

# Statement of Environmental Effects

This document is intended as supporting document for the alterations and additions to the "A" block administration building with associated works to the immediate surrounds at Narrabeen Lakes Primary School located at 1299 PITWATER RD, NARRABEEN NSW 2101

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**Disclaimer:**

In preparing this document, Studio P Architecture & Interiors has relied upon information and documents provided by the Client or prepared by other Consultants within their various areas of expertise.

Studio P Architecture is unable and does not accept responsibility for any errors or omissions in any of the material provided by other parties.

## 1.0 Introduction

This report constitutes a Statement of Environmental Effects (SEE) that has been prepared to accompany a Development Application (DA) submitted to Northern Beaches Council for new building works to Narrabeen Lakes Primary School, located at 1299 Pittwater Road Narrabeen NSW 2101. Details of the proposed development are as follows:

- Demolition of minor internal walls and doors to facilitate the new floor plan.
- Removal of existing outdoor furniture to the northwest corner of the building.
- Removal of 5 trees immediately in the zone of proposed works (refer to accompanying arborist report)
- Removal of existing BBQ area and addition of new relocated BBQ area.
- exterior awning in the area of new works, replaced by new awning in new location, creating a 35.26sqm open covered area.
- Proposed 73.7sqm addition to the Northwestern side of the existing building to house 2 new storerooms, a meeting, and staff room.
- Make good to all surrounding areas of the proposed works.
- Conversion of 2 existing WC's to the south of the block "A" building into a male and female ambulant facility as required under the BCA – refer to accompanying BCA report.

This SEE has been prepared by Studio P Architects & Interiors on behalf of the NSW Department of Education, being a public authority of the Crown. It is based on the plans and information provided by the head consultant and other supporting documentation from project consultants as included in the development application package.

This DA includes the following:

- Architectural Plans
- Statement of Environmental Effects
- Supporting documentation by consultants as required by council.

Please note that a Pre-Lodgement advice from council was sought on 23 August 2023 (application PLM2023/0109) to ensure that proposal adhered to council's advice and requirements. A meeting between Ali Parsanejad (Utech) and Anne-Marie Young (Principal Planning officer) was held on September 21, 2023.

The verbal and written advice following this meeting has been incorporated into this package to be lodged for DA.

A detailed description of the proposed development can be found at Section 3 of this report. The purpose of this SEE is to:

- describe the components of the proposal,
- discuss the potential environmental effects of the proposal,
- draw conclusions as to the significance of any impacts from the proposed development and how such impacts may be mitigated, and
- make a recommendation to Northern Beaches Council as to whether the development should be approved.

The Development application and SEE have been produced in reference to the following:

- **State Environmental Planning Policy (SEPP)**
- **Warringah Local Environmental Plan 2011**
- **Warringah Development Control Plan 2011**
- **Northern Beaches Council Pre-Lodgement Notes - Written Advice Only**

This SEE also describes the site, its environment and the proposed development, and provides an assessment of the proposal in terms of the matters for consideration under Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). Within this report, references to "the site", means the land to which this DA relates.

As this application is being lodged by the Crown, Council should be aware of the following:

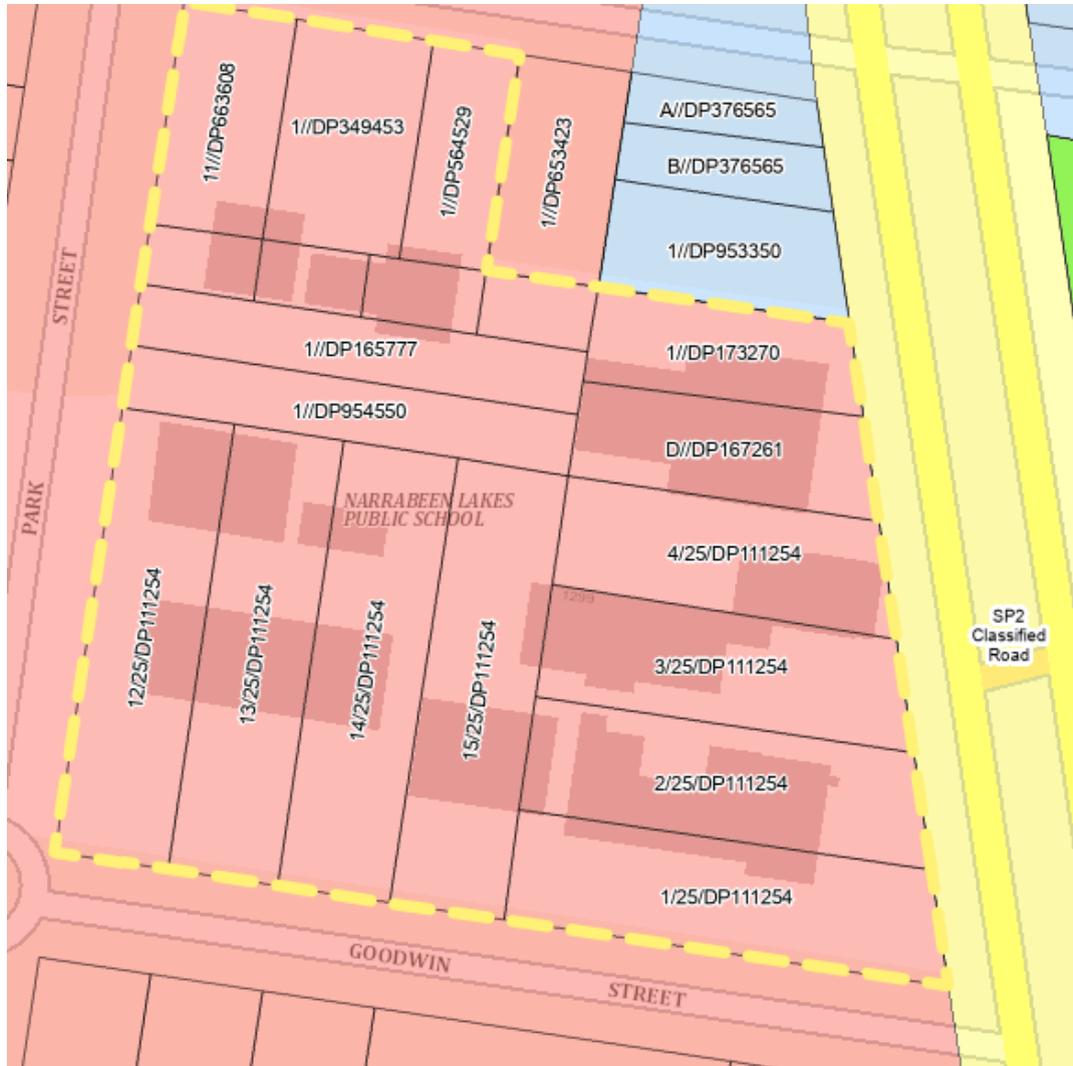
- Under Section 4.33 of the Act, a consent authority (other than the Minister) must not refuse its consent to a Crown development application, except with the approval of the Minister; or impose a condition on its consent to a Crown development application, except with the approval of the applicant or the Minister. It would be appreciated if a copy of any conditions Council wishes to impose on its consent to the application could be forwarded for the applicant's consideration at the earliest possible date.

