



**Development Application
Statement of Environmental Effects**

5 Chiltern Road, Ingleside NSW 2101

Construction of a two (2) storey lift

submitted to
Northern Beaches Council

May 2023

Contents

1	Introduction	3
2	Site Analysis.....	4
2.1	Site Location and Context	4
2.2	Site Location	5
2.3	Existing Development	6
3	Surrounding Development	7
4	Proposal	8
5	Assessment Under Relevant Planning Controls	9
5.1	Pittwater Local Environmental Plan 2014	9
5.1.1	Land Zoning	9
5.1.2	Building Height	10
5.1.3	Heritage	11
5.2	Pittwater 21 Development Control Plan 2014	13
6	Additional Assessment of the Proposal.....	27
7	Section 4.15 Considerations	30
8	Conclusion	32

1 Introduction

This report has been prepared by ES Planning in support of a development application (DA) to Northern Beaches Council with regards to the land at 5 Chiltern Road, Ingleside NSW 2101. Pursuant to Pittwater Local Environmental Plan 2014 (PLEP 2014), the site is currently zoned as SP2 Infrastructure and RU2 Rural Landscape and the proposed use is permissible with consent via the application of the provisions within SEPP Transport and Infrastructure 2021.

The DA seeks to approve the construction of a two (2) storey lift. The proposal intends to remain compatible with the established building forms in the immediate locality. It endeavours to comply with all the requirements of Pittwater LEP 2014 and Pittwater 21 Development Control Plan 2014 (PDCP 2014).

Good design goes far beyond the application of numerical standards. Systematic analysis of the subject site, its relationship with adjoining developments and considerations of any natural and man-made constraints are essential starting points.

Design and layout of the development proposed aims to maintain the objective of the current development control plan.

This report describes the site, surrounding properties, proposed development, provides background information and justifies the proposed development.

All works carried out on site are to comply with all the requirements of the National Construction Code (NCC), relevant Australian Standards and Northern Beaches Council's planning instruments and regulations.

This report should be read in conjunction with the architectural plans attached with the submission prepared by ES Design.

Any environmental concerns not covered directly in this document or which arise during construction will be handled in an appropriate fashion, so as to minimise environmental concerns.

2 Site Analysis

2.1 Site Location and Context

The subject site is located to the west of Mona Vale Road with the site gaining access from Chiltern Road. The site is legally identified as Lot 1, DP 808703 – 5 Chiltern Road, Ingleside NSW 2101 (see Figure 1 & 2). The locality is a rural area where the surrounding development consists of a mixture of low density farms and dwelling houses.

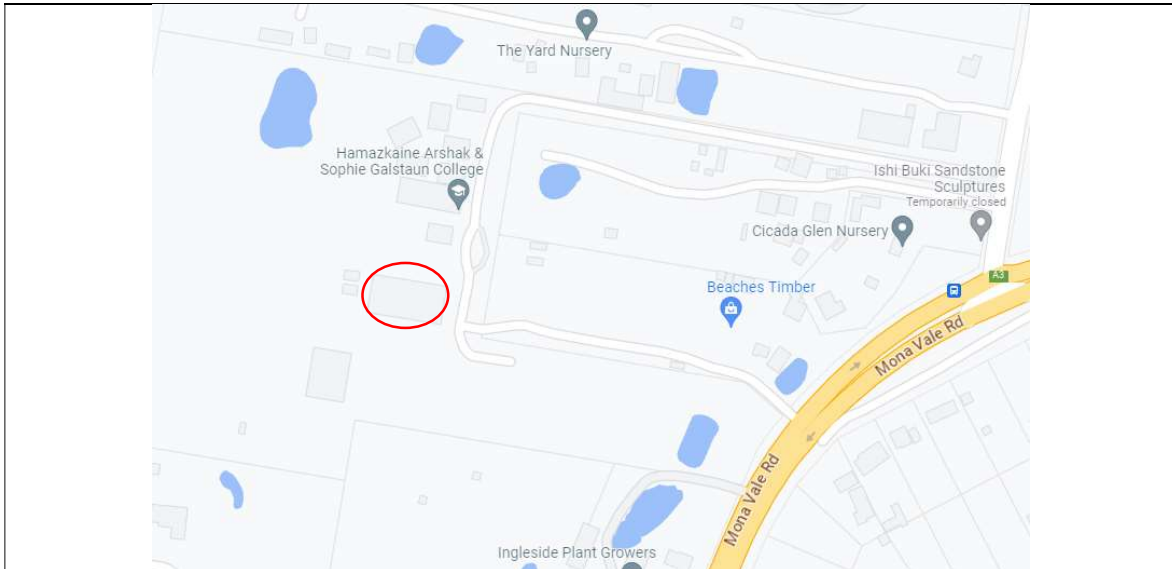


Figure 1. Location Map – No.5 Chiltern Road, Ingleside NSW 2101

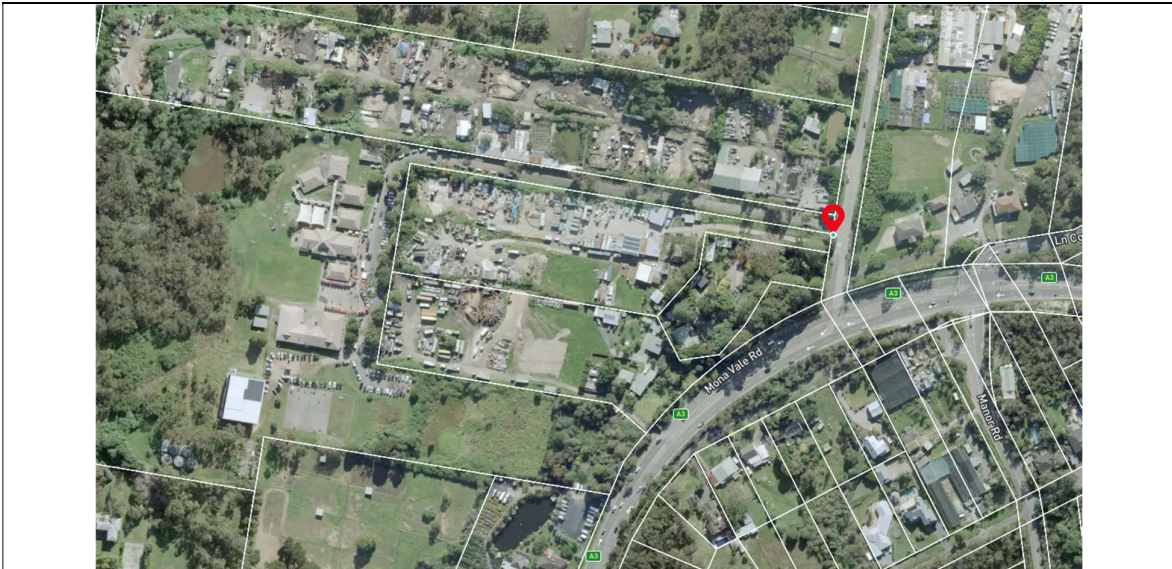


Figure 2. Satellite Photo - No.5 Chiltern Road, Ingleside NSW 2101

2.2 Site Location

The site has vehicular access via an access handle off the western side of Chiltern Road that is at 90 degrees to the straight alignment of that road, and which is estimated 46 metres north of the T-intersection of Chiltern Road and Mona Vale Road.

