

COUNCIL ASSESSMENT REPORT

SOUTHERN REGIONAL PLANNING PANEL

PANEL REFERENCE & DA NUMBER	PPSSTH-473 – DA2024/2322
PROPOSAL	Staged Concept Development for an existing educational facility including establishing building envelopes for new dormitory and ancillary education buildings including Stage 1 works.
ADDRESS	369 Jacks Corner Road KANGAROO VALLEY Lot 27 DP881838
APPLICANT	Allen Price Pty Ltd
OWNER	Presbyterian Church (NSW) Property Trust
DA LODGEMENT DATE	20/12/24
APPLICATION TYPE	Development Application/Concept Development Application
REGIONALLY SIGNIFICANT CRITERIA	Section 2.19(1) and Clause 5 of Schedule 6 of <i>State Environmental Planning Policy (Planning Systems) 2021</i> declares the proposal regionally significant development as: Private infrastructure and community facilities over \$5 million
CIV	\$50,445,260 (including GST)
CLAUSE 4.6 REQUESTS	N/A
KEY SEPP/LEP	• State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • Shoalhaven Local Environmental Plan 2014 • Shoalhaven Development Control plan 2014
TOTAL & UNIQUE SUBMISSIONS KEY ISSUES IN SUBMISSIONS	The application was publicly exhibited in accordance with the requirements of the Environmental Planning and Assessment Regulations 2021 from 29 January 2025 to 28 February 2025. A total of 2 unique submissions, comprising 2 submissions from Crown Land and Water NSW advising no objection to the proposal subject to recommended conditions.

DOCUMENTS SUBMITTED FOR CONSIDERATION	Plans - Survey Plan - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Plans - Internal Road and Civil Plans - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Plans - Notification Plans - UPLOADED 19/12/2024 - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Plans - Dormitory Plans - Stage 1 - UPLOADED 18/12/2024 - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Plans - Notification Plans - UPLOADED 06/12/2024 - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Plans - Architectural Plans - UPLOADED 06/12/2024 - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Plans - Architectural Plan Set - Stage 1 - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Plans - Landscape Works - Stage 1 - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Plans - Canoe Shed Plan Set - Stage 1 - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Plans - Dorm D2 Landscape Concept Plan - Stage 1 - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Plans - Clinic Plan Set - Stage 1 - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Plans - Survey Plan - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Plans - Materials and Finishes - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Plans - Dormitory Plans - Stage 1 - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Plans - Notification Plans - UPLOADED 18/12/2024 - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Plans - Outdoor Education Plan Set - Stage 1 - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Plans - Facilities, Maintenance (M1) Plan Set - Stage 1 - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Report - Section J Report - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Report - Flora and Fauna Assessment - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Report - Access Report Performance Solution - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Report - BCA Assessment - Stage 1 - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Report - Ecologically Sustainable Design Report - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Report - Statement of Environmental Effects - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Report - Visual Impact Assessment - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Report - Ecological Constraints Report - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Report - NorBE Assessment - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Report - BMAI Report - UPLOADED 18/12/2024 - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Report - Bushfire Assessment Report - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Report - Disability Access Compliance Report - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Report - Onsite Wastewater Assessment - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Report - Arboriculture Impact Assessment Report - UPLOADED 06/12/2024 - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Report - Cost Estimate Report - UPLOADED 06/12/2024 - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Report - Soil Conservation Report - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Report - Building 1 - Embodied Emissions Materials - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Report - Arboriculture Impact Assessment Report - 369 Jacks Corner Road, Kangaroo Valley - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Report - Building 2 - Embodied Emissions Materials - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Report - Building 3 - Embodied Emissions Materials - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Report - Arboriculture Impact Assessment Report - UPLOADED 06/12/2024 - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838 Report - BMAI Report - UPLOADED 06/12/2024 - 369 Jacks Corner Road KANGAROO VALLEY NSW 2577 - Lot 27 DP 881838
SPECIAL INFRASTRUCTURE CONTRIBUTIONS (S7.24)	N/A
RECOMMENDATION	Approval
DRAFT CONDITIONS TO APPLICANT	YES
SCHEDULED MEETING DATE	2 nd December 2025
PREPARED BY	Bryan Netzler
DATE OF REPORT	19 November 2025

EXECUTIVE SUMMARY

The development application (DA 2024/2322) seeks consent for Staged Concept Development for an existing educational facility including establishing building envelopes for new dormitory and ancillary education buildings including Stage 1 works.

The subject site is known as 369 Jacks Corner Road KANGAROO VALLEY (Lot 27 DP881838) and is located on the south side of Jacks Corner Road. The site is irregular in shape and has a total area of 275 ha and is currently developed with an education facility

Existing development on the site consists of an existing multi-purpose hall, dormitory buildings, staff accommodation, kitchen dining area, administration building and classrooms.

The surrounding area includes rural dwelling houses and vacant rural land. The site is also surrounded by heavy vegetation.

The site is zoned C2- Environmental Conservation, C3- Environmental Management and RU2 Rural Landscape pursuant to Clause 2.3 of the Shoalhaven LEP 2014 (Figure 3). The site where the proposed works are to be located is predominantly C3 Environmental Management.

According to the definitions in Clause 4 (contained in the Dictionary), the proposal satisfies the definition of educational establishment which is a prohibited use in the Land Use Table in Clause 2.3. The proposal is prohibited in the zone.

Regardless the proposed development is permitted under existing use right provisions.

In this regard a development consent (DA87/1827) was issued on the 30/6/87 for a secondary school and the school campus was constructed in the late 1980s. Subsequent DA's were also lodged for further development of the site in line with the proposed school outdoor education/camping facility.

Concurrence requirements from agencies for the proposal and the application is integrated development pursuant to Section 4.46 of the *Environmental Planning and Assessment Act 1979* ('EP&A Act'). The NSW Rural Fire Service were referred to pursuant section 100B - *Rural Fires Act 1997* for a bush fire safety authority for additions to an existing special fire protection purpose.

A referral to Endeavour Energy pursuant to *State Environmental Planning Policy (Transport and Infrastructure) 2021* ('Transport and Infrastructure SEPP') and NSW Water pursuant to Part 6.5 of SEPP (Biodiversity & Conservation) 2021 were sent and raised no objections. with recommended conditions of consent being provided.

The application was placed on public exhibition from 29 January 2025 to 28 February 2025, with two (2) submissions being received. These submissions from Crown Land and Water NSW advising no objection to the proposal subject to recommended conditions

The application is referred to the Southern Regional Planning Panel ('the Panel') as the development is '*regionally significant development*', pursuant to Section 2.19(1) and Clause (5)(b) of Schedule 6 of *State Environmental Planning Policy (Planning Systems) 2021* as the proposal is development for *educational establishment* with a CIV over \$5 million.

An assessment of the development has been undertaken against the following Acts and environmental planning instruments:

- *Environmental Planning and Assessment Act 1979*;
- *Environmental Planning and Assessment Regulation 2021*;
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*

- *Shoalhaven Local Environmental Plan 2014;*
- *Shoalhaven Development Control Plan 2014*

The proposed development has been assessed against the relevant matters for consideration pursuant to Section 4.15 of the *Environmental Planning and Assessment Act, 1979*, including likely impacts, the suitability of the site for the development, and the public interest.

The likely impacts of the proposed development on the natural and built environment have been considered as well as the social and economic impact. The site is considered to be suitable for the proposed development and the development is considered to be in the public interest.

This report recommends that the application be approved subject to recommended conditions of consent.

1. THE SITE AND LOCALITY

1.1 The Site

- The subject site is located on the southern side of Jacks Corner Road. The site is irregular in shape and has an area of 275.27ha.
- The site is developed for use as an outdoor education establishment and the lot currently has an existing multi-purpose hall, dormitory buildings, staff accommodation, kitchen and dining area, administration building and classrooms (as shown in Figure 2).



Figure 1: Aerial imagery of subject site



Figure 2: Aerial imagery of site

1.2 The Locality

The site is located within Kangaroo Valley and approximately 7.5km north-east of the Kangaroo Valley Village. Surrounding land uses include rural dwelling houses and vacant rural land.

2. THE PROPOSAL AND BACKGROUND

2.1 The Proposal

The proposal seeks consent for Staged Concept Development for an existing educational facility including establishing building envelopes for new dormitory and ancillary education buildings including Stage 1 works.

Specifically, the proposal involves:

- This Concept DA seeks consent for the staged Master Plan redevelopment of an existing educational facility, and Detailed (Stage 1) works as outlined in the Stage 1 and Master Plan plans
- Key features of the Master Plan include:
 - General Site Layout: Establishing the building envelopes for the new dormitory and ancillary education buildings, including the layout and positioning of buildings and proposed uses within the broader site. It also establishes the access, bushfire, ecological impacts and wastewater requirements for the Master Plan development.
 - Future Staged Developments: The Master Plan will guide the staged development of key areas across the site, ensuring consistency with broader strategic objectives, environmental sustainability, and school community needs. Future stages of development informed by the Master Plan include:

Stage 1:

- Demolition of existing buildings H1 (current multi-purpose room) and M1 (two buildings for storage and maintenance facilities),

- Demolition of existing dorm rooms D1 and D2, including the dismantling and repurposing of an existing dormitory (D2) to be used for the construction of a new facilities maintenance and outdoor education storage building.
- Change of use of the existing D3 Dormitory to be used for staff accommodation.
- Construction of three new dormitory buildings (D1, D2 & D3):
 - Dorm 1 – three storey dormitory building, including four ground floor classrooms, level 1 accommodation for 40 students, and level 2 staff accommodation with 2 bedrooms and self-contained facilities.
 - Dorm 2 – three storey dormitory building, including four ground floor classrooms, level 1 accommodation for 40 students, and level 2 staff accommodation with 2 bedrooms and self-contained facilities.
 - Dorm 3 – two storey dormitory building, including ground floor accommodation for 40 students, and level 2 staff accommodation with 2 bedrooms and self-contained facilities.
- Construction of a canoe store, replacing the past structure destroyed by the 2020 fires. This storage building will be used for the safe storage of canoes and associated trailers for recreational activities.
- Upgrade of existing perimeter road with associated car parking facilities to improve site accessibility and traffic management.

Stage 2:

- Demolition of existing dining room and kitchen facilities and administration building, and replacement with new, modern facilities in the same location.
- Demolition of existing classrooms.
- New Student Common Room and Multipurpose Room.