## 2.0 Site Analysis

### 2.1 Subject Site and Surrounding Development

The subject site is Narrabeen Lakes Primary School, which is contained within numerous allotments legally described in the table below. However, the proposed works are solely contained with those highlighted in **yellow** below. The site is provided with a primary street address to 1299 Pittwater Road Narrabeen NSW 2101.

Lot	Section	Plan
1	Null	173270
D	Null	167261
<b>4</b>	<b>25</b>	<b>111254</b>
<b>3</b>	<b>25</b>	<b>111254</b>
2	25	111254
1	25	111254
15	25	111254
14	25	111254
13	25	111254
12	25	111254
1	Null	1954550
1	Null	165777
1	Null	564529
1	Null	349453
11	Null	663608





**LEGEND**

 DENOTES LOCATION OF THE AREA OF PROPOSED WORKS

The subject land is quadrilateral in shape, having a total area of 10814m<sup>2</sup> (NSW planning portal spatial viewer) and an approximate perimeter of 455m (Google). and is within the Northern Beach local council area.

Narrabeen Lakes Public School is situated in a unique location between the lake and the sea.

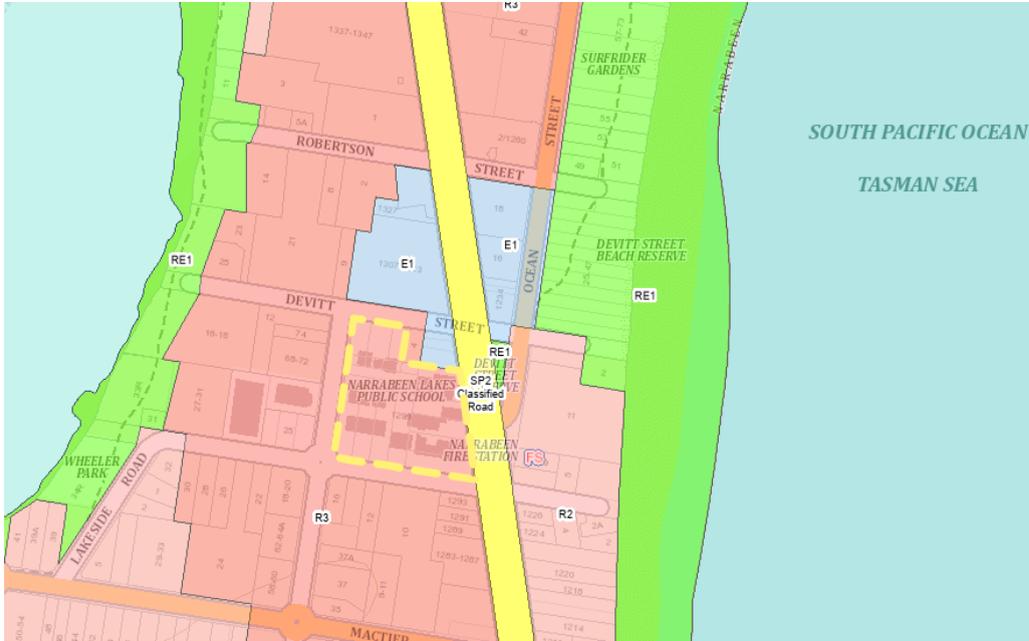
Established in 1889, the school was renamed Narrabeen Lakes in 1995 to establish its local identity as part of the wider community.

Narrabeen Lakes Public School is also a member of the Peninsula Community of Schools (PCS).

The subject site has four frontages, with a frontage to Pittwater Road, a frontage to Goodwin Street, a frontage to Park Street and a frontage to Devitt Street. The primary car, bus, and pedestrian access to the school is available from Park Street, but secondary access into the school for cars, buses and pedestrians can also be found from Goodwin Street. The subject site includes one designated car parking areas that is directly accessible from Goodwin Street.

Refer to **Figure 1** and **Figure 2** for an aerial photograph of the subject site, and **Figure 3 and 4** for site photographs.