The site area is 9.491 hectares. Existing on the site is a school set within extensive grounds. There is bushland in the western area of the subject site. There is also a dam in the western area of the subject site. The building where the proposed works are proposed is indicated on Figure 3.



Figure 3. Location of the proposed lift

2.3 Existing Development

The site is owned by Hamazkain – Arshak & Sophie Galstaun College Limited. There are the following matters on title of potential town planning significance:

- G972770 Right of carriageway that remains on title even though it burdens and benefits lots that no longer exist because they are within the subject site
- H76691 Fencing covenant that has no bearing on the present consideration
- H79906 Right of carriageway benefitting the subject site and burdening part of the adjoining property to the east

Those matters will not affect the present proposal.

The subject site currently has a school with number of classroom buildings. The proposal aims maintain the educational use of the site. Refer to Figure 4 for photos of the existing school.



Figure 4. Elevation of the building where the works are proposed

3 Surrounding Development



Figure 5. Front elevation of existing neighbouring education buildings within the site



Figure 6. Front elevation of existing car parking and rural landscape surrounding the building

4 Proposal

The proposal comprises of the following:

- Construction and installation of a new two storey lift within an existing school building.
-

5 Assessment Under Relevant Planning Controls

5.1 Pittwater Local Environmental Plan 2014

Pittwater LEP 2014 seeks to manage sustainable growth and provide development opportunities that are compatible with the prevailing suburban character and amenity of residential areas. Below illustrates the relevant clauses that apply to the subject site.

For all site calculations and compliance with Pittwater LEP 2014 and Pittwater 21 DCP 2014, please refer to the 'Compliance Tables' below.

5.1.1 Land Zoning

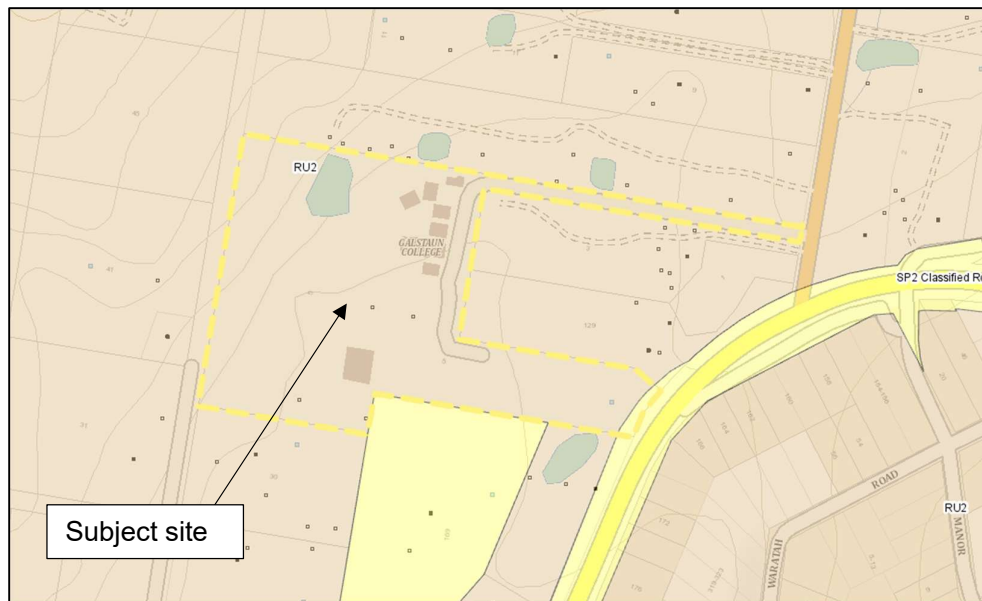


Figure 7: Zoning Map

Zone RU2 Rural Landscape

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Extensive agriculture; Home businesses; Home occupations

3 Permitted with consent

Agriculture; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Forestry; Function centres; Home-based child care; Home industries; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Places of public worship; Plant nurseries; Recreation areas; Respite day care

centres; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Veterinary hospitals

4 Prohibited

Any development not specified in item 2 or 3

State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 3 Educational Establishments and Child Care Facilities

3.34 Interpretation

(1) In this Part - prescribed zone means any of the following land use zones—

- (a) Zone RU2 Rural Landscape,
- (b) Zone RU4 Primary Production Small Lots,
- (c) Zone RU5 Village,
- (d) Zone RU6 Transition,

3.36 Schools - development permitted with consent

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

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

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

Assessment:

The principal environmental planning instrument applicable to the subject site is Pittwater Local Environmental Plan 2014 (PLEP2014). Educational establishments are prohibited within that zone. However, they are permitted with consent within the zone by virtue of State Environmental Planning Policy (Transport and Infrastructure) 2021. In particular, Chapter 3, Clause 3.34 includes a definition of “prescribed zone” that includes the RU2 Rural Landscape zone.

5.1.2 Building Height



Figure 8: Building height map

4.3 Height of buildings

(1) The objectives of this clause are as follows—

- (a) to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,
- (b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,
- (c) to minimise any overshadowing of neighbouring properties,
- (d) to allow for the reasonable sharing of views,
- (e) to encourage buildings that are designed to respond sensitively to the natural topography,
- (f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

Assessment:

The proposed two (2) storey passenger lift does not protrude above the maximum height of the existing buildings. The lift will integrate nicely into the building and will serve as a vehicle for accessibility for the students of the school.