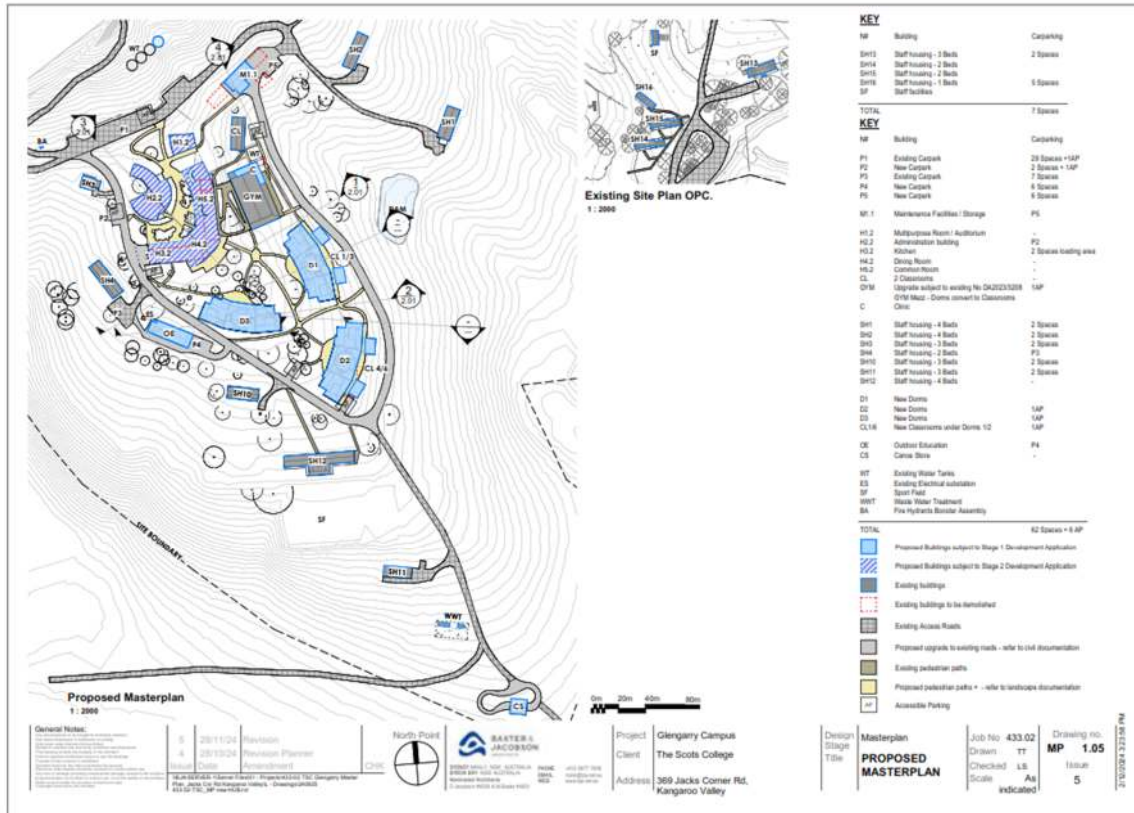


Figure 3: Master Plan

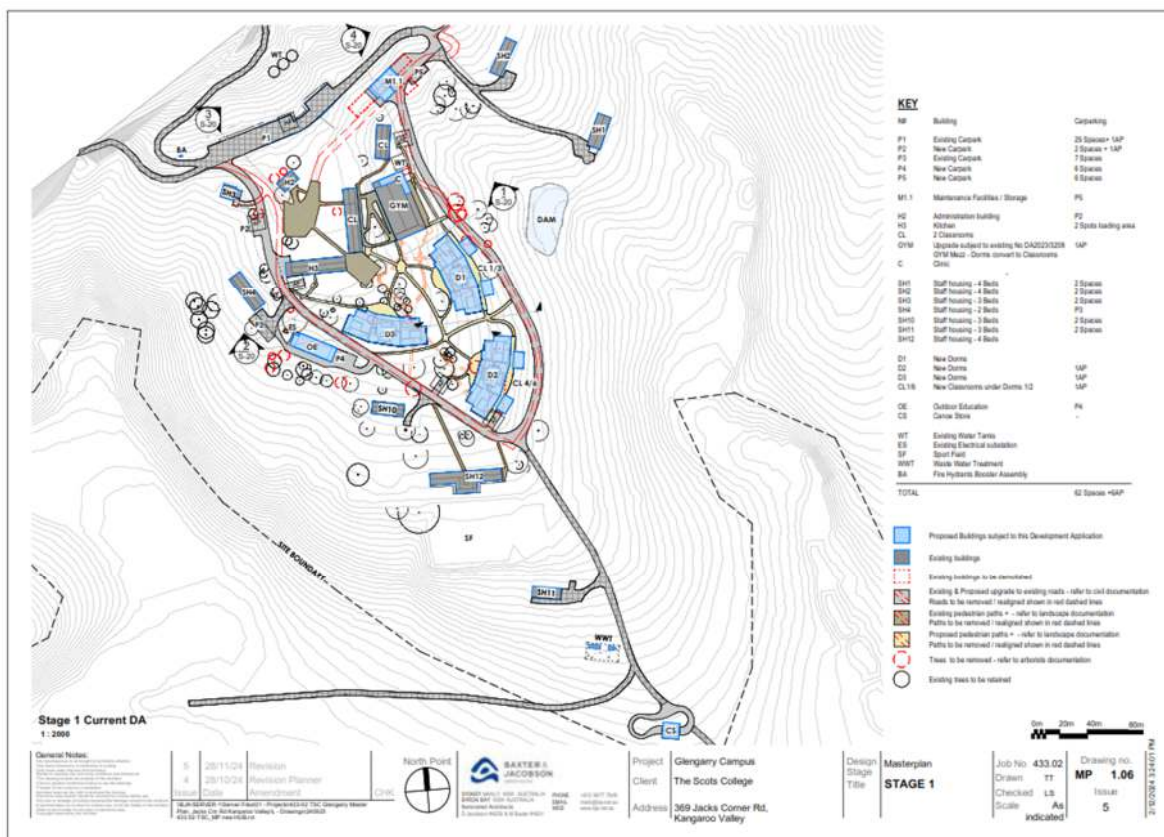


Figure 4: Stage 1

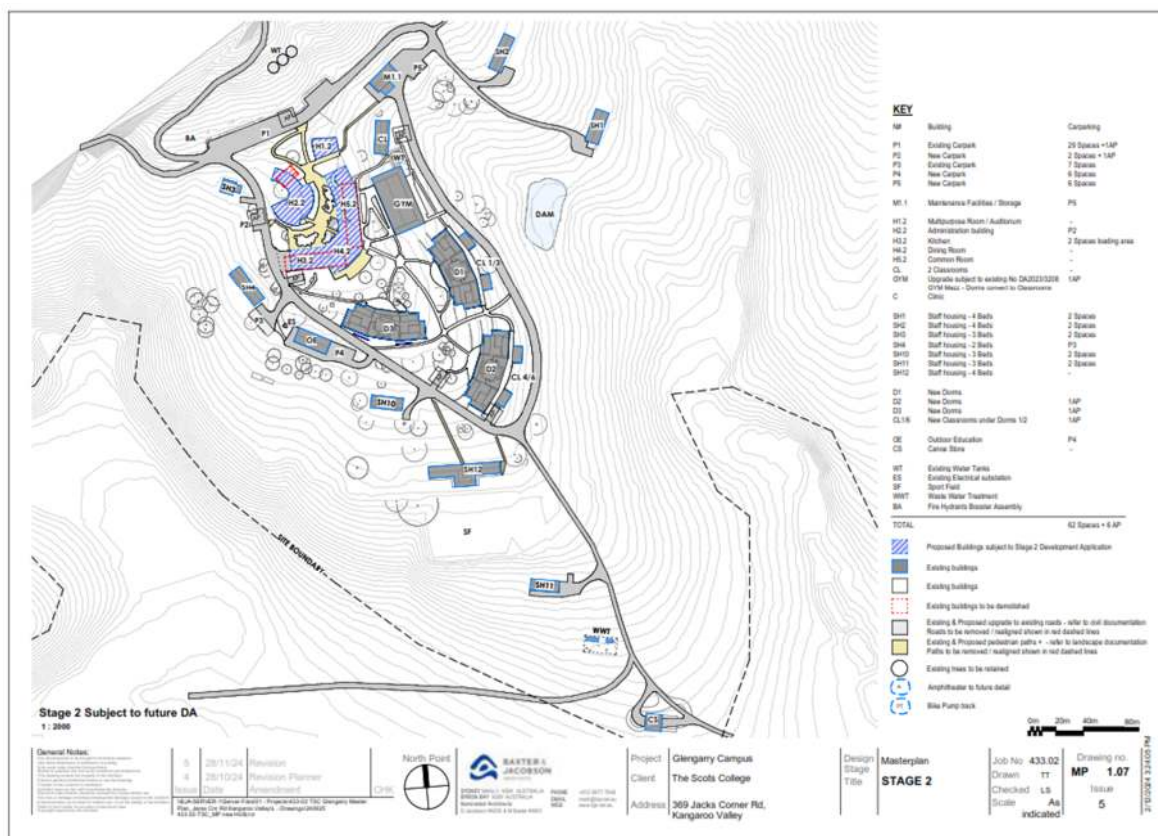


Figure 5: Stage 2

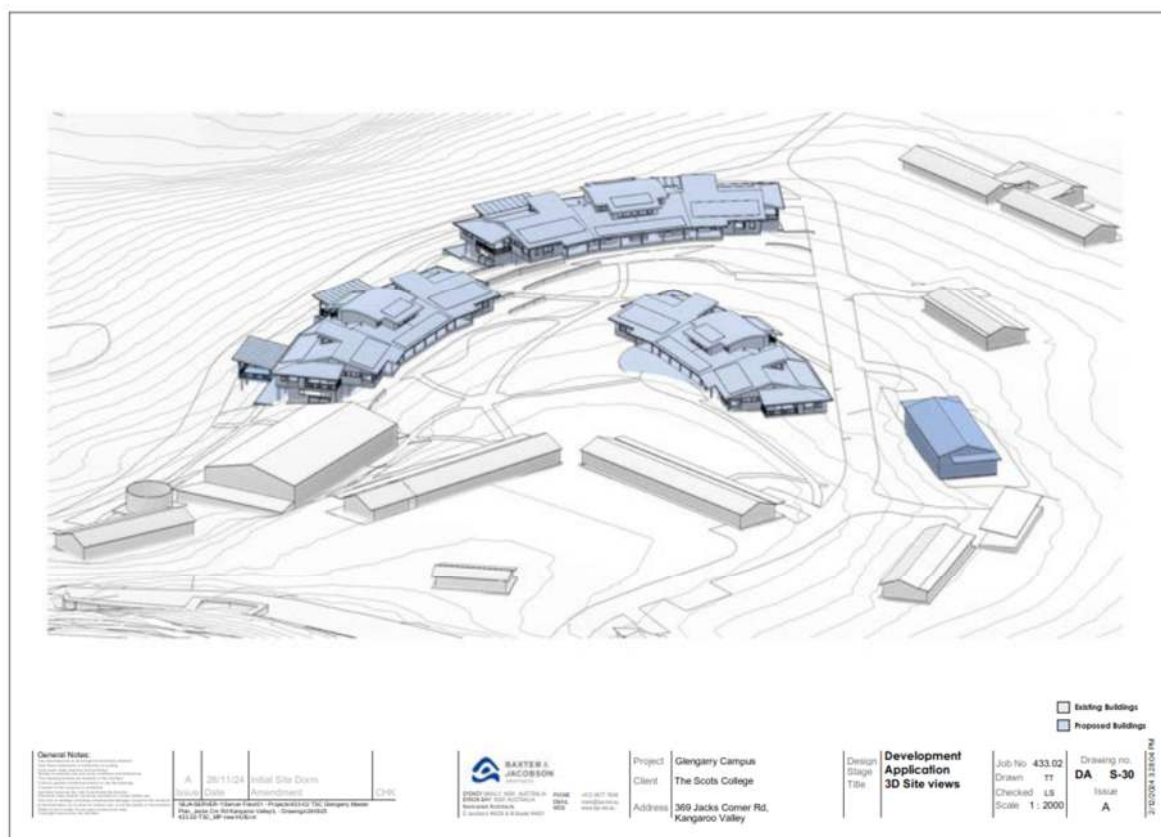


Figure 6: 3D Site Views Stage 1

2.2 Background

There have been no pre-lodgement discussions prior to lodgement of the application.

The development application was lodged on **20 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 1: Chronology of the DA

Date	Event
29 January 2025	Exhibition of the application
20 January 2025	DA referred to external agencies
26 March 2025	Panel briefing
16 April 2025	Site Visit

2.3 Site History

DA No.	Approved Use	Approval Date
DA23/3208	Alterations and additions to part of the existing Hall, to change of the use to dormitory	15/7/24
DS20/1289	Commercial Additions - S4.55 - Replace School Accommodation Building (Dormitories) C & D approved under DA87/1827 & provide associated APZ maintenance requirements - The original accommodation was destroyed by the Currowan Bushfire on 4 Jan 2020.	25/6/20
DA12/1289	Realignment of existing unsealed road, Reconfiguration of car park, new pedestrian paths and covered walkway, new golf buggy loop, new quadrangle courtyard. Construction of new administration building, new dining hall/kitchen facility, new music classroom and amphitheatre, new canoe and water safety shed. Conversion of dining/kitchen area into classroom, Conversion of toilet facility into classroom and demolition of existing library.	23/4/13
BA88/0262	Boarding School Building – Class Rooms (4) – Dormitory Accommodation – Residential Accommodation – Central Dining Block.	15/3/98
DA87/1827	Education Facility – School/Dormitory Facilities	30/6/87

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*
 - (i) *any environmental planning instrument, and*
 - (ii) *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
 - (iii) *any development control plan, and*
 - (iiia) *any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
 - (iv) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,*
- (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)
- Requiring concurrence/referral (s4.13)

3.1 Environmental Planning Instruments, proposed instrument, development control plan, planning agreement and the regulations

The relevant environmental planning instruments, proposed instruments, development control plans, planning agreements and the matters for consideration under the Regulation are considered below.

(a) 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 (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *Shoalhaven Local Environmental Plan 2014;*

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.

Table 2: Summary of Applicable Environmental Planning Instruments

EPI	Matters for Consideration	Comply (Y/N)
State Environmental Planning Policy (Biodiversity & Conservation) 2021	Chapter 3: Koala Habitat Protection 2020 Chapter 4: Koala Habitat Protection 2021	Y
State Environmental Planning Policy (Planning Systems) 2021	Chapter 2: State and Regional Development • Section 2.19(1) declares the proposal regionally significant development pursuant to Clause 5 of Schedule 6 as it comprises Private infrastructure and community facilities over \$5 million.	Y
SEPP (Resilience & Hazards) 2021	- Chapter 2: Coastal Management - Chapter 4: Remediation of Land	Y
State Environmental Planning Policy (Transport and Infrastructure) 2021	Chapter 2: Infrastructure • Section 2.48(2) (Determination of development applications—other development) – electricity transmission - the proposal is satisfactory subject to conditions.	Y
State Environmental Planning Policy (Sustainable Buildings) 2022	Chapter 3: Standards for non-residential development	Y

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 3: Koala Habitat Protection 2020

Cl. 3.5 – Land to which this Part applies

This part applies as the total land size of the property exceeds one (1) hectare – being a total area of 275 hectares.

Cl. 3.6 – Step 1—Is the land potential koala habitat?

Clause 3.6 requires the following:

- (1) Before a council may grant consent to a development application for consent to carry out development on land to which this Part applies, the council must be satisfied as to whether or not the land is a potential koala habitat.*

(2) *The council may be satisfied as to whether or not land is a potential koala habitat only on information obtained by it, or by the applicant, from a person who is qualified and experienced in tree identification.*

(3) *If the council is satisfied—*

(a) *that the land is not a potential koala habitat, it is not prevented, because of this Chapter, from granting consent to the development application, or*

(b) *that the land is a potential koala habitat, it must comply with section 3.7.*

Whilst parts of the site are mapped as being 'Biodiversity – Habitat Corridor' in accordance with the SLEP 2014, the siting of the proposed building would be outside of these mapped areas and within an existing clearing which contains only managed grassland. In this regard, Council finds that the site is not a potential koala habitat and therefore a further assessment against the provisions within 'Step 2' is not required in this instance

Chapter 4 Koala habitat protection 2021

Question	Yes		No	
1. Is there an approved koala plan of management for the subject land?	☐	Proceed to Question 2	☒	Proceed to Question 3
2. Has information been provided to Council by a suitably qualified consultant that demonstrates that the land the subject of the development application: a) Does not include any trees belonging to the koala use tree species listed in Schedule 2 of the SEPP for the relevant koala management area, or b) Is not core koala habitat, or c) There are no trees with a diameter at breast height over bark of more than 10cm, or d) The land only includes horticultural or agricultural plantations	☒	Proposal satisfactory under SEPP as (a), (b), (c) or (d) is satisfied.	☐	Proceed to Question 4
3. Is the proposed development likely to have an impact on koalas or koala habitat?	☐	Proceed to Question 5	☒	Proposal satisfactory under SEPP.
4. Has the application been supported by a koala assessment report? <i>Note: 'koala assessment report' under the SEPP means a report prepared by a suitably qualified and experienced person about the likely and potential impacts of the development on koalas or koala habitat and</i>	☒	The koala assessment report has been reviewed and the proposed development is	☐	Application cannot be supported

Question	Yes		No	
<i>the proposed management of those impacts.</i>		considered suitable. Proposal satisfactory under SEPP.		

State Environmental Planning Policy (Building Sustainability) 2022

The accompanying Ecologically Sustainable Design (ESD) Report prepared by Efficient Living accompanies this application to support the Stage 1 DA. The report addresses the relevant requirements of the SEPP and concludes strong ESD outcomes for the new proposal will be incorporated into the design for the construction of the Stage 1 dormitory buildings. Through this report, Council is satisfied that the embodied emissions attributable to the development have been quantified.

State Environmental Planning Policy (Planning Systems) 2021

Chapter 2: State and Regional Development

The proposal is *regionally significant development* pursuant to Section 2.19(1) as it satisfies the criteria in Clause 5 of Schedule 6 of the Planning Systems SEPP as the proposal is development for Private infrastructure and community facilities over \$5 million. Accordingly, the Southern Regional Planning Panel is the consent authority for the application. The proposal is consistent with this Policy.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4: Remediation of Land

The provisions of Chapter 4 of *State Environmental Planning Policy (Resilience and Hazards) 2021* (*the Resilience and Hazards SEPP*) have been considered in the assessment of the development application. Section 4.6 of Resilience and Hazards 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.

The subject site is not identified as potentially contaminated land and there is no indication that the land has been used for a purpose which would require remediation prior to the construction. The proposal is satisfactory with regard for the provisions of the SEPP.

State Environmental Planning Policy (Transport and Infrastructure) 2021

The development involves Development within or immediately adjacent to an easement for electricity purposes. Per clause 2.48(2)(a) it is anticipated the application will be referred to Endeavour Energy inviting comments about potential safety risks.

Shoalhaven Local Environmental Plan 2014

The relevant local environmental plan applying to the site is the *Shoalhaven Local Environmental Plan 2014* ('the LEP').

Zoning and Permissibility

The site is zoned C2- Environmental Conservation, C3- Environmental Management and RU2 Rural Landscape pursuant to Clause 2.3 of the Shoalhaven LEP 2014 (Figure 3). The site where the proposed works are to be located is predominantly C3 Environmental Management.

According to the definitions in Clause 4 (contained in the Dictionary), the proposal satisfies the definition of educational establishment which is a prohibited use in the Land Use Table in Clause 2.3. The proposal is prohibited in the zone.

The zone objectives include the following (pursuant to the Land Use Table in Clause 2.3):

- *To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.*
- *To provide for a limited range of development that does not have an adverse effect on those values.*
- *To protect the natural and cultural features of the landscape, including coastal and foreshore areas, that contribute to scenic value and visual amenity.*
- *To maintain the stability of coastal landforms and protect the water quality and ecological values of estuaries and coastal streams.*

Existing use rights

The proposed development is permitted under existing use right provisions.

In this regard a development consent (DA87/1827) was issued on the 30/6/87 for a secondary school and the school campus was constructed in the late 1980s. Subsequent DA's were also lodged for further development of the site in line with the proposed school outdoor education/camping facility.

Division 4.11 of the Act allows a lawful 'existing use' to continue in perpetuity without the need for development consent, provided that the nature of the use remains the same as immediately prior to the new zoning coming into force.

In addition, Part 7 of the NSW Environmental Planning and Assessment Regulation 2021 (the EP&A Regulation) allows lawful existing uses to be modified or expanded, with development consent.

Lawful existing uses are uses that have a valid development consent or equivalent, or for which development consent was not required immediately prior to the new zoning coming into force.

An educational facility premises is prohibited under the zone however under Part 7 of the EP & A Regulation 2021 specifically clause 164 Enlargement, expansion and intensification of existing uses:

(1) Development consent is required for any enlargement, expansion or intensification of an existing use.

(2) The enlargement, expansion or intensification must be—

(a) for the existing use and for no other use, and

(b) carried out only on the land on which the existing use was carried out immediately before the relevant day.

The proposed development is considered consistent with the existing use provisions and is able to be considered.

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 3: Consideration of the LEP Controls

Clause	Comments	Complies/ Consistent
Part 4 Principal development standards		
4.3 Height of buildings	The property is situated within an area where there is no maximum building height specified hence 4.3 (2A) is applicable where there is no maximum height for any land, the height of a building on the land is not to exceed 11 metres. The proposal has a maximum height of 10.1m and as such is consistent with the 11m height limit.	Complies
Part 5 Miscellaneous provisions		
5.10 Heritage conservation	The site is not an identified heritage item, is not situated in the immediate vicinity of an item, or is situated in a heritage conservation area and as such the provisions of cl.5.10 do not apply to the proposal.	Complies
Part 7 Additional local provisions		
7.1 Acid sulfate soils	The site is not mapped as containing any acid sulfate soils.	N/A
7.2 Earthworks	The proposed works have been appropriately sited to minimise cut and fill with site disturbance being limited to the amount required to accommodate footings and services. The proposal is satisfactory in regard the objectives and provisions of cl.7.2	Complies
7.5	Part of the property is mapped as containing both significant vegetation and a habitat corridor.	Complies

Terrestrial biodiversity	The existing development is not located in any of the identified areas. Whilst there is significant vegetation identified to the west, north and east of the existing school campus area, the proposed dormitory siting's have been positioned to maintain a buffer to this biodiversity mapping and integrate with the vegetation and habitat it provides. The proposal will not detrimentally impact upon the ecological value or significance of flora and fauna nor will it fragment the existing biodiversity structure. Further Council's Environmental Assessment team have reviewed the application and advised no objection in this regard. The proposal is satisfactory with regard for the objectives of Clause 7.5.	
7.11 Essential services	All essential services are available or can be made available to the proposed development.	Complies

The proposal is considered to be generally consistent with the relevant provisions of the LEP.

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

There are no draft environmental planning instruments that are on exhibition or have been exhibited but not yet gazetted that apply to the site or that relate to the proposed works.

