

The General Manager  
Northern Beaches Council  
Pittwater Road,  
Dee Why NSW 2099

3 April 2020

## Narrabeen North Public School – Namona Street

### Statement of Environmental Effects

#### Proposal

This application seeks approval for the installation of one (1) six module Administration demountable building due to existing Administration building not being fit to occupy causing W H & S concerns. The existing Administration Building (Bini Shell) has issues with drainage & mould, staff need to be moved into the temporary demountable building as an immediate solution.

Major upgrades for the school are in early planning stages which will provide an upgraded Administration Building. The school only require the demountable building until the completion of this project.

The site is comprised of the following identifiers;

#### School Profile Report

#### Location:

School/College: 3906 - Narrabeen North Public School  
Namona St  
NORTH NARRABEEN 2101  
9913 7928

Team/Office: Metropolitan North  
Principal Network: Pittwater  
SEA: Northern Beaches  
SEG: Peninsula Network

Region/Institute: Northern Sydney AMU  
State Electorate: Pittwater  
Federal Electorate: Mackellar  
Local Government Area: Northern Beaches

#### Site Details:

Site No	Site Name	Size (m2)	Lot	Section	DP	Volume/Folio	Status	Size (m2)
11998	Narrabeen Sports High/Narrabeen North	123,760	2		1018621		Owned by DoE	15,260
			3		1018621		Owned by DoE	23,750
			4		1018621		Not owned	0
			11		1119562		Owned by DoE	10,040
			12		1119562		Owned by DoE	74,710

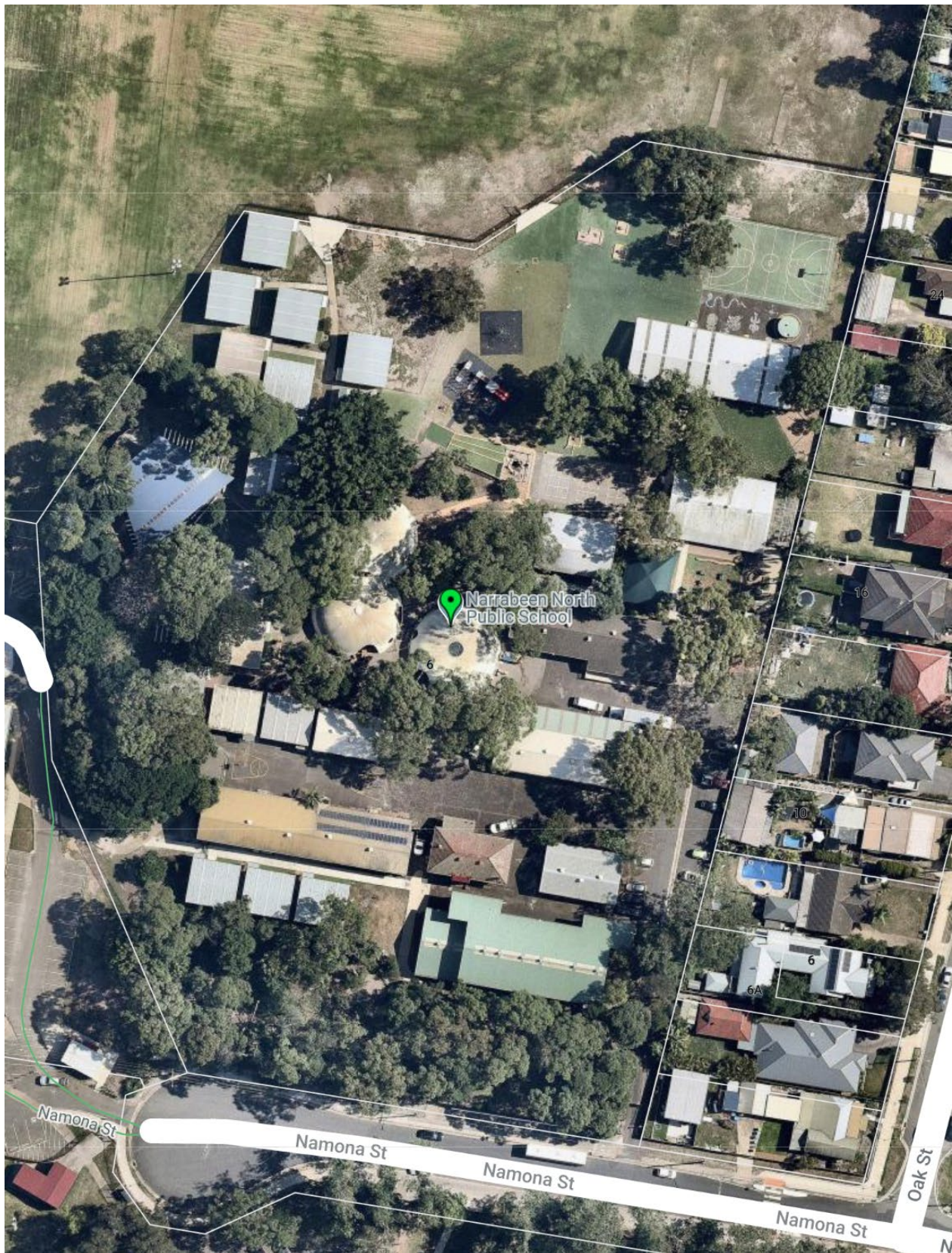
This site occupied by Narrabeen North Public School is 123760 m2 and has street frontage to Namona Street.