**Figure 1:** Site location – Subject Site  
Identified Below Source: Planning Portal  
Spatial Planner



**Figure 2:** Aerial Image of the Subject Site and Locality.  
 Source: google maps



### LEGEND



DENOTES LOCATION OF THE AREA OF PROPOSED WORKS

**Figure 3:** Proposed site of the addition to Block A is a courtyard between Block A and Block F.  
.Source: Andrew Starr 2023



**Figure 4:** Block A building entry  
.Source: Utech 2023



Classrooms are predominately located in the southern and western side of the subject site, towards Goodwin Street and Park Street frontage.

The administration building faces Pittwater Road on the East. The proposed works, existing staffroom and the library are located within the central portion of the subject site, amongst other focal points within the school, including the hall, and covered outdoor recreation area which effectively visually block the proposed extensions from all boundaries.

Playing fields - play areas and court yards make up a large extent of the subject site. A large playing field is located in the north-western portion of the site along the northern and western boundary. A sports court and play area are located in the middle of the site adjacent to the school hall. Associated courtyards and playgrounds are located throughout the school. Isolated trees are located throughout the subject site with a large concentration on the southwestern corner along Park and Goodwin Streets.

There are no adjoining neighbours to the proposed works. The proposed extension works are surrounded by existing school buildings, namely the Hall, library, and the administration block.

The finished floor level of the proposed extension effectively matches the existing ground levels with no requirement for considerable excavation or filling.

## 2.2 Site Considerations

### ZONING:

The subject site is zoned R3 Medium Density Residential in accordance with the *Warringah Local Environmental Plan 2011* (WLEP 2011). Educational establishments are permissible with consent.

### COASTAL ENVIRONMENT:

The subject site is mapped as Coastal Environment Area in line with the State Environmental Planning Policy (Resilience and Hazards) 2021. Chapter 2 "Coastal Management of SEPP"

### Development on land within the coastal environment area

The proposal being on existing developed land will have nil adverse impacts on the following:

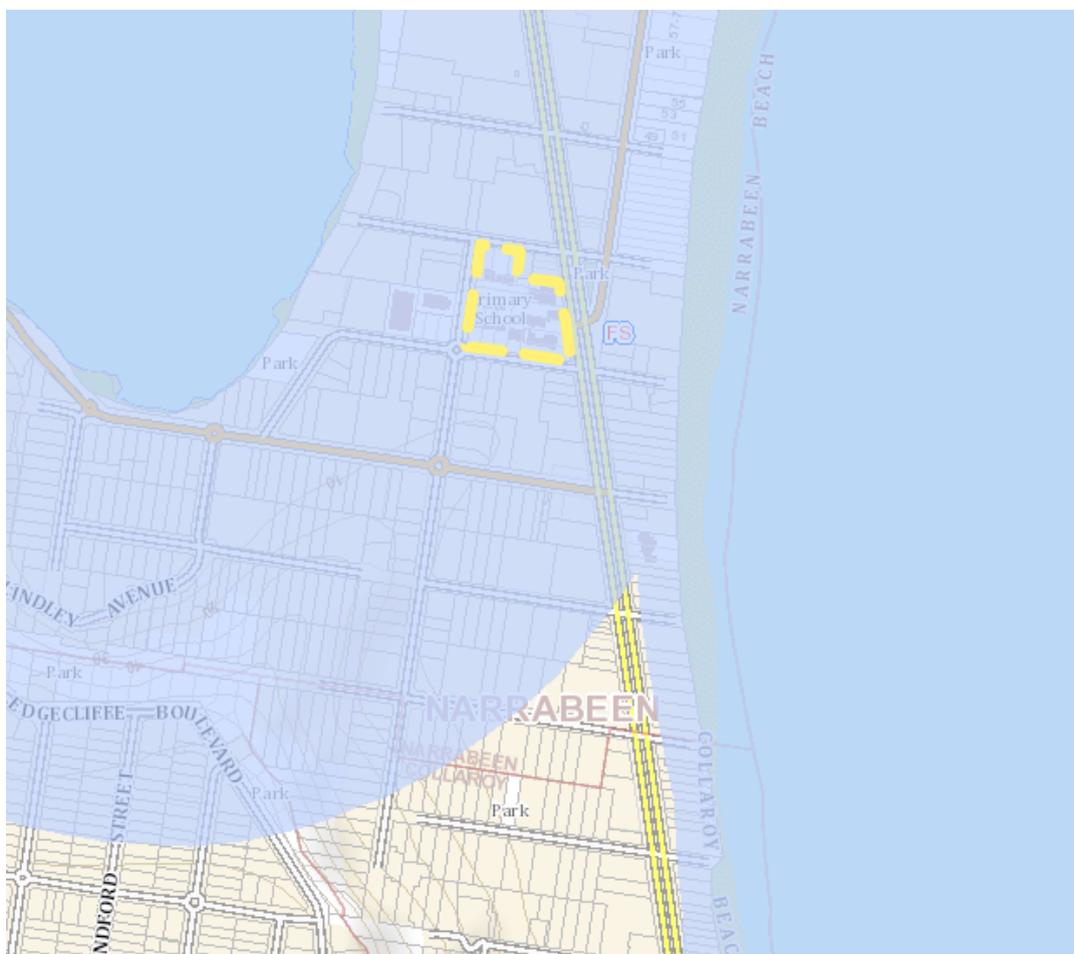
- (a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,  
During the construction phase surface and ground water will be mitigated through protection at existing onsite stormwater outlets. These will take the form of hessian bags and hay bales. Refer to construction management plan by Utech prepared as part of the submission for the DA. Further a stormwater management plan as required will be issued at Construction Certificate phase for the Certifier's approval.
- (b) coastal environmental values and natural coastal processes,
- (c) the water quality of the marine estate (within the meaning of the [Marine Estate Management Act 2014](#)), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1.
- (d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands, and rock platforms,
- (e) existing public open space and safe access to and along the foreshore, beach,

headland, or rock platform for members of the public, including persons with a disability,  
(f) Aboriginal cultural heritage, practices, and places,  
(g) the use of the surf zone.