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

The following Development Control Plan is relevant to this application:

- Shoalhaven Development Control Plan 2014
 - *G1 Site analysis, site design and building materials*
 - *G2 Sustainable stormwater management and erosion/sediment control*
 - *G3 Landscaping Design Guidelines*
 - *G4 Tree & Vegetation Management*
 - *G7 Waste Minimisation and Management Controls*
 - *G8 Onsite Sewage Management*
 - *G21 Car Parking and Traffic*

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):

- *Shoalhaven Contribution Plan 2019*

The proposed development is not considered to increase the demand for community facilities in accordance with the Shoalhaven Contributions Plan 2019 (the Plan).

(d) Section 4.15(1)(a)(iia) – 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.

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

Section 61 of the 2021 EP&A Regulation contains matters that must be taken into consideration by a consent authority in determining a development application, with the following matters being relevant to the proposal:

- Consideration of demolition of a building has been considered and consideration of the provisions of AS 2601 have been considered in the formulation of conditions of consent.

Section 62 (consideration of fire safety) and Section 64 (consent authority may require upgrade of buildings) of the 2021 EP&A Regulation are relevant to the proposal.

These provisions of the 2021 EP&A Regulation have been considered and are addressed in the recommended draft conditions (where necessary).

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

The proposed development will not cause any unacceptable amenity impacts to neighbouring properties or visual impacts to the streetscape. It is considered that the proposal will have no significant detrimental effect relating to environmental, social or economic impacts on the locality, subject to appropriate conditions being imposed.

Head of Consideration	Comment
Natural Environment	Impacts on the natural environment have been assessed as part of the development application. It was found that the proposal is unlikely to create a detrimental impact on the natural environment surrounding the subject site, or to any endangered and non-endangered species of flora and fauna.
Built Environment	The proposed development is unlikely to create any adverse impacts on the surrounding built environment. The proposed development is considered to be of an appropriate scale and unlikely to create any detrimental impacts on the adjoining properties or the locality as a whole.
Social Impacts	No adverse social impacts are envisaged to occur as a result of the proposal.
Economic Impacts	No adverse economic impacts are envisaged to occur as a result of the proposal.

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

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

The proposal is deemed to be a suitable development of the site and is not considered to give rise to any adverse amenity impacts to the adjoining properties or visual impacts to the streetscape.

- The development is permissible with Council consent within the zone.
- The proposal supports the local zoning objectives.
- The proposal is consistent with the objectives and requirements of the *Shoalhaven Local Environmental Plan 2014*.
- The intended use is compatible with surrounding/adjoining land uses

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

These submissions are considered in Section 5 of this report.

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

It is considered that the proposal will have no detrimental effect on the public interest, subject to appropriate conditions being proposed.

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 4: Concurrence and Referrals to agencies

Agency	Concurrence/ referral trigger	Comments (Issue, resolution, conditions)	Resolved
Referral/Consultation Agencies			
Electricity supply authority	Section 2.48 – <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>	The application was referred to Endeavour Energy who have advised no objection to the proposal subject to relevant conditions of consent.	Y

	Development near electrical infrastructure		
Water NSW	Part 6.5 of SEPP (Biodiversity & Conservation) 2021	The application was referred to Water NSW who have advised no objection to the proposal subject to relevant conditions of consent.	Y
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 for special fire protection purposes	The RFS have reviewed the proposal and issued a Bush Fire Safety Authority	Y

4.2 Council Officer Referrals

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

Table 5: Consideration of Council Referrals

Officer	Comments	Resolved
Development Engineering	Council's Engineering reviewed the submitted information regarding access and manoeuvring, stormwater and traffic impacts and considered that there were no objections subject to conditions.	Y
Environmental Health Officer	Onsite Wastewater I have reviewed the submitted Site and Soil Assessment and Statement of Environmental Effects (SEE) and can provide the following comments: - It is noted that this is a concept proposal and for stage 1. - Upgrade of the onsite sewage management facility is included in stage 1 (section 3.2 SEE). Environmental Health recommends that completion of the upgraded system be required prior to OC for stage 1 and prior to approval of any further stage. - Effluent quality shall comply with the levels specified in Table 10 of the Site and Soil Assessment, with the exception of E. coli, which shall be <30 cfu/100mL. - Environmental Health is satisfied that the Site and Soil Assessment has appropriately characterised the wastewater generation and assessed the site suitability for onsite effluent disposal. Subject to any comments from Water NSW and the plan satisfying the NORBE requirements Environmental Health has no objection to the proposal subject to conditions –	Y

	- The proponent shall prepare and submit to Council an Operational Management Plan for the onsite sewage management system. - The proponent shall prepare and submit to Council an annual report on the performance and compliance of the onsite sewage management system. - The onsite sewage management system will be subject to a period of verification testing and ongoing monitoring as specified in section 10 of the Site and Soil Assessment. Further conditions will be required on a s68 determination as appropriate. Drinking Water It is noted that the upgrade does not include any assessment or consideration of the drinking water supply for the facility. The property is not connected to a reticulated drinking water supply and is responsible for the treatment and supply of safe drinking water to students, staff and visitors. It is recommended as part of the concept master plan that opportunities to improve the drinking water management system also be considered. Soil and water management The scale of the development will require the preparation of a soil and water management plan to prevent stormwater pollution during construction. The plan will need to address soil and water management during demolition, construction and decommissioning of the wastewater dams and reed bed. Food Safety It is noted that stage 2 includes demolition and replacement of the onsite kitchen facilities. Relevant food safety construction conditions will be required on any future DA to proceed with stage 2.	
Building	No objection subject to recommended conditions of consent	Y
Biodiversity	1. Assessment of Vegetation Removal. An updated Flora and Fauna Assessment by Narla Environmental (Sept 2025). The APZ assessed in the report now reflects the Bushfire Assessment (Building Code and Bushfire Hazard Solutions, 25/10/2024) and has assessed the entire extent of the APZ. The updated Flora and Fauna Assessment has assessed the impacts from the proposed wastewater and passing bays. It is noted that the effluent disposal areas are existing, and the proposal is to upgrade them. As the upgrade will not change the impact to the trees within the beds, these trees can be considered as retained.	Y

	2. Koala Assessment An updated Koala Assessment Report has been provided (Narla Environmental Sept 2025). The report provides new mapping of known Koala use trees (trees with scratches) to be impacted and potential koala feed trees (based on species). Avoidance and minimisation identified in the Koala Assessment Report include: <i>Avoidance measures include:</i> ▪ <i>Siting the development footprint adjacent to existing disturbed features, including driveways and previously cleared areas, to reduce intrusion into intact core habitat.</i> ▪ <i>Retaining all confirmed Koala activity trees (scratch-marked) that are located outside the impact footprint.</i> ▪ <i>Locating infrastructure so that removal of large, mature Koala use feed trees is avoided where possible.</i> ▪ <i>Restricting temporary construction areas and laydown zones to within the defined footprint, preventing unnecessary disturbance.</i> <i>Minimisation measures include:</i> ▪ <i>Designing the APZ along disturbed edges to reduce new fragmentation.</i> ▪ <i>Commissioning a targeted pre-clearance survey by a licensed ecologist prior to vegetation removal to confirm Koala absence and allow safe relocation of any individuals present.</i> ▪ <i>Implementing staged clearing under ecological supervision to provide opportunity for Koalas to disperse naturally.</i> ▪ <i>Installing temporary exclusion fencing around retained habitat to prevent Koalas from entering the works area.</i> Supplementary planting at a 1:2 ratio is recommended within the Koala Assessment Report. This recommendation as well as other recommended minimisation measures within the report are incorporated into the consent conditions below. The 5-part test of Significance for Koala has been updated to acknowledge the core Koala habitat. The report concludes that the development will not result in a significant impact to any Threatened species and a Biodiversity Development Assessment Report (BDAR) is not required.	
Waste	The waste management plan provided is suitable. The site is not suitable for any kerbside waste and recycling collections. The applicant must ensure the driveway and internal roads are constructed to accommodate a commercially sized waste	Y

	collection vehicle to carry out an onsite waste and recycling bin collection.	
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4.3 Community Consultation

The DA was notified in accordance with Council's Community Consultation Policy for Development Applications. Two (2) submissions were received by Council during the notification period. The submissions were from Crown Land and Water NSW advising no objection to the proposal subject to recommended conditions.

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 Traffic, Access and Egress

Matters of concern regarding the new additions is the potential increase in staff & students and whether the existing access and egress particularly during emergencies has capacity during evacuations to satisfy access and egress requirements.

The applicant has advised that there is no overall increase in the number of staff or students hence no anticipated increase in traffic generation. Regardless the applicant proposes upgrade of existing access within the site with adequate passing bays for emergency services and compliant parking spaces have been provided throughout the development and adjacent to new buildings.

Resolution: The issue has been resolved through the design and recommended conditions of consent.

5.2 Bushfire Safety

The proposal results in new building to an existing educational facility. The educational facility is mapped as bushfire prone land hence is considered to be Special Fire Protection Purpose in accordance with Section 6 of Planning for Bush Fire Protection 2019.

The application was referred to RFS for comment. General terms of approval have been received from the RFS and will be made a condition of the consent.

It is noted that the RFS have required that a new Emergency Management and Evacuation Plan be prepared as part of the GTA conditions.

5.3 Biodiversity impacts

Assessment of Vegetation Removal.

An updated Flora and Fauna Assessment by Narla Environmental (Sept 2025).

The APZ assessed in the report now reflects the Bushfire Assessment (Building Code and Bushfire Hazard Solutions, 25/10/2024) and has assessed the entire extent of the APZ.

The updated Flora and Fauna Assessment has assessed the impacts from the proposed wastewater and passing bays. It is noted that the effluent disposal areas are existing, and the proposal is to upgrade them. As the upgrade will not change the impact to the trees within the beds, these trees can be considered as retained.

Koala Assessment

An updated Koala Assessment Report has been provided (Narla Environmental Sept 2025).

The report provides new mapping of known Koala use trees (trees with scratches) to be impacted and potential koala feed trees (based on species).

Avoidance and minimisation identified in the Koala Assessment Report include:

Avoidance measures include:

- *Siting the development footprint adjacent to existing disturbed features, including driveways and previously cleared areas, to reduce intrusion into intact core habitat.*
- *Retaining all confirmed Koala activity trees (scratch-marked) that are located outside the impact footprint.*
- *Locating infrastructure so that removal of large, mature Koala use feed trees is avoided where possible.*
- *Restricting temporary construction areas and laydown zones to within the defined footprint, preventing unnecessary disturbance.*

Minimisation measures include:

- *Designing the APZ along disturbed edges to reduce new fragmentation.*
- *Commissioning a targeted pre-clearance survey by a licensed ecologist prior to vegetation removal to confirm Koala absence and allow safe relocation of any individuals present.*
- *Implementing staged clearing under ecological supervision to provide opportunity for Koalas to disperse naturally.*
- *Installing temporary exclusion fencing around retained habitat to prevent Koalas from entering the works area.*

Supplementary planting at a 1:2 ratio is recommended within the Koala Assessment Report. This recommendation as well as other recommended minimisation measures within the report are incorporated into the consent conditions.

The 5-part test of Significance for Koala has been updated to acknowledge the core Koala habitat. The report concludes that the development will not result in a significant impact to any Threatened species and a Biodiversity Development Assessment Report (BDAR) is not required.

Resolution: The issue has been resolved through recommended conditions of consent as outlined in **Attachment A**.

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 can be supported.

It is considered that the key issues as outlined in Section 5 have been resolved satisfactorily through amendments to the proposal and/or in the recommended draft conditions at **Attachment A**.

7. RECOMMENDATION

That the Development Application DA2024/1650 for Staged Concept Development for an existing educational facility including establishing building envelopes for new dormitory and ancillary education buildings including Stage 1 works at 369 Jacks Corner Road KANGAROO VALLEY be APPROVED pursuant to Section 4.16(1)(a) of the *Environmental Planning and Assessment Act 1979* subject to the draft conditions of consent attached to this report at Attachment A.

The following attachments are provided:

- Attachment A: Draft Conditions of consent
- Attachment B: Architectural Plans

Attachment A – Conditions of Consent

Part 1 – Concept Approval

The following conditions of consent included in this Part identify the requirements, terms and limitations imposed on the Concept Plan Approval for the site.

CONDITIONS					REASON																								
A.	Concept Development Application. Pursuant to Clause 88 of the Environmental Planning and Assessment Regulation 2021, this Notice of Determination relates to a concept development application applying to the subject site. Subsequent development application(s) are required for any work on the site for Stage 2. Part 2 of this Notice of Determination provides the conditions of consent for the development of the Stage 1 site.				To ensure all parties are aware of the status and application of concept development applications.																								
B.	Approved Plans/Documents – Concept DA Plan. Pursuant to Clause 4.22 of the Environmental Planning and Assessment Act 1979 this Notice of Determination approves the concept proposal for the development of the site in accordance with the following plans: <table><tr><th colspan="5">Approved Plans</th></tr><tr><th>Plan Number</th><th>Rev</th><th>Plan Title</th><th>Drawn by</th><th>Date of Plan</th></tr><tr><td>MP 1.02 Job No. 433.02</td><td>5</td><td>Site Access Plan</td><td>Baxter & Jacobson Architects</td><td>28/11/2021</td></tr><tr><td>MP 1.03 Job No. 433.02</td><td>5</td><td>Existing Site Plan</td><td>Baxter & Jacobson Architects</td><td>28/11/2021</td></tr><tr><td>MP 1.04 Job No. 433.02</td><td>5</td><td>Site Analysis</td><td>Baxter & Jacobson Architects</td><td>28/11/2021</td></tr></table>					Approved Plans					Plan Number	Rev	Plan Title	Drawn by	Date of Plan	MP 1.02 Job No. 433.02	5	Site Access Plan	Baxter & Jacobson Architects	28/11/2021	MP 1.03 Job No. 433.02	5	Existing Site Plan	Baxter & Jacobson Architects	28/11/2021	MP 1.04 Job No. 433.02	5	Site Analysis	Baxter & Jacobson Architects
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MP 1.04 Job No. 433.02	5	Site Analysis	Baxter & Jacobson Architects	28/11/2021																									

	MP 1.05 Job No. 433.02	5	Proposed Masterplan	Baxter & Jacobson Architects	28/11/	
	MP 1.06 Job No. 433.02	5	Stage 1	Baxter & Jacobson Architects	28/11/	
	MP 1.07 Job No. 433.02	5	Stage 2	Baxter & Jacobson Architects	28/11/	
	MP 2.01 Job No. 433.02	5	Site Sections	Baxter & Jacobson Architects	28/11/	
C.	Staging of Development Consent is given for the concept development in accordance with the approved staging plan. Stage 1: a) Demolition of existing buildings H1 (current multi-purpose room) and M1 (two buildings for storage and maintenance facilities), b) Demolition of existing dorm rooms D1 and D2, including the dismantling and repurposing of an existing dormitory (D2) to be used for the construction of a new facilities maintenance and outdoor education storage building. c) Change of use of the existing D3 Dormitory to be used for staff accommodation. d) Construction of three new dormitory buildings (D1, D2 & D3): i. Dorm 1 – three storey dormitory building, including four ground floor class rooms, level 1 accommodation for 40 students, and level 2 staff accommodation with 2 bedrooms and self-contained facilities. ii. Dorm 2 – three storey dormitory building, including four ground floor classrooms, level 1 accommodation for 40 students, and level 2 staff accommodation with 2 bedrooms and self-contained facilities.					To ensure development is carried out in appropriate stages.

	iii. Dorm 3 – two storey dormitory building, including ground floor accommodation for 40 students, and level 2 staff accommodation with 2 bedrooms and self-contained facilities e) Construction of a canoe store, replacing the past structure destroyed by the 2020 fires. This storage building will be used for the safe storage of canoes and associated trailers for recreational activities. f) Upgrade of existing perimeter road with associated car parking facilities to improve site accessibility and traffic management. See accompanying Internal Road Plan prepared by MI Engineers Stage 2: g) Demolition of existing dining room and kitchen facilities and administration building, and replacement with new, modern facilities in the same location. h) Demolition of existing classrooms. i) New Student Common Room and Multipurpose Room. The conditions in Part A of this consent apply to all stages unless otherwise specified.	
D.	Matters Approved – Concept DA. The following items are approved and form part of this concept development consent for Stages 1 and 2: (a) Bushfire: a. safety outcomes under Planning for Bushfire Protection 2019 (PBP); b. construction requirements for Stage 2; and c. asset protection zones; (b) Building footprints and envelopes; (c) Biodiversity impacts and vegetation removal; (d) Traffic, access and egress to/from and within the site; (e) Parking requirements (f) Waste water management disposal.	To ensure all parties are aware of the status and application of concept development applications

	The building design for the Stage 2 buildings are not approved and are subject to a future development application.	
E.	Stage 1 completion requirements prior to Stage 2 occupation Stage 2 must not be occupied until Stage 1 is complete and an Occupation Certificate has been issued for Stage 1.	To ensure approved access, bushfire, waste water and biodiversity measures of Stage 1 are in place to support the future Stage 2 development.
F.	Tree Retention – Future Stages. The future Stage 2 DA is to ensure all trees nominated for retention are appropriately retained and protected in accordance with the Concept Masterplan, the trees as referenced within the Arboricultural Impact Assessment prepared by Gummifera, 10 October 2024, are to be retained as part of any future Development Application associated with this Concept Masterplan.	To minimise biodiversity impacts.
G.	Biodiversity- Vegetation Removal The removal or disturbance of native vegetation on the property including but not limited to canopy trees, understorey and groundcover vegetation beyond that approved within this consent is not permitted.	To minimise biodiversity impacts
H.	Onsite Wastewater Any Stage 2 DA must be consistent with the scope and capacity outlined in the Site and Soil Assessment for onsite wastewater disposal, prepared by Harris Environmental, dated 25 November 2024, reference number 6440WW.	To ensure sewage management facility and associated areas are located in the areas identified in the development application.
I.	Consistency of future development applications.	