Documentation relevant to this Statement of Environmental Effects

- Survey Plan 15008-DET\_3A
- Floor and elevation plans – OS508.1-6.ADM-ARC  
NSW Department of Education – Demountable Coordination Unit –
- Schedule of materials and finishes
- Photographs of typical demountable classroom modular structures



The sites relationship with its surrounding properties is depicted in the following aerial photograph.



The demountable building for this site is a standard six module structure having a total width of 14640mm and a depth of 7400mm. The demountable building will have an approximate height of 3500mm comprising of 3200mm high building and a 350mm subfloor area. Each module will be placed upon masonry piers with pad footings. The proposed locations of the demountable classrooms were selected carefully to minimise the impact upon students' playground space, allow for future growth and in proximity to existing demountable classrooms.



## Aerial Map showing Intended Location for Demountable



### Storm Water & Sewerage

Council is advised that there is no formal storm water management system associated with the proposed demountable structures with collected roof water typically being discharged at the ground level. All Services will be connected to existing infrastructure within the site.

Council is advised that this approach is consistent across all NSW Government Schools particularly noting that the structures are temporary.

## Site Waste Management Plan

All waste will be managed in accordance with the philosophy of:

- Avoidance, where possible;
- Treated as required and reused on-site;
- Recycled, either within the process or off site; and
- Where other alternatives are not possible, wastes would be disposed of at appropriately licensed waste management facilities.

## Traffic

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

Part 7 General development controls, 57 Traffic-generating development (1) (a) The new demountable building will not increase the existing number of enrolled students by 50 or more students and therefore written notice to the Roads and Maritime Services will not be undertaken at this time.

## Public Transport

Transport NSW have a timetabled bus service Monday to Friday which has a bus stop specifically for Narrabeen North Public School.

## Access and Mobility Statement

There is no provision to be provided at this time for equitable access to the proposed Administration Building. Please note the Department will provide access via compliant ramps and mobility paths to the proposed demountable Building if and when required.

## Cost Estimate Report

The standard rate of installing a demountable Administration Building at NSW Government Schools is \$12000.00 per demountable building. This is a contracted price that has been negotiated by the Department of Education with the installation contractors. Total cost for one demountable install \$12,000.00.

## Heritage

The subject property has Two Bini Dome buildings Building B00A & B00B listed by Pittwater Council as heritage significance. This project will not have any impact on these buildings.

## Trees

One tree will require removal as part of this application,

## Bushfire prone land

Search has been conducted via [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au) and the parcel of land identified as Narrabeen North Public School is NOT identified as bush fire prone.

Thank you for your consideration.

Yours sincerely

Michelle Johns  
Director  
SINSW Northern Sydney Asset Management Unit