Furthermore, the proposal has been:

(a) designed, sited, and will be managed to avoid an adverse impact referred to in subsection (1).

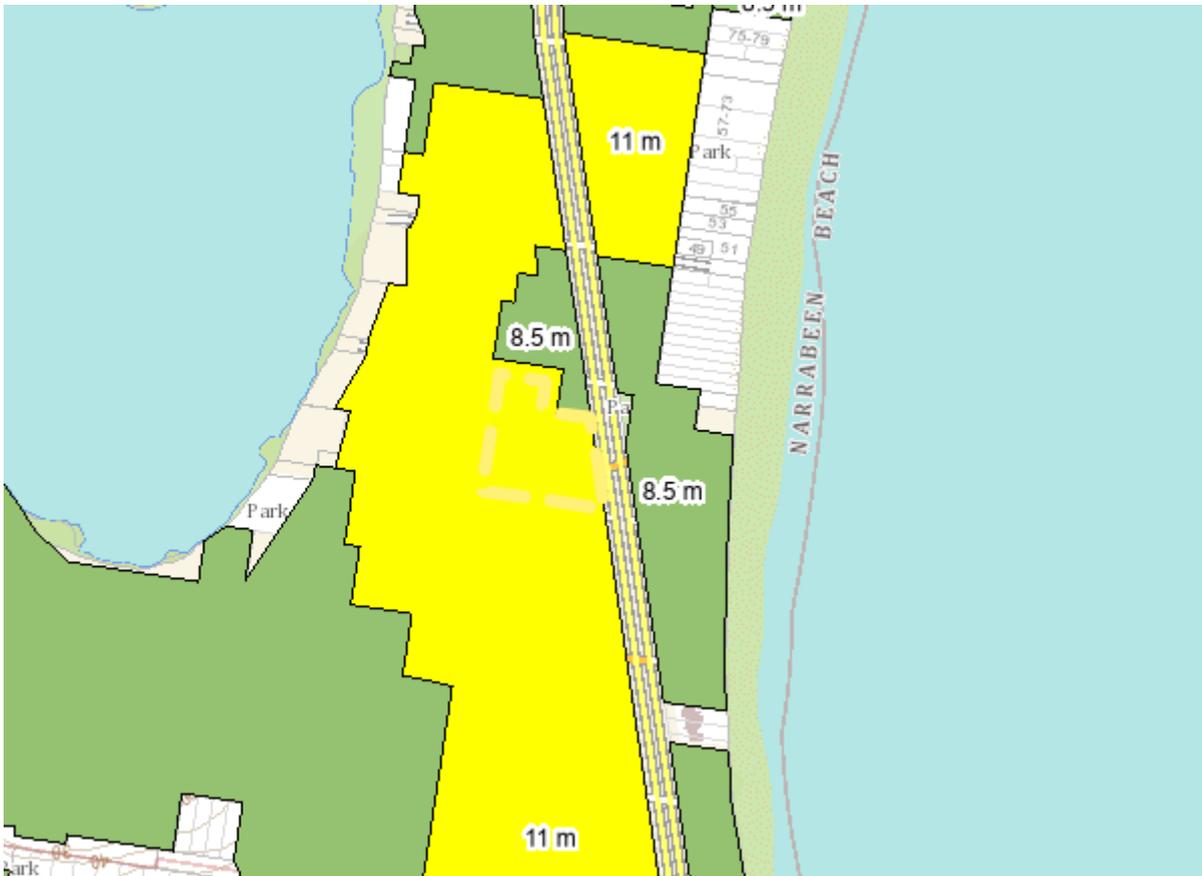
**Figure 5:** Coastal Environment – Subject Site Identified Below Source: Planning Portal Spatial Planner



#### HEIGHT OF BUILDINGS:

The proposal does not exceed the 11m Maximum height of building development standard. The proposed works sits at a maximum height of approx. 4.05m above RL8.14

**Figure 6:** Building Height Map– Subject Site  
Identified Below Source: Planning Portal  
Spatial Planner



## HERITAGE CONSERVATION:

### Heritage Listings

Narrabeen Lakes Primary School contains a number of local heritage items, being:

Item I98 – Memorial known as “SS Collaroy Memorial”

Item I99 – School administration building

Item I100 – Main school building

Item I101 – Sandstone memorial

The heritage item closest to the proposed works is the school administration building which was

built in 1889:

### Statement of Significance

A rare surviving example of a headmaster's residence associated with one of the earliest schools in the area. It retains significant components of its original fabric & embodies strong associational significance with the provision of school facilities.

As part of the Pre-Development Advice, council's heritage officer has provided the following advice and recommendations:

*“The proposed works involve alterations to the school administration area and the existing staff*

room, as well as an extension of the staff room building behind the administration area for an additional meeting room, storage space and a covered outdoor area. All these works are located behind the heritage listed building which fronts Pittwater Road. It is stated that there will be no changes to the heritage listed cottage. It is not known the date or nature of the building behind the heritage cottage or whether there is any significant fabric involved. This should be documented in any DA.

