	Construction Materials	Secondary dwellings/attached dual occupancies shall be constructed of the same material of the existing dwelling. Existing dwellings may be renovated to match the proposed external materials of the new dwelling.	N/A	N/A
	Structures Not Permitted	The use of temporary buildings and moveable structures as secondary dwellings is not acceptable. This includes but is not limited to the following: • Demountable buildings • Portable modular buildings • Portable modular cabins and sheds • Caravans • Shipping containers	N/A	N/A
	Additional Controls	Refer to Dual Occupancy Section of the DCP.	N/A	N/A
4. Rural Sheds				
	Rural Sheds	Maximum Gross Floor Area of sheds: Zone RU1 and RU2: 500m² Zone RU6: 300m² Notes: a) The maximum accumulative building	N/A	N/A

		footprint of all sheds on an individual allotment shall not exceed the maximum allowable floor area. b) Where there is an inconsistency between the size of a shed and overall site coverage if development on a site, the site coverage control shall override		
	Landscaping	Where a shed is setback less than 10m from an adjoining side or rear property boundary landscape screening with a width of 2m must be provided.	N/A	N/A
5. Tennis Courts				
	Landscaping	Dense landscaping must be incorporated into side and rear setbacks to screen the court from view of adjoining properties.	N/A	N/A
	Fencing	Tennis court fencing is to be green or black mesh.	N/A	N/A
	Lighting	Tennis court lighting shall not emit light spill outside the property boundary.	N/A	N/A
6. Agriculture & rural Industries				
	Acoustic/Noise Impacts	Proposals must demonstrate that they will not give rise to offensive noise as defined in the Protection of the Environment Operations Act and complies with the NSW Industrial Noise Policy	N/A	N/A

	Odour Impacts	Proposals must demonstrate that appropriate measures will be undertaken to reduce the impacts of odours on adjoining properties	N/A	N/A
Intensive Plant Agriculture, Rural Industries and Agritourism				
	Landscape Screening to Boundaries	Dense landscape screening with a minimum depth of 3 metres must be incorporated into all boundary setbacks to effectively screen the development from the adjoining properties.	N/A	N/A
7. Agritourism and Farm Stay Accommodation				
General Controls				
	Permissibility	The farming activities on the subject site must satisfy the definition of a 'commercial farm' in The Hills LEP. Information must be submitted with the Development Application demonstrating that the use satisfies the criteria to be categorised as a "commercial farm".	N/A	N/A
Location				
	Location of Buildings	The design and placement of buildings, structures and moveable dwellings should be sited to reduce visual bulk and tree removal, where possible. Placement and design of buildings must not interrupt the skyline of any major ridges or hilltops when viewed from main roads, public reserves, scenic points or other housing areas.	N/A	N/A

		Buildings shall be climate responsive and oriented to maximise energy efficiency.		
Vegetation and Landscaping				
	Landscaping	Landscaping should be used to minimise the physical and visual dominance of development, including any car parking and vehicle circulation areas, and should include plants native to the local area.	N/A	N/A
	Additional Controls	Refer to Part C Section 3 - Landscaping.	N/A	N/A
Water Supply and Management				
	Water Supply	Where the site is not connected to reticulated water, a water supply and management plan is to demonstrate adequate potable water supply, both quality (in accordance with the NSW Private Water Supply Guidelines) and quantity, is available for the proposed use. Details of the water supply system, including tank locations and capacity must be submitted with the development application. This water supply is to be in addition to water required for firefighting purposes. Development is not to adversely impact existing water supplies for residential and primary production uses on the landholding.	N/A	N/A
Hazards				
	Flood Prone Land	Refer Part C Section 6 – Flood Controlled Land	N/A	N/A

Waste Management				
	Waste	Refer Clause 2.22 Waste Management – Storage and Facilities in Part B Section 6 – Business. Waste management must be appropriate to the rural setting of the property and scale of the development or activity	N/A	N/A
Traffic, Access and Parking				
	Location of Parking	Car parking areas should be located behind the front building line and should not form a visually prominent element of the rural landscape or be highly visible from the road frontage	N/A	N/A
	Parking Surface	The surface of car parking areas must be permeable to an all-weather standard to mitigate stormwater runoff	N/A	N/A
	Access Points	Where possible, access should be shared with any existing access to the farm to minimise environmental, traffic and character impacts	N/A	N/A
	Minimum Car Parking Spaces and Car Parking Design	Refer Part C Section 1 – Parking	N/A	N/A
Signage				
	Signage	Refer Part C Section 2 – Signage	N/A	N/A
Ongoing Operations				
	Operation Information	A management plan for the ongoing operation is to provide: a. a description of the development to be carried out on the property	N/A	N/A

		b. a map of where the development will be on the property, relevant dimensions and key features on the land c. the proposed frequency of operation of the farm gate premises, farm experience premises or farm stay accommodation d. the maximum number of guests at any one time for the farm gate premises, farm experience premises or farm stay accommodation, and how this will be monitored e. how key information and emergency requirements will be communicated to guests		
	Noise	A site-specific noise management plan is to be prepared by an appropriately qualified person in accordance with the NSW EPA 'Noise Policy for Industry' and submitted with any development application for agritourism and farm stay accommodation that may involve a noise generating activity. The plan must: a. include an acoustic assessment that quantifies existing background noise levels and outlines all expected	N/A	N/A

		noise generating activities including traffic movements b. determine appropriate noise trigger levels and where an activity is predicted to exceed that level, it should identify all feasible and reasonable mitigation measures The use of fireworks, helicopters and/or other comparable activities known to cause disturbance to livestock and/or farming activities is not permitted.		
	Amenities	The number of toilets to be provided must be appropriate to the rural setting and scale of the activity.	N/A	N/A
Farm Stay Accommodation				
	Guest Numbers	The maximum number of guests (to the farm stay accommodation) that will be permitted on the landholding at any one time will not be more 15 persons.	N/A	N/A
Farm Gate Premises and Farm Experience Premises				
	Visitor and Event Numbers	The maximum number of visitors and events that will be permitted will be considered on a site-specific basis and have regard to the following factors: - lot size - neighbouring land uses - on-site car parking capacity - servicing requirements	N/A	N/A

		- potential impacts on the productivity capacity of the farm - potential impacts on natural features - potential impacts to rural character and amenity of surrounding residents		
8. Landscape Material Supplies, Garden Centres & Plant Nurseries				
	Landscape Screening to Boundaries	Dense landscape screening must be incorporated into all boundary setbacks to effectively screen the development from the adjoining properties.	N/A	N/A
	Acoustic	Where a proposal is likely to have noise impacts to surrounding properties measures must be taken to reduce noise.	N/A	N/A
	Odour and dust control	Proposals must demonstrate that appropriate measures will be undertaken to reduce the impacts of odours and dust on adjoining properties.	N/A	N/A
	Bulk Storage Bins	Shall not be located in any setback area	N/A	N/A
	Covering of loads (trucks)	Prior to leaving sites all laden trucks are to have their payloads fully covered by suitable material to prevent spillage from the trucks onto roads and adjoining properties	N/A	N/A
9. Tourist Facilities, Restaurants & Cafes				
	Car Parking Areas in front setback	Car parking may be forward of the building setback when a minimum 5m width landscaping	N/A	N/A

		buffer is provided to the front boundary of the site		
	Additional Controls	Refer to Business Section of the DCP.	N/A	N/A
Tourist Facilities				
	Access	Tourist facilities must have direct access to a public road	N/A	N/A
10. Community Facilities, Recreation Facilities and Places of Public Worship				
	Acoustic / Noise Impacts	Proposals must demonstrate they will not give rise to offensive noise as defined in the Protection of the Environment Operations Act and shall comply with the NSW Industrial Noise Policy	Subject to Health assessment	TBC
	Waste	Comply with Clause 2.22 Waste Management – Storage and Facilities in Part B Section 6 - Business of this DCP	Subject to Waste assessment	TBC
	Landscape Screening to Boundaries	Dense landscape screening with a minimum depth of 3 metres must be incorporated into side and rear setbacks to effectively screen the development from adjoining property boundaries	Satisfactory.	Section 3.36 (9) of Transport and Infrastructure SEPP means control is of no effect.
Places of Public Worship				
	Hours of Operation	Provide detailed information with respect to the proposed hours of operation, including everyday activities as well as the frequency of special events including any proposed bell ringing and maximum number of people attending these events.	N/A	N/A
11. Animal Boarding or Training Establishments and Veterinary Hospitals				

	Odour	Proposals must demonstrate that they will not give rise to offensive odour as defined in the Protection of the Environment Operations Act. All proposals must demonstrate that appropriate measures will be undertaken to reduce the impacts of odours on adjoining properties	N/A	N/A
	Waste	Comply with Clause 2.22 Waste Management – Storage and Facilities in Part B Section 6 - Business of this DCP	N/A	N/A
	Acoustic / noise impacts	Proposals must demonstrate they will not give rise to offensive noise as defined in the Protection of the Environment Operations Act and shall comply with the NSW Industrial Noise Policy. For boarding kennels and the like, an acoustic assessment shall have regard to any permanent acoustic mitigation measures proposed (not including landscaping) and be modelled based on a Sound Power Level of 86 dB per dog, allowing for a worst case scenario of all dogs continuously barking for a 15 minute period.	N/A	N/A
	Landscape screening to boundaries	Dense landscape screening with a minimum depth of 3 metres must be incorporated into side and rear setbacks to effectively screen the development from adjoining property boundaries	N/A	N/A
	Wastewater treatment	Where not connected to the reticulated sewer system the establishment shall have a separate wastewater treatment system that shall adequately treat wash-down water from the animal holding areas. Appropriate controls are required to prevent animal hair/fur entering the system. The system shall be adequately	N/A	N/A

		sized to allow for buffering of any disinfectants that may be used. Where the property is connected to the sewer system, animal wash-down water is to be drained to the reticulated sewer in accordance with Sydney Water requirements		
Animal Boarding or training establishments				
	Maximum number of dogs boarded on-site	6 dogs per hectare of site area at any one time up to a maximum of 30 dogs in total	N/A	N/A
	Maximum number of animals (including dogs) boarded on any site within RU6 Transition zone	30 animals at any one time	N/A	N/A
	Hours of Operation	Customer pick-up and drop-off shall be limited to between 8:00am and 4:00pm. Animals must be contained to an indoor enclosure between 7:00pm and 7:00am Monday to Friday and 7:00pm to 8:00am on weekends and public holidays	N/A	N/A
Veterinary Hospitals				
	Location of Lodging Areas	All animal lodging areas shall be located internally and used only for temporary or short-term lodging associated with medical procedures administered onsite	N/A	N/A
12. Water Storage Facilities (Dams, Weirs, Reservoirs)				
	Location relative to effluent disposal area	Shall not be located within 40m of an effluent disposal area	N/A	N/A