	While this consent remains in force, the determination of any further development application in respect of the site cannot be inconsistent with this consent.															
J.	Concurrence and Referral The following GTAs apply insofar as they relate to the concept Development approval of Stages 1 and 2. NSW Rural Fire Service (RFS) The advice/General Terms of Approval issued by the NSW RFS, Reference No: DA20250120000247, dated 13 March 2025 are included as conditions of this consent and must be complied with. Water NSW The advice/General Terms of Approval issued by Water NSW, Reference No: DAR25012-a1, dated 26 May 2025 are included as conditions of this consent and must be complied with. Endeavour Energy The advice/General Terms of Approval issued by Endeavour Energy, dated 20 January 2025 are included as conditions of this consent and must be complied with.					To ensure compliance with external concurrence and referral advice.										
Part 2 – Stage 1 General Conditions																
The following conditions of consent include in this Part identify the requirements, terms and limitation imposed on the construction of the Stage 1 part of the site																
CONDITIONS						REASON										
1.	Approved plans and supporting documentation Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise. <table><tr><td colspan="5">Approved Plans</td></tr><tr><td>Plan Number</td><td>Rev</td><td>Plan Title</td><td>Drawn by</td><td>Date of Plan</td></tr></table>					Approved Plans					Plan Number	Rev	Plan Title	Drawn by	Date of Plan	To ensure compliance with the approved plans and documents.
Approved Plans																
Plan Number	Rev	Plan Title	Drawn by	Date of Plan												

DA S-12 Job No. 433.02	A	Site Plan	Baxter & Jacobson Architects	28/11/
DA S-13 Job No. 433.02	A	Waste Management Plan	Baxter & Jacobson Architects	28/11/
GC.01 Job No. 433.02	1	Glengarry Clinic - Site Plan	Baxter & Jacobson Architects	18/11/
GC.02 Job No. 433.02	1	Glengarry Clinic – Layout plan	Baxter & Jacobson Architects	18/11/
GC.10 Job No. 433.02	1	Glengarry Clinic – Floor Plan	Baxter & Jacobson Architects	18/11/
GC.11 Job No. 433.02	1	Glengarry Clinic - Roof Plan	Baxter & Jacobson Architects	18/11/
GC.20 Job No. 433.02	1	Glengarry Clinic – Elevations	Baxter & Jacobson Architects	18/11/
GC.30 Job No. 433.02	1	Glengarry Clinic - Sections	Baxter & Jacobson Architects	18/11/
DA D1- 01 Job No. 433.06	3	D1 Site Plan	Baxter & Jacobson Architects	17/12/
DA D1- 10 Job No. 433.06	3	D1 Level 1 Floor Plan	Baxter & Jacobson Architects	17/12/
DA D1- 11	3	D1 Level 2 Floor Plan	Baxter & Jacobson Architects	17/12/

Job No. 433.06				
DA D1-12 Job No. 433.06	3	D1 Level 3 Floor Plan	Baxter & Jacobson Architects	17/12/
DA D1-13 Job No. 433.06	3	D1 Roof Plan	Baxter & Jacobson Architects	17/12/
DA D1-20 Job No. 433.06	3	D1 Elevations	Baxter & Jacobson Architects	17/12/
DA D1-21 Job No. 433.06	3	D1 Elevations	Baxter & Jacobson Architects	17/12/
DA D1-30 Job No. 433.06	3	D1 Sections	Baxter & Jacobson Architects	17/12/
DA D1-31 Job No. 433.06	3	D1 Sections	Baxter & Jacobson Architects	17/12/
DA D1-32 Job No. 433.06	3	D1 Sections	Baxter & Jacobson Architects	17/12/
DA D2-01 Job No. 433.06	2	D2 Site Plan	Baxter & Jacobson Architects	23/10/

DA D2-10 Job No. 433.06	2	D2 Level 1 Floor Plan	Baxter & Jacobson Architects	23/10/
DA D2-11 Job No. 433.06	2	D2 Level 2 Floor Plan	Baxter & Jacobson Architects	23/10/
DA D2-12 Job No. 433.06	2	D2 Level 3 Floor Plan	Baxter & Jacobson Architects	23/10/
DA D2-13 Job No. 433.06	2	D2 Roof Plan	Baxter & Jacobson Architects	23/10/
DA D2-20 Job No. 433.06	2	D2 Elevations	Baxter & Jacobson Architects	23/10/
DA D2-21 Job No. 433.06	2	D2 Elevations	Baxter & Jacobson Architects	23/10/
DA D2-30 Job No. 433.06	2	D2 Sections	Baxter & Jacobson Architects	23/10/
DA D2-31 Job No. 433.06	2	D2 Sections	Baxter & Jacobson Architects	23/10/
DA D3-01 Job No. 433.06	2	D3 Site Plan	Baxter & Jacobson Architects	23/10/

	DA D3-10 Job No. 433.06	2	D3 Level 1 Floor Plan	Baxter & Jacobson Architects	23/10/
	DA D3-11 Job No. 433.06	2	D3 Level 2 Floor Plan	Baxter & Jacobson Architects	23/10/
	DA D3-12 Job No. 433.06	2	D3 Roof Plan	Baxter & Jacobson Architects	23/10/
	DA D3-20 Job No. 433.06	2	D3 Elevations	Baxter & Jacobson Architects	23/10/
	DA D3-21 Job No. 433.06	2	D3 Elevations	Baxter & Jacobson Architects	23/10/
	DA D3-30 Job No. 433.06	2	D3 Sections	Baxter & Jacobson Architects	23/10/
	DA D3-31 Job No. 433.06	2	D3 Sections	Baxter & Jacobson Architects	23/10/
	DA FM.01 433.02	1	Facilities/Maintenance Site Plan	Baxter & Jacobson Architects	28/10/
	DA FM.10 433.02	1	Facilities/Maintenance Floor Plan	Baxter & Jacobson Architects	28/10/

DA FM.11 433.02	1	Facilities/Maintenance Storage Plan	Baxter & Jacobson Architects	28/10/
DA FM.12 433.02	1	Facilities/Maintenance Roof Plan	Baxter & Jacobson Architects	28/10/
DA FM.20 433.02	1	Facilities/Maintenance Elevations 1	Baxter & Jacobson Architects	28/10/
DA FM.21 433.02	1	Facilities/Maintenance Elevations 2	Baxter & Jacobson Architects	28/10/
DA FM.30 433.02	1	Facilities/Maintenance Sections	Baxter & Jacobson Architects	28/10/
DA OE.01 433.02	1	Outdoor Education – Site Plan	Baxter & Jacobson Architects	28/10/
DA OE.10 433.02	1	Outdoor Education – Floor Plan	Baxter & Jacobson Architects	28/10/
DA OE.11 433.02	1	Outdoor Education – Storage Plan	Baxter & Jacobson Architects	28/10/
DA OE.12 433.02	1	Outdoor Education – Roof Plan	Baxter & Jacobson Architects	28/10/
DA OE.20 433.02	1	Outdoor Education – Elevations 1	Baxter & Jacobson Architects	28/10/
DA OE.21 433.02	1	Outdoor Education – Elevations 2	Baxter & Jacobson Architects	28/10/

DA OE.30 433.02	1	Outdoor Education – Sections	Baxter & Jacobson Architects	28/10/2024
DA CS.01 433.02	1	Canoe Shed- Site Plan	Baxter & Jacobson Architects	28/10/2024
DA CS.10 433.02	1	Canoe Shed- Floor Plan	Baxter & Jacobson Architects	28/10/2024
DA CS.11 433.02	1	Canoe Shed- Roof Plan	Baxter & Jacobson Architects	28/10/2024
DA CS.20 433.02	1	Canoe Shed- Elevations	Baxter & Jacobson Architects	28/10/2024
DA CS.30 433.02	1	Canoe Shed- Sections	Baxter & Jacobson Architects	28/10/2024
-	-	Colours & materials	Baxter & Jacobson Architects	6/11/2024
GG-DA- 01	DA2	Overall Landscape Plan	Thompson Berill Landscape Design	29/10/2024
GG-DA- 2A	DA2	Landscape Plan North	Thompson Berill Landscape Design	29/10/2024
GG-DA- 2B	DA2	Landscape Plan South	Thompson Berill Landscape Design	29/10/2024
GG-DA- 3A	DA2	Landscape Section AA Plan	Thompson Berill Landscape Design	29/10/2024
GG-DA- 3B	DA2	Landscape Section BB Plan	Thompson Berill	29/10/2024

			Landscape Design	
LCP-02-V2	-	Dorm 2 Concept Landscape Plan	Thompson Berill Landscape Design	Oct 20
Approved Documents				
Document title		Version number	Prepared by	Date of document
Bushfire Assessment Report		Ref: 240583	Building Code & Bushfire Hazard Solutions Pty Ltd	25/10/24
Flora & Fauna Assessment Report		Final v3.0	Narla Environmental	September 2025
Koala Assessment Report		Final v2.0	Narla Environmental	September 2025
Soil & Ste Assessment for Onsite Wastewater Disposal		Ver 1-6440WW	Harris Environmental	25 Novemb 2024
In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.				
2.	Staging of Development In accordance with Section 4.22(4) of the EP & A Act, Consent is given for the development in accordance with the approved staging plan. Stage 1: Demolition of existing buildings H1 (current multi-purpose room) and M1 (two buildings for storage and maintenance facilities). Demolition of existing dorm rooms D1 and D2, including the dismantling and repurposing of an existing dormitory (D2) to be used for the construction of a new facilities maintenance and outdoor education storage building.			
	To ensure development is carried out in appropriate stages.			

	Change of use of the existing D3 Dormitory to be used for staff accommodation. Construction of three new dormitory buildings (D1, D2 & D3): i. Dorm 1 – three storey dormitory building, including four ground floor class rooms, level 1 accommodation for 40 students, and level 2 staff accommodation with 2 bedrooms and self-contained facilities. ii. Dorm 2 – three storey dormitory building, including four ground floor classrooms, level 1 accommodation for 40 students, and level 2 staff accommodation with 2 bedrooms and self-contained facilities. iii. Dorm 3 – two storey dormitory building, including ground floor accommodation for 40 students, and level 2 staff accommodation with 2 bedrooms and self-contained facilities Construction of a canoe store, replacing the past structure destroyed by the 2020 fires. This storage building will be used for the safe storage of canoes and associated trailers for recreational activities. Upgrade of existing perimeter road with associated car parking facilities to improve site accessibility and traffic management as per Proposed Internal Access Road Plans prepared by MI Engineers dated 16/10/24 (Project No. 23P00240 Rev A) access driveway passing bays for RFS/ emergency vehicle access. Site services upgrade: Fire safety hydraulics including fire hydrant ring main, fire water supply tanks (halfway up the access driveway) new pipework etc. Hydraulic water supply to new and altered buildings from existing supply Waste water treatment system Electrical and data supply to new and altered buildings including lighting to carparking + landscaping Stormwater relative to new and existing roads and new and altered buildings Landscaping works relating to new and altered buildings and civil works	
3.	Concurrence and Referral –	To ensure compliance

	NSW Rural Fire Service (RFS) The advice/General Terms of Approval issued by the NSW RFS, Reference No: DA20250120000247, dated 13 March 2025 are included as conditions of this consent and must be complied with. Water NSW The advice/General Terms of Approval issued by Water NSW, Reference No: DAR25012-a1, dated 26 May 2025 are included as conditions of this consent and must be complied with. Endeavour Energy The advice/General Terms of Approval issued by Endeavour Energy, dated 20 January 2025 are included as conditions of this consent and must be complied with.	with external concurrence and referral advice.
4.	Existing Infrastructure Any required alterations or damage to infrastructure will be at the developer's expense. <i>Note: It is recommended prior to the issue of a Construction Certificate, all infrastructure, existing and proposed, is to be shown accurately on construction plans with clearances clearly labelled confirming that the proposed works do not affect any existing infrastructure. This will reduce the potential for unexpected costs and expenses.</i>	To ensure existing infrastructure is accounted for and any damage to infrastructure is suitably repaired.
5.	Biodiversity- Vegetation Removal The removal or disturbance of native vegetation on the property including but not limited to canopy trees, understorey and groundcover vegetation beyond that approved within this consent is not permitted.	To ensure consistency with approved plans.
6.	Prescribed Conditions The development must comply with Part 4, Division 2, Subdivision 1, of the <i>Environmental Planning and Assessment Regulation 2021</i>, as applicable.	To ensure compliance with prescribed conditions.
DEMOLITION WORK Before Demolition Work Commences		
CONDITIONS		REASON

7.	Demolition - Decommissioning of Services Before demolition work commences: All existing internal sewer drainage pipework must be flushed, disconnected from the existing sewer junction and the sewer junction must be temporarily capped off. Internal water lines must be disconnected from the existing water meter currently servicing the property. The capped off sewer junction and disconnected water lines must be inspected by Shoalhaven Water. For all inspections contact Shoalhaven Water on 4429 3569. The developer must provide the Certifier with evidence of compliance with the above requirements on completion of works.	To ensure services are appropriately decommissioned and capped off where required.
8.	Biodiversity – Engagement of Ecologist Before the commencement of clearing work, a suitably qualified ecologist must be engaged during pre-clearing surveys, initial demarcation of clearing boundaries, toolbox inductions, and the removal of high-risk features such as mature trees, Koala use trees or known fauna shelter sites.	To minimise biodiversity impacts.
9.	Biodiversity-Project Arborist Prior to the commencement of clearing works, a project arborist is to be engaged and must comply with the recommendations in section 8 Arboriculture Method Statement of the Arboriculture Impact Assessment Report prepared by Gummifera dated 10/10/2024.	To minimise biodiversity impacts.
10.	Biodiversity - Tree and Vegetation Protection Before the commencement of any clearing works the following requirements must be met to the satisfaction of the Council: a) A temporary protective barrier or similar visible material must be installed along the boundary of the clearing works. The barrier must remain in place until all works are complete. b) Temporary Koala exclusion fencing must be installed along the boundary of clearing works. Vegetation Protection and Koala Exclusion Fencing must be certified by the project ecologist prior to the commencement of clearing works. c) The Tree Protection Zone of trees to be retained within the development area must be clearly identified and protected	To minimise biodiversity impacts.

	with temporary barrier fencing in accordance with AS 4970: Protection of trees on development sites and the approved Tree Protection Plan. Tree protection must be certified by the project arborist. d) If temporary access for machinery is required within the TPZ, ground protection measures will be required. The purpose of ground protection is to prevent root damage and soil compaction within the TPZ. Ground protection may include a permeable membrane such as geotextile fabric beneath a layer of mulch, crushed rock, or rumble boards- if this is required consultation with the project arborist is required prior to access and upon completion of the access. e) Any additional construction activities within the TPZ of the subject trees which hasn't been disclosed by the development proposal must be assessed and approved by the project arborist and must comply with <i>AS 4970-2009 - Protection of trees on development sites</i>. f) The site ecologist must physically mark trees to be removed with the APZ. Trees to be removed within the APZ are to be in accordance with the approved Arboriculture Impact Assessment Report (Gummifera 10/10/2024) and Flora and Fauna Assessment (Narla Environmental, Sept 2025). Trees and other vegetation must be retained where it meets the specifications in Planning for Bushfire Protection 2019. Any hollow bearing and glider scar trees must be retained. Evidence of compliance with the above requirements must be provided to Council prior to the commencement of any clearing works.	
11.	Biodiversity – Pre-clearance Survey Before the commencement of any on site work, the project ecologist must complete pre-clearing surveys and inspections: a) On the day before clearing commences the project ecologist thorough pre-clearance survey of vegetation to be removed to determine the presence of fauna within habitat features to be impacted, including, but not limited to, terrestrial habitat features such as fallen logs, large rocks, hollows and nests or dreys. Vegetation removal must not commence if any fauna are confirmed to be nesting (such as hollow inspection, collection of nesting material) or showing signs of breeding activity. Subsequent	To minimise biodiversity impacts.

	pre-clearance surveys are to be undertaken following the completion of the nesting/breeding event for new work areas only. b) A targeted Koala pre-clearance survey must be undertaken in accordance with the approved Koala Assessment Report by Narla environmental Sept 2025.	
12.	Biodiversity- Arborist Plans Before the commencement of clearing work, plans that include the following, must be submitted and approved in writing by the Director – City Development (or delegate) of Shoalhaven City Council: a) A Tree Protection Plan prepared by a suitably qualified arborist (min AQF level 5) for all impacted trees to be retained in accordance with the Arboriculture Impact Assessment Reports by Gummifera (10/10/2024) and Redgum Horticultural (13/06/2025) and approved plans.	
DEMOLITION WORK During Demolition Work		
CONDITIONS		REASON
13.	Demolition – Standards Demolition work must be carried out in accordance with all applicable Australian Standards and SafeWork Code of Practice.	To ensure demolition works are carried out appropriately.
14.	Demolition - Asbestos Removal Asbestos removal must be carried out in accordance with AS2601-2 SafeWork NSW – Code of Practice, Demolition Work [ISBN 978-0-642-78415-5] and as applicable, by a person holding the relevant licence issued by SafeWork NSW. A licence is not required to remove less than 10m² of non-friable asbestos, provided that the total amount of non-friable asbestos removed from the lot does not exceed 10m². Asbestos must be taken for disposal to the licensed Waste Management Facility identified in the approved Waste Management Plan.	To ensure demolition works are carried out appropriately.