The existing administration area is a later building which already exists and is attached behind the 1889 original cottage. Alterations to the administration area do not involve any changes to original heritage fabric associated with the 1889 cottage. The new addition is further behind this,

as a separate building being an extension of the existing staff room. This extension is single storey and will largely not be visible from Pittwater Road. A number of trees will need to be removed to accommodate this extension.

Given the location and low scale nature of these additions, and the fact the no changes are proposed to the heritage listed 1889 cottage, it is considered that the proposed works should have an acceptable impact upon the heritage significance of the 1889 heritage listed cottage.

Similarly, the proposed works will not have an adverse visual impact on the heritage significance of the other heritage items on the site, namely the main school building and the two

memorials. The iconic Norfolk Island Pine tree does not appear to be affected by the proposed works.

Therefore, it would appear that the proposal is acceptable on heritage grounds, however, any DA will need to be accompanied by a Heritage Impact Statement (HIS) which assesses the impact of these works on the heritage significance of the 1889 heritage cottage (Item 198 - School administration building), along with the impact of works on the other heritage items located on-site. This HIS should also document the fabric of the rear administration area and the staff room area, which are proposed to be altered, identifying the date of construction and whether any historical school fabric is involved."

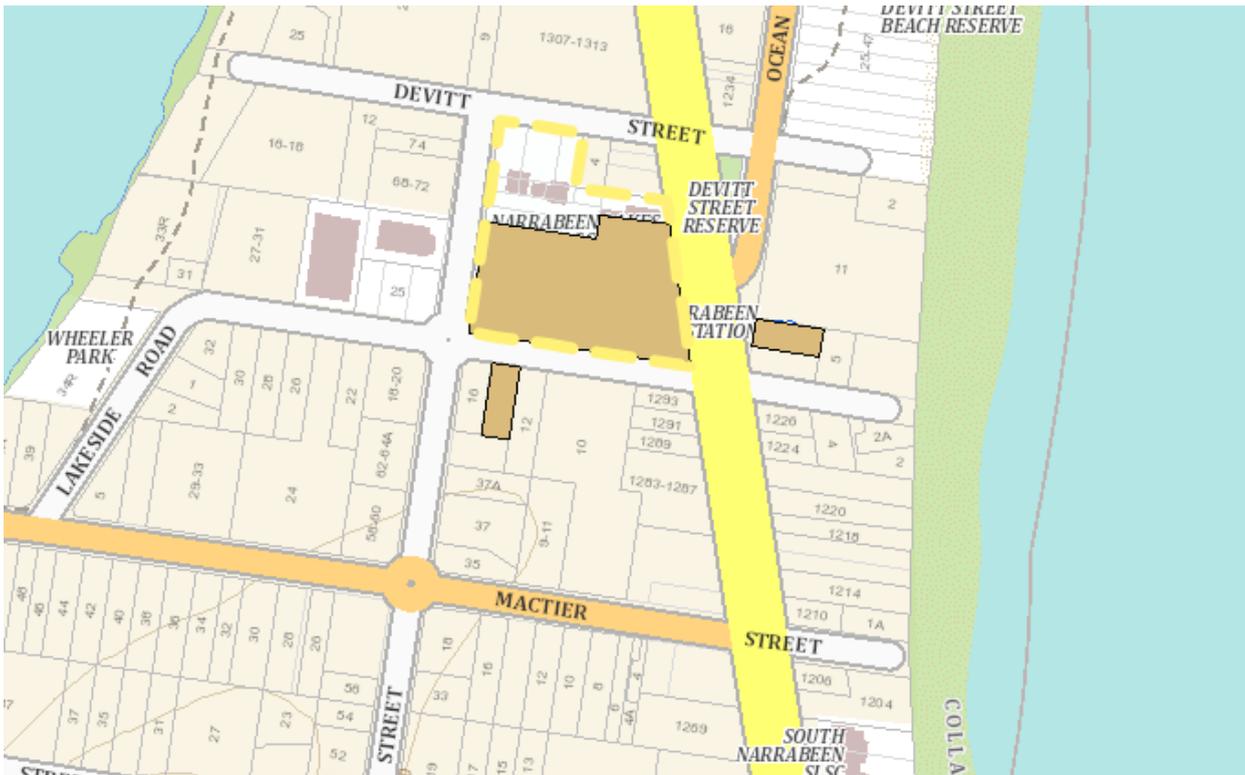
As requested, a Heritage impact statement prepared by Andrew Starr and Associates Heritage Consultants in December 2023 accompanies the submission of this Development application.

#### ACID SULFATE SOILS:

The site is mapped as class 4 and any works more than 2m below the natural ground surface may require a management plan.

The proposal will not be doing any works at this level below the natural ground surface and as such the management plan is not required.

**Figure 7:** Heritage Map– Subject Site  
Identified Below Source: Planning Portal  
Spatial Planner



#### DEVELOPMENT ON SLOPING LAND:

The site is classed as classed as area A slope < 5.

The development is no likely to cause significant detrimental impacts because of stormwater and it will not impact on or affect the existing subsurface flow conditions.

A Geotech report prepared by GK Geotechnics on 8 December 2022 accompanies this development application.

## 3.0 Proposed Development

### 3.1 Purpose of the Development

The purpose of the development application is to better the amenity of the administration building by expanding the staff room, creating a new meeting room and two adequate storerooms.

### 3.2 Existing Administration building

The existing administration area in block "A", has limited space for the school's current staff and required amenity.

The clerical area is too small and cramped and there is no separation for the admin manager.

The staff room is also very small for its needs to cater the existing staff numbers.