		<i>Note: Some development may have additional requirements under the water management act 200 and the dams safety act 1978.</i>		
13. Development adjoining or in the visual catchment of the Hawkesbury River				
	Location of Buildings	Buildings on land adjoining the river or within visual catchment of the river shall be located so that the ridgeline is below the top of the escarpment or setback 20m from the top escarpment. See Figure 3.	N/A	N/A
14. Restricted Development Area (Kenthurst) Refer to Figure 4, page 19				
	Prohibited Development	Development, other than bushfire hazard reduction, on land identified as a Restricted Development Area in Figure 4 is prohibited. In these areas, development includes: • Erection of a fence • The removal of soil or rock from the land • The deposit of soil, rock or any other material on the land • The destruction or removal of any tree or other vegetation	N/A	N/A
15. Land at 2 Schwebel Lane, Glenorie				
	Setbacks & landscaping	Setbacks are to be in accordance with Figure 5	N/A	N/A

		Where indicated on Figure 5 setbacks are to be landscaped at sufficient densities so that an effective visual barrier is achieved.		
	Materials	External building materials must not utilise metal-siding systems, masonry block work and textured or highly patterned brickwork	N/A	N/A
	Access	All vehicular access to the site is to be from Schwebel Lane and be as far as practicable from the intersection of Old Northern Road and Schwebel Lane	N/A	N/A
	Noise Transmission	The equivalent continuous energy average (LAeq) emanating from the site measured over a 15 minute period shall not exceed the background noise level by more than 5dB. This is to be assessed at the most affected point on or within the residential boundary and any other noise sensitive receivers such as schools in the vicinity of the subject site. Where the background noise level plus 5dB exceeds 45db(A), then the LAeq emanating from the site shall not exceed the acceptable noise levels specified in the Noise Guide for Local Government or the NSW Industrial Noise Policy. A landscaped earth mound or other noise attenuation device shall be constructed within the setback adjacent to the southern	N/A	N/A

		property boundary as shown in Figure 5.		
		Noise attenuation must be achieved without compromising the landscape objective of this plan.		
OTHER CHECKS:				
	Driveway Gradient	Assess the driveway gradient against Council's Subdivision Specifications	Driveway deemed acceptable by Council's Engineering section.	Yes
	BASIX Certificate	BASIX Certificate is required for new dwellings, granny flats, additions over \$50k, and pools larger than 40kL. Ensure all required BASIX Certificate commitments are reflected on the plans.	N/A	N/A
	88B Restrictions	Ensure all applicable 88B restrictions have been reviewed, considered and addressed. Non compliances should be addressed and consider consent requirements from the benefiting authority. Note: Clause 1.9A of LEP 2012 provides the suspension of restrictions where a development would otherwise be permitted by Council.	Satisfactory	Yes
16. Land at Riverside Oaks Tourist Complex				

The following site specific outcomes and controls apply to all development within the approved Riverside Oaks Tourist Complex (shown in Figure 6).

	Modification of Previous Development Consents	Previous Development Consents on Lot 28 DP 270416, 74 O'Briens Road, Cattai must be modified under the provisions of Section 4.55 of the EP&A Act 1979 to remove all aspects of development that have not yet been commenced, prior to the granting of consent for any residential development in accordance with Schedule 1 of LEP 2019. This includes (but is not limited to) development approved under DA No. 89/804 and later modifications: - two hotels, - holiday cabins and corporate lodges (that are not yet constructed), - retail facilities, - tennis courts, golf academy and driving range that were to occur in the vicinity of proposed precinct C, - community facilities.	N/A	N/A
	Staging of Development	The provision of residential development on the site is to be staged as follows: • Stage 1: Precinct D (maximum of 59 residential dwellings), 13 holiday cabins. • Stage 2: Upgrade of the main access road from O'Briens Road, Precinct A (maximum of 135 residential dwellings), Precinct B (maximum of 29 residential dwellings), spa and treatment facilities. • Stage 3: 150-room hotel, 5 corporate lodges, tennis court.	N/A	N/A

		• Stage 4: Precinct C (maximum of 77 residential dwellings). A single masterplan DA is to be submitted for the site which indicates the staging of all proposed future development on the site		
	Development Areas	All dwellings, associated roads and Asset Protection Zones (APZs) shall be as shown on Figure 6. APZs and residential development must not impact upon land identified for 'conservation' on Figure 6. <i>*For the purposes of this control conservation land is land identified on Figure 6 as 'Conservation Zone Biobank Site'</i>	N/A	N/A
	Bushland and Biodiversity	Conservation land on figure 6 is to be protected from development and clearing. Vegetation within this area is to be retained. <i>*For the purposes of this control conservation land is land identified on Figure 6 as 'Conservation Zone Biobank Site'. All works associated with road upgrades are to be located clear of the conservation land and vegetation identified for retention on Figure 6, including the proposed road between Precincts C and D, and any associated stormwater measures, retaining walls and the like. Culverts are not to restrict fauna movement throughout the site. The Yellow-bellied Glider corridor identified on Figure 7 is to be preserved and kept clear of residential development.</i>	N/A	N/A

	Flood Management and Safety	Refer Part C Section 6 – Flood Controlled Land. The main access road between Precinct C and D is to be upgraded to Council's satisfaction. Provide a flood-free all-weather emergency access track between Precincts A and C to Council's satisfaction. Flood mitigation measures and warning systems, emergency evacuation measures and flood education programs are to be implemented to the satisfaction of Council, the SES and the Office of Environment and Heritage.	N/A	N/A
	Dwellings	Max. 2 storeys	N/A	N/A
	Private Open Space and Solar Access	Minimum dimension 4 metres x 6 metres, directly accessible from the dwelling's living areas. 50% of the principal private open space area is to receive a minimum of 2 hours direct sunlight between 9am and 3pm during mid-winter.	N/A	N/A
	Car Parking	2 spaces per dwelling (one must be in a garage).	N/A	N/A
	Internal Road and Access Road Design	Road designs are to avoid Dead-ends / turning heads.	N/A	N/A
	Cut and fill	Refer Section 2 – New Development in Rural DCP.	N/A	N/A
	Landscaping and Street Trees	Refer Part C Section 3 – Landscaping	N/A	N/A

	Potable Water and Wastewater Servicing	Potable water and wastewater pump stations are to be located, designed and maintained to prevent the ingress of floodwater. Potable water and wastewater treatment facilities are to be upgraded / augmented as required to ensure that all lots have access to services prior to occupation. Appropriate licences are to be obtained for the water and wastewater treatment systems prior to occupation of the dwellings.	N/A	N/A
	Heritage	European heritage: refer Part C Section 4 – Heritage. Aboriginal heritage: Avoid impact on areas containing known Aboriginal artefacts and culturally important sites. Where the Aboriginal Assessment identifies a site as significant, a letter from the relevant Aboriginal Lands Council is required which expresses support or recommendations for the subdivision proposal.	N/A	N/A
	Waste Collection	The internal road network is to have longitudinal gradients and widths suitable for a standard heavy rigid vehicle. Where roads terminate, a 19 metre turning head is required to enable waste vehicles to enter and leave in a forward direction. Road surfaces and bridge capacities are to withstand a fully loaded waste collection vehicle (28 tonne axle load).	N/A	N/A

	Development near the Hawkesbury River	Refer Section 10 of this DCP.	N/A	N/A
	Road Safety Audit	Prior to the issue of any consent for residential development (including subdivision) on the site, an independent road safety audit of the intersection of Wiseman's Ferry Road / O'Briens Road shall be submitted to the satisfaction of Council and the RMS,	N/A	N/A
	Community Management Plan	A Community Management Plan is to be prepared to Council's satisfaction to provide for the ongoing maintenance of community facilities on the site, including (but not limited to) roads, potable water and waste water treatment facilities, and flood safety infrastructure. The Management Plan is to address the ongoing management and occupation of tourist dwellings and demonstrate how the restriction on permanent residential occupancy will be enforced.	N/A	N/A

b) Part C Section 1 – Parking

2.1 General Parking Requirements		
2.1.1 General		
Control	Proposed	Compliance
a) Number of required parking spaces and associated conditions must be provided in accordance with Table 1. Any part spaces must be rounded up to the nearest whole number.	40 staff (Stage 1A – 16, Stage 1B – 12, Stage 1C – 12) = 40 spaces required	Yes