	Post asbestos removal and before further work on the site, the following must be submitted to the Certifier: A clearance certificate issued by a licensed asbestos assessor or competent person as required by the <i>Work, Health and Safety Regulation 2017</i> for the specific type of asbestos removal work confirming that the area has been cleaned satisfactorily and is safe to be re-occupied for normal use. A clearance certificate is required if the removal work involved any quantity of friable asbestos, or if it involved removal of more than a total of 10 square metres of non-friable asbestos from the lot. Documentary evidence of the legitimate disposal of all asbestos in the form of tip receipts from an approved waste management facility. Seven (7) days before the commencement of any demolition works involving asbestos, all immediate neighbours must be notified in writing of the intention to carry out asbestos demolition works. Copies of these written notifications should be retained and submitted to Council	
15.	Demolition - Completion of Works Demolition work, once commenced, must be completed within three (3) months.	To ensure demolition works are completed within an acceptable timeframe.
16.	Biodiversity – Habitat Modification and Vegetation Removal The removal and/or disturbance of native vegetation and habitat on the property, including canopy trees, understorey, and groundcover vegetation must be undertaken strictly in accordance with the approved plans. Vegetation removal must be undertaken in accordance with the following: a) Trees approved for removal must be felled into the development area carefully so as not to damage trees to be retained in or beyond the development footprint. b) Pruning or trimming of any trees to be retained must be undertaken in accordance with <i>AS 4373 Pruning of amenity trees</i>. c) Trees and vegetation must be retained within the APZ where it complies with the prescriptions for Planning for Bushfire Protection APZ requirements. Methods of	To protect biodiversity values.

	vegetation removal within the APZ must not disturb vegetation to be retained. The methods must be approved by the project ecologist. d) In accordance with the recommendation in the following reports: <table><tr><td>Flora & Fauna Assessment Report</td><td>Final v3.0</td><td>Narla Environmental</td><td>September 2025</td></tr><tr><td>Koala Assessment Report</td><td>Final v2.0</td><td>Narla Environmental</td><td>September 2025</td></tr></table>	Flora & Fauna Assessment Report	Final v3.0	Narla Environmental	September 2025	Koala Assessment Report	Final v2.0	Narla Environmental	September 2025	
Flora & Fauna Assessment Report	Final v3.0	Narla Environmental	September 2025							
Koala Assessment Report	Final v2.0	Narla Environmental	September 2025							
17.	Biodiversity – Fauna Rescue and Vegetation Removal Protocol During works, in order to protect wildlife the following vegetation removal protocol is to be adhered to: Before starting each morning, all vehicles and mechanical plant must be inspected for wildlife prior to operation. All vegetation to be removed must be inspected for wildlife prior to removal. A suitably qualified ecologist (including licensed wildlife handler, fauna spotter-catcher or equivalent appropriately qualified person acting under the direction of the project ecologist) must be on site prior to, and during the removal of any habitat trees, and during clearing for the Asset Protection Zone, in order to rescue any impacted fauna. All trenches must be inspected for wildlife prior to backfilling. Vegetation is to be removed using a staged approach to allow wildlife to naturally flee the area: Stage 1 - All ground and shrub layer vegetation is to be removed in accordance with the approved plans. Stage 2 - On a subsequent day, canopy trees can then be removed. Stage 3 – Where HBTs are approved for removal are to be checked for resident fauna prior to felling by a suitably qualified ecologist. i. If nesting is present, the ecologist must advise that works must cease until nesting is complete. ii. If fauna is residing, but not nesting within a hollow, the ecologist must either return at an appropriate time when the animal has vacated and block the hollow to prevent re-entry, or provide sound	To minimise biodiversity impacts.								

	advise on how to appropriate remove the hollow without causing harm to residing wildlife. iii. Once it is confirmed that there is no roosting or nesting occurring within the hollow (or as advised by the ecologist), the hollow-bearing tree must be gently nudged with felling equipment prior to felling to encourage safe fauna evacuation. Hollow-bearing sections must be carefully lowered to the ground so as not to injure native fauna. Once the tree has been felled the hollows are to be inspected again for fauna and relocated in an appropriate location determined by the ecologist. The tree must be felled carefully in sections to allow the rescue of native fauna. iv. If animals are injured, they will need to be assessed and either taken to the nearest veterinary clinic or placed into care with South Coast Wildlife Rescue. Any wombat burrows located in proximity to the approved development footprint must be managed as follows: i. Avoid burrows wherever possible. ii. For burrows that cannot be avoided a qualified ecologist must supervise the following process: iii. Set up a motion detector camera on each burrow to monitor use and confirm activity for a minimum of 72 hours. iv. Block passage to any inactive burrows. v. For active burrows, install a gate at the entrances (frame with a one-way exit and no re-entry) with follow up camera footage to ensure wombat has not re-entered the burrow. If any wildlife is disoriented or injured during clearing works, works must stop immediately, and any injured wildlife must be referred to a local Veterinary Clinic or into the care of Wildlife Rescue South Coast (0418 427 214). Within 10 days of completing clearing work, the engaged ecologist must provide to Council written evidence of any fauna detected during clearing.	
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BUILDING WORK Before Issue of a Construction Certificate		
CONDITIONS		REASON
18.	Council Approvals - Evidence A Construction Certificate / Subdivision Works Certificate must not be issued until the Certifier has received notification from, or evidence of, any Council approval that is required before the commencement of building works.	To ensure all required approvals are obtained.
19.	Access for People with a Disability Before the issue of a Construction Certificate, detailed plans and specifications must be provided to the satisfaction of the Certifier, detailing how the building will comply with Access for People with a Disability in the National Construction Code (NCC) in force at the date of issue of the Construction Certificate.	To ensure appropriate disabled access is provided.
20.	Erosion and Sediment Controls - Erosion and Sediment Control Plan Before issue of a Construction Certificate / Subdivision Works Certificate, an Erosion and Sediment Control Plan (ESCP) and specifications must be prepared in accordance with Landcom's publication Managing Urban Stormwater - Soils and Construction (2004) by a suitably qualified person, (as defined in the National Construction Code) to the satisfaction of the Certifier. All plans must include: Site access location and stabilisation details and restrictions; Erosion control locations and types; Sediment control locations and types; Soil, water and drainage management plans; Site rehabilitation details; Inspection and maintenance details; Identification of existing vegetation and site revegetation to have 70% cover established before plan is decommissioned; Existing and final contours (clearly distinguished and adequately annotated);	To ensure an appropriate Erosion and Sediment Control Plan has been prepared.

	Standard construction drawings for proposed soil, water and drainage management measures. All implemented measures must ensure that a pollution incident must not occur as defined by the Protection of the Environment Operations Act (POEO). All implemented measures must: not cause water pollution as defined by the Protection of the Environment Operations Act (POEO). be maintained at all times. not be decommissioned until at least 70% revegetation cover has been established.	
21.	Car Parking Design Standards Prior to the issue of a Construction Certificate, certified engineering design plans and specifications must be prepared by a professional engineer, (as defined in the National Construction Code) or surveyor and approved by the Certifier. The car parking and access design must comply with the following: a) Generally, in accordance with the approved plans AS2890.1 and AS2890.6 where applicable. Constructed in accordance with the following: for light vehicular loading for a 25-year pavement life, adopting 1 x 10⁵ ESA's as per SCC D2 "Flexible Pavement Design" for a Local Access Road <100 dwellings. A 2-coat tar spray seal should be applied. Bordered in accordance with Council's Standard Drawings by: concrete kerbing, except where surface runoff is concentrated, in which case concrete integral kerb and gutter must be constructed. a concrete edge strip (min 150mm wide and 300mm deep).	To ensure carparking has been appropriately designed.
22.	Bushfire - Building works and road construction All new construction and proposed access road design must comply with: the report submitted by Building Code and Bushfire Hazard Solutions Pty Ltd dated 24th October 2024	To ensure compliance with applicable bushfire controls.

	Generally, in accordance with the approved concept access road plans Planning for Bush Fire Protection 2019 AS3959 Construction of Buildings in Bushfire Prone Areas	
23.	Stormwater – Car Park Drainage Design Standards Before the issue of a Construction Certificate, certified engineering design plans and specifications must be prepared by a professional engineer, (as defined in the National Construction Code) or surveyor and approved by the Certifier. The stormwater drainage design must comply with the following: The approved stormwater concept plans prepared by MI Engineers (Plan No: 23P00240, Rev A) on 16th October 2024 Major and minor drainage systems in accordance with Council's Engineering Design Specifications - Section D5 - Stormwater Drainage Design. The minor and major systems must be designed for a 10% AEP and 1% AEP rainfall events, respectively.	To ensure stormwater infrastructure is designed appropriately.
24.	Stormwater – Major Development Design Standards (Rural) Before the issue of a Construction Certificate, certified engineering design plans, specifications, and DRAINS model (or an approved alternative) must be prepared by a professional engineer, (as defined in the National Construction Code) or surveyor and approved by the Certifier. The stormwater drainage design for any table drains and culverts within the site must comply with the following: Major and minor drainage systems in accordance with Council's Engineering Design Specifications - Section D5 - Stormwater Drainage Design and utilising Australian Rainfall and Runoff (ARR, 2019) Guidelines. Designed for a minimum 10% AEP rainfall event. Table drains must not have a depth of flow for the 18.13% AEP higher than the bottom of the road pavement. Maximum batter grades for table drains must be maximum 1:3 towards the edge of shoulder and towards the property boundary. Be protected against erosion by the provision of:	To ensure stormwater infrastructure is designed appropriately.

	For grades <5%: a uniform trapezoidal cross section placed with 75-100mm of topsoil, track machine rolled, fertilised and grass seeded with suitable native species. For grades 5 to 10%: a uniform trapezoidal cross section placed with 75-100mm of topsoil with a layer of Jutemaster TM, Fire Mulch or equivalent product. For grades >10%: be uniformly shaped and lined with concrete, rock and cement grout or spraycrete or similar approved treatment. The road bitumen seal for grades $\geq 12\%$ is to be widened to the edge of the lining. Withstand the pressure of the maximum AEP stored upstream before the culvert/roadway is overtopped. Resist scour and erosion within the table drains and the roadway/driveway caused by overtopping of any culvert. Where culverts are 1m high or greater (roadway to invert) they are to be provided with guard rail in accordance with Australian Standards.	
25.	Stormwater - On-Site Detention Design Standards Before the issue of a Construction Certificate, details of on-site detention must be provided on the Construction Certificate plans and approved by the Certifier. On-site detention must be provided as per certified engineering design plans and specifications prepared by a professional engineer, (as defined in the National Construction Code) or surveyor. The on-site stormwater detention (OSD) design must be designed such that stormwater runoff from the site for design storm events up to and including the 1% AEP does not exceed the pre-developed conditions.	To ensure stormwater infrastructure is designed appropriately.
26.	Water Sensitive Urban Design – Private Devices Before the issue of a Construction Certificate, detailed design of permanent stormwater quality improvement devices must be certified by a professional engineer, (as defined in the National Construction Code) demonstrating the appropriateness of the proposed design for the site in accordance with Council's Engineering Design and Construction Specifications and approved by the Council's Development Manager (or delegate). Specifications can be found on Council's web site. The drainage design must also not include any uncoated metal (i.e. Copper etc.) surfaces such as roofs, facades and/or downpipes.	To ensure stormwater infrastructure is designed appropriately.

27.	Water Sensitive Urban Design - Water Quality, Retention and Reuse Before issue of a Construction Certificate, a detailed design of permanent water quality, retention and reuse devices must be certified by a professional engineer, (as defined in the National Construction Code) who can demonstrate the appropriateness of the proposed design for the site in accordance with Council's Engineering Design and Construction Specifications and is to be approved by Council's Development Manager (or delegate). Specifications can be found on Council's website. The stormwater treatment, retention and reuse design must comply with the following: The approved stormwater concept plans prepared by MI Engineers(Plan No: 23P00240, Rev A) on 16th October 2024 with associated water quality report, and demonstrate compliance with the following further requirements. No stormwater infrastructure is permitted in land zoned as Environmental Conservation without Council approval. The WSUD strategy must be able to remove 80% of Total Suspended Solids (TSS), 45% of Total Nitrogen (TN) and 65% of Total Phosphorus (TP) for the total site area as demonstrated using MUSIC software. The detailed MUSIC model must be provided to Council for acceptance. The WSUD strategy must have appropriate stormwater retention storage that is equal to or greater than 8mm for increases in all impervious surfaces compared to the pre-development condition. The 50% AEP pre-development peak discharge must be maintained. The post-development duration of stream forming flows must be no greater than a stream erosion index of 2.	To ensure stormwater infrastructure is designed appropriately.
28.	Water Sensitive Urban Design – Vegetated Swale Before issue of a Construction Certificate, a detailed design of vegetated swale stormwater quality improvement devices must be certified by a professional engineer, (as defined in the National Construction Code) who can demonstrate the appropriateness of the proposed design for the site in accordance with Council's Engineering Design and Construction Specifications and is to be approved by Council's Development Manager (or delegate). Specification can be found on Council's website.	To ensure stormwater infrastructure is designed appropriately.

	The vegetated swale design must comply with the following: Side slopes of 1:8 are preferred with a 1:5 maximum side slope permitted. Minimum longitudinal grade of 1%. Maximum longitudinal grade of 5% unless a steeper grade is approved by Council. Maximum Velocity x Depth product of 0.3 m²/s. Calculations are to be provided to Council. Councils Engineering Design Specification where relevant. Where vegetated swales are designed as infiltration swales; the in-situ soil profile, depth to groundwater, measured infiltration rate (in device location) and details of any potentially contaminated soil and/or groundwater must be submitted.	
29.	Water Sensitive Urban Design - Operation and Maintenance Manual Adopted WSUD Management, Operation, Maintenance and Monitoring Manual/s for the permanent water quality facilities must be submitted to Council before the issue of the Construction Certificate. The manuals must be prepared by a suitably qualified professional in accordance with the objectives and criteria identified in the Integrated Water Cycle Management Plan and other relevant documents.	To ensure stormwater infrastructure is designed appropriately.
30.	Earthworks - Site Filling Design Standards Before the issue of a Construction Certificate, certified engineering design plans and specifications must be prepared by a professional engineer, (as defined in the National Construction Code) or surveyor and approved by the Certifier. The filling specification must be approved by Council and require all allotment filling to be placed in accordance with AS 3798 Guidelines on earthworks for commercial and residential developments and compacted at least to the minimum relative compaction listed in the standard applicable to the type of development.	To ensure site filling is designed appropriately.
31.	Onsite Wastewater Before the issue of a Construction Certificate, an application for installation of an on-site sewage management system must be	To ensure required approval is obtained.

	approved by Council under section 68 of the <i>Local Government Act 1993</i>. The application must be consistent with the Site and Soil Assessment for onsite wastewater disposal, prepared by Harris Environmental, dated 25 November 2024, reference number 6440WW and include the following details: a) Detailed site plan with all components of the system identified, including the location of all filters, valves and distribution lines. b) The specifications of the sewage management facility to be installed and a copy of the NSW Health Accreditation if applicable. c) The operation and maintenance requirements of the sewage management facility. The location and construction details of any stormwater and flow path diversion berms required by the onsite wastewater report.	
32.	Landscape Plan Before the issue of a Construction Certificate, a Landscape Plan must be submitted and approved in writing by the Director – City Development (or delegate) of Shoalhaven City Council. The Landscape Plan must: a) The Landscape Plan must be prepared as per Shoalhaven DCP Chapter G3 and the recommendations of the Flora and Fauna Assessment (Narla Environmental, Sept 2025) and Koala Assessment Report (Narla Environmental, Sept 2025). Revegetation must utilise local provenance native species representative of the pre-clearing vegetation community, including approximately 30–40% Koala browse species consistent with Schedule 3 of the Biodiversity Conservation SEPP 2021. A 1:2 replacement ratio (two trees planted for each native canopy tree removed) must be achieved. Planting must aim to restore floristic diversity using stock sizes suited to successful establishment (typically tube to 5 L), rather than fixed large-container stock.” b) Show the species, planting location and identify planting densities. c) Comply with Planning for Bush Fire Protection 2019 where appropriate.	To provide Koala habitat in accordance with the Koala Assessment Report.