5.1.3 Heritage

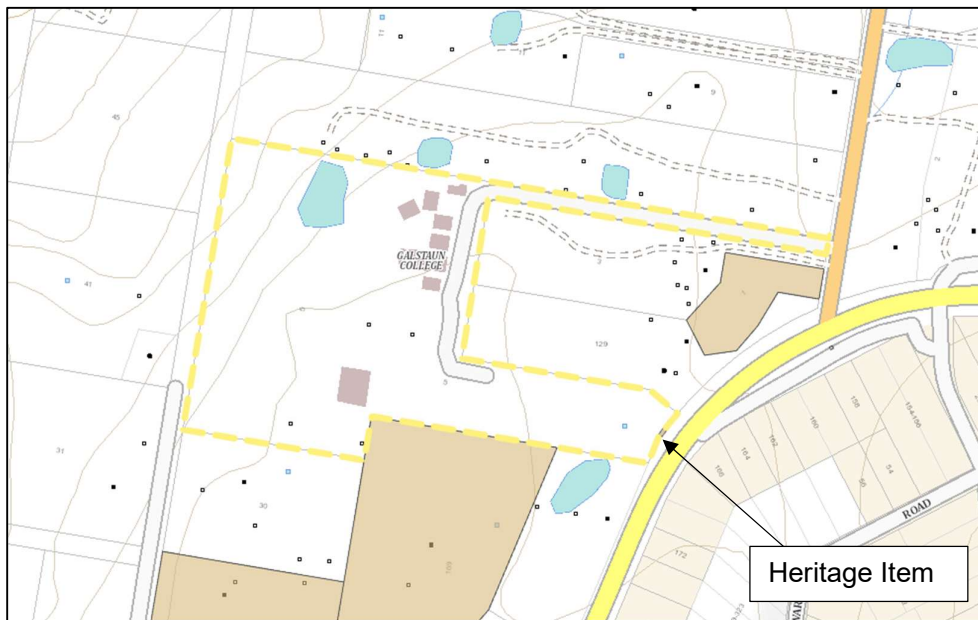


Figure 9: Heritage Map

Assessment:

The subject site does not in its entirety comprise an item of environmental heritage, nor is it located within a heritage conservation area under the provisions of the Pittwater Local Environmental Plan 2014. Figure 9 presents an extract from the Heritage Map which forms part of the PLEP2014, illustrating the physical relationship of the subject site to existing heritage items. There is a heritage item within the subject site, being where an existing wooden gate is located adjacent to Mona Vale Road and for two metres around that gates. That gate is well away from the area where works are proposed. The heritage item within the subject site is described in Schedule 5 of PLEP2014 as:

Suburb: Ingleside
 Item name: Smoky Dawson's Ranch Gates
 Address: 5 Chiltern Road
 Property description: Lot 1, DP808703 (2m around gates)
 Significance: Local
 SHI No 2270422

There is also a heritage item comprising the adjoining property to the south of the subject site: Group of Monterey Pines (*Pinus radiata*)

TABLE 1: PROJECT DATA/COMPLIANCE – Pittwater LEP 2014			
Site Area: 9.491 hectares			
LEP Provisions		Complies/Comments	
Permissibility	RU2 Rural Landscape	Development is permissible under the specific purpose as per SEPP Transport and Infrastructure 2021	
Heritage Item	Smoky Dawson's Ranch Gates	Yes	The proposed location of the building does not affect the heritage item
Conservation Area	Not in a Heritage Conservation Area	Yes	N/A
Within the vicinity of Heritage	Group of Monterey Pines (<i>Pinus radiata</i>)	Yes	Proposed development does not impact the adjoining heritage item
Acid Sulfate Soils	Class 5	Yes	Work is permitted
Flood Planning Area	Flood affected land	Yes	The flooding affectation is located away from the proposed location of the development
Bushfire	Bushfire Prone Land	Yes	Bushfire assessment report has been provided
Development Standard	Requirement	Proposal	Complies
Building Height (Max)	8.5m	No change to existing	Yes

5.2 Pittwater 21 Development Control Plan 2014

Table 2: Pittwater 21 DCP 2014 – Section C Development Type Controls

TABLE OF COMPLIANCE – Part C5 Design for Other Development		
ITEM	REQUIREMENT	PROPOSED
C5.1 Landscaping		
Landscaping	<p>A range of low-lying shrubs, medium-high shrubs and canopy trees shall be provided to soften the built form.</p> <p>Landscaping shall reflect the scale and form of development, and shall be incorporated into the building design through setback and modulation.</p> <p>All canopy trees, and a majority of other vegetation, shall be locally native species.</p> <p>Landscaping shall not unreasonably obstruct driver and pedestrian visibility.</p> <p>Canopy trees are to be located a minimum of 5 metres from existing and proposed built structures, or minimum of 3 metres where pier and beam footings are used.</p> <p>In bushfire prone areas, species shall be appropriate to the bushfire hazard.</p> <p>Development shall provide for the reasonable retention and protection of existing significant trees, especially near property boundaries, and natural features such as rock outcrops.</p> <p>Noxious and undesirable plants must be removed from the site.</p> <p>Every tree planted is to have a minimum area of 3 metres x 3 metres and a minimum of 8m³ to ensure growth is unrestricted.</p> <p>The following soil depths are required in order to be considered as landscaping:</p> <p style="text-align: center;">300mm for lawn 600mm for shrubs 1metre for trees</p> <p>For non-residential uses in residential zones, at least 2 canopy trees in the front yard and 1 canopy tree in the rear yard are to be provided on site, this may include existing trees on site</p>	<p>N/A</p> <p>The proposed development comprises alterations and additions to existing school buildings.</p> <p>The proposed lift does not increase the footprint of the existing building and does not cause any substantial change to the visual character of the site.</p>
C5.2 Safety and Security		
i. Surveillance	(Building design should allow visitors who approach the front door to be seen without the need to open the door.	Complies
	Buildings and the public domain are to be designed to allow occupants to overlook public places (streets, parking, open space etc) and	Complies

	communal areas to maximise casual surveillance.	
	Development design and design of the public domain is to minimise opportunities for concealment and avoid blind corners.	N/A
	Adequate lighting must be provided according to the intended use of the development. Lighting must be designed and located so that it minimises the possibility of vandalism or damage. Security lighting must meet Australian Standard AS 4282-1997: Control of the obtrusive effects of outdoor lighting.	Complies
	Lighting is to be designed to minimise electricity consumption, and to minimise annoyance to neighbours.	Complies
	Where provided, public facilities (toilets, telephone etc) are to be located so as to have direct access and to be clearly visible from well-trafficked public spaces.	Complies
	Design landscaping and materials around dwellings and buildings, so that when it is mature it does not unreasonably restrict views of pathways, parking and open space areas.	Complies
ii. Access	Shared entries must be able to be locked and incorporate an intercom system or the like to allow visitors to gain entry.	N/A
	Building entrances are to be clearly visible from the street, easily identifiable and appropriately lit.	Complies The entrance of the lift is visible.
	Where provided, pedestrian access through a site and through the public domain is to be clearly defined, signposted, appropriately lit, visible and give direct access to building from parking and other areas likely to be used at night.	Complies
	The street number of the property is to be clearly identifiable.	N/A
	Pedestrian access along the street frontage shall not be impeded by landscaping, street furniture or other restrictions.	Complies
iii. Territorial reinforcement	Walkways and landscaping should be used to delineate site boundaries and direct visitors to the correct entrance and away from private areas.	Complies
	Blank walls along all public places (streets, open space etc) shall be minimised.	Complies
	Where a retail/commercial use and residential dwellings are provided in the same development separate entries are to be provided.	Complies
iv. Space management	Popular public space is often attractive, well maintained and a well used space. Linked to the principle of territorial reinforcement, space management ensures that space is appropriately utilised and well cared for.	Complies
	Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements.	Complies
	A crime risk assessment is a systematic evaluation of the potential for crime in an area. It	Complies