Educational Establishment (School): 1 space per employee plus 1 space per 8 1 space per employee plus 1 space per 8 year 12 students, plus 1 space per 30 students enrolled for visitors and/ or parent parking	No year 12 students – primary school only. No spaces required. 420 students proposed (Stage 1A – 180, Stage 1B – 120, Stage 1C – 120). 14 spaces required. 54 total parking spaces required. Stage 1A – 28 spaces Stage 1B – 12 spaces Stage 1C – 15 spaces 55 total parking spaces provided.	
b) All car parking spaces must be provided onsite.	All spaces are on site	Yes
c) The minimum provision of spaces for restaurants or café as required in Table 1 applies to indoor and outdoor seating.	N/A – the proposal does not include any restaurant or café.	N/A
d) The provision of boat trailer and boat wash down areas are required for caravan parks and/or holiday cabin developments in the vicinity of the Hawkesbury River.	Not located on the Hawkesbury River	N/A
e) Car parking for child care centres must be situated in a convenient location, allowing for safe movement of children to and from the centre.	N/A	N/A
f) Parking spaces for an exhibition home may be permitted to be located within the front setback, provided the parking area is reinstated to lawn upon the expiry of the exhibition home consent. In the case of exhibition home villages a centralised parking area should be provided.	Not an exhibition home	N/A
g) Any changes to parking provisions occurring after development consent or implementation of development consent must be subject to an	Noted	N/A

application under Section 96 of the Environmental Planning and Assessment Act 1979.		
h) Where justified, a proportion of car parking may be subject to time restrictions upon application, consideration and approval by Council. All employees parking are to be provided on-site.	Not proposed	N/A
i) Stack parking will not be included in the assessment of the number of car parking spaces for retail, commercial, medium density residential and industrial development and the like.	No stack parking proposed.	Yes
j) Access arrangements in bush fire prone areas shall be in accordance with Planning for Bushfire Protection 2006.	Access arrangement are in accordance with PBP19.	Yes
2.1.2 Mixed Use Parking		
a) Where the component uses are operated concurrently, parking will be assessed as the sum of the requirements for each component. Component parking requirements are to be based on requirements in Table 1. Calculations shall include an appropriate proportion of any shared common or administrative area.	Not a mixed use site	N/A
2.1.3 Dual Use Parking		
a) Where the component uses are not operated concurrently, parking provisions will be based on whichever of the components generates the greatest car parking requirement. The onus will be on the applicant to satisfy Council that the uses are not operated concurrently.	No dual Use of Parking	N/A
b) Where the component uses are not operated concurrently, parking provisions will be based on whichever of the components generates the greatest car parking requirement. The onus will be on the applicant to satisfy Council that the uses are not operated concurrently.	No dual Use of Parking	N/A
2.1.4 Remodeling or Alterations to Existing Premises		
a) If the development does not result in increased floor space and the use of the building is not significantly changed, then additional parking provisions may not be required.	No remodeling	N/A
b) If the remodelling results in increased floor area, then additional parking will be required for the increase.	No remodeling	N/A

c) If the use of the development is changed, this will be taken into account in assessing the parking requirement according to the new use as well as any increase in floor space.	No remodeling	N/A
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2.2 Parking for Disabled Persons and Parents with Prams		
a) A proportion of the total parking spaces required shall be provided for disabled persons in accordance with Table 2.	Minimum 3% of parking spaces to be provided for disabled persons. 4 accessible parking space is provided (7%).	Yes
b) A continuous, accessible path of travel in accordance with AS 1428.1 shall be provided between each parking space and an accessible entrance to the building or to a wheelchair accessible lift	Satisfactory	Yes
c) A proportion of the total parking spaces required shall be provided for parents with prams at the rate of 1 space per 100 spaces at:- Ø shopping centres; Ø transport terminals; Ø hospitals; and Ø other large public facilities.	Not required.	N/A
d) Parking spaces for disabled persons and parents with prams should:- Ø have minimum 3.2 metres x 5.4 metres dimensions for each designated parking space; Ø be provided adjacent to an accessible entrance or a wheelchair accessible lift; Ø be signposted and identified for the nominated parking use; Ø have a clearance height of 2.5 metres from floor level; and Ø provide a level area with a gradient less than 1:40.	Satisfactory	Yes

e) Directional signage to designated parking spaces should be provided from the entry of the parking facility.	Satisfactory	Yes
f) Set down areas should be level with a gradient less than 1:40, have adequate circulation space and be located away from traffic flow. Adjacent kerb ramps should be provided to allow access to a footpath, building entrance or a wheelchair accessible lift.	No set down area required	N/A
g) Refer to Council's "Making Access for All: guidelines ensuring criteria for all public facilities" for further parking and access designs. This document is available at the Customer Service Centre at Council's Administration Building or at Council's website.	Satisfactory	Yes

2.3 Bicycle Parking		
a) The provision of bicycle parking must be in accordance with Table 3.	1 space per 5 pupils over year 4 required. None proposed at this stage. SEE suggests bicycle parking racks to be provided when demand increases.	No – variation proposed. Section 3.36 (9) of Transport and Infrastructure SEPP means control is of no effect.
b) Bicycle parking should be located in close proximity to building entrances and clustered in lots not exceeding 16 spaces.	None proposed at this stage.	No - Section 3.36 (9) of Transport and Infrastructure SEPP means control is of no effect.
c) Bicycle parking facilities should not impede pedestrian or vehicular circulation.	None proposed at this stage.	No - Section 3.36 (9) of Transport and Infrastructure SEPP means control is of no effect.
d) Bicycle parking facilities should be located in highly visible, illuminated areas to minimise theft and vandalism.	None proposed at this stage.	No - Section 3.36 (9) of Transport and Infrastructure SEPP means control is of no effect.
e) Provision of shower and change facilities for bicycle riders should be provided in accordance with Table 3.	Table 3 requires facility.	No - Section 3.36 (9) of Transport and Infrastructure SEPP

	None proposed at this stage.	means control is of no effect.
f) Installation and dimensions of bicycle parking facilities and storage should be in accordance with: - AS 2890.3-1993 – Parking Facilities – Bicycle parking facilities; and - Guide to Traffic Engineering Practice BICYCLES – Part 14 – Austroads (Standards Australia).	None proposed at this stage.	No - Section 3.36 (9) of Transport and Infrastructure SEPP means control is of no effect.

2.4 Motorcycle Parking

a) Motorcycle parking is to be provided for all developments with on-site parking of more than 50 car parking spaces, at a rate of 1 motorcycle parking space for every 50 car parking spaces or part thereof.	No motorcycle parking proposed. 1 Space required.	No - Section 3.36 (9) of Transport and Infrastructure SEPP means control is of no effect.
b) Motorbike spaces should be 1.2 metres wide and 2.5 metres long when spaces are 90 degrees to the angle of parking. (See Figure 1 - Motorcycle Parking Dimensions).	As above	N/A

2.5 Carwash Bays

Car wash facilities not required to be provided for this development.

2.6 Set Down Areas

Set down areas not required for this proposal.

2.7 Car Park Design and Layout

2.7.1 General

Control	Proposed	Compliance
a) The layout of the car park should facilitate ease of access and egress of vehicles through the parking area at all times without congestion.	The layout of the carpark facilities ease of use.	Yes
b) For all development other than single dwelling houses and dual occupancies,	All vehicles can enter and exit in a forward direction	Yes

vehicles must enter and exit the site in a forward direction.		
c) Adequate queuing distance should be provided where the parking area fronts an arterial road as justified by relevant data or a study carried out by a suitably qualified person.	Satisfactory	Yes
d) Any changes to parking layout and design occurring after development consent or implementation of a development consent must be subject to an application under Section 96 of the Environmental Planning and Assessment Act 1979.	Noted	N/A
e) Provisions within this section are in accordance with AS 2590.1 –1993 Parking Facilities – Part 1 Off Street Car Parking. For further design requirements for car park design and layout please refer to the Australian Standard.	Noted	Yes
2.7.2 Parking Dimensions		
a) The minimum car parking dimensions required for right angle parking shall be provided in accordance with Table 4.	Minimum parking dimensions achieved.	Yes
b) Two-way aisles are not recommended for angle parking other than for parking at right angles (90 degrees).	Right angle parking proposed.	Yes
c) The preferred parking angle should be at 90 degrees to the aisle. Where site area is limited other angles of parking will be considered. For angle parking design requirements other than at 90 degrees refer to AS 2890.1-1993 – Parking Facilities – Part 1: Off Street Parking.	90 degree parking provided.	Yes
d) All parking spaces shall be designed to ensure they can be accessed by a maximum 3 point combined manoeuvre, i.e. 1 movement to enter the space and 2 movements to leave, or 2 movements to enter and 1 to leave. (See Figure 2 for manoeuvres).	All parking can occur with a maximum 3 point manoeuvre.	Yes
e) Parallel parking is to be avoided unless it can be demonstrated that it does not disrupt traffic circulation or create a hazard.	No parallel parking spaces proposed.	N/A
f) At blind aisles the end spaces should be made one metre wider than the adjacent spaces. (See Figure 3). Otherwise, provision	No blind aisles are included.	Yes

should be made for cars to turn round at the end of aisles and allow vehicles to exit in a forward direction.		
g) Spaces adjacent to obstructions must be 300mm wider on the side of the obstruction.	No spaces are adjacent to obstructions.	Yes
h) The width of car spaces in multi-storey or basement parking areas is to be exclusive of any building columns.	N/A	N/A
i) Basement parking areas should be setback the same distance as the building above	N/A	N/A
2.7.3 Pedestrian Circulation and Safety		
a) Parking areas should be designed so that pedestrian entrances and exits are separate from vehicle entrances and exits.	Satisfactory	Yes
b) Safe crossing points through to or leading to entrances must have adequate sight distance and must be provided with appropriate directional signs and indicative pavement markings.	Satisfactory	Yes
c) Lifts and stair lobbies, and access to buildings should be clearly marked.	Satisfactory	Yes
d) Where possible, parking aisles should be orientated parallel with expected pedestrian travel paths. (See Figure 4).	Satisfactory	Yes
2.7.4 Drainage		
a) All car parking areas are to provide adequate drainage of surface water to prevent flooding of adjoining properties.	Satisfactory	Yes
2.7.5 Lighting and Ventilation		
a) Covered or enclosed car parks must have adequate lighting and ventilation, preferably by natural means.	Satisfactory	Yes
b) Where car parks might be utilised in the evening, adequate artificial lighting should be provided for the whole car park area.	Sufficient lighting has been provided	Yes
2.7.6 Parking Directions		
a) All car parking spaces should be clearly line marked.	Satisfactory	Yes
b) Where designated parking spaces are provided such as customer, visitor, parents	Satisfactory	Yes

with prams and disabled persons parking, signposting must clearly indicate the location of these spaces.		
c) Arrow markings on the surface of aisles and driveways should be used to demonstrate circulation pattern, whether in one-way or twoway directions.	Satisfactory	Yes
d) Entries and exits must be appropriately signposted.	Satisfactory	Yes

