



northern
beaches
council

Application No: PLM2020/0143
Meeting Date: 9/07/2020 3:00:00 PM
Property Address: 5 Forest Road WARRIEWOOD
Proposal: Development Application Prelodgement Meeting
Attendees for Council: Matt Edmonds – Development Assessment Manager
David Auster – Principal Planner
Phil Devon – Manager, Transport Network
Attendees for applicant: David De Angelis – Catholic Schools Office
Christophe Charkos – Associate Director, Planning, Urbis
Paige Crowe – Planning, Urbis

General Comments/Limitations of these Notes

These notes have been prepared by Council on the basis of information provided by the applicant and a consultation meeting with Council staff. Council provides this service for guidance purposes only. These notes are an account of the specific issues discussed and conclusions reached at the pre-lodgement meeting. These notes are not a complete set of planning and related comments for the proposed development. Matters discussed and comments offered by Council will in no way fetter Council's discretion as the Consent Authority. A determination can only be made following the lodgement and full assessment of the development application.

In addition to the comments made within these notes, it is a requirement of the applicant to address ALL relevant pieces of legislation including (but not limited to) any SEPP and any applicable clauses of Pittwater Local Environment Plan 2014 and Pittwater 21 Development Control Plan within the supporting documentation of a development application including the Statement of Environmental Effects.

You are advised to carefully review these notes. If there is an area of concern or non-compliance that cannot be supported by Council, you are strongly advised to review and reconsider the appropriateness of the design of your development for your site and the adverse impacts that may arise as a result of your development prior to the lodgement of any development application.



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SPECIFIC ISSUES RAISED BY APPLICANT FOR DISCUSSION

Issue/s Raised	Council Response
Traffic and Parking	<p>Council's Traffic Engineer provided the following response:</p> <ul style="list-style-type: none">- The applicant is seeking approval to increase the school student limit from 850 to 1,100.- The applicant will be required to submit a Traffic Impact Assessment that demonstrates that the increase in student numbers will not have a negative impact on the surrounding local traffic network.- Further, the applicant will need to ensure that the number of parking spaces required by the increase in student population can and will be accommodated wholly within the site.- The submission should also include a 'Drop-off/pick-up management plan' to be adopted by the school at all times during morning and afternoon pick-up/drop-off periods.- All assumptions in terms of parking and traffic generation must be in accordance with Council's DCP and the RMS Guide To Traffic Generating Developments.- All assessments should take into account the currently approved development and proposed development, not the existing scenario. <p>The development will be required to provide an evacuation plan that demonstrates the school can control egress from the site through the Garden Street or Macpherson Street. This will be included as an operational condition of the future consent. The need for this is generated to prevent the development trying to evacuate to the north in the event of a Bushfire emergency and impacting on the network at the Ponderosa and Mona Vale Road intersection.</p> <p>The Evacuation plan would detail how this is to occur and what measures they would be able to put in place to manage a self-evacuation of the campus. I am putting the onus on the School to develop this as not to be onerous in the first instance and this would allow Council to use a simple submit and approve condition operationally.</p>
Potential unauthorised works per Council's letter	<p>Council's Building Control team provided the following comments:</p> <p>We received a complaint on 25 May 2020 for the following:</p>



	<p><i>Mater Maria College has a limit of 850 students on site. Indications from the school web site indicates that there are more than 1,100 students on site. There was an application being prepared for the school to take the additional numbers but the work on the variation was stopped by the Catholic Schools Office. Given that the school is in a fire zone there is a need to assess issues like parking and evacuation from the site.</i></p> <p><i>In addition while the school had a DA for the construction of new facilities there appears to have been significant refurbishment and change of use in several building that were not subject to the DA. Being in a fire zone I understand that a CDC can't be used.</i></p> <p><i>While it is important that we have facilities to educate the children in the area, it is not acceptable that the Catholic Schools Office ignores the Council and State requirements at the potential risk of staff and children who attend the school.</i></p> <p>As a result of the complaint we wrote to the school to seek further information. We have just received an acknowledgement to say that they will investigate and come back to us with a formal response. One has not been received to date and this matter will be place in que for investigation.</p> <p>In addition, there is an outstanding Fire Order on the property requiring them to engage a Certifier to provide Council with the report in relation to the fire safety measures within the building.</p>
<p>Development Application or Modification</p>	<p>A new development application is recommended, as opposed to a modification application, noting that Council has previously raised issue with a similar modification application (MOD2019/0293) not being considered substantially the same as was previously approved, due specifically to the increase in the number of students proposed.</p>
<p>New student cap condition</p> <p>Possible future conditions relating to student numbers.</p> <p>Planning Circular (PS 17-004) Regulating the Expansion of Schools</p>	<p>Council is open to considering a flexible condition as discussed in the planning circular PS17-004. The applicant would need to propose such a condition as part of the development application, including clear criteria for any such outcomes based condition, for Council to assess.</p> <p>Any plans associated with such a condition must include clear steps and criteria, and any issues such as Rural Fire Service requirements for evacuation</p>



	plans and the like must address the final number of students.
Application requirements	See "Documentation to accompany the Development Application" at end of these notes.

