



Pre-lodgement Meeting Notes

Application No: PLM2023/0026
Meeting Date: 23 March 2023
Property Address: 212 Forest Way - Covenant Christian College BELROSE
Proposal: Development Application Prelodgement Meeting
Alterations and additions to Buildings D which will be facilitated by the demolition of an adjacent staff room and will be supported by ancillary access upgrades. Building D and the staff room proposed for demolition are located at the southern end of Lot 101.

Attendees for Council: Daniel Milliken, Manager Development Assessment
Anne-Marie Young, Principal Planner
Ramona Smith, Planner

General Comments/Limitations of these Notes

These notes have been prepared by Council's Development Advisory Services Team 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 advice on the specific issues nominated by the Applicant and the discussions and conclusions reached at the 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 application.

In addition to the comments made within these Notes, it is a requirement of the applicant to address the relevant areas of legislation, including (but not limited to) any State Environmental Planning Policy (SEPP) and any applicable sections of the **Warringah Local Environmental Plan 2000 and Warringah Development Control Plan**, within the supporting documentation including a Statement of Environmental Effects, Modification Report or Review of Determination Report.

You are advised to carefully review these notes and if specific concern have been raised or non-compliances that cannot be supported, you are strongly advised to review your proposal and consider amendments to the design of your development prior to the lodgement of any development application.



SPECIFIC ISSUES RAISED BY APPLICANT FOR DISCUSSION

Response to Matters Raised by the Applicant
<p>Issues raised for discussion:</p> <p>(a) <u>Bushfire requirements</u> – As discussed below, the development application will be Integrated Development under the <i>Rural Fire Act</i> and will require submission of a Bushfire Report</p> <p>(b) <u>Traffic Generating Development</u> – it is agreed that the proposal does not represent an intensification of use and is not considered to be traffic generating development pursuant to <i>SEPP Transport and Infrastructure 2021</i>.</p> <p>(c) <u>Construction Management</u> – Subject to conditions, Council do not anticipate the construction phase to negatively impact neighbouring properties.</p> <p>(d) <u>Design</u> – The work is located within a central position on the college campus and Council raise no issues with the design of the development in terms of visual or amenity impacts. The SEE shall detail how the application shall be supported with an assessment against the <i>design principles</i> outlined in <i>Schedule 8 of the Transport and Infrastructure State Environmental Planning Policy (2021)</i>. A variation will be required to support the height breach. Finally, details will be required in relation to the loss of open space and impacts on any existing trees.</p>

Rural Fires Act 1997

The site is partially mapped as Bushfire Prone Land and is identified as comprising Vegetation Buffer. The proposed development is a 'special fire protection purpose' under the Rural Fires Act 1997. The Development Application will be **Integrated Development**, requiring approval from Rural Fire Service. The DA should be supported with a Bush Fire Report.

Transport and Infrastructure State Environmental Planning Policy (2021)

Traffic Generating Development - The proposed development does not comprise any intensification of the use of the site or alterations the existing traffic arrangement of the site. The proposal will not involve alterations or additions that enlarge the existing school to the extent that it will be able to accommodate 50 or more additional students.

Therefore, Council agree that the proposal is not considered to be traffic generating development pursuant to *Chapter 3, Part 3.7, Section 3.58 of the Transport and Infrastructure State Environmental Planning Policy (2021)* and notification to Transport for NSW (TfNSW) is not required.

Design principles – The SEE shall provide an assessment of the proposal against the Design Principle outlined in *Schedule 8 of the Transport and Infrastructure State Environmental Planning Policy (2021)*.