2.8 Landscaping

a) Outdoor parking areas are to be provided with two metre wide landscaping strips: Ø Between rows served by different aisles. Ø Between spaces at a rate of one in every ten car parking spaces.	Satisfactory	Yes
b) Outdoor parking areas are to be screened by a minimum of two metre wide landscaping strips. Such landscaping is to be of a mature and dense nature and be designed according to Part C Section 3 – Landscaping of this DCP.	Satisfactory	Yes
c) Driveways are to be screened by a minimum of two metre wide landscaping strip on either side.	Two metre landscaping provided.	Yes
d) Where soils permit infiltration the landscaping strips should be used to promote reuse of drainage water.	Noted.	Yes
e) Landscaping species selected should not: Ø block signs; Ø impede entry and access points; Ø overgrow paths; Ø cause restrictions to pedestrian and vehicle movements; and Ø compromise safety aspects such as sight distances.	Landscaping is not considered to impact on signs, entry points or vehicle/ pedestrian movements.	Yes
f) Shade trees are to be provided within landscaping strips.	N/A	N/A
g) Plant and tree species selected for the purpose of providing shade should not be of a	N/A	N/A

kind that will cause damage to vehicles because of their nature of dropping fruit, cones or nuts.		
h) In addition reference should be made to Part C Section 3 - Landscaping of this DCP when selecting appropriate species.	N/A	N/A

2.10 Access Driveways		
a) Access driveway widths are to comply with AS 2890.1-1993 Parking Facilities – Part 1: Off Street Car Parking.	Satisfactory following review by Council's Engineering and Traffic sections.	Yes
b) Driveways are to be provided in locations that have adequate sight distance.	Satisfactory following review by Council's Engineering and Traffic sections.	Yes
c) Driveways will be prohibited in the locations shown in Figures 5 and 6.	Satisfactory following review by Council's Engineering and Traffic sections.	Yes
d) Access driveways are to be constructed in accordance with Council's "Specification for the Construction of Footpath & Gutter Crossings" (2001).	Satisfactory following review by Council's Engineering and Traffic sections.	Yes
e) Access driveways are to be located a minimum of one metre from drainage structures and other service facilities located on the nature strip.	Satisfactory following review by Council's Engineering and Traffic sections.	Yes
f) Except for residential properties, driveway entrances and exits should be signposted appropriately.	Satisfactory following review by Council's Engineering and Traffic sections.	Yes
g) Access driveways should not be entered from or exited onto intersections where one or more of the intersecting roads are a collector, subarterial or arterial road.	Satisfactory following review by Council's Engineering and Traffic sections.	Yes
h) Indirect access must be sought in preference to direct access where the proposed development fronts a high-volume road. Where direct access is proposed, a study by a suitably qualified person must be conducted to indicate potential impacts. This study will also be assessed by the RMS	Access provided from Old Pitt Town Road.	Yes

i) Driveways for multi dwelling housing, residential flat buildings and Seniors Living SEPP developments must be able to be accessed by service vehicles such as fire tankers, ambulances and bushfire tankers.	N/A	N/A
j) In addition, application of controls for driveways in other applicable Sections of the DCP should be applied.	Noted	N/A

c) Part C Section 2 - Signage

GENERAL SIGNAGE DESIGN REQUIREMENTS				
CONTROL		REQUIRED	PROPOSED	COMPLIANCE
2.0		Business or building identification signs may only be erected or displayed if it is designed for one or more of the following purposes: • to identify the premises upon which it is situated; • to indicate the name of the occupier and the nature of activity conducted thereon; • to identify the nature and type of goods and services available therein; or • to direct persons to development in the immediate locality.	The proposed signage identifies the school name.	Yes
2.1	a)	Advertising shall not incorporate flashing lights or animated or moving components.	No flashing lights or animation proposed.	Yes
	b)	Signs shall be permanently fixed to the premises.	Signage fixed to masonry wall.	Yes
	c)	Advertising shall not be located or constructed in such a manner	Proposed signage does not obstruct	Yes

		as to obstruct any other approved sign.	any other approved sign.	
	d)	Permanent signs shall not be located or constructed in such a manner as to obstruct the view of traffic lights or street signs, nor detrimentally obstruct motorists' or pedestrians' vision at an intersection or on any public road.	Signage is not considered to impact on pedestrian or vehicle safety.	Yes
	e)	Signs shall not be constructed of canvas, calico or any like material.	Satisfactory.	Yes
	f)	A free-standing pylon sign shall not exceed ten (10) metres in height, measured from the existing ground level to the top of the structure, provided that the height of any pole sign shall have regard to the nature and height of development in the immediate vicinity.	N/A – signage is not on a pylon.	N/A
	g)	Projecting wall signs and flush wall signs shall not extend above the wall to which they are attached.	Proposed signage does not project from masonry wall.	Yes
	h)	All proposed signage is to be consistent with the aims and objectives of SEPP (Industry and Employment) 2021, Chapter 3 Advertising and Signage.	Satisfactory.	Yes
	i)	Applications for signage must demonstrate how the proposed signage satisfies the assessment criteria specified in Schedule 5 Assessment Criteria of SEPP (Industry and Employment) 2021.	Satisfactory.	Yes

	j)	No structure will be erected within 3 metres of the kerb or carriageway. Any structure within 5 metres of the kerb or carriageway will be of frangible design.	Satisfactory.	Yes
	k)	All business and building identification signage to be designed in accordance with Council's 'Designing Safer Communities Guidelines.' Signage should be legible and identify safe access routes.	Satisfactory.	Yes
RURAL ZONE SIGNAGE REQUIREMENTS				
CONTROL		PERMISSIBLE	PROPOSED	COMPLIANCE
2.2	a)	Any advertisement must relate to the approved use of the land.	The signage relates to the name of the school.	Yes
	b)	Max area of any sign shall be 4m ² with max dimensions of 2m x 2m.	No detail provided	TBC
	c)	Max height to top of sign is to be 3m from natural ground level.	The sign does not exceed 1.8m from natural ground level.	Yes
	d)	Max 1 sign per street frontage.	Only one sign proposed.	Yes
	e)	Where multiple street frontages permit more than 1 sign, the maximum combined area of all signage shall be 4m ² .	Only one sign proposed along the Old Pitt Town Road frontage.	Yes

	f)	Council may erect advertising structures for the purposes of directing the travelling public to tourist areas or displaying a private advertisement for tourist business.	Noted.	Yes
	(g)	Signage for home occupations, home business, home industry or bed and breakfast accommodation shall not exceed 0.72m ² being a max of 1.2m x 0.6m.	N/A – sign is for a primary school.	N/A
RESIDENTIAL ZONE SIGNAGE REQUIREMENTS				
CONTROL		PERMISSIBLE	PROPOSED	COMPLIANCE
2.3	a)	Max area is 2.25m ² with max dimensions of 1.5m x 1.5m.	N/A	N/A
	b)	Max height is 2.5 metres from natural ground level to the top of the sign.	N/A	N/A
	c)	Signage for home activity or home business is not to exceed 0.72m ² being a max of 1.2m x 0.6m.	N/A	N/A
	d)	Illuminated signage is prohibited within residential zones other than an illuminated cube light to identify health care premises.	N/A	N/A
BUSINESS ZONES (EXCLUDING B7) SIGNAGE REQUIREMENTS				

CONTROL		PERMISSIBLE	PROPOSED	COMPLIANCE
2.4	a)	The combined sign area of all signs located on the frontage of a building is to be determined on the basis of 0.5m ² of sign per one (1) metre lineal frontage of the building.	N/A	N/A
	b)	Where the building has more than one (1) frontage, the maximum advertising area for a sign on any side elevation (in addition to signage specified in clause (a) above) shall not exceed 0.25m ² of sign per one (1) metre of lineal frontage of the building.	N/A	N/A
	c)	Only 1 under awning sign is permitted for a shop, office or suite situated in a business zone per street frontage.	N/A	N/A
	d)	Under awning signs shall not exceed 2.4m x 0.5m with minimum height / distance from the underside of the sign to the footpath of 2.6m.	N/A	N/A
	e)	Above awning signs shall not exceed 2.4m x 0.75m.	N/A	N/A
	f)	Only one under awning sign per occupancy is permitted where there are multiple occupancies with a minimum distance between each sign of 3m.	N/A	N/A

	g)	Where a premises or building contains multiple occupancies, the maximum area of signage allowed on the façade of each occupancy shall be determined on the basis of 0.5m ² per 1 metre lineal frontage of the subject unit or suite.	N/A	N/A
	h)	Free standing pylon signs are not permitted on sites which utilise a zero lot setback. Free standing signs on all other sites are to be assessed on merit.	N/A	N/A

INDUSTRIAL & B7 BUSINESS PARK ZONE SIGNAGE REQUIREMENTS

CONTROL		PERMISSIBLE	PROPOSED	COMPLIANCE
2.5	a)	One sign is permitted per sex services premises with maximum dimensions of 1.0m x 0.5m. The sign must only identify the registered name of the business, address (clearly so as to prevent nuisance to adjoining uses) and contact number.	N/A	N/A
	b)	Signage shall not display words or images which, in the opinion of Council are sexually explicit, lewd or otherwise offensive.	N/A	N/A
	c)	Illumination of signage for sex services premises (with the exception of flashing or neon lighting) may be considered where the applicant has demonstrated that it will have no adverse impact on any other use within view.	N/A	N/A