The lack of a meeting room facility also is not appropriate for the requirements of the school and staff.

The storage facilities are less than adequate also.

### 3.3 Proposed Extension to block A administration building.

The proposal seeks to improve the amenity and function of the administration facility in and around its current location, to improve the amenity of the students and staff of the school. The alterations will contain:

- Minor adjustment to the interior planning of the existing floor plan
- New extension to the Northwest of the building to facilitate the required expansions.
- New male and female Ambulant facilities
- New BBQ area to replace the existing which will be removed as part of the extension.
- Make good of all areas that are affected by the new works.

#### 3.3.1 Hours of Operation

The new development will not affect the hours of operation of the school.

#### 3.3.2 Staff Details

The subject building upgrade and extension will cater to the use of existing staff and will not increase the numbers of staff but will ensure and higher quality of amenity, safety and wellbeing for the staff and students using the facility.

### 3.3.3 Student Details

There will be no change to the existing numbers of students.

### 3.3.4 Design

The new components of the administrative building is proposed to fit into the landscape that exists within the school facility. The improvements will establish a more subtle revitalisation of the block A building but will not detract from the existing aesthetic and character of the school and surrounding buildings.

The design height is very modest and in keeping with the existing single level building. The accompanying heritage impact statement by Andrew Stars refers to the suitability of the structure in the following statement;

*"The significance of heritage items is not impacted. They are part of the school that undergoes adaptations to new educational needs, The heritage items are visually separated from the site of works.*

*Their curtilage is preserved and there is no impact on public enjoyment of the heritage items. Materials*

*and finishes are sympathetic to the character of the site. The proposed work is neutral in impact on the existing heritage integrity of the building.*

*The subject proposal is considered as an example of sympathetic development desired in Narrabeen."*

Further, the conclusion by the principal planner who has been responsible for the pre DA feedback is supportive of the development:

*"A review of the proposed development based on the specific issues raised in the Pre-lodgement application has been carried out. Based on the plans prepare by Utech architectural consultants dated 2 March 2023 you are advised that Council has no issue in principle with the proposed school upgrade."*

### 3.3.5 Waste Management

A waste management plan is to be submitted with the proposal. The proposal will utilise the existing waste management systems provided within the school. No hazardous waste will be generated by the proposal.

### 3.4 Landscaping

To facilitate the new extension, it is required to remove trees from the area on the northwest of the block A building.

The removal of these trees has been evaluated by both the council landscape officer as well as Guy Paroissien (Landscape Matrix Pty Ltd.), who undertook the assessment and reporting of the Arboricultural impact report for the department of education and Utech.

A copy of this report will be submitted as part of the development application.

New planting in place of the removal of these trees is proposed and can be identified on the plans submitted with the application.

The council landscape officer has offered the following;

*“Council shall be satisfied that the location of proposed development is such that tree removal is unavoidable and that the proposed layout is sited to avoid any high retention value trees where possible.*

*Should tree removal be approved, offset canopy tree planting is required to be demonstrated on plans and this may, in this instance, be either included on the site plans or a landscape plan. It is considered that the properties frontage at Pittwater Road is able to support replacement canopy tree planting.”*

The project arborist also concludes that;

*“The trees proposed to be removed are small trees of low, low to moderate and moderate landscape significance. Their contribution to the landscape values of the site could be readily replaced in the short term with replacement plantings of small to medium sized Australian species such as:*

*Lilly Pilly (Acmena spp. or Syzygium spp.)*

*Lemon Myrtle (Backhousia citriodora)*

*Bottlebrush (Callistemon spp.)*

*Blue Berry Ash (Elaeocarpus reticulatus)*

*Coast Banksia (Banksia integrifolia)”*

Please note: due to the minor nature of the proposed works, in place of a specific landscape plan, additional tree planting as recommended by the project arborist have been documented on the site plan, which is believed to be sufficient for the purposes of this DA submission.

### 3.5 Traffic, Roads, Access and Parking

Existing road infrastructure services the school and vehicular access to the school is via Goodwin and Park Streets, while emergency vehicle entry points are also available from Devitt Street & Pittwater Road. It is considered that the existing access and proposed works are sufficient to meet the needs and demands of the proposal and the construction period. There is no change to the existing Access.

The site fronts Pittwater Road, which is a classified road,

#### 2.119 Development with frontage to classified road

(1) The objectives of this section are—

(a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and

(b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.

The proposed works are small scale, and the construction will cause no adverse traffic impact.

Access to the site will not be from Pittwater Rd and there will be no changes to staffing or student population as a result of the proposed works.

Deliveries will be mitigated to ensure no disruption is caused to the classified road.

There will be nil impact of traffic noise and vehicle emissions.

(2) The following points demonstrate that the consent authority can consent to the proposals

(a) Vehicular access to the land is provided by Goodwin Street and not Pittwater Rd.

(b) There will be no adverse change to the safety and ongoing operation of the classified road affected by the development due to the function of the building remaining the same as its current use and there not being an increase in population on site.

(i) The vehicular access will remain in its current location and configuration as not change is proposed as part of this proposal.

(ii) the emission of smoke or dust from the development is not a factor due to the fact that the use is for the purpose of education, and this will not change due to the proposal.

(iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land will not be affected long term as there is no increase in staff, students, or visitors to the school. There will be the possibility of a negligible increase in movement on the classified road during the construction by way of work vehicles turning into and off the road from the main access on Goodwin Street. However, this will be very short term and due to the scale of construction- almost a negligible increase to existing traffic.

(c) The use of the land and its operation will not change from the existing and as such the effect of the road to the school will not change.