33.	Long Service Levy Before the issue of the relevant Construction Certificate / Subdivision Works Certificate, the long service levy must be paid to the Long Service Corporation of Council under the Building and Construction industry <i>Long Service Payments Act 1986</i>, section 34, and evidence of the payment is to be provided to the Certifier.	To ensure compliance with long service levy requirements.
34.	Section 68 Application – Water Supply, Sewerage and Stormwater Drainage / Sewage Management Facility Before the issue of a Construction Certificate, an application for water supply, sewerage and stormwater drainage and/or sewage management facility must be approved under section 68 of the <i>Local Government Act 1993</i>.	To ensure relevant approvals are obtained.
BUILDING WORK Before Building Work Commences		
CONDITIONS		REASON
35.	Appointment of Principal Certifier Before building/subdivision work commences a Principal Certifier must be appointed.	To ensure a Principal Certifier is appointed where required.
36.	Construction Certificate A Construction Certificate must be obtained from either Council or a certifier before any building work can commence.	To ensure a appropriate building and Subdivision Certificates are obtained.
37.	Dilapidation Report (Minor) Before the commencement of work, the developer must engage a competent person to prepare a dilapidation report in respect of adjacent public infrastructure, including adjacent kerbs, gutters, footpaths (formed or unformed), driveways (formed or unformed), carriageway, reserves and the like to document evidence of any existing damage.	To ensure a suitable dilapidation report is prepared and the status of existing infrastructure and adjoining structures is recorded prior

	The dilapidation report must consider the impact of any excavation work that extends below the level of the base of the footings of any structure within 900mm of the shared boundary. Before works commence, a copy of the dilapidation report must be provided to the Certifier and Council. The dilapidation report will be the benchmark for necessary repairs to damage caused during the development works. All repairs must be completed by the developer at the developer's cost. <i>Note: A dilapidation report can comprise of video footage and photos of adjacent public infrastructure and relevant structures on adjoining properties.</i>	to the commencement of work.
38.	Erosion and Sediment Controls – Implementation Before any site work commences, the Certifier must be satisfied the erosion and sediment controls in the erosion and sediment control plan are in place. These controls must remain in place until any disturbed areas have been restabilised in accordance with Landcom's publication Managing Urban Stormwater - Soils and Construction (2004) and approved plans (as amended from time to time).	To ensure appropriate erosion and sediment control measures are in place.
39.	Notice of Commencement Notice must be given to Council at least two (2) days before the commencement of building or subdivision work by completing and returning the form 'Commencement Notice for Building or Subdivision Work and Appointment of Principal Certifying Authority'.	To ensure appropriate notice is given to Council.
40.	Construction Traffic Management Plan Before the commencement of works, a Construction Traffic Management Plan detailing the proposed method of dealing with construction traffic and parking must be approved by Council. Details must include, but are not limited to: a) Stabilised site construction access location b) Proposed haulage routes for delivery of materials to the site c) Proposed haulage routes for spoil disposal from the site d) Traffic control planning for each of the various phases of construction and/or vehicle movements associated with construction	To ensure ongoing compliance.

	e) Parking arrangements for construction employees and contractors f) Proposed maintenance of the haulage routes and access locations g) Name of the person responsible for such maintenance h) Loading / unloading areas i) Requirements for construction or work zones j) Pedestrian and cyclist safety k) Speed zone restrictions.	
41.	Toilet Facilities – Temporary Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site. Each toilet must: be a standard flushing toilet connected to a public sewer, or have an on-site effluent disposal system approved under the <i>Local Government Act 1993</i>, or be a temporary chemical closet approved under the <i>Local Government Act 1993</i>.	To ensure suitable toilet facilities are provided.
BUILDING WORK During Building Work		
CONDITIONS		REASON
42.	Stormwater - Overland Flow, Redirecting and/or Concentrating Stormwater All excavation, backfilling and landscaping works must not result in: a) any change to the overland stormwater flow path on your property and or a neighbouring property. If any change to the overland flow path occurs on a property, the stormwater runoff must be collected and directed to a legal point of discharge. the redirection and/or concentration of stormwater flows onto neighbouring properties.	To ensure ongoing compliance.

43.	Biodiversity- Arborist Inspections During building works, the Project Arborist is to: a) Carry out regular site inspections to ensure works are carried out in accordance with approved plans. No less than monthly inspections are recommended. The arborist is only required for tree-sensitive works. b) Supervise any earth works inside the TPZ of any trees to be retained including all manual excavations and root pruning. c) Ensure works are carried out in accordance with the approved Tree Protection Plan and Arboriculture Impact Assessment Reports by Gummifera (10/10/2024) and Redgum Horticultural (13/06/2025). d) Certify that any underground services including stormwater inside of TPZ of any tree to be retained have been installed in accordance with AS4070-2009. e) Approve relocation of tree protection measures for landscaping. All landscaping works within the TPZ of any trees to be retained are to be undertaken in consultation with the project arborist to minimise impact to trees.	
44.	Biodiversity - Parking and Storing of Building Equipment and Materials During building/subdivision works, the parking of machinery and vehicles or the storing of building or landscaping materials, soil, spoil, or rubbish, within the fenced area around trees and vegetation to be retained is prohibited.	
45.	Discovery of relics and Aboriginal objects While site work is being carried out, if a person reasonably suspects a relic or Aboriginal object is discovered: the work in the area of the discovery must cease immediately. the following must be notified for a relic – the Heritage Council; or for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the National Parks and Wildlife Act 1974, section 85. Site work may recommence at a time confirmed in writing by:	To ensure the protection of objects of potential significance during works.

	for a relic – the Heritage Council; or for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the National Parks and Wildlife Act 1974, section 85.	
46.	Potentially Contaminated Land - Unexpected Finds If unexpected, contaminated soil and/or groundwater is encountered during any works: all work must cease, and the situation must be promptly evaluated by an appropriately qualified environmental consultant. the contaminated soil and/or groundwater must be managed under the supervision of the environmental consultant, in accordance with relevant NSW Environment Protection Authority (EPA) Guidelines. If unexpected, contaminated soil, or groundwater is treated and/or managed on-site an appropriately qualified environmental consultant must verify that the situation was appropriately managed in accordance with relevant NSW EPA guidelines before recommencement of works. The verification documentation must be provided to the satisfaction of the Certifier and Shoalhaven City Council before the recommencement of any works. If contaminated soil or groundwater is to be removed from the site, it must be transported to an appropriately licensed waste facility by an NSW EPA licensed waste contractor in accordance with relevant NSW EPA guidelines including the Waste Classification Guidelines (2014). <i>Note: An appropriately qualified environmental consultant will have qualifications equivalent to CEnvP "Site Contamination" (SC) Specialist - by Certified Environmental Practitioner or 'Certified Professional Soil Scientist' (CPSS CSAM) by Soil Science Australia (SSA).</i>	To ensure any detected contaminants are appropriately managed.
47.	Site Management - Hours for Construction Construction may only be carried out between 7.00am and 5.00pm on Monday to Saturday and no construction is to be carried out at any time on a Sunday or a public holiday. Proposed changes to hours of construction must be approved by Council in writing.	To ensure site work occurs within appropriate construction hours.
48.	Site Management - Maintenance of Site and Surrounds	To ensure the site is maintained in a

	During works, the following maintenance requirements must be complied with: All materials and equipment must be stored and delivered wholly within the work site unless an approval to store them elsewhere is held. Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility. Where tree or vegetation protection measures are in place, the protected area must be kept clear of materials and / or machinery. The developer must maintain the approved soil water management / erosion and sediment control measures to the satisfaction of the Certifier for the life of the construction period and until runoff catchments are stabilised. During construction: all vehicles entering or leaving the site must have their loads covered, and all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads. At the completion of the works, the work site must be left clear of waste and debris.	safe and secure manner.
49.	Site Management - Noise The noise from all site work, demolition and construction activities associated with the approved development must comply with the work practices as outlined in the NSW Department of Environment & Climate Change Interim Construction Noise Guideline. The LAeq noise level measured over a period of not less than 15 minutes During works must not exceed the background (LA90) noise level by more than 10dB(A) when assessed at any sensitive noise receiver.	To protect the amenity of neighbouring properties.
BUILDING WORK Before Issue of an Occupation Certificate		
CONDITIONS		REASON

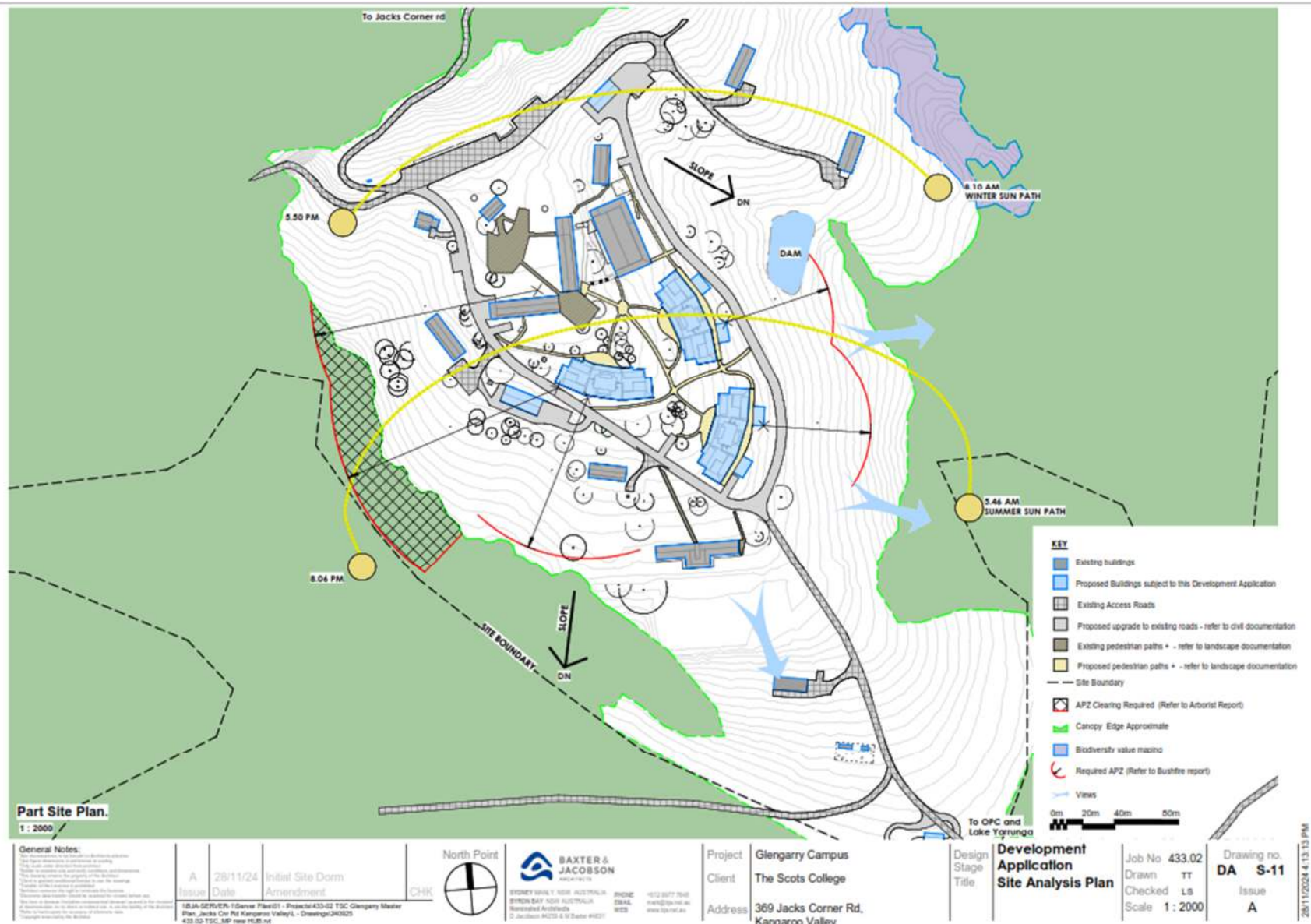
50.	Stormwater - Works as Executed Before the issue of an Occupation Certificate, a Works as Executed Plans and certification must be submitted to the Council by a licenced plumber/ registered surveyor / professional engineer (as defined in the National Construction Code) certifying compliance of all drainage works with the approved design plans and the National Construction Code. The Works as Executed be shown in red on a copy of the approved plans. This plan must verify locations & sizes of all pipelines. Where the system includes an underground tank, a certificate of structural adequacy must be prepared and provided by a professional engineer (as defined in the National Construction Code).	To ensure ongoing compliance
51.	On-site Detention System Before the issue of an Occupation Certificate, the developer must: provide a certificate from a professional engineer, (as defined in the National Construction Code) to verify the structural adequacy of the on-site detention facility and that the facility has been constructed in accordance with the approved Construction Certificate plans. create a restriction on use under the Conveyancing Act 1919 over the on-site detention system naming the authority having the power to release, vary or modify the restriction referred to as Shoalhaven City Council and provide it to the Certifier as follows: the property owner(s) are to undertake maintenance in accordance with the Construction Certificate approved On-Site Stormwater Detention System and Maintenance Schedule (application number to be referenced). the registered proprietor of the lot burdened must not make or permit or suffer the making of any alterations to any on-site stormwater detention system on the lot(s) burdened without the prior consent in writing of the authority benefited. The expression 'on-site stormwater detention system' must include all ancillary gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins and surfaces designed to temporarily detain stormwater as well as all surfaces graded to direct stormwater to those structures.	To ensure required on site detention infrastructure is provided and requirements registered on the title of the land.
52.	Biodiversity- Arborist final inspection.	

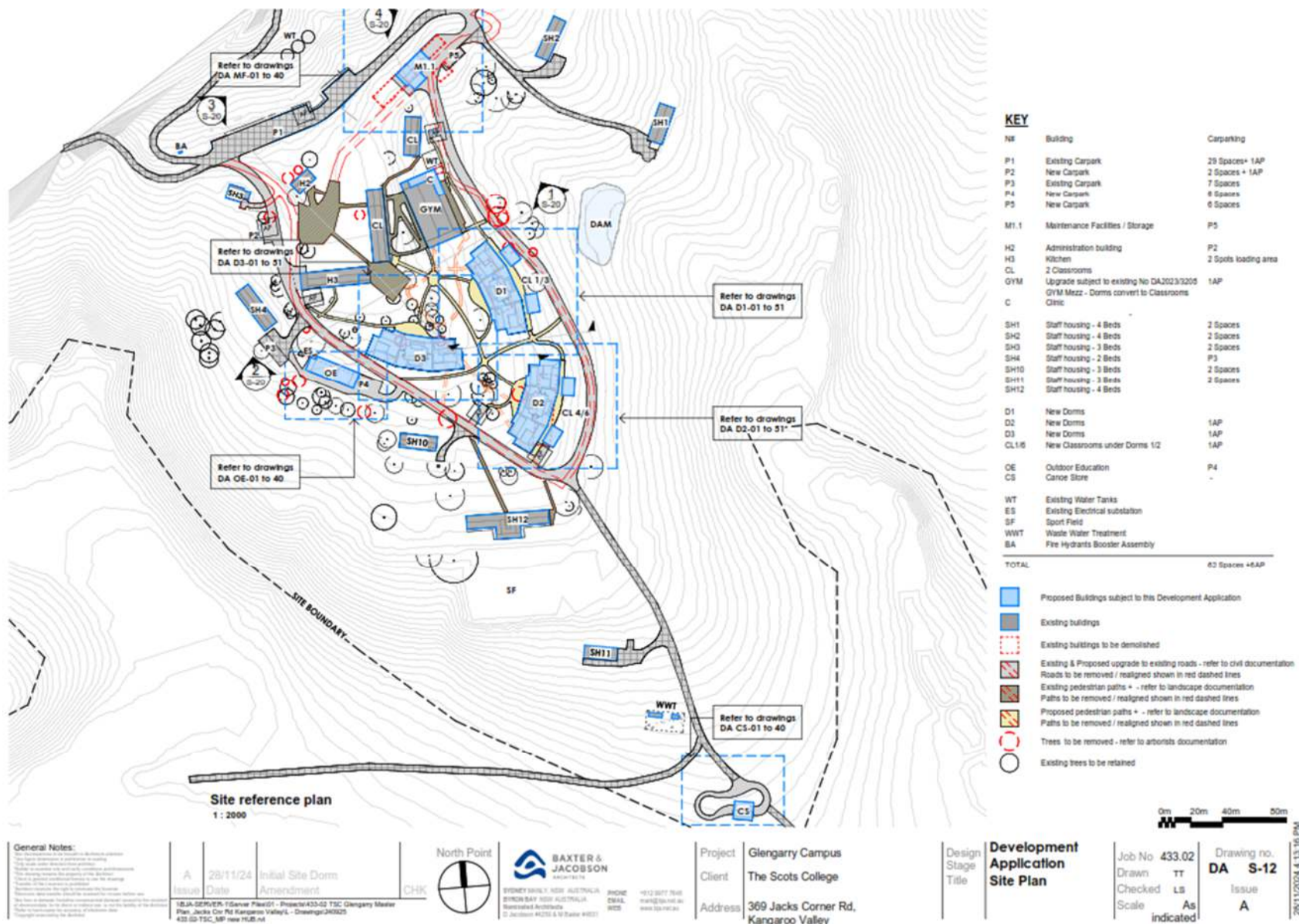
	Before the issue of a occupation certificate, and after all clearing demolition construction and landscaping works are complete, the project arborist must: a) assess that the subject trees have been retained in the same condition and vigour. If changes to retained tree condition are identified, the project arborist should provide recommendations for remediation and report to Council once remediation is complete with evidence. b) certify that all tree protections are removed.	
53.	Biodiversity –Landscape Plan (Evidence of Completion) Before the issue of an Occupation Certificate, all works required under the approved Landscape Plan, including Koala tree planting, must be completed. Evidence of completion must be submitted to the Director – City Development (or delegate) of Shoalhaven City Council for review and approval.	To ensure compliance with the Landscape Plan and Koala Assessment Report.
54.	Fire Safety – Evidence of Compliance Before the issue of an Occupation Certificate the Certifier must be provided with a Final Fire Safety Certificate showing compliance with the Fire Safety Schedule.	To ensure compliance with the Fire Safety Schedule.
55.	Waste - Private Collection Service Before the issue of an Occupation Certificate, the developer/owner must provide evidence to the Certifier of a formal agreement with a licenced private waste contractor to service the development. A copy of the contract must be forwarded to Council. The agreement must ensure: - the removal of all waste from the developed property. - the service is functional and meets the operational requirements for the developed property. - the service minimises environmental nuisances including noise and other adverse impacts on the safety and amenity of residents and the public. - the developer/owner indemnifies Council against claims for loss or damages, should Council take over provision of the service at some point in the future.	To ensure an appropriate waste management agreement is entered into.