2.5 & 2.9	d)	Only one (1) free-standing pylon sign shall be permitted on any parcel of land zoned Industrial or B7 Business Park, and shall meet the following requirements:- • The height of any free-standing pylon sign shall not exceed ten (10) metres measured from the existing ground level to the top of the structure and shall have regard to the nature and height of development in the immediate vicinity; • The maximum width of the entire structure shall be two (2) metres. • The maximum advertising display area within the structure shall be no greater than 12m² with maximum advertising dimensions of 1.5 metres in width and 8 metres in height. No advertising shall be permissible within the bottom 2 metres of the structure. • The free-standing pylon sign may identify the names of the occupant(s) of individual unit/suite in the premises and may include a logo or symbol that identifies the business, but does not include general advertising of products, goods or services; and • The free-standing pylon sign may be erected in the landscaped setback area.	N/A	N/A
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		Note: Refer to 2.5(i) which overrides part of this clause.		
	e)	Only one (1) free-standing tenancy listing board shall be permissible per parcel of land zoned light industry or Business Park meeting the following requirements:- • The maximum size of the tenancy listing board shall not exceed 6m². • The height shall not exceed two (2) metres measured from the existing ground level to the top of the structure and the width of the structure shall not exceed 3 metres; • The structure is to be located at the entry to the site and may be incorporated with an area containing mail boxes for individual units; • The tenancy listing board shall include the property address and identify the names of the occupant(s) of each unit/suite in the premises, but does not include general advertising of products, goods or services. Colour and font used on the tenancy listing board is to be consistent; and • The structure may be erected in the landscaped setback area.	N/A	N/A

	f)	The combined sign area of all signs on the facade of a building will be permitted on the basis of 0.5m ² of sign per one (1) metre of length of the building façade which addresses the primary frontage of the site.	N/A	N/A
	g)	Where the building has more than one (1) frontage, the maximum advertising area for a sign on any side elevation (in addition to signage specified in clause (c) above) shall not exceed 0.25m ² of sign per one (1) metre of length of the façade of the building.	N/A	N/A
	h)	Where a premises or building contains multiple occupancies, the maximum area of signage allowed on the façade of each occupancy shall be determined on the basis of 0.5m ² per 1 metre of length of façade of the subject unit or suite.	N/A	N/A
	i)	Notwithstanding Clause 2.5(a), one pylon sign per street frontage is permitted.	N/A	N/A
	j)	Notwithstanding Clause 2.5(b), one tenancy board is permitted per vehicular entry point. If all entry points propose a tenancy board, the name of the occupant is to be displayed only on the board which provides the most efficient point of access to the unit.	N/A	N/A
	k)	Only 1 directional sign per vehicular entry / exit point is permitted and shall be for	N/A	N/A

		directional purposes only, located at the entry, max height of 0.6m and max area of 0.5m ² .		
OTHER ZONE SIGNAGE REQUIREMENTS				
CONTROL		PERMISSIBLE	PROPOSED	COMPLIANCE
2.6	a)	Signs shall not be erected on Special Purpose, Recreation or Environmental Protection Zones unless justification for the structure or sign is provided.	N/A	N/A
SIGNS FOR EXHIBITION HOMES				
CONTROL		PERMISSIBLE	PROPOSED	COMPLIANCE
2.7	a)	1 sign with max area of 1m ² is permitted per approved exhibition home. Signage duration to be consistent with exhibition home duration.	N/A	N/A
SIGNS ASSOCIATED WITH EXISTING USE RIGHTS				
CONTROL		PERMISSIBLE	PROPOSED	COMPLIANCE
2.8	a)	Signage to be determined on merit having regard to the nature of the land use, and location of the signs, type, colour, size and effect on the amenity of the area.	N/A	N/A
TEMPORARY ADVERTISING SIGNAGE				
CONTROL		PERMISSIBLE	PROPOSED	COMPLIANCE

2.10	a)	Sign is limited to notices for sale / lease and must relate to the site it is situated upon.	N/A	N/A
	b)	No illumination of any type is permitted.	N/A	N/A
	c)	Supporting structure is to be dark and recessive in colour. Timber frames to be painted black.	N/A	N/A
	d)	1 sign per street frontage	N/A	N/A
	e)	Sign is to be limited to the duration of the event or as otherwise approved by Council.	N/A	N/A
		Max areas of:- • Rural: 2.5m² • Residential: 2.5m² for single residential and 4.5m² for medium density (2 or more dwellings). • Business: 20m² • Industrial: 10m²	N/A	N/A

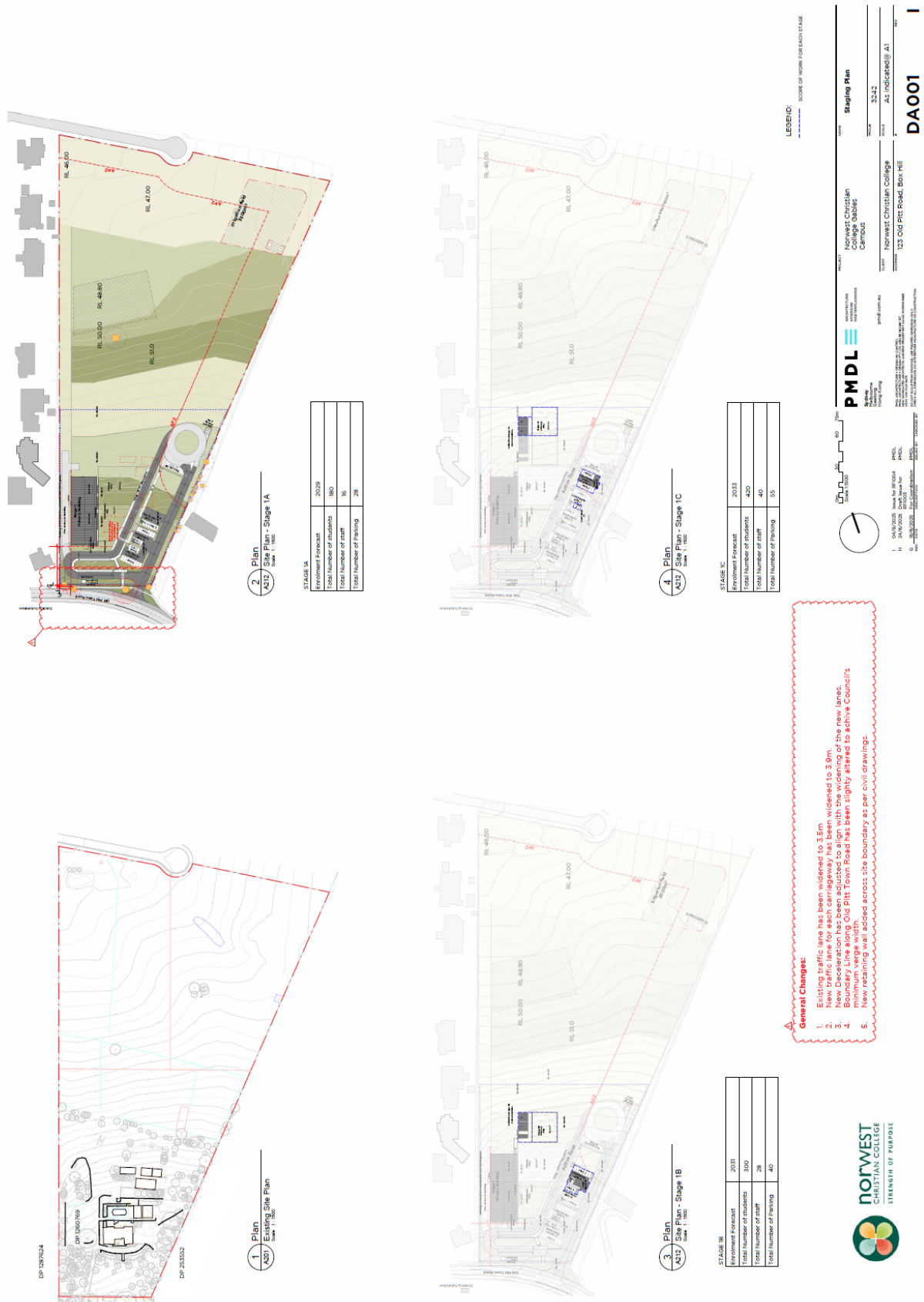
ILLUMINATION OF SIGNS

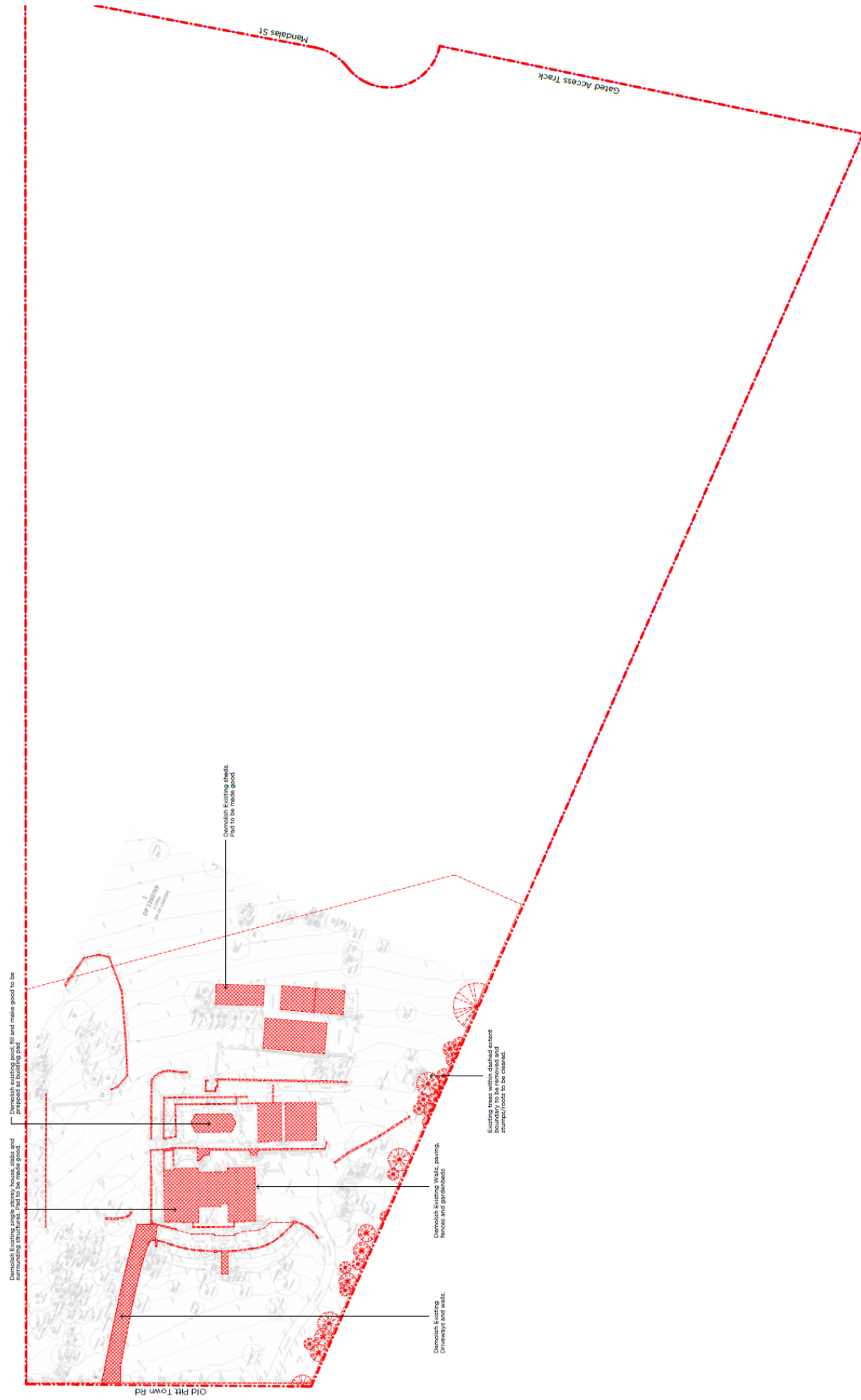
CONTROL		PERMISSIBLE	PROPOSED	COMPLIANCE
2.11	a)	Any illuminated signage shall not adversely impact upon adjoining properties and shall be designed to ensure that no light spills onto adjoining or adjacent properties.	No illumination proposed.	N/A
	b)	Any illumination of signage shall be switched off upon the closure of business each day. Should the business operate during normal	N/A	N/A