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2000 (WLEP 2000)

Part 2 - Zoning and Permissibility	
Definition of proposed development: (ref. WLEP 2000 Dictionary)	Educational Establishment
Zone:	Locality C8 Belrose North <i>The present character of Belrose North locality will</i>



	<p>remain unchanged except in circumstances specifically addressed as follows.</p> <p>The natural landscape including landforms and vegetation will be protected and, where possible, enhanced. Buildings will be grouped in areas that will result in the minimum amount of disturbance of vegetation and landforms and buildings which are designed to blend with the colours and textures of the natural landscape will be strongly encouraged.</p> <p>Development will be limited to new houses conforming with the housing density standards set out below and low intensity, low impact uses.</p> <p>A dense bushland buffer will be retained or established along Forest Way. Fencing is not to detract from the landscaped vista of the streetscape.</p> <p>Development in the locality will not create siltation or pollution of Middle Harbour.</p>
<p><u>Comment:</u> The proposed alterations and additions to the school are generally integrated within the main building campus and do not change to the existing approved maximum student enrolment. There will be any unreasonable impact on the natural landscape character of the area. In summary, the proposal will have a minimal impact on the character of the Locality.</p>	
<p>Permitted with Consent or Prohibited:</p>	<p>Existing Category Three development</p> <p>Clause 16 states:</p> <p><i>“How is existing Category Three development dealt with?”</i></p> <p><i>(1) In this clause, existing Category Three development means development classified as Category Three that could have been lawfully carried out immediately before it became so classified, including development that could have been lawfully carried out at that time because it was an existing use, as defined in section 106 of the Act.</i></p> <p><i>(2) Development applications for existing Category Three development consisting of:</i></p> <p><i>(a) alterations or additions to, or the rebuilding of, a building, or</i></p> <p><i>(b) the expansion or intensification of existing Category Three development, which, in the opinion of the consent authority, is of a minor nature and does not, to any significant extent, change the scale, size or degree of any building or land use, may be granted consent even if the development is not consistent with the desired future character of the locality.</i></p>



	(3) The provisions of clauses 14 and 15 do not apply to such applications.”
<p><u>Comment:</u> The PLM plans suggest that proposal does not represent an intensification of the scale and size of the school. Despite this it is recommended that any future application shall demonstrate that the proposed development is consistent with the <i>Desired Future Character (DFC) of the Belrose North Locality</i> to demonstrate that the work is permissible.</p>	

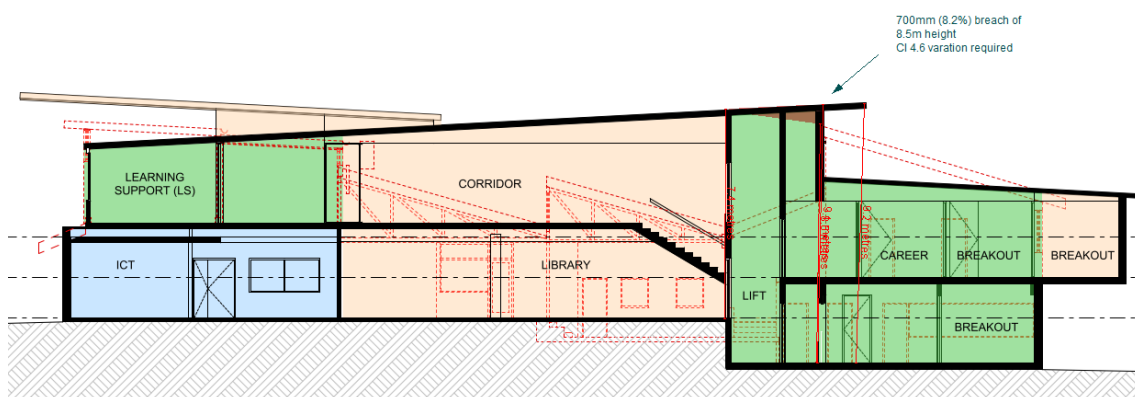
Built Form Controls (Development Standards)			
Standard	Permitted	Proposed	Compliance
Building Height	8.5m	9.8m	No 700mm (8.2% breach)
Front Building Setback (Linden Ave)	20m	No change	N/A
Rear and Side Building Setback	10.0 metres (southern boundary with No. 3 Waldon Road)	No change	N/A
Bushland Setting (Site area 3.5776 hectares)	50% of the site to be natural bushland or landscaped with local species.	<p>It appears that there is no loss of deep soil planting.</p> <p>It is noted that the assessment report for DA2010/1949 refers to approximately 18% of the site being “bushland setting”</p>	<p>Insufficient information to confirm compliance.</p> <p>However, the plans suggest that there is no net loss of natural / bushland landscaping</p>