### 3.6 Stormwater Drainage

Stormwater plans will be prepared as required to submit as part of the construction certificate stage.

### 3.7 Safety Considerations

Safety and security features will be incorporated in accordance with the principles of Crime Prevention through Environmental Design (CPTED).

Features include:

- Passive surveillance to the areas surrounding the administrative building.
- The new design does not impede on clear visual connection to any area from other areas of the school, therefore, supervision will remain unaltered.
- Lighting throughout the site.

## 4.0 Assessment of Environmental Impacts

This section provides an assessment of the environmental impacts of the proposed development including explanations of any potential impacts. The assessment is based on the matters for consideration under Section 4.15(1) of the Act.

## 4.2 State Planning Instruments and Legislation

The following State Planning Instruments apply to the development:

- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*

### 4.2.1 State Environmental Planning Policy (resilience & hazards) 2021

The site is mapped as Coastal Environment Area, any future development application shall include the submission of a SEE which provides an assessment against Chapter 2 Coastal management of SEPP (Resilience and Hazards).

Refer to section 2.2 above "Site Considerations" for the response.

### 4.2.2 State Environmental Planning Policy (Transport and infrastructure) 2021.

#### Clause 5.31 Heritage conservation

(2) Requirement for consent Development consent is required for any of the following—

- (a) demolishing or moving a heritage item,
- (b) altering a heritage item that is a building by making structural changes to its interior,
- (c) erecting a building on land on which a heritage item is located.

Refer to 2.2 "Site Considerations" and accompanying heritage report in response to this clause.

#### Division 17 Roads and traffic

The site fronts Pittwater Road, which is a classified road, any future development application requires the submission of a SEE which includes an assessment against *Clause 2.119 Development with frontage to classified road*.

Please refer to section 3.5 above "Traffic, Roads, Access and Parking" for response to this section

#### Chapter 3 Educational establishments and childcare facilities

#### **Schedule 8 Design quality principles in schools—Chapter 3**

(Section 3.36(6)(a))

#### **Principle 1—context, built form and landscape.**

The proposed worked are designed to seamlessly flow from the existing building structure they are attaching to. Using non-intrusive colour and material palette of Neutral tones. While there

has been a proposal to remove some of the existing landscape in the immediate vicinity of the building as this area is the most suitable for the extension, remedial landscaping and planting will remedy the removal and ensure that it is in line with the existing landscape conditions of the existing site.

Further, due to the location of works and single height construction nestled within other school buildings and in no direct connection to neighbouring buildings, a shadow diagram is believed to not be required as part of the submission of this DA. The negligible impact is a given in this instance.

### **Principle 2—sustainable, efficient and durable**

The proposed works has used much of the existing building to ensure that waste and demolition is minimised. The design is simple and efficient using durable materials that are in harmony with the existing structure. All demolition will be recycled where possible as per the waste management plan.

### **Principle 3—accessible and inclusive**

The increase to amenity within the administrative building of the school will positively impact the day-to-day experience of the staff and students. Signage and way finding tools will be employed to ensure ease of access to and within the building. The alteration of 2 existing wc's to ambulant WC's will further enhance the inclusivity and accessibility of the facilities.

### **Principle 4—health and safety**

The proposed expansion of the premise will allow for better flow within the building and as such effect the health and safety of its users positively. All materials, lighting and transitions have been designed to ensure that the health and safety of the students and staff are maintained.

### **Principle 5—amenity**

The increased space and amenity of the proposed development will ensure that the school meets its needs to cater for an inviting and open staff room, separate meeting facility and much needed storage. The design has allowed for ventilation and light through windows and appropriate internal finishes that are welcoming and comfortable for the users.

### **Principle 6—whole of life, flexible and adaptive**

The design has utilised the existing building and adapted it to meet its current needs rather than demolish and rebuild. The design of the floor plan will allow future adaptations also in a similar way.

Material selection of simple, timeless and durable elements ensures that the building will not need continual repair and replacement and thus minimising waste, and energy consumption.

### **Principle 7—aesthetics**

The design of the new addition has been influenced by the existing building to which it is connected and will fit seamlessly within its landscape. It will have no impact of the heritage items on the site and will not visually detract from the surround building, and character of the school and community.

## 4.3 Local Planning Controls

### 4.3.1 WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011 (WLEP 2011)

The WLEP 2011 establishes the requirements for the use and development of land within the Warringah local government area.

#### **Clause 1.2 – Aims of Plan**

This Plan aims to make local environmental planning provisions for land in that part of Northern Beaches local government area to which this Plan applies (in this Plan referred to as **Warringah**) in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.

#### **Clause 1.4 Definitions**

The proposed development is for the upgrade of the Block A administration building and associated with an existing school.

Schools are included within the definition for **educational establishment** listed within the WLEP 2011. The definition of an **educational establishment** is as follows:

**educational establishment** means a building or place used for education (including teaching), being:

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

Refer to section 2.2 “site considerations” to see responses to the following:

#### **4.3 Height of buildings**

#### **5.10 Heritage conservation**

#### **6.1 Acid sulfate soils**

#### **6.4 Development on sloping land**

#### 4.3.2 WARRINGAH DEVELOPMENT CONTROL PLAN 2011 (WDCP 2011)

The following controls are of relevance:

*Part B Built Form Control*

*B3 Side Boundary Envelope 4m*

*B5 Side Boundary Setbacks 4.5m*

*B7 Front Boundary Setbacks 6.5m and 3.5m to secondary frontage*

The boundaries have not been defined on the plans submitted. Despite this, the work is contained in Block A as such there are no issues with respect to compliance with the above built form controls.