		business hours only, illumination shall be switched off by 9pm daily.		
	c)	Illuminated signage is prohibited within Residential zones other than an illuminated cube light to identify health care premises.	N/A	N/A
	d)	Illuminated signs are not to be used on the land upon which a heritage item is located.	N/A	N/A
INAPPROPRIATE SIGNS				
CONTROL		PERMISSIBLE	PROPOSED	COMPLIANCE
2.12	a)	The following types of business and building identification signs shall not be erected or displayed: • Roof-top signs; • Air borne signs (blimps); • A-frame board signs or moveable placards.	The proposed signage is none of the listed types of signs.	Yes
SIGNAGE FOR HERITAGE ITEMS				
CONTROL		PERMISSIBLE	PROPOSED	COMPLIANCE
2.13	a)	Signage location must not detract from the heritage item.	N/A	N/A
	b)	No sign is to be attached to the heritage item.	N/A	N/A
	c)	Signage is to be a maximum of 0.5m ² per street frontage.	N/A	N/A

	d)	Content is limited to name and authorised occupation / occupant of the premises.	N/A	N/A
	e)	Colours and lettering are to compliment the heritage item.	N/A	N/A
	f)	No sign is to be erected in windows or door openings.	N/A	N/A
	g)	General advertising, bunting or streamers and the like are to be used on the land on which a heritage item is located.	N/A	N/A
	h)	Illuminated signs are not to be used on the land upon which a heritage item is located.	N/A	N/A

ATTACHMENT B: ARCHITECTURAL PLANS





PMDL

Professional Mapping & Design Ltd
10/100 Pitt Town Rd
Pitt Town NSW 2204
Phone: 02 9438 1111
Email: info@pmdl.com.au
www.pmdl.com.au

Site Plan - Demolition

Project Name: Norwest Christian College Campus

Client: Norwest Christian College

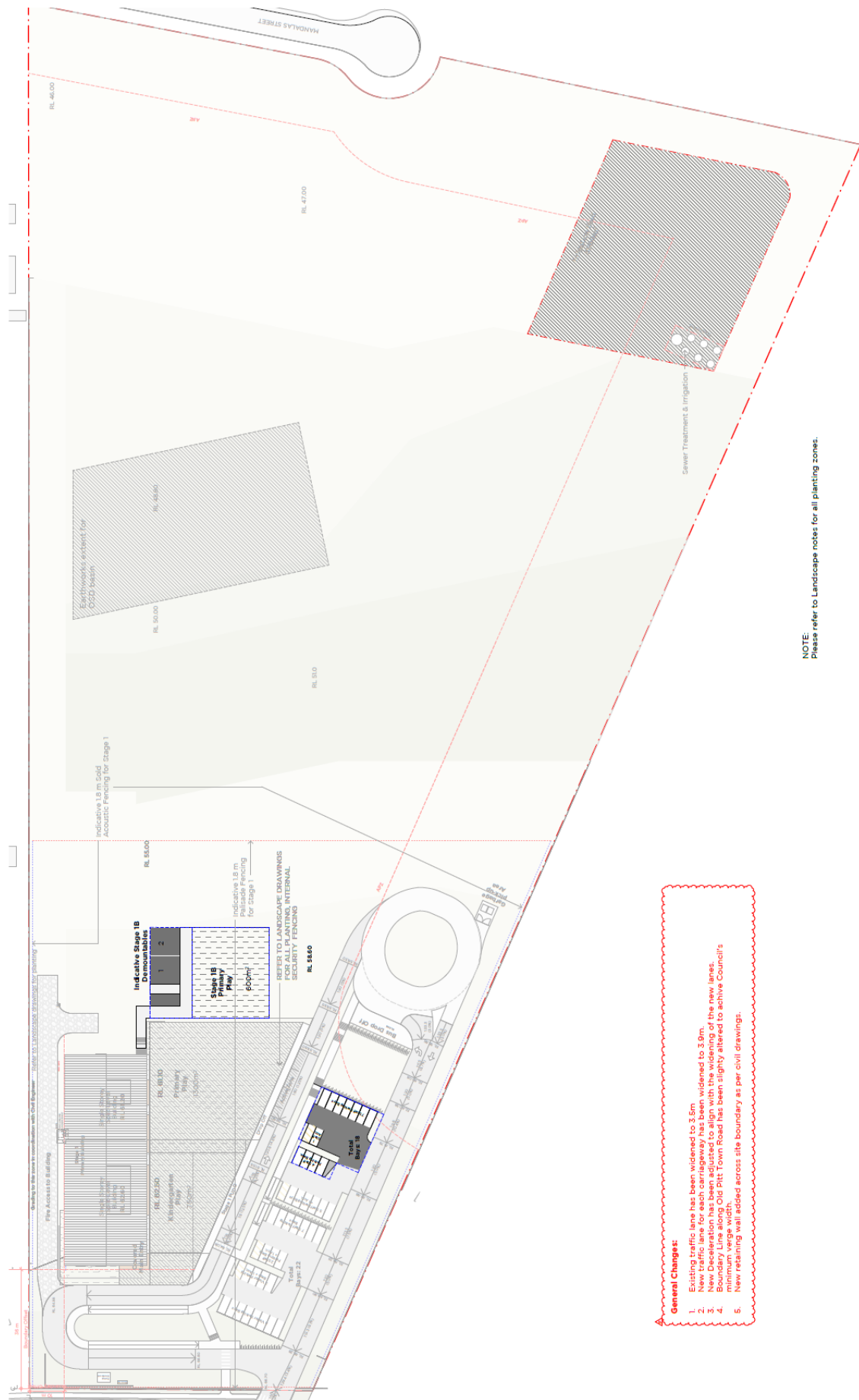
Address: 123 Old Pitt Road, Box Hill

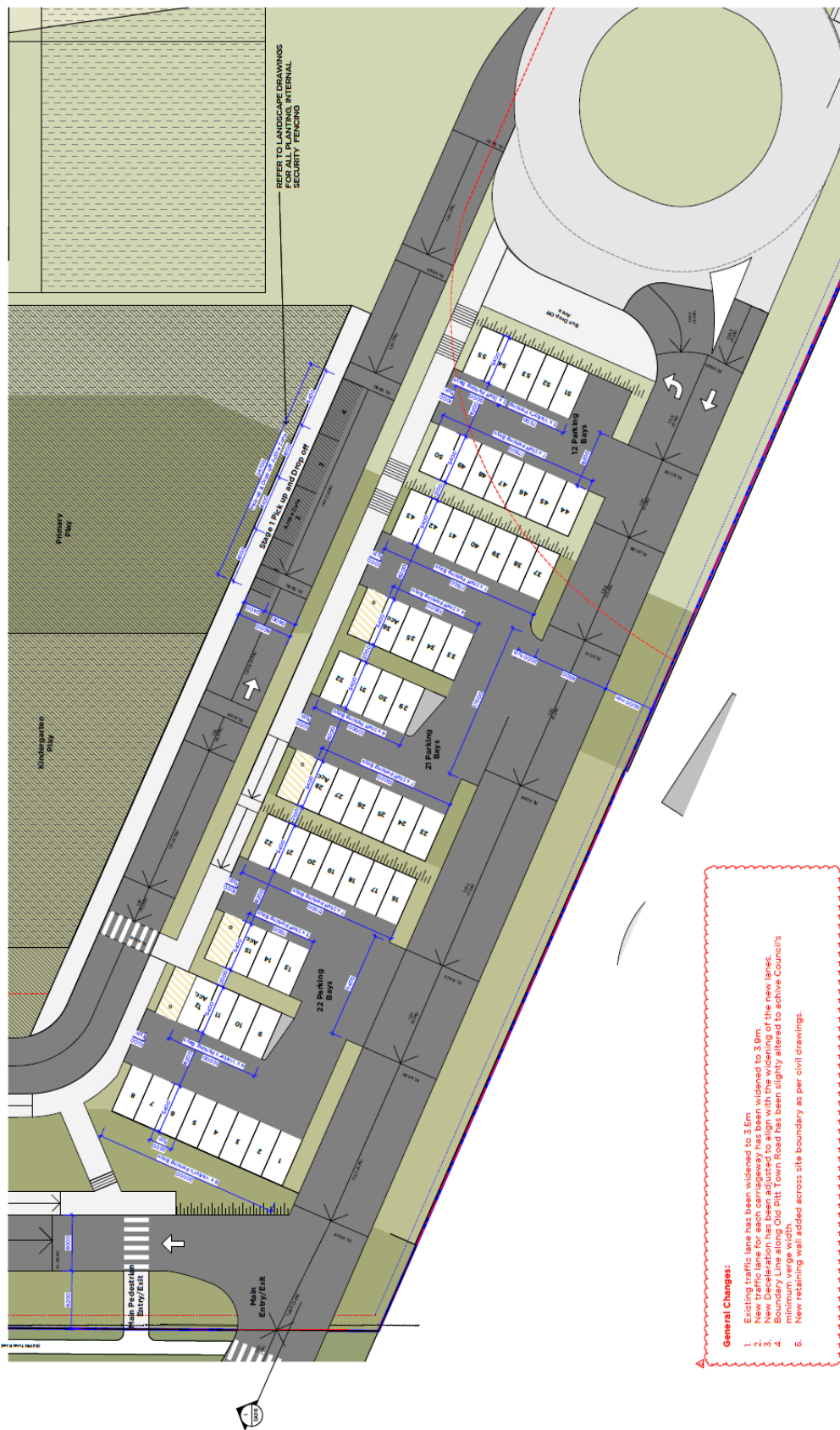
Scale: 1:500 @ A1

Sheet: DA005 B

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NOTE:
Please refer to Landscape notes for all planting zones.