CLAUSE 20

Clause 20(1) stipulates:

“Notwithstanding clause 12 (2) (b), consent may be granted to proposed development even if the development does not comply with one or more development standards, provided the resulting development is consistent with the general principles of development control, the desired future character of the locality and any relevant State environmental planning policy.”

Comment: A Clause 20 assessment will be required for the breach in the height of building built form control. The beaching element relates to a small portion of the new roof over the level 1 career room and generally occurs due to the change in ground levels at this part of the site, see below.



Section showing the height breach

It is not expected that the breach will result in unreasonable visual impacts or amenity impacts to neighbours given the central position of the proposed works.

Note: A clause 4.6 variation is not required as the Clause 20 assessment provides the means to justify a breach of the development standard.

Specialist Advice

Transport

The prelodgement proposal for internal alterations and minor external alterations to block D of the school is noted. It is unclear if the proposed works will be accompanied by any increase in staff or student numbers. The prelodgement material under the Traffic Generating Development section suggests that the works may facilitate an additional 50 or more students. If this is the case any increase in student numbers and any additional staffing that will accompany the proposed works will need to be outlined in the DA and accompanied by a traffic and parking report to demonstrate how the traffic and parking impacts of the change will be managed.

If there is no increase in staff or student numbers the development is not anticipated to result in any ongoing traffic or parking impacts and the only Transport Network requirements would be that a construction traffic management plan be lodged for consideration and approval to show how the impacts of the works on the public road network will be managed and particularly how the impact of the construction works on the schools drop off and pick up arrangements will be managed.

Landscape

Covenant Christian College Belrose is proposing to undertake internal alterations and minor external alterations to Block D located in proximity to Dell Street entrance. The proposed alterations upgrade existing staff and student facilities, general learning space and also include ancillary access improvements.

The property is zoned C8 Belrose North under Warringah LEP 2000 and is Bush Fire Prone Land.

The proposed extension to Block D is proposed to the existing open space area and it is noted that existing vegetation exists that may be impacted. Should such vegetation be prescribed (ie protected under the WDCP, a Arboricultural Impact Assessment report in accordance with Council's DA Lodgement Requirements is required to provide clarification on which trees are to be retained, including tree protection measures, and which trees are proposed to be removed.



Specialist Advice

Landscape Referral are able to support vegetation removal for the proposed development, subject to canopy replacement planting elsewhere within the property, and such details shall be included in Plans and Reports.

Landscape concerns

Nil based on the pre-lodgement plans.

Urban Design

The proposal is in the early schematic stages of design and undoubtedly the design will develop over time. Overall, the early schematic design and based on the pre-lodgement plans Urban Design do not currently have concerns.

Controls

- State Environmental Planning Policy (Transport and Infrastructure) 2021; Design Quality Principles
 - Principle 1—context, built form and landscape
 - Principle 2—sustainable, efficient, and durable
 - Principle 3—accessible and inclusive
 - Principle 4—health and safety
 - Principle 5—amenity
 - Principle 6—whole of life, flexible and adaptive
 - Principle 7—aesthetics
- GANSW – Design Guide for Schools
- Warringah DCP; Parts; A Introduction, B Built Form, C Siting Factors, D Design, E The Natural Environment, F Zones & Sensitive Areas, H Appendices
- Warringah LEP 2000 (deferred matters)
- Northern Beaches Council Public Space Vision & Design Guidelines

Note: This advice is provided as an internal referral from the Urban Design Unit to the development assessment officer for consideration and coordination with the overall assessment.

General

The proposed development is located centrally in the school campus and because of this it is of limited concern for Urban Design.