	provides an indication of both the likely magnitude of crime and likely crime type. The consideration of these dimensions (crime amount and type) will determine the choice and approximate mix of Crime Prevention through Environmental Design (CPTED) strategies.	
C5.4 View Sharing		
i. Surveillance	<p>All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties.</p> <p>The proposal must demonstrate that viewsharing is achieved through the application of the Land and Environment Court's planning principles for view sharing.</p> <p>Where a view may be obstructed, built structures within the setback areas are to maximise visual access through the structure e.g. by the provision of an open structure or transparent building materials.</p> <p>Views are not to be obtained at the expense of native vegetation.</p>	N/A
C5.5 Accessibility		
	<p>i. Continuous accessible path of travel to all areas that the public or a section of the public is entitled or allowed to enter or use; and</p> <p>ii. Walkways, ramps and landings at a reasonable gradient and width, with handrails and kerbs provided on all ramps, and slip-resistant materials on all floor surfaces; and</p> <p>iii. Accessible toilet facilities, tactile ground surface indicators, effective signage and illumination, and adequate circulation space through passageways and doorways; and</p> <p>iv. Carparking for people with a disability.</p>	<p>Complies</p> <p>The passenger lift will allow for greater accessibility and more users of the building.</p>
	<p>This clause applies to development that involves:</p> <p>a. A new building to which the general public has access;</p> <p>b. Major alterations and additions to an existing building to which the general public has access; and</p> <p>c. Alterations to the shopfront/entrance of an existing building to which the general public has access.</p>	<p>Complies</p> <p>The lift's access will be for the students of the school.</p>
	Development shall include the design and construction of works in the public domain to ensure accessibility for the full frontage of the site to any public road and to ensure access to the site from the public domain.	Complies
	Development shall include design and construction of the footpath, cycleway, kerb and guttering, drainage facilities, street furniture, street lighting and landscaping and make good the adjacent road and pavement for the full	<p>N/A</p> <p>No construction in the footpath.</p>

	frontage of the site to any public road at full cost to the developer.	All works will be within the site.
	The design and construction shall be in accordance with the Village Streetscape Masterplans.	N/A
	Development within areas subject to flooding must provide for access on land within private ownership. In this regard ramps must not encroach into the public domain.	N/A No flooding impacts.
Variations	<p>Council may consider non-compliance with this clause where alterations to an existing public administration building to which the general public has access are proposed if it would impose unjustifiable hardship on the owner or occupant.</p> <p>Council may consider variation to controls relating to the public domain where there is 50 square metres or less increase in gross floor area.</p>	N/A
C5.7 Energy and Water Conservation		
	<p>Buildings shall be designed to be energy and water efficient.</p> <p>All new hot water systems must be either solar, heat pump or gas and must have a minimum rating of 3.5 stars.</p> <p>Water efficient appliances shall be used in all development (including AAA rated water efficient shower heads, water tap outlets and dual flush toilets).</p> <p>Windows are to be sized, located and shaded (by structures or vegetation) to reduce summer heat and allow entry of winter sun. Deep eaves are required to achieve this where appropriate, in addition to other horizontal shading devices, such as verandahs, pergolas, awnings, and external horizontal blinds.</p> <p>Buildings are to be designed to maximise ventilation in summer. This can be achieved by positioning openings (windows and doors) to prevailing summer winds to encourage cross ventilation, and the installation of fans, roof vents and high level windows.</p> <p>Buildings are to be constructed of materials which best minimise winter heat loss and summer heat gain. Insulation is a vital component of energy-efficient design in all climates and is to be incorporated, conforming with relevant Australian Standards.</p> <p>The species type, location and design of landscape planting are to assist in the conservation of energy.</p>	N/A

	<p>Solid fuel or wood burning appliances must comply with Australian Standard AS 4013-1999: Domestic solid fuel burning appliances – Method for determination of flue gas emissions or any subsequent amending standard.</p> <p>The installation of in-sink food waste disposers in any development is prohibited.</p>	
C5.8 Waste and Recycling Facilities		
	<p>All waste and recycling materials shall be contained within an approved enclosure and adequate vehicular provision is to be provided to remove waste.</p> <p>Waste and recycling enclosures are to be provided at or behind the front, side and rear setback requirements contained within the Controls of this document. This enclosure shall not occupy parking or landscaped areas.</p> <p>The waste and recycling enclosure is to be of an adequate size, integrated with the building design and site landscaping, suitably screened, and located for convenient access for collection.</p> <p>For larger scale development more than one waste and recycling enclosure may be appropriate.</p> <p>The waste and recycling enclosure/s shall be designed as follows:</p> <ul style="list-style-type: none"> constructed of solid material, cement rendered and steel, trowelled to a smooth, even surface and made vermin proof. Framing in timber is not permitted; the floor shall be of impervious material covered at the intersection with the walls, graded and drained to an approved floor waste within the enclosure. Wastewaters shall be drained to the sewer; stormwater shall not enter the floor of the enclosure such that the sewer system will be contaminated by rainwater; the enclosure is to be roofed. Roof water shall be directed to an approved stormwater disposal system; <p>enclosures shall be vented to the external air by natural or artificial (mechanical ventilation) means. The installation and operation of the mechanical ventilation system shall comply with Australian Standard AS/NZS 1668.1 1998: The use of ventilation and air conditioning in buildings – Fire and smoke control in multi-compartment buildings and Australian Standard AS 1668.2:2012: The use of ventilation and air conditioning in buildings – Mechanical ventilation in buildings; and</p> <ul style="list-style-type: none"> hot and cold water hose cocks shall be located within the enclosure. 	N/A