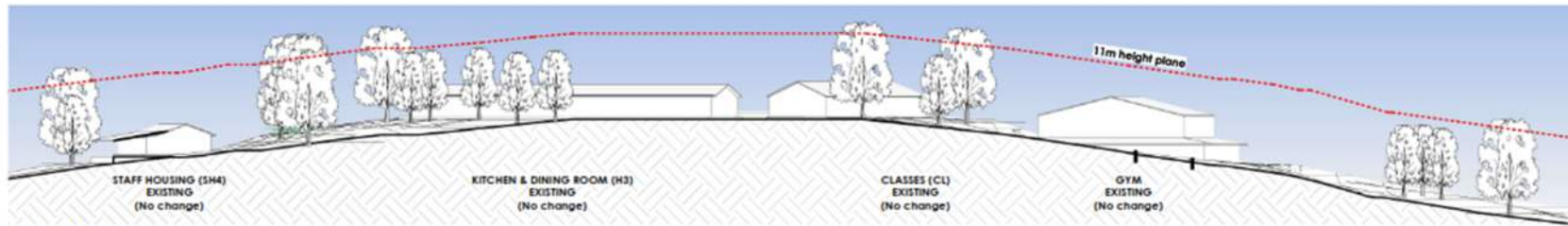
56.	Onsite Wastewater Before the issue of an Occupation Certificate an application for approval to operate an onsite sewage management facility must be approved by Council under section 68 of the <i>Local Government Act 1993</i> . The sewage management facility, including all works associated with the effluent disposal area, must be completed in accordance with the installation approval to enable Council to issue an approval to operate this facility.	To ensure system is installed to satisfaction of Council and ensure required approval is obtained.
57.	Dilapidation Report (Minor) – Evidence of Completion Before the issue of an Occupation Certificate, the developer must provide the Certifier and Council with evidence that any damage adjacent public infrastructure, not previously identified as existing damage in the Dilapidation Report, has been repaired by the developer to the satisfaction of Council.	To ensure any damage not previously identified in the Dilapidation Report is suitably repaired.
BUILDING WORK Occupation and Ongoing use		
CONDITIONS		REASON
58.	Occupation – Satisfaction of Conditions of Consent The development must not be occupied or used before an Occupation Certificate has been issued by the Principal Certifier. If an Occupation Certificate is not required, the use must not commence until all conditions of development consent have been met or other satisfactory agreements have been made with Council (i.e., a security).	To ensure conditions of consent are complied with or other satisfactory arrangement made.
59.	Stormwater – Maintenance of Stormwater Infrastructure The approved stormwater design and any associated on-site detention must be maintained for the life of the development in accordance with the approved documents and maintenance programs.	To ensure ongoing compliance
60.	Biodiversity- Koala Monitoring During the ongoing use of the development Koala monitoring must be undertaken in accordance with the monitoring schedule in Table 2 of the approved Koala Assessment Report Sept 2025.	To ensure compliance with the Koala

	A written summary report must be submitted to Council after each monitoring round.	Assessment Report.
61.	Biodiversity – Fencing in Environmental and Rural Zones All boundary and internal fences to be erected on the property, must comply with the following: To protect native gliding and flying mammals the use of barbed-wire for fences is prohibited. The removal of vegetation for fence construction must be undertaken with hand tools only (e.g. brushcutters, lawn mowers), and must be limited to a maximum width of 1 metre. Canopy trees must not be removed for fence construction or maintenance	To protect biodiversity values.
62.	Biodiversity – Exotic Grasses Adjoining Bushland Areas In order to maintain the interface between disturbed areas and the remaining native vegetation, the property where it directly adjoins bushland areas it must be managed for the life of the development as follows: no exotic perennial grasses listed on the Final Determination of the NSW Scientific Committee for the key threatening process Invasion of native plant communities by exotic perennial grasses, must be sown. where new grass is provided it must be native grasses or include a barrier to prevent spreading to bushland.	To protect biodiversity values.
63.	Fire Safety – Annual Statement A building owner must ensure that an annual fire safety statement prepared by a competent fire safety practitioner is issued each year and that a copy of the statement is provided to the Shoalhaven City Council and the Commissioner of Fire and Rescue NSW. An application form is available on Council's website. <i>Note: An annual fire safety statement is a declaration by, or on behalf of a building owner that a competent fire safety practitioner (CFSP) has:</i> assessed, inspected and verified the performance of each existing essential fire safety measure that applies to the building	To ensure an annual fire safety statement is prepared.

	inspected the exit systems serving the building and found that the exit systems within the building do not contravene the Environmental Planning and Assessment Regulation 2021 <i>Failure to give Council an annual fire safety statement by the due date constitutes a separate offence for each week beyond that date for which the failure continues. Substantial penalties for non-compliance apply under the Environmental Planning and Assessment Act 1979.</i>	
64.	Onsite Wastewater Management - The proponent shall prepare and submit to Council an Operational Management Plan for the onsite sewage management system. - The proponent shall prepare and submit to Council an annual report on the performance and compliance of the onsite sewage management system each year that the system is in operation. - The onsite sewage management system will be subject to a period of verification testing and ongoing monitoring as specified in section 10 of the Site and Soil Assessment.	To ensure ongoing safe operation and monitoring of the system for protection of the environment and health
65.	Waste – Waste and Recycling Bin Collection Point The nominated collection point is to be utilised to facilitate the collection of waste and recycling bins for the property. The collection point is to be kept clear of obstructions at all times so not to restrict the collection of waste and recycling bins.	To ensure an appropriate waste collection point is dedicated.







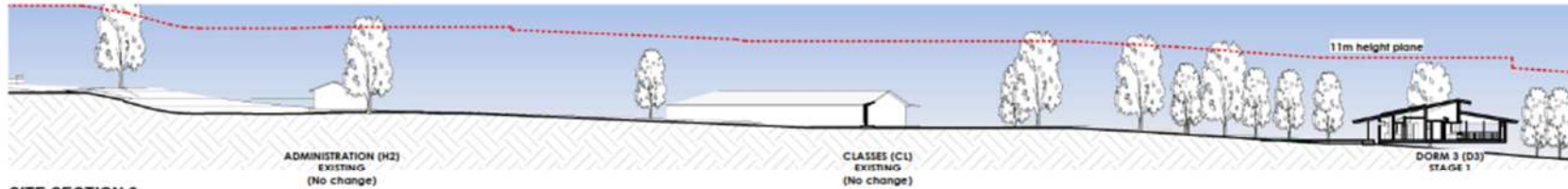
SITE SECTION 1.

1 : 500



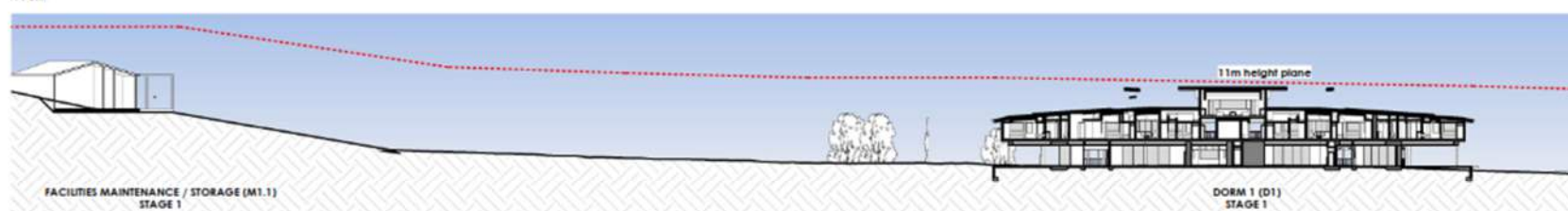
SITE SECTION 2.

1 : 500



SITE SECTION 3.

1 : 500



SITE SECTION 4.

1 : 500

General Notes:

1. All development is subject to the relevant planning and building regulations.
2. The design is based on the information provided by the client and is not a guarantee of performance.
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4. The design is based on the information provided by the client and is not a guarantee of performance.
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Issue	Date	Initial Site Dorm	Amendment	CHK
A	28/11/24	Initial Site Dorm	Amendment	CHK

18/11/2024 10:50 AM
18/11/2024 10:50 AM
18/11/2024 10:50 AM
18/11/2024 10:50 AM
18/11/2024 10:50 AM



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Project Glengarry Campus
Client The Scots College
Address 369 Jacks Corner Rd,
Kangaroo Valley

Design Stage Title
Development Application Site Sections

Job No 433.02
Drawn TT
Checked LS
Scale 1 : 500

Drawing no. **DA S-20**
Issue A

28/11/2024 4:13:31 PM

STAGE 1 LANDSCAPE WORKS

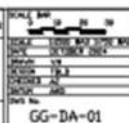
1. REPORT TO ENGINEERING DOCUMENTATION FOR ALL CIVIL AND HYDRAULIC STRUCTURES, INCLUDING BRIDGES, DAMS, RETAINING WALLS, BATTERED PILES, SCOUR, ETC.



REPAIRS OF UNDERGROUND SERVICES

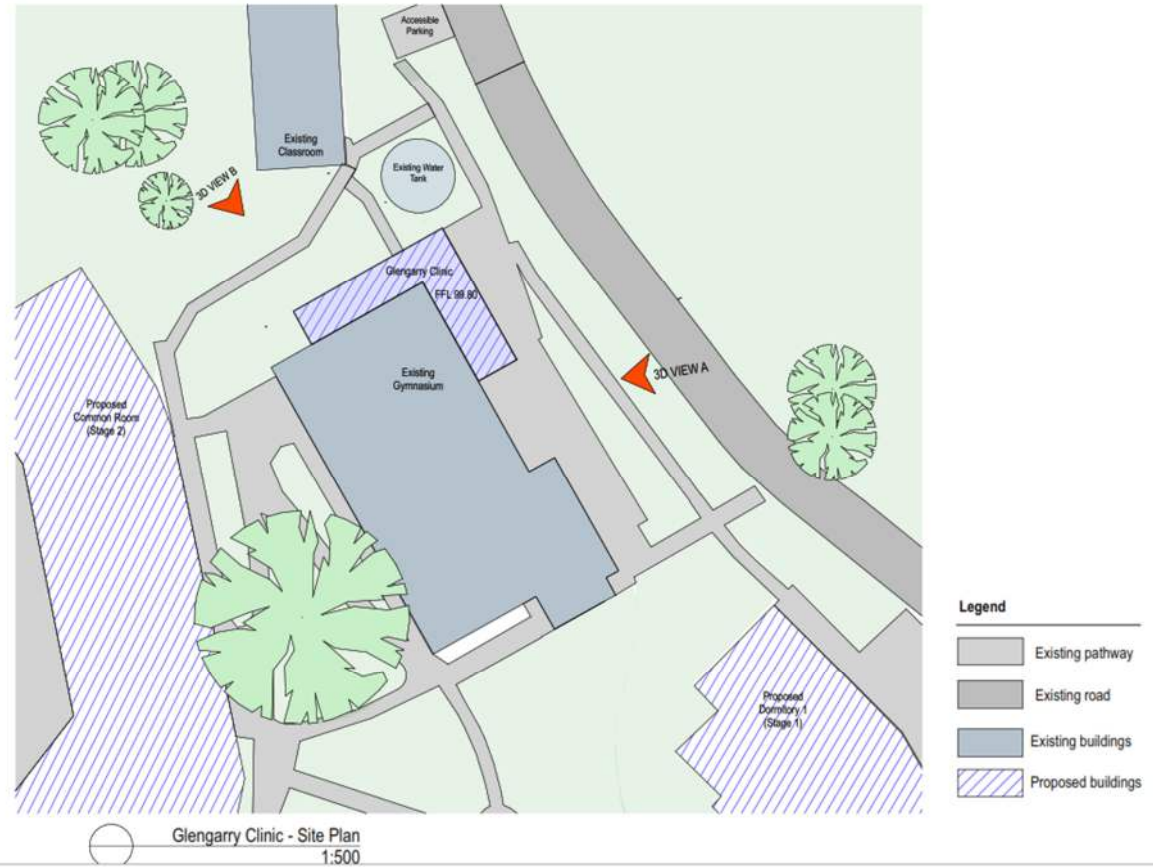
UNAPPROVED KEY		APPROVED TREES	
	EXISTING PATHS TO BE RETAINED		EXISTING PATHS TO BE RETAINED
	EXISTING PATHS AND ADJACENTS TO BE REDESIGNED/ADDED TO SUB-PATHS		EXISTING PATHS TO BE REDESIGNED/ADDED TO ADJACENT COLUMNS/SPACES
	EXISTING CONTIGUOUS		PROPOSED COLOURED CONCRETE PATHS
	PROPOSED LOW HEIGHT SIGNATURE STRIPS		FEATURE PATTERNS ON KEY PATHS AND ADJACENTS
	PROPOSED TO BE ENCLOSED AND PATHS TO BE ADDED		LAST PAVED/CONCRETE SURFACING SPECIES

[illegible]