General Changes:

1. Existing traffic lane has been widened to 3.5m
2. New traffic lane for each carriageway has been widened to 3.0m
3. New Deceleration has been adjusted to align with the widening of the new lanes.
4. Boundary Line along Old Pitt Town Road has been slightly altered to achieve Council's minimum verge width.
5. New retaining wall added across site boundary as per civil drawings.



PMDL
Professional
Mapping & Design
Limited

10/10/2025
10/10/2025
10/10/2025

Site Plan - Combined Stage
Norwest Christian College
Campus

123 Old Pitt Road, Box Hill
VIC 3121

Scale: 1:200 @ A1

DA015

C





PMDL  **Information Plan - Stage 1A**

Project Name: Norwest Christian College Gablec Campus

Project Address: 123 Old Pitt Road Box Hill

Project Number: 3242

Project Date: 1/10/2021

Project Scale: 1:100 @ A1

Project Status: DA100

Project Owner: Norwest Christian College

Project Designer: PMDL

Project Engineer: PMDL

Project Architect: PMDL

Project Planner: PMDL

Project Surveyor: PMDL

Project Draftsman: PMDL

Project Checker: PMDL

Project Approver: PMDL

Project Date: 1/10/2021

Project Scale: 1:100 @ A1

Project Status: DA100

Project Owner: Norwest Christian College

Project Designer: PMDL

Project Engineer: PMDL

Project Architect: PMDL

Project Planner: PMDL

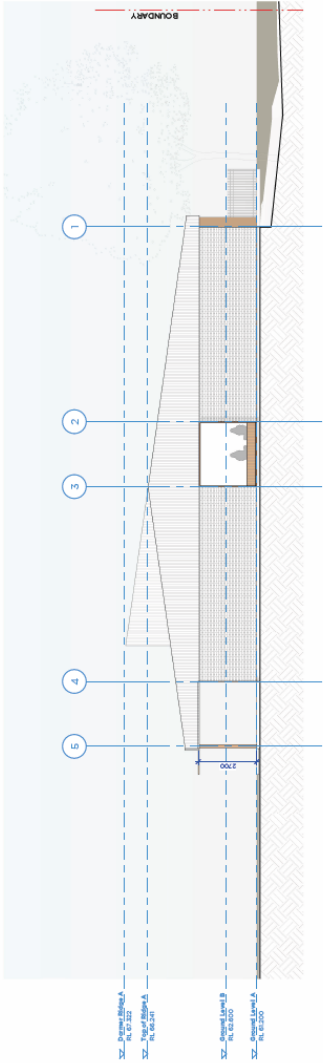
Project Surveyor: PMDL

Project Draftsman: PMDL

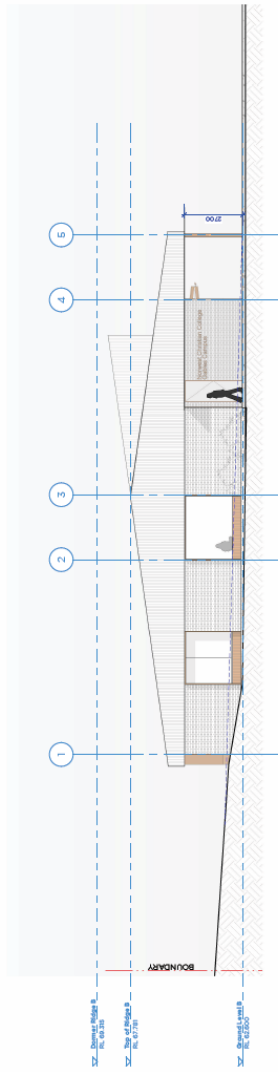
Project Checker: PMDL

Project Approver: PMDL





1 Elevation
DA100/ North Elevation 01
Scale 1:100



2 Elevation
DA100/ South Elevation 02
Scale 1:100

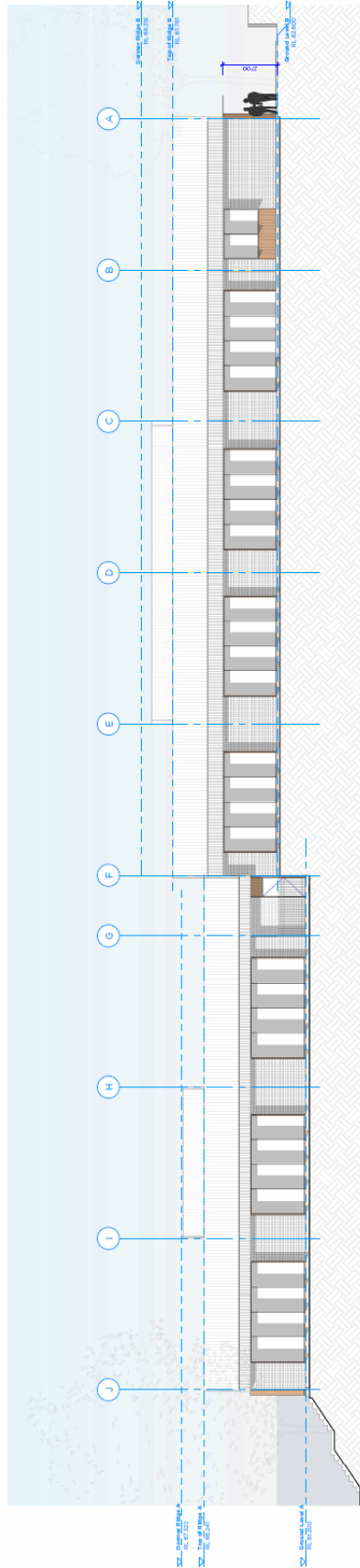
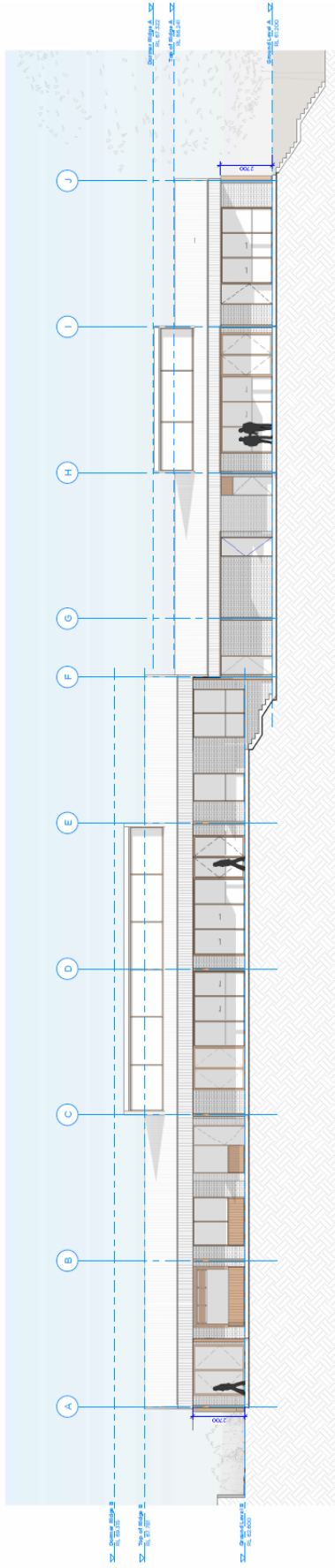


PMDL
 Architectural
 Planning
 Design
 &
 Construction
 Services
 123 Old Pitt Road, Box Hill
 Victoria 3105
 Australia
 Tel: 03 9594 1234
 Email: info@pmdl.com.au
 Website: www.pmdl.com.au

Project: Norwest Christian College Ombuds
 Campus
 Client: Norwest Christian College
 123 Old Pitt Road, Box Hill
 Project No: DA201
 Date: 4/10/2024
 Drawn by: DA
 Checked by: DA
 Scale: 1:100

North & South Elevation
 Sheet: 324.0
 Scale: 1:100 @ A1
 Title: **DA201**
 Rev: **B**





 PMDL Professional Mapping Design Limited		East & West Elevation	
		Scale: 1:100 @ A1	Sheet: 3242
Norwest Christian College 123 Old Pitt Road, Box Hill		DA202	
B. 4/12/2024 A. 14/12/2024		1:100 @ A1	