#### Part D Design

##### D3 Noise

The main source of noise from the school is the children playing in the playground which will not be impacted or made greater due to proposed works.

The noise created due to construction will be mitigated as per permissible hours of operation and managed by building staff to ensure the local community is not adversely affected.

##### D6 Access to Sunlight

The design of the building has allowed for opening windows to all rooms that are inhabited by people. This will ensure that sunlight is accessible from within the building.

##### D9 Building Bulk

As the development is well clear of boundaries and is at a single level scale, tied into the existing building, there is no threat of building bulk.

##### D10 Building Colours and Materials

The building colours have been inspired by the natural creams and grey of the existing structure. The colours do not compete with nature or the surrounding buildings.

The materials are robust and lasting.

##### D11 Roofs

The roof design is simple and in keeping with the existing roof of the Block A building.

##### D18 Accessibility

The accessibility of the building will be improved by the extra space in which to manoeuvre and circulate throughout the building.

The transformation of the existing wc's into ambulant facilities is yet another way in which accessibility to the building is improved.

##### D20 Safety and Security

Refer to 3.7 above.

## Part E Natural Environment

### E1 Preservation of Trees or Bushland Vegetation

Refer to section 3.4 “landscaping”.

### E10 Landslip Risk

Refer to section 2.2 “site considerations”.

## 4.4 The Regulations

The pertinent considerations identified within the EPA Regulation 2000, are concerning conformity with the National Construction Code. The proposed development seeks to ensure compliance with the existing building to BCA standards, and in that respect, is consistent with the Regulations.

## 5.0 Section 4.15(1)(b) – Likely impacts of the development.

### 5.1 Impact on the Natural Environment

It is anticipated that any impacts to the natural environment that may result from the development that have not already been addressed in this report, would be the result of the construction process. Likely impacts such as dust, noise, vibration and soil run-off can be satisfactorily mitigated against with appropriate conditions of consent and the implementation of a Waste Management Plan and a stormwater management plan which will be prepared prior to the commencement of works on site. Accordingly, the proposal is considered acceptable with regards to impacts on the natural environment.

### 5.2 Impacts on the Built Environment

The proposed development is contained within the site and has been designed to provide a complementary architectural expression with references to the existing buildings on site, in terms of bulk, scale and siting. The proposed new works and alterations and additions provide a much-needed refresh and extension to an existing building.

The proposed built form and composition of the new area do not distract from the existing heritage character of the school and provides a positive contribution to the visual quality of the overall site.

Accordingly, the proposal is unlikely to have any significant impact on the built environment.

### 5.3 Economic Impacts

The proposed development is likely to contribute to a range of economic benefits in the Warringah local government area and surrounding areas through:

- More efficient use of land infrastructure.
- Employment of tradespeople and other construction-related professionals.
- Improvements to an essential local service that is conveniently located.

### 5.4 Social Impacts

The proposed alterations to accommodate the renovation and expansion of the administration block and associated works to the immediate surrounds is anticipated to have a positive impact on the school by providing high quality services for students and staff.

This in turn is expected to have a number of positive social effects, including:

- More space for teachers as they utilise the staff room. New BBQ area for events, new meeting room to facilitate gathering and conversation.

Accordingly, it is considered the proposed development will not contribute to any negative community/social impacts, but rather a positive community/social impact on the local area.

### 5.5 Section 4.15(1)(c) – Suitability of the Site

Based on the above discussion, the site is considered suitable for the development. The proposed development is a permitted form of development on the subject site in accordance with Clause 33 of the *State Environmental Planning Policy (Educational Establishments and Childcare Facilities) 2017*. It is not considered that any constraints on the subject site would affect the proposed development. Accordingly, it is considered that the subject site is suitable for the proposed development.

### 5.6 Section 4.15(1)(d) – Submissions

Any public submissions received in response to the development application are required to be considered in the assessment of the application.

### 5.7 Section 4.15(1)(e) – Public Interest

The proposed development has functionally and thoughtfully been designed to be fit for purpose and compatible with the existing needs of the school of the development within the site at Narrabeen Lakes Primary School. The proposed development will be consistent with the public interest primarily given the following:

- The development is permissible and satisfies the relevant objectives of the zone.
- The proposal achieves full compliance with the relevant statutory requirements and related policy.
- There would be no significant ill effect on the health and safety of the public. However, it will increase amenity and health for students, teachers and the community.
- Providing high quality, multiuse and adaptable educational facilities.
- Positive economic and social impact will result from the development, in particular job opportunities will be created during the construction stage, as well as improved public-school facilities. The cost and energy savings from renovating an existing structure far weight the cost of developing new buildings in this area.

## 6.0 Conclusion

The proposed development has been assessed against the provisions of Section 4.15 of the *Environmental Planning and Assessment Act, 1979*. On balance, it is considered the development is satisfactory and warrants development consent, having regard to the following matters:

- The proposed development will provide positive economic, social and community impacts.
- The proposal is compatible with the surrounding existing school buildings.
- The proposed development is permitted with consent in the R2 Low Density Residential Zone in accordance with the HELP 2013 and Clause 33 of *State Environmental Planning Policy (Educational Establishments and Childcare Facilities) 2017*.
- The proposed works will not detract from the appearance of nearby buildings of heritage significance.
- Although not strictly applicable, the proposed development is considered to be consistent with the controls contained within Warringah development control plan 2011.
- No unreasonable external impacts will result from the development.
- It is considered the proposal is in the public interest as it is generally consistent with the planning controls for the site.

As demonstrated in this SEE, it is recommended that Northern Beaches Council grant consent to the development application.