Schools Design Quality Principles

The applicant should address the Schools Design Quality Principles, in any subsequent application under *State Environmental Planning Policy (Transport and Infrastructure) 2021*. The applicant's summary of proposed works document supplied with PLM states, 'The resultant-built form and internal spatial arrangements have been designed to be consistent with the design principles outlined in *Schedule 8 of the Transport and Infrastructure State Environmental Planning Policy (2021)*', but this does not sufficiently address the design principles, not clearly state how the design satisfies the aims of the principles.

Conclusion



Specialist Advice

The proposal is in the early schematic stages of design and undoubtedly the design will develop over time. Limited information has been supplied and therefore the comments are commensurate to the information supplied and are preliminary.

Overall, based on the pre-lodgement plans Urban Design do not currently have concerns, but the applicant should address more thoroughly the design principles in Schedule 8 of the Transport and Infrastructure SEPP.

Water Management and Riparian

The proposed alteration and addition is outside the riparian corridor of the existing creek (North of the site).

The proposal is outside the 40m DPE control activity permit trigger zone.

The proposed work is subject to the Council Water Management for Development Policy.

Refer to the policy section 4.0 Protecting the Environment for the water management requirements.

For alterations and additions, and similar developments, the stormwater quality requirements only apply to the new works.

Section 7 Water Conservation principles are also to be considered in the design.

Development Engineer

Access: No changes are proposed to main access to college.

Stormwater: The applicant is to demonstrate how stormwater from the proposed development shall be disposed of or in accordance with Northern Beaches Council's Water Management for Development Policy. The policy is available in Council's web page.

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/policies-register/water-management/water-management-development-policy/water-management-development-policy-aug2020.pdf>

Documentation to accompany the Development Application

- Lodge Application via NSW Planning Portal
- Statement of Environmental Effects
- Scaled and dimensioned plans:
 - Site Plan;
 - Floor Plans;
 - Elevations; and
 - Sections.
- Certified Shadow Diagrams (depicting shadows cast at 9am, Noon and 3pm on 21 June).
- Cost of works estimate/ Quote
- Survey Plan (Boundary Identification Survey)
- Site Analysis Plan
- Demolition Plan
- Excavation and fill Plan
- Waste Management Plan (Construction & Demolition)
- Driveway Design Plan (if any change is proposed to the driveway)
- Erosion and Sediment Control Plan / Soil and Water Management Plan
- Stormwater Management Plan / Stormwater Plans and On-site Stormwater Detention (OSD) Checklist



- Arboricultural Impact Assessment report (should such vegetation be prescribed (ie protected under the WDCP)
- Bushfire Report
- Access Report
- Construction Traffic Management Plan (CTMP)
- Updated Plans of Management for the school

IMPORTANT NOTE FOR DA LODGEMENT

Please refer to the Development Application Lodgement Requirements on Council's website (link details below) for further detail on the above list of plans, reports, survey and certificates.

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/pdf-forms/development-application-da-modification-or-review-determination/2060-da-modification-lodgement-requirements-mar21.pdf>

The lodgement requirements will be used by Council in the review of the application after it is lodged through the NSW Planning Portal to verify that all requirements have been met for the type of application/development.

Concluding Comments

These notes are in response to a pre-lodgement meeting held on 23 March 2023 to discuss alterations and additions to the Covenant Christian College at 212 Forest Way Belrose. The notes reference the plans prepared by Bow Gold Architects dated 27 February 2023.

The proposal is Integrated Development under the Rural Fire Act. Given the location of the work within the centre of the college campus Council do not raise any issues with the proposed work despite the minor breach in the height limit, subject to the submission of a Clause 20 variation. It is not anticipated that the proposal will have any unreasonable impact on the Desired Future Character of the Belrose North Locality, the amenity of neighbours or transport subject to the submission of a comprehensive development application that addresses the requirements of the Council's Referral Officers.

Question on these Notes?

Should you have any questions or wish to seek clarification of any matters raised in these Notes, please contact the member of the Development Advisory Services Team at Council referred to on the front page of these Notes.