	<p>The waste and recycling enclosure construction requirements do not apply to Bed and Breakfast establishments.</p> <p>For Shop Top Housing developments the residential waste and recycling enclosure is to be physically separated from the commercial/trade waste and recycling enclosure.</p>	
C5.9 Signage		
Awning fascia sign (attached to the fascia or return end of an awning)	i. shall not project above, below or beyond the fascia or return end of the awning to which it is attached.	N/A
Freestanding sign (not being a sign elsewhere listed in this table, and includes a hoarding, bulletin board, list of businesses within a complex, and the like)	i. shall not have a signage area greater than 4.5sq m; ii. shall not project beyond the boundary of the premises; iii. shall not extend beyond the height of the built form within whose context it sits; and iv. shall not be illuminated.	N/A
Pole or pylon sign (erected on a pole or pylon independent of any building or other structure)	i. shall not be less than 2.6 metres above ground; ii. shall not have a signage area greater than 4.5sq m; iii. shall not project beyond the boundary of the premises; and iv. shall not extend beyond the height of the built form within whose context it sits.	N/A
Top hamper sign (attached to the transom of a doorway or display window of a building)	i. shall not extend beyond any building alignment or below the level of the head of the doorway or window within the building upon which it is attached; ii. shall not exceed 600mm in height; and iii. shall not have a signage area greater than 5sq m.	N/A
Under awning sign (attached to underside of awning)	i. shall not exceed 2.5 metres in length or 0.5 metres in height; ii. shall have a signage area not exceeding 1.25sq m each side; iii. shall be erected horizontal to the ground no less than 2.6 metres above the ground, and at right angles to the building to which the awning is attached; iv. shall not project beyond the awning; v. shall be securely fixed by metal supports; and vi. no more than one per business permitted.	N/A
Wall sign (painted onto a wall of a building or attached to the wall of a building, not being a sign elsewhere listed in this table)	i. shall not extend laterally beyond the wall of the building upon which it is attached; ii. shall not cover any window or architectural projections; iii. shall not have a signage area greater than 4.5sq m; iv. where illuminated, shall not be less than 2.6 metres above the ground; and v. shall not project more than 300mm from the wall.	N/A
Window sign (painted or letters stuck onto the inside or outside of a display window)	i. shall not cover the whole of the display window so as to obstruct natural light; ii. shall only be permitted on ground floor windows.	N/A
Bed and Breakfast accommodation (sign associated with)	i. no greater than 0.75sq m in area; ii. no more than 1 sign shall be erected; iii. the sign is to indicate that the dwelling house is a bed and breakfast establishment and include	N/A

	the name and telephone number of the proprietor.	
Home occupation/business/industry, home-based child care and health consulting rooms (sign associated with)	<ul style="list-style-type: none"> i. no greater than 0.75sq m in area; ii. no more than 1 sign shall be erected; iii. not erected on a heritage item; iv. the sign is to indicate the name and occupation of the business. 	N/A
Signage within a residential, environmental or rural zone	Any signage erected within a residential, environmental or rural zone shall not be visually obtrusive or have dimensions greater than 0.75sqm in area (other than for bed and breakfast accommodation).	N/A
	<p>The following signage shall not be permitted in Pittwater:</p> <ul style="list-style-type: none"> 1. where erected on or above the roof, canopy, or parapet of a building; 2. where attached to the upperside of an awning; 3. where attached to the wall of a building and projecting more than 300mm from that wall; 4. where illuminated at frequent intervals (i.e. flashing); 5. where capable of movement by source of power or wind; 6. where illuminated (within a residential zone); 7. where the proposal incorporates bill/fly posters, bunting, and airborne signage, including hot air balloons, blimps, and the like; 8. where located on motor vehicles and which renders the motor vehicle stationary. 	N/A
C5.10 Protection of Residential Amenity		
Solar access	<p>The main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.</p> <p>Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st (that is, to at least 50% of the glazed area of those windows).</p> <p>Solar collectors for hot water or electricity shall receive at least 6 hours of sunshine between 8.00am and 4.00pm during mid winter.</p> <p>Developments should maximise sunshine to clothes drying areas of the proposed development or adjoining dwellings.</p>	N/A
Privacy	<p>Private open space and living rooms of proposed and any existing adjoining dwellings may be protected from direct overlooking within 9m by building layout, landscaping, screening devices or greater spatial separation as shown in the diagram below (measured from a height of 1.7m above floor level).</p> <p>Elevated decks, verandahs and balconies may incorporate privacy screens where necessary and should, where possible, be located at the front or rear of the building. Such areas shall not be modified to be incorporated into the dwelling.</p>	N/A



	<p>Direct views from an upper level dwelling shall be designed to prevent overlooking of more than 50% of the private open space of a lower level dwelling directly below.</p> <p>Direct views of private open space or any habitable room window within 9m may be restricted (see diagram below) by:</p> <ul style="list-style-type: none"> • vegetation/landscaping • a window sill height 1.7m above floor level, or <ul style="list-style-type: none"> • offset windows • fixed translucent glazing in any part below 1.7m above floor level, or • solid translucent screens or perforated panels or trellises which have a maximum of 25% openings, and which are: <ul style="list-style-type: none"> • permanent and fixed; • made of durable materials; and • designed and painted or coloured to blend in with the house 	
C5.11 Third Party Signage		
	Third party signage is not permitted.	N/A
C5.14 Car/Vehicle/Boat Wash Bays		
	<p>A designated wash bay is to be incorporated on the site.</p> <p>The wash bay must be designed and constructed so as to not allow polluted waters to enter the stormwater drain and to ensure stormwaters do not enter the sewer.</p>	N/A
C5.15 Undergrounding of Utility Services		
	<p>All existing and proposed utility services to the site are to be placed underground or encapsulated within the building.</p> <p>All existing and proposed utility services to the site, or adjacent to the site within a public road reserve, are to be placed underground for the total frontage of the site to any public road.</p> <p>Design and construction of the undergrounding of utility services are to be at full cost to the developer.</p>	N/A
C5.16 Building Facades		
	Building facades to any public place and including balconies and carpark entry points must not contain any stormwater, sewer, gas, electrical or communication service pipe or conduit that is visible from the public place.	N/A
C5.17 Pollution control		
	<p>Developments must be designed, constructed, maintained, and operated in a proper and efficient manner to prevent air, water, noise or land pollution.</p> <p>Development and operations must comply with the Protection of the Environment Operations Act 1997, and any relevant legislation.</p>	N/A