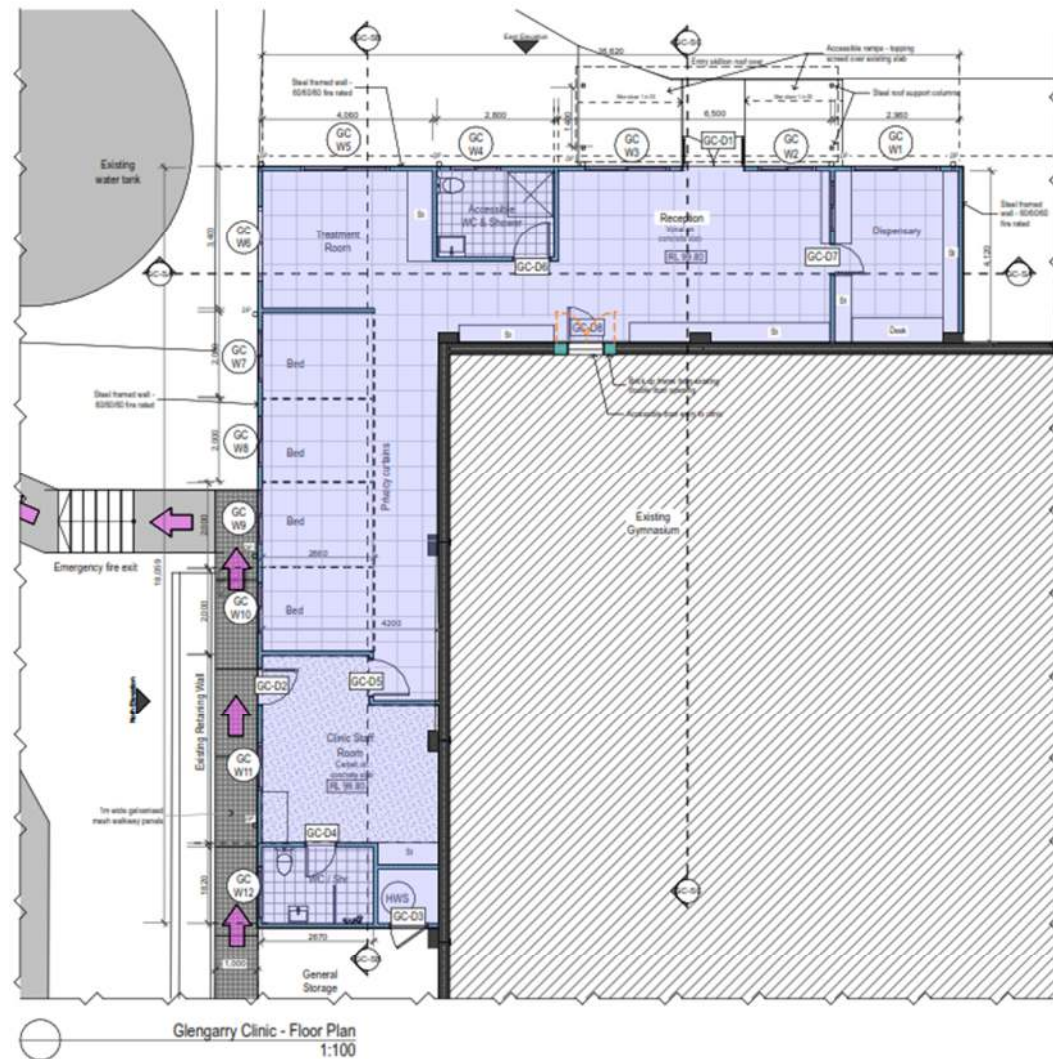




Glengarry Clinic - Location Plan



Glengarry Clinic - Site Plan
1:500



- Legend**
- Natural ground
 - Insulation as specified
 - Existing gymnasium
 - Existing walls
 - Proposed walls
 - Demolished walls
 - Proposed walls
 - Overlapped structural steel
 - Reinforced floor level
 - Floor level
 - Structural insulation panels
 - Storage area
 - Door
 - Window
 - Fire exit

General Notes:

1. The information is for general information only.
2. The design is based on the information provided.
3. The design is based on the information provided.
4. The design is based on the information provided.
5. The design is based on the information provided.
6. The design is based on the information provided.
7. The design is based on the information provided.
8. The design is based on the information provided.
9. The design is based on the information provided.
10. The design is based on the information provided.

Issue	Date	Amendment	CHK
1	18 Nov 2024	Preliminary	



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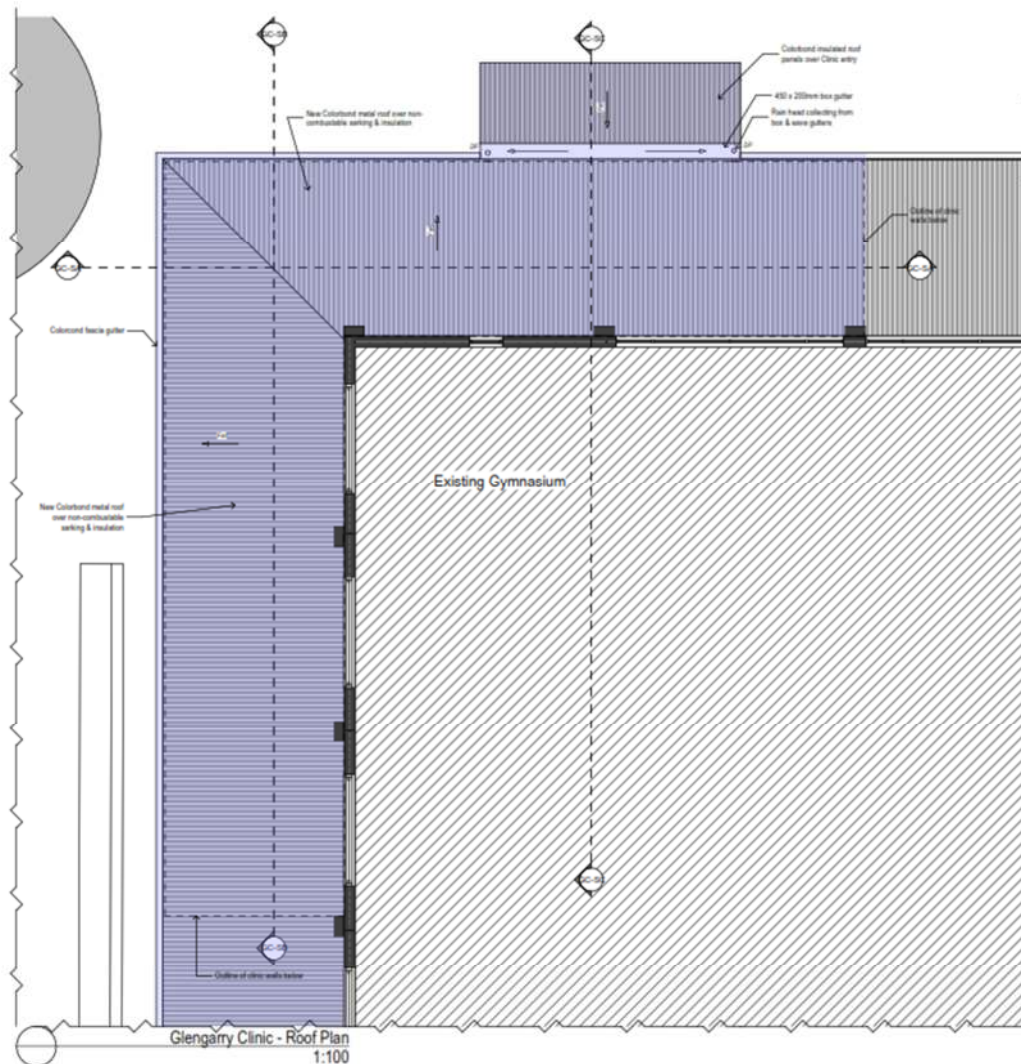
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Project Glengarry Campus
Client The Scots College
Address 369 Jacks Corner Rd,
Kangaroo Valley

Design Stage
Title Development Application
Glengarry Clinic - Floor Plan

Job No 433.02
Drawing no. DA GC.10
Drawn Drawap
Checked LS
Scale 1:100
Issue 1

18/11/24



- Legend**
- Natural ground
 - Insulation as specified
 - Existing Gymnasium
 - Existing walls
 - Proposed walls
 - Demolished walls
 - Proposed works
 - Downpipe
 - Roof panel
 - Fascia gutter
 - Box gutter
 - Run head
 - Water tank
 - Water tank
 - Water tank
 - Water tank
 - Water tank

General Notes:

- 1. This drawing is a preliminary design and is subject to change without notice.
- 2. This drawing is not to be used for construction purposes.
- 3. This drawing is not to be used for any other purpose without the written consent of the Designer.
- 4. The Designer is not responsible for any errors or omissions in this drawing.
- 5. The Designer is not responsible for any errors or omissions in this drawing.
- 6. The Designer is not responsible for any errors or omissions in this drawing.
- 7. The Designer is not responsible for any errors or omissions in this drawing.
- 8. The Designer is not responsible for any errors or omissions in this drawing.
- 9. The Designer is not responsible for any errors or omissions in this drawing.
- 10. The Designer is not responsible for any errors or omissions in this drawing.

Issue	Date	Amendment	CHK
1	16 Nov 2024	Preliminary	



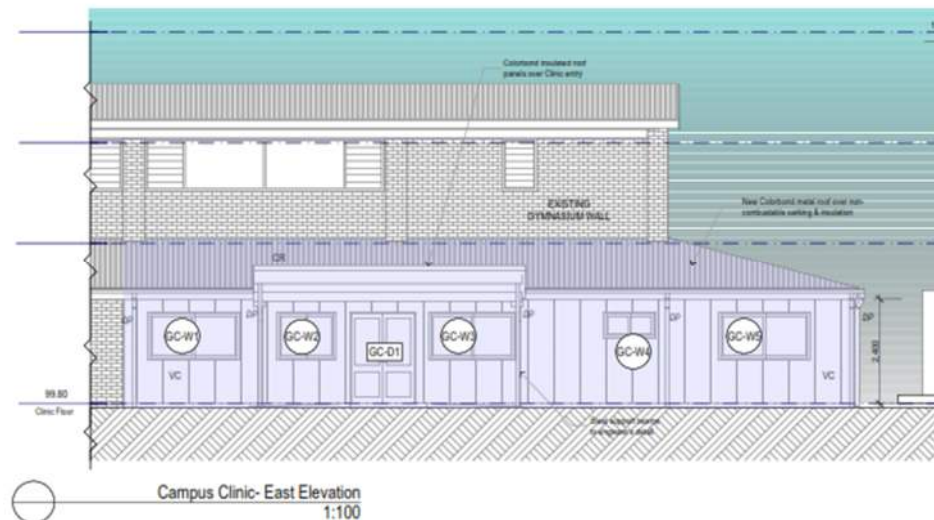
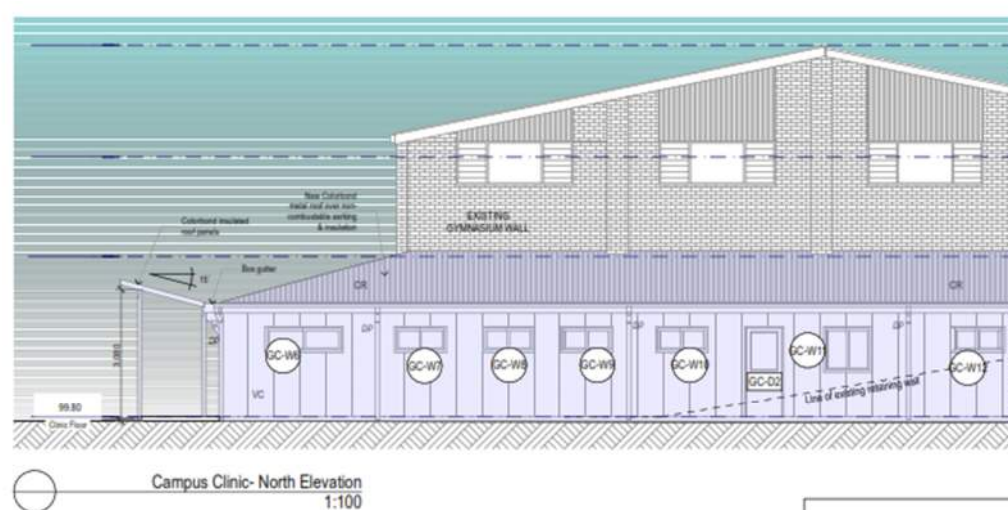
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Project Glengarry Campus
Client The Scots College
Address 369 Jacks Corner Rd, Kangaroo Valley

Design Stage Development Application
Title Glengarry Clinic - Roof Plan

Job No	433.02	Drawing no.	DA GC.11
Drawn	DAVAP	Issue	1
Checked	LS		
Scale	1:100		

16/11/24



VC Vertical fibre-cement cladding
Colour: Dulux 'Beige Royal'



CR Colorbond custom orb roofing
Colour: Woodland grey

NOTE: EXTERNAL WALLS TO BE
60/60/60 FIRE RATED

EXTERNAL FINISHES

Legend

- Natural ground
- Foundation as specified
- Existing symmetrical
- Existing walls
- Proposed walls
- Demolished walls
- Proposed works
- DP Overlays
- SL Structural steel
- FFV Finished from steel
- MSB Hot water system
- SP Structural insulated panels
- SI Storage area
- DI Door numbers
- WI Windows, windows
- SM Structural steel
- SI Siding system

General Notes:

- 1. The design is for a single storey building.
- 2. The design is for a single storey building.
- 3. The design is for a single storey building.
- 4. The design is for a single storey building.
- 5. The design is for a single storey building.
- 6. The design is for a single storey building.
- 7. The design is for a single storey building.
- 8. The design is for a single storey building.
- 9. The design is for a single storey building.
- 10. The design is for a single storey building.

Issue	Date	Amendment	CHK
1	18 Nov 2024	Preliminary	



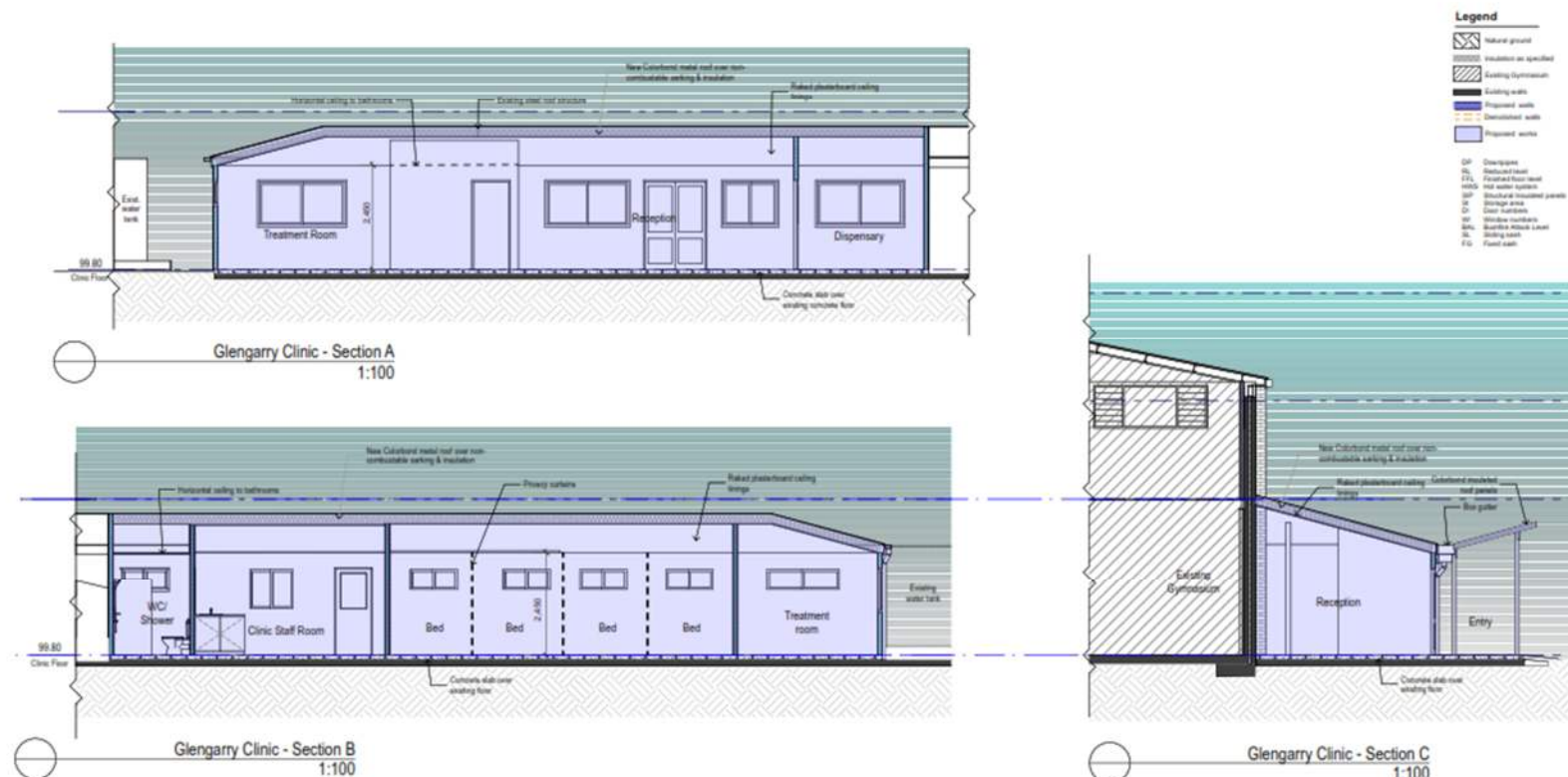
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Project Glengarry Campus
Client The Scots College
Address 369 Jacks Corner Rd, Kangaroo Valley

Design Stage Development Application
Title Glengarry Clinic - Elevations

Job No 433.02
Drawn Davrap
Checked LS
Scale 1:100
Drawing no. DA GC.20
Issue 1

18/11/24



General Notes:

1. The design is based on the information provided by the client and is subject to change without notice.
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Issue	Date	Amendment	CHK
1	18 Nov 2024	Preliminary	

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Project: Glengarry Campus
 Client: The Scots College
 Address: 369 Jacks Corner Rd, Kangaroo Valley

Design Stage: Development Application
 Title: Glengarry Clinic - Sections

Job No: 433.02
 Drawing no: DA GC.30
 Drawn: LS
 Checked: LS
 Scale: 1:100
 Issue: 1

18/11/24