ATTACHMENT C: LANDSCAPE PLANS



3.4 Outdoor Play Area



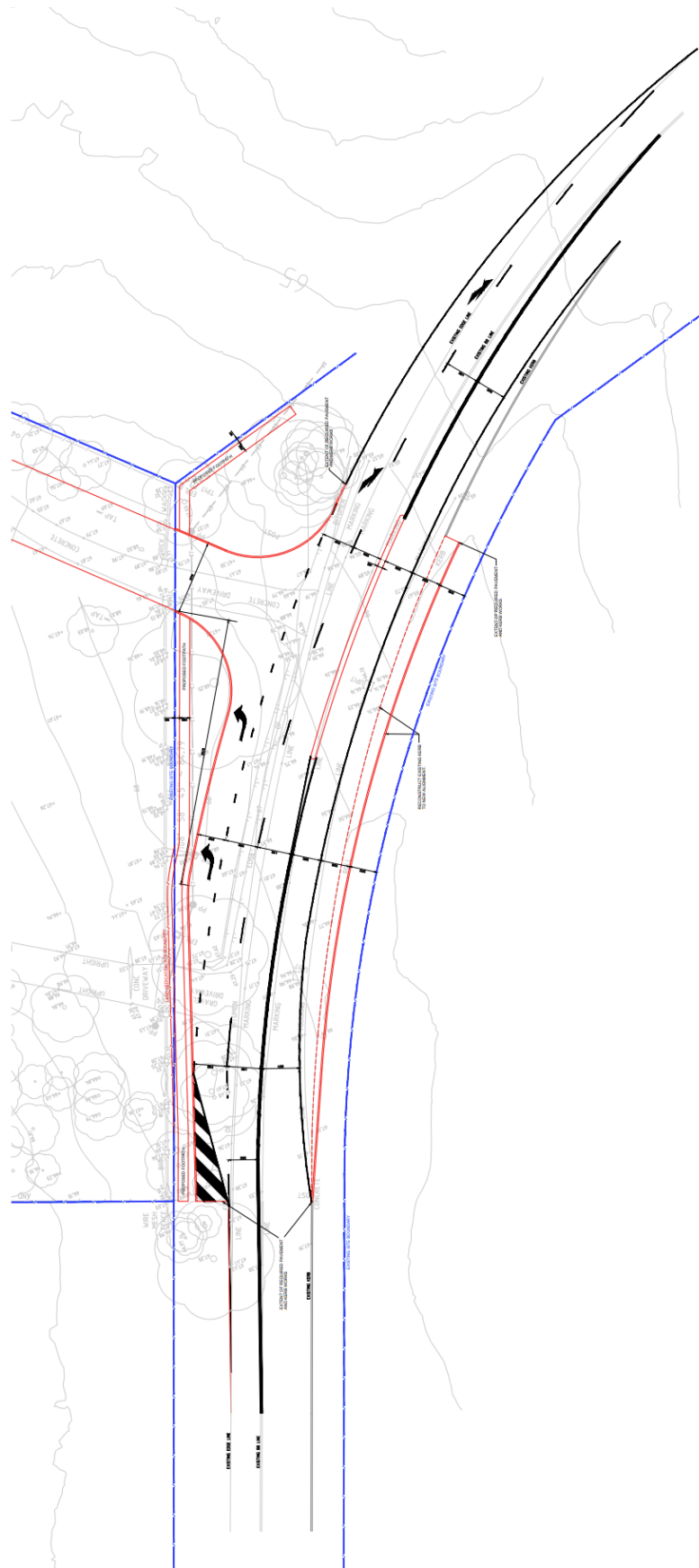
Legend

1. Proposed access point
2. Retaining wall with landscaped embankment
3. Proposed landscaped embankment
4. Proposed canopy tree providing shaded seating opportunities.
5. Proposed shade structures
6. Playground mulch area with nature play elements
7. Sandstone boulders
8. Tiered seating outdoor learning courtyard
9. Tiered seating along ramp
10. Sensory garden
11. 1200mm balustrade
12. Running track with integrated handball line marking

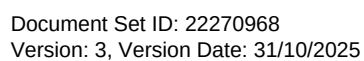


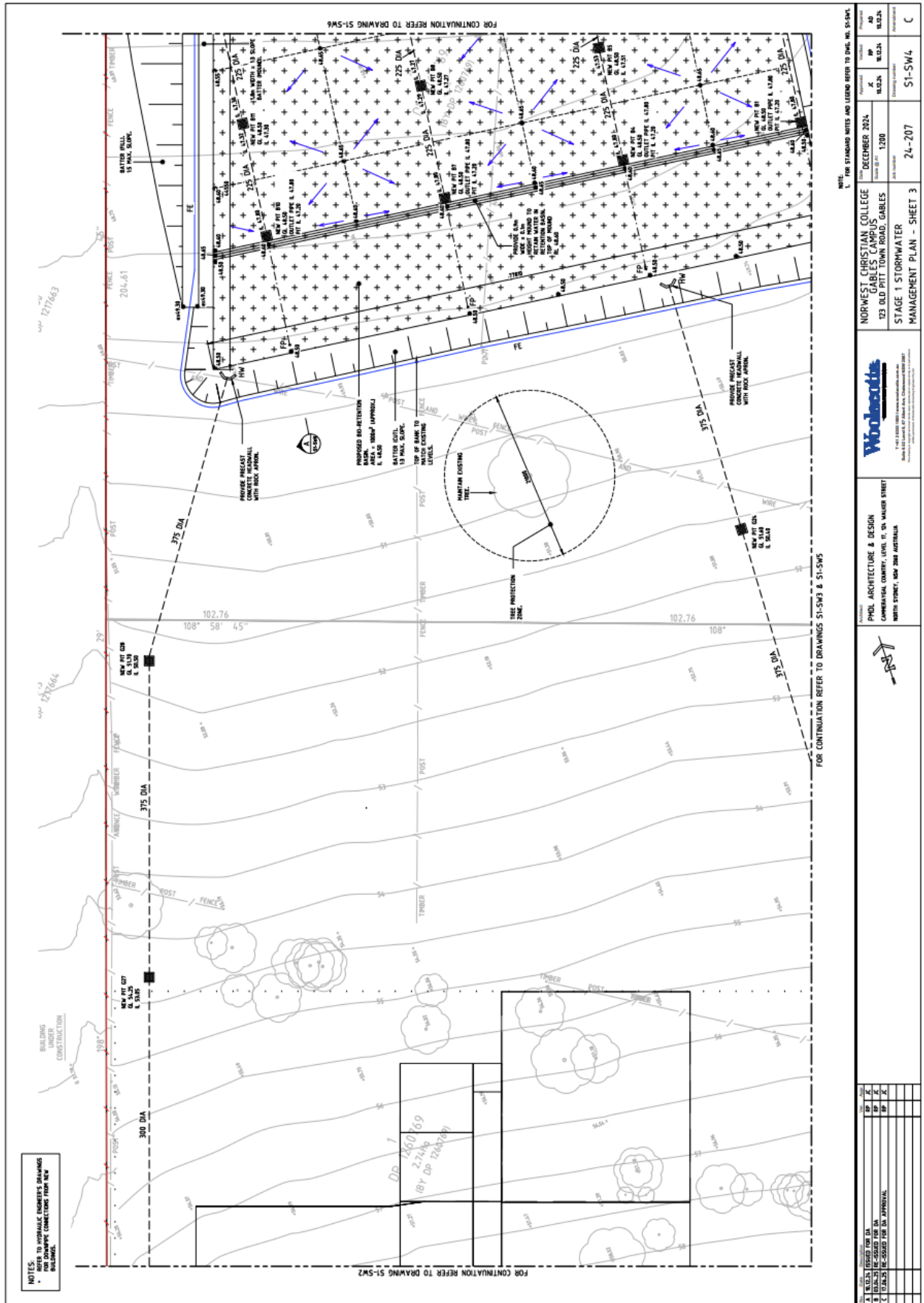
GROUND INK

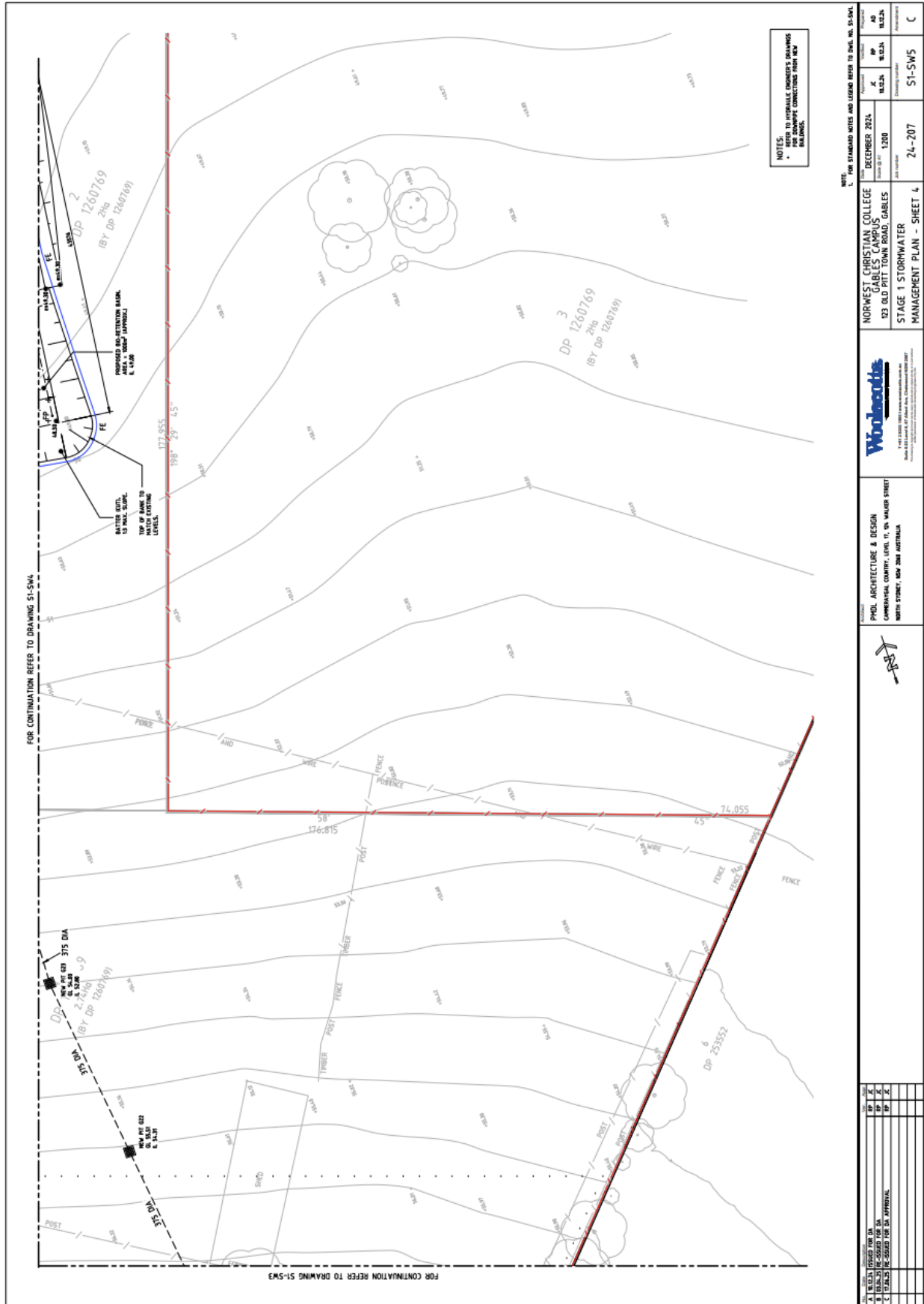
ATTACHMENT D: CIVIL ENGINEERING PLANS

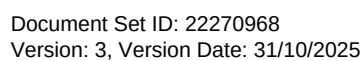












ATTACHMENT E: LOCALITY PLAN



- ☐ SUBJECT SITE
- ✓ PROPERTIES NOTIFIED
- SUBMISSION RECEIVED

7 Lunette Street also objected however could not be included in the map

THE HILLS
Sydney's Garden Shire

THE HILLS SHIRE COUNCIL

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