	Compliance with the NSW Environment Protection Authority Industrial Noise Policy (January 2000).	
C5.18 Public Road Reserve - Landscaping and Infrastructure		
General - All Development	<p>Landscaping in the public road reserve is to include street trees planted to the road reserve frontage of the development placed at 6m centres.</p> <p>Street trees are to be planted so as to not obstruct the free passage of pedestrians along the road verge and not interfere with existing power lines.</p> <p>Tree species are to be a minimum 400 litre size with 1m x 1m hole and backfilled with planting medium. Trees are to be staked with 2/50mm x 50mm stakes with hessian ties.</p> <p>All existing trees over 3m in height and native vegetation and trees within the road reserve areas are to be retained where practical. Such trees are to be protected through perimeter 1.8m high temporary fencing during the construction of works.</p> <p>Selected species are to be as per the existing adjacent street trees or native species to the area.</p> <p>Council encourages the use of local endemic native species according to the list of local native species in Pittwater.</p> <p>Grassed areas are to be turfed with Couch species (weed free) and even grade to a maximum 4% grade.</p>	N/A
Development up to 1000sq m Gross Floor Area	Development with frontage to a public road reserve requires the design and construction of a footpath 1.5m wide (2.1m minimum width where a multi-use pathway is required to be installed), kerb and gutter and landscaping for the full width of the development site on the public road reserve frontage to the development.	N/A
Development greater than 1000sq m Gross Floor Area	<p>Development with frontage to a public road reserve requires the design and construction of a footpath 1.5m wide (2.1m wide where a multi-use pathway is required to be installed), kerb and gutter, the making good of the road pavement from the kerb and gutter to the road centre line, streetlighting and landscaping for the full width of the development site on the public road reserve frontage to the development.</p> <p>Note: Making good of the road pavement shall be to the following engineering standard.</p> <p>Asphaltic Concrete finish:</p> <ul style="list-style-type: none"> Sub-arterial road 4 x 106 ESA's Collector road 2 x 106 ESA's 	N/A

	<ul style="list-style-type: none"> Local road Access road 	6 x 105 ESA's 1 x 105 ESA's	
C5.21 Plant, Equipment Boxes and Lift Over-Run			
	Where provided, plant and equipment boxes and lift over-runs are to be integrated internally into the design fabric of the built form of the building.	Complies	The passenger lift will integrate nicely into the existing building.
	Locate and design all noise generating equipment such as mechanical plant rooms, mechanical equipment, air conditioning units, mechanical ventilation from car parks, driveway entry shutters, garbage collection areas or similar to protect the acoustic privacy of workers, residents and neighbours.	Complies	The location of the lift is in a location that does not generate privacy impacts to adjoining properties.
Variations	Subject to achievement of the outcomes of this control, consideration may be given to the location of plant, equipment boxes and lift over-runs on the roof a building where it can be shown that there will not be a non-compliance with Council's built form controls including building height and building envelope.	N/A	

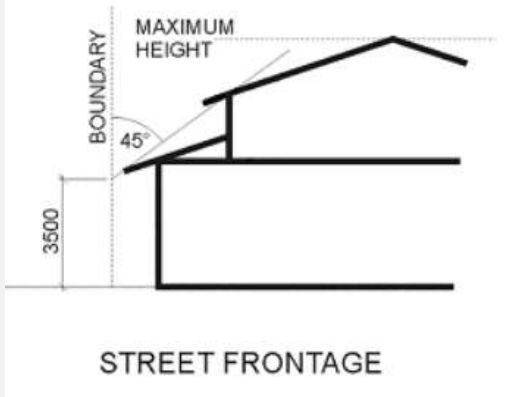
Table 3: Pittwater 21 DCP 2014 – Section D Locality Specific Development Controls

TABLE OF COMPLIANCE – Part D6 Ingeside Locality		
ITEM	REQUIREMENT	PROPOSED
D6.1 Character as viewed from a public place		
	<p>Buildings which front the street must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality. Blank street frontage facades without windows shall not be permitted.</p> <p>Walls without articulation shall not have a length greater than 8 metres to any street frontage.</p> <p>Any building facade to a public place must incorporate at least two of the following design features:</p> <ul style="list-style-type: none"> i. entry feature or portico; ii. awnings or other features over windows; iii. verandahs, balconies or window box treatment to any first floor element; iv. recessing or projecting architectural elements; v. open, deep verandahs; or vi. verandahs, pergolas or similar features above garage doors. <p>The bulk and scale of buildings must be minimised.</p> <p>Garages, carports and other parking structures including hardstand areas must not be the dominant site feature when viewed from a public place. Parking structures must be located behind the front building line, preferably set back further than the primary building, and be no</p>	N/A

	<p>greater in width than 50% of the lot frontage, or 7.5 metres, whichever is the lesser.</p> <p>Landscaping is to be integrated with the building design to screen the visual impact of the built form. In residential areas, buildings are to give the appearance of being secondary to landscaping and vegetation.</p> <p>Television antennas, satellite dishes and other telecommunications equipment must be minimised and screened as far as possible from public view.</p> <p>General service facilities must be located underground.</p> <p>Attempts should be made to conceal all electrical cabling and the like. No conduit or sanitary plumbing is allowed on facades of buildings visible from a public space.</p>	
D6.3 Building colours and materials		
	<p>External colours and materials shall be dark and earthy tones as shown below:</p>  <p>White, light coloured, red or orange roofs and walls are not permitted:</p>  <p>Finishes are to be of a low reflectivity.</p>	N/A
D6.5 Front building line		
	The minimum front building line shall be in accordance with the following table.	
Land zoned RU2 Rural landscape or SP2 Infrastructure adjoining Mona Vale Road	30m	N/A
Land zoned RU2 Rural landscape within the 'blue hatched area' (other than adjoining Mona Vale Road and Lane Cove Road).	15.0m	N/A
All other land zoned RU2 Rural Landscape	20.0m	N/A
All other land	Merit Assessment	N/A
	Built structures other than driveways, fences and retaining walls are not permitted within the front building setback.	N/A
D6.6 Side and rear building line		
	The minimum side and rear building line for built structures including pools and parking structures, other than driveways, fences and retaining walls, shall be in accordance with the following table:	N/A

Land zoned RU2 Rural Landscape within the 'blue hatched area' adjoining land other than a road or a reserve.	2.5m to at least one side; 1.0m for other side 6.5m rear	N/A
All other land zoned RU2 Rural Landscape adjoining land other than a road or reserve.	7.5m	N/A
Land zoned RU2 Rural Landscape within the 'blue hatched area' adjoining a road or reserve	15.0m	N/A
All other land zoned RU2 Rural Landscape adjoining a road or reserve	20.0m	N/A

D6.7 Building envelope

Envelope.	<p>Buildings are to be sited within the following envelope:</p>  <p>Planes are to be projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries to the maximum building height (refer to Pittwater Local Environmental Plan 2014).</p>	N/A
------------------	---	-----

D6.8 Landscape Area – Non Urban General

	For land zoned RU2 Rural Landscape and R5 Large Lot Residential, the minimum landscaped area shall be in accordance with the following table:	N/A
Residential development (including dwellings, buildings and structures such as garages, home workshops, storage sheds and the like that are ordinarily incidental or subsidiary to a dwelling)	<p>Minimum Landscape Area:</p> <p>96% of the total site area minus 400 square metres</p>	N/A
Horticultural/shade/glass/green houses with an earth floor (no hard standing or sealing)	<p>Minimum Landscape Area:</p> <p>96% of the site area</p>	N/A
Other non-residential development permissible with consent in the area except agriculture, agricultural sheds used for a rural industry	<p>Minimum Landscape Area:</p> <p>94% of the site area</p>	N/A
	Sheds used for the purpose of agriculture or for the purpose of a rural industry, with a maximum of 200 square metres, are permitted in addition to non-landscaped areas permitted in the above table.	N/A