PITTWATER LOCAL ENVIRONMENTAL PLAN 2014 (PLEP 2014)

Note: PLEP 2014 can be viewed at the [NSW Government Legislation Website](#)

Zoning and Permissibility	
Definition of proposed development: (ref. PLEP 2014 Dictionary)	Educational Establishment
Zone:	SP2 Infrastructure
Permitted with Consent or Prohibited:	Permitted with consent

PITTWATER 21 DEVELOPMENT CONTROL PLAN (P21 DCP)

Note: P21 DCP can be accessed via Council's Website www.northernbeaches.nsw.gov.au

Section A: Shaping Development in Pittwater	
A4 Localities - Warriewood Valley	
Comment	
<p>Warriewood Valley is situated at the base of the escarpment, known as Ingleside Chase Reserve, between Mona Vale and Warriewood (see map). It comprises of land known as "Stage 1 Release" and land identified as the Warriewood Valley Release Area.</p> <p>The Warriewood Valley Release Area, first identified in 1997 as a Release Area, comprises of 110 hectares including 32.68 hectares of industrial/commercial land and associated community facilities and infrastructure. Two recent reviews have been undertaken, firstly the Warriewood Valley Strategic Review 2012 and secondly the Warriewood Valley Strategic Review Addendum Report 2014. The Release Area now includes land within 400m of the Warriewood Sewerage Treatment Plant (known as Buffer Areas 1, 2 and 3) encompassing an area of approximately 190 hectares.</p> <p>Warriewood Valley Release Area is primarily a residential area expected to provide a total of 2,451 new dwellings (this figure includes the dwellings approved under the former Part 3A legislation but does not include development in Stage 1 Release considered to be completed in 1997.). When completed, it is anticipated to accommodate 6,618 residents (based on an average household occupancy of 2.7 persons per household).</p> <p>Warriewood Valley Release Area continues to be developed as a desirable urban community in accordance with the adopted planning strategy for the area, and will include a mix of low to medium density housing, industrial/commercial development, open space and community</p>	



services. The creekline corridors, roads and open space areas form the backbone of the new community, complemented with innovative water management systems, the natural environment, pedestrian/cycle path network, public transport, and recreation facilities.

Stage 1 Release, has a residential component and a business/industrial component. The residential area is characterised by two storey residential attached dwellings with the area fully developed. The industrial/business area is defined by up to three storey large complexes that generally contain smaller units. The majority of the business/industrial zoned land has been developed with some smaller parcels still to be developed in the northern industrial area.

The Warriewood Valley locality is characterised by a mix of residential, retail, commercial, industrial, recreational, and educational land uses.

Warriewood Valley is affected by various hazards and contains heavily vegetated areas, threatened species, or areas of natural environmental significance, which are identified on various maps within the Pittwater LEP 2014.

A number of identified heritage items are located in Warriewood Valley.

Section B: General Controls	
B3 Hazard Controls	
Control/Requirement	Proposed
B3.1 Landslip Hazard, B3.2 Bushfire Hazard	
Comment	
Any proposed construction must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater. The school is a special fire protection purpose under the Rural Fires Act, and as such the proposal will be integrated development, and referred to the NSW RFS.	
B6 Access and Parking	
Control/Requirement	Proposed
B6.3 Off-Street Vehicle Parking Requirements, B6.7 Transport and Traffic Management	
Comment	
Refer to comments from Council's Traffic Engineer below.	

Specialist Advice	
Referral Body	Comments
Traffic Engineer	<ul style="list-style-type: none"> - The applicant is seeking approval to increase the school student limit from 850 to 1,100. - The applicant will be required to submit a



Specialist Advice

Traffic Impact Assessment that demonstrates that the increase in student numbers will not have a negative impact on the surrounding local traffic network.

- Further, the applicant will need to ensure that the number of parking spaces required by the increase in student population can and will be accommodated wholly within the site.
- The submission should also include a 'Drop-off/pick-up management plan' to be adopted by the school at all times during morning and afternoon pick-up/drop-off periods.
- All assumptions in terms of parking and traffic generation must be in accordance with Council's DCP and the RMS Guide To Traffic Generating Developments.
- All assessments should take into account the currently approved development and proposed development, not the existing scenario.

The development will be required to provide an evacuation plan that demonstrates the school can control egress from the site through the Garden Street or Macpherson Street. This will be included as an operational condition of the future consent. The need for this is generated to prevent the development trying to evacuate to the north in the event of a Bushfire emergency and impacting on the network at the Ponderosa and Mona Vale Road intersection.

The Evacuation plan would detail how this is to occur and what measures they would be able to put in place to manage a self-evacuation of the campus. I am putting the onus on the School to develop this as not to be onerous in the first instance and this would allow Council to use a simple submit and approve condition operationally.

Documentation to accompany the Development Application

- Electronic copies (USB)
- Statement of Environmental Effects
- Cost of works estimate/ Quote
- Site Plan
- Architectural plans of proposed changes to car park
- A4 Notification Plans
- Survey Plan
- Site Analysis Plan
- Demolition Plan (if any proposed)
- Excavation and fill Plan



Documentation to accompany the Development Application

- Waste Management Plan (Construction & Demolition)
- Erosion and Sediment Control Plan / Soil and Water Management Plan
- Stormwater Management Plan / Stormwater Plans and On-site Stormwater Detention (OSD) Checklist
- Geotechnical Report
- Bushfire Report
- Traffic and Parking Report
- Access Report
- Integrated Development Fees

Please refer to Development Application Checklist for further detail.

Concluding Comments

These notes are in response to a pre-lodgement meeting held on 21 July 2020 to discuss an increase in student numbers for the school at 5 Forest Road Warriewood. The notes reference preliminary plans prepared by Alleanza Architecture dated 21/12/18.

The proposal may be supported subject to satisfaction of Council's Traffic Engineers with the information provided with the application, and impacts created by the proposed increase in student numbers. These impacts are not able to be assessed at this stage in the absence of this information. That being the case, Council cannot give a firm indication at this stage as to how likely the application is to be supported.

Based upon the above comments you are advised to satisfactorily address the matters raised in these notes prior to lodging a development application.