	Where a site also contains a dwelling (this includes any ancillary or attached structures), the landscape controls for non-residential development can be applied separately, i.e. the minimum landscaped area (as per table above) can be reduced by the size of the dwelling.	N/A
	The use of porous materials and finishes is encouraged where appropriate.	N/A
Alts and adds	Any alterations or additions to an existing dwelling must comply with the minimum landscaped area set out in this control.	Complies.
Split Zones	On lots where there is a split zoning and part of the lot is zoned RE1 Public Recreation, E2 Environmental Conservation or SP2 Infrastructure, the calculation for total landscaped area will be based only on that area not zoned RE1 Public Recreation, E2 Environmental Conservation or SP2 Infrastructure. It will not be based on the site area of the whole lot.	N/A
D6.10 Fences - General		
a. Front fences and side fences (within the front building setback)	<p>Front fences and side fences (within the front building setback) shall:</p> <ul style="list-style-type: none"> not exceed a maximum height of 1 metre above existing ground level, be compatible with the rural residential streetscape character, and not obstruct views available from the road. <p>Fences are to be constructed of open, see-through, wire or natural materials.</p> <p>Landscaping is to screen the fence on the roadside. Such landscaping is to be trimmed to ensure clear view of pedestrians and vehicles travelling along the roadway, for vehicles and pedestrians exiting the site.</p> <p>Original stone fences or stone fence posts shall be conserved.</p>	N/A
b. Rear fences and side fences (to the front building line)	<p>Fencing is permitted along the rear and side boundaries (other than within the front building setback) to a maximum height of 1.8 metres.</p> <p>Properties with grazing animals should be appropriately fenced to confine the animals onsite.</p>	N/A
c. corner lots or lots with more than one frontage	Applicants shall nominate their side, rear and front boundaries if fences are proposed.	N/A
d. Fencing on land on Council's Flood Hazard Maps	<p>No masonry fences will be permitted on land identified in High Flood Hazard Areas or on land within a Floodway.</p> <p>All fences in High Flood Hazard Areas or within a Floodway are to be constructed in 'open' materials, for the full height of the fence, to allow for the passage of floodwaters through the fence.</p>	N/A

D6.12 Construction, Retaining walls, terracing and undercroft areas		
	<p>Lightweight construction and pier and beam footings should be used in environmentally sensitive areas.</p> <p>On steeper slopes, preference is given to the use of stable rock ledges and escarpments to reduce the visual bulk of buildings.</p> <p>Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials.</p> <p>In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing.</p> <p>Undercroft areas shall be limited to a maximum height of 3.5 metres. Adequate landscaping shall be provided to screen undercroft areas.</p>	N/A

6 Additional Assessment of the Proposal

Location

The proposal is considered to be in an appropriate location as the existing use of the site will remain the same. The development is permissible under the SEPP Transport and Infrastructure 2021. A detailed assessment of the location is detailed above.

Amenity

The proposed lift will have minimal impacts on the existing school buildings but rather improve the future amenity of the locality and users of the school.

Access

The existing site is accessible from Chiltern Road and this access will remain the same.

Stormwater and Site Management

The stormwater systems on the site will remain the same, the proposed lift will not impact or alter the existing stormwater treatment.

Acid Sulfate Soils

The subject site is located as Class 5 – Acid Sulfate Soils. Given the nature of the proposed works, limited excavation, there is unlikely to be an impact on the water table on adjacent Class 1, 2, 3, or 4.

Flooding

The subject site is affected by flood-related development controls. Based on Council's flood mapping indicates that the area in question is not where the works are proposed, Refer to Figure 10 below.

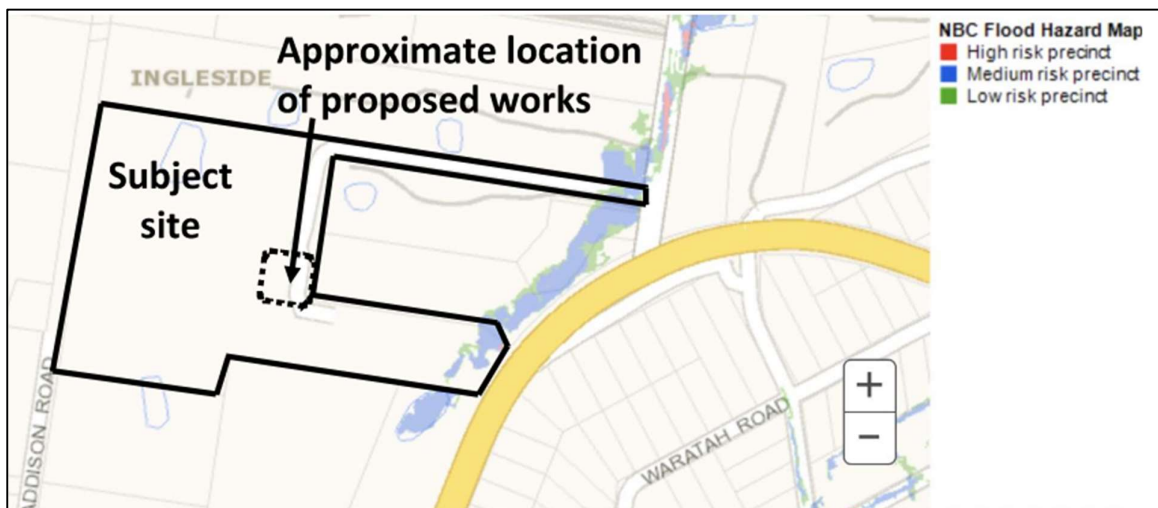


Figure 10: Flood Hazard map

Terrestrial Biodiversity

The site is mapped under the Pittwater LEP 2014 as Terrestrial Biodiversity land. Figure 11 below shows that the environmental sensitive land affectation does not affect the proposed location of the works.

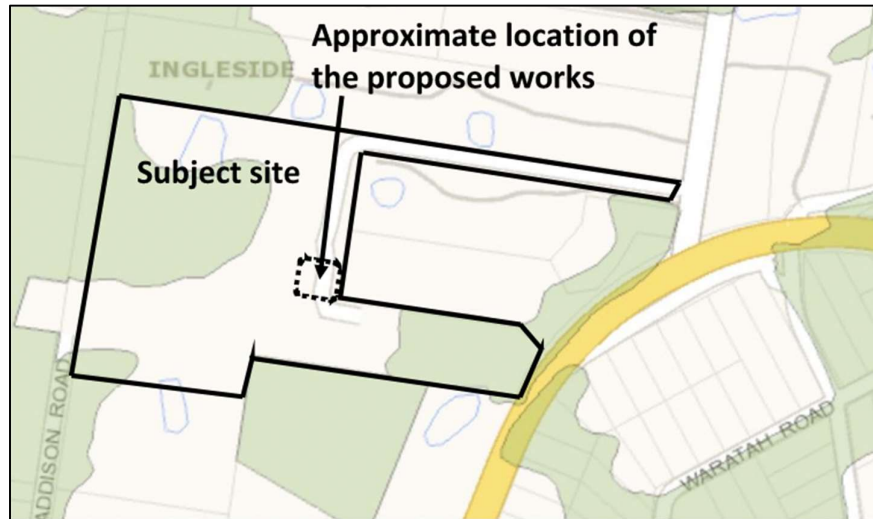
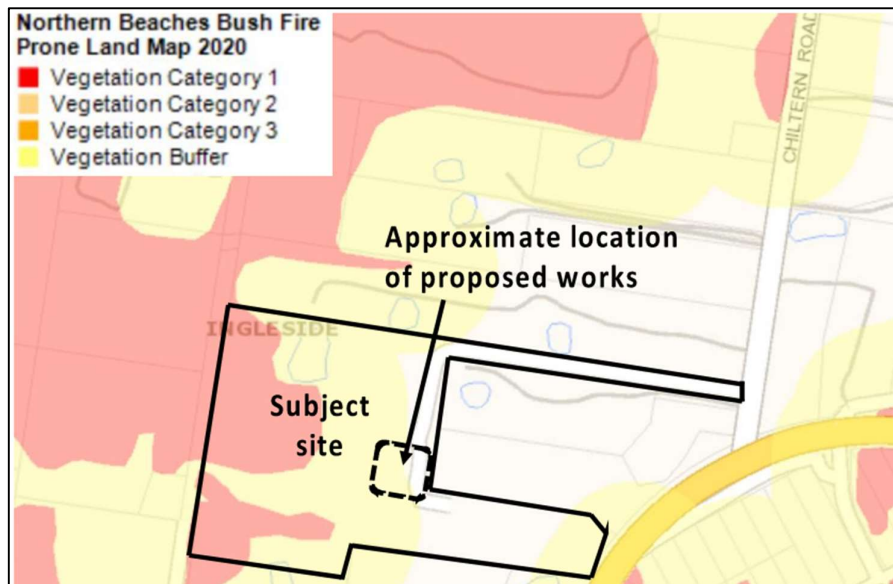


Figure 11: Terrestrial Biodiversity map

Bushfire

A bushfire consultant has been engaged to assess the potential impact to the development and support the proposal. All recommendations in the bushfire hazard assessment have been implemented/noted on the architectural plans.



Heritage

There is a heritage item within the subject site, being where an existing wooden gate is located adjacent to Mona Vale Road and for two metres around that gates. That gate is well away from the area where works are proposed.

Water Management Act 2000

The proposed lift is not defined as a control activity and as such approval under Section 91 is not applicable. Therefore, the proposal is not deemed integrated development.

7 Section 4.15 Considerations

General

In considering this development application, Council must consider the relevant planning criteria in Section 4.15 of the Environmental Planning and Assessment Act, 1979.

Statutory and Policy Compliance – s4.15(1)(a)

The proposal has been assessed in relation to all relevant SEPP's and LEP's above in the Statement of Environmental Effects.

The SEPP's which is relevant to the proposal are:

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4, Clause 4.6 of State Environmental Planning Policy Resilience and Hazards 2021 states:

- (1) A consent authority must not consent to the carrying out of any development on land unless—
 - (a) it has considered whether the land is contaminated, and*
 - (b) 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, and*
 - (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.**
- (2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subsection (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.*
- (3) The applicant for development consent must carry out the investigation required by subsection (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.*

The site is considered acceptable for the proposed development. Given that the site has historically been used for educational facility and the proposal is not a contaminating use, the site is considered to be consistent with State Environmental Planning Policy Resilience and Hazards 2021.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

The development does not propose to remove the trees on the street and satisfies the provisions set out in the State Environmental Planning Policy Biodiversity and Conservation 2021.

State Environmental Planning Policy (Transport and Infrastructure) 2021

The principal environmental planning instrument applicable to the subject site is Pittwater Local Environmental Plan 2014 (PLEP2014). Educational establishments are prohibited within that zone. However, they are permitted with consent within the zone by virtue of State Environmental Planning Policy (Transport and Infrastructure) 2021. In particular, Chapter 3, Clause 3.34 includes a definition of “prescribed zone” that includes the RU2 Rural Landscape zone.

The LEP which is relevant to the proposal is:

Pittwater Local Environmental Plan 2014

The proposal is considered to satisfy the above relevant Local Environmental Planning Instrument as the development is within zoning regulations. It remains consistent with the relevant objectives of the LEP as it promotes the orderly and economic development of the LGA in a manner consistent with the need to protect the environment and does not adversely affect the identity of the area.

Clause 6.2 Earthworks

The development will unlikely create any disruption to the existing terrain. The proposed cut and fill for a basement are compliant with the requirements of Pittwater 21 Development Control Plan 2014. The excavation will be contained within the footprint of the building to minimise impacts to adjoining lots. The proposed basement design and excavation levels will satisfy the objectives of Clause 6.2 of Pittwater LEP 2014.

Natural Environment Impacts – s4.15(1)(b)

The works proposed will not affect the natural environment. Waste will be managed and collected effectively. Furthermore, there is no endangered flora or fauna on the site that might be affected.

Throughout the period of construction, all measures will be taken to ensure that any noise, dust and vibration will be kept to a minimum.

Social and Economic Impacts – s4.15(1)(b)

The proposal is unlikely to have any social or economic impacts on the surrounding area.

Built Environment Impacts – s4.15(1)(b)

The proposed two (2) storey lift been designed to have minimal impacts on the surrounding built environment.

Suitability of the Site for the Development – s4.15(1)(c)

The site is well located in terms of suitability, as the proposal is situated in a rural zone within an existing education facility building.

8 Conclusion

This report has addressed the requirement and relevant provisions of the Pittwater LEP 2014 and Pittwater 21 DCP 2014.

The assessment illustrates that the proposed two (2) storey lift will have no adverse effects on the surrounding community development. The site will be upgraded and will improve the amenity of the local community. The works will be consistent with the residential appearance of the surrounding dwellings and will be beneficial to the current appearance of the subject property.

If you require additional information or clarification, please do not hesitate to contact the undersigned on 0449 500 500 or via email at planning@es.com.au

Emilia Ertanin
ES Planning