

Our ref: L.A12029.003.02\_NEP-DD\_FIA\_FINAL.docx

20 January 2023

SINSW  
c/o: JohnStaff  
Level 5, 9 Castlereagh Street  
Sydney NSW 2000  
Milsons Point, NSW Australia 2061

Attention: Priya Mekala

Dear Priya

**RE: PROPOSED ANCILLARY WORKS AT NARRABEEN NORTH PUBLIC SCHOOL WITHIN A COASTAL WETLANDS AREA – FLOOD RISK AND IMPACT ASSESSMENT FOR DESIGNATED DEVELOPMENT**

The following letter report outlines the flood risk and impact assessment undertaken to address the Planning Secretary's Environmental Assessment Requirements (SEARs) related to flooding for the proposed ancillary works at Narrabeen North Public School (NNPS) within a coastal wetlands area that are the subject of this Designated Development.

Please note that this assessment was informed by the outcomes of the flood risk and impact assessment completed for proposed works within NNPS and the wider Narrabeen Education Precinct (NEP) that are the subject of Development Application (DA), as documented in 'Narrabeen Education Precinct - Flood Risk and Impact Assessment for DA' (BMT, 2022) (document reference: 'R.A12029.001.01\_NEP-DA\_FIA\_FINAL.pdf').

We trust this document meets the project requirements. Please feel free to contact the undersigned if you require any further information.

Yours Sincerely,

**BMT**



**Jacquie Hannan**  
**Principal Engineer**

# 1 Introduction

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## 1.1 New Development Proposal

Narrabeen North Public School (NNPS) forms part of the Narrabeen Education Precinct (NEP).

The Designated Development (DD) seeks consent for the following works at NNPS:

- Removal of eight (8) trees;
- New accessible pedestrian pathways;
- New substation on Namona Street frontage along with associated conduit connections;
- New fire hydrant booster and associated conduit connections;
- New hard and soft landscaping including planting of 12 new trees.

The location of proposed DD works within NNPS are shown in the Landscape Schematic Design Package dated 26 September 2022 enclosed in Annex A (provided to BMT by JohnStaff on 28 October 2022). No works at NSHS are proposed for this DD.

Other development works are occurring on the site under separate planning pathways including:

- Development Application (DA);
- Development without consent (REF);
- Exempt development.

Overall, the proposed NEP development does not seek to increase staff or student numbers.

## 1.2 Site Description

The subject site for NNPS is located at 6 Namona Street, North Narrabeen and within the local government area (LGA) of Northern Beaches Council ("Council").

NNPS is located on the northern side of Namona Street (refer Figure 1.1) and is legally described as Lot 3 Deposited Plan (DP) 1018621. It is surrounded by residential dwellings to the east, grassed sporting fields (Warriewood Valley Sportsground) to the north and Northern Beaches Indoor Sports Centre to the west. NNPS contains two (2) Binishell domes (Block A and Block B) which are identified as a local heritage items under the 'Pittwater Local Environmental Plan 2014'. The two (2) Binishell Domes are listed as State significant on DoE's Section 170 Heritage and Conservation Register. The Double Binishell Dome (Block B) is listed on the State Heritage Register (SHR).





Figure 1.1 Aerial Map for NNPS (Source: NSW ePlanning Spatial Viewer)

### 1.3 Purpose of this Report

NNPS is located east of Mullet Creek (refer Figure 1.1) and north of Narrabeen Lagoon, immediately upstream of confluence with the South Creek ocean entrance channel. Mainstream flood behaviour within the Narrabeen Lagoon catchment is defined by the ‘Narrabeen Lagoon Flood Study’ (BMT WBM, 2013) and ‘Narrabeen Lagoon Floodplain Risk Management Study’ (FRMS) (Cardno, 2019). More recently, BMT completed the following flood risk and impact assessments for NEP works that are the subject of the DA and Development Without Consent (REF) approval pathways:

- ‘Narrabeen Education Precinct - Flood Risk and Impact Assessment for DA’ (BMT, 2022) (document reference: ‘R.A12029.001.01\_NEP-DA\_FIA\_FINAL.pdf’) (hereafter referred to as the “NEP DA FIA”);
- ‘Narrabeen Education Precinct - Flood Risk and Impact Assessment for REF’ (BMT, 2022) (document reference: ‘R.A12029.001.01\_NEP-REF\_FIA\_FINAL.pdf’) (hereafter referred to as the “NEP REF FIA”).

As NNPS is located within an area that has been identified as flood prone, proposed works should be compatible with the predicted on-site flood risk and any changes to floodplain conditions as a result of the development have the potential to alter the distribution of floodwaters in the vicinity of the site. Specifically, this DD is required to meet the relevant SEARs in relation to flooding that were provided to BMT by JohnStaff on 28 October 2022 and are as follows:

**“Flooding – including:**

- *Identify any flood risk on-site having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the NSW Floodplain Development Manual and other applicable policies and guidelines.*
- *Assess the impacts of the development, including any changes to flood behaviour and risk. Provide details of appropriate management and mitigation strategies to manage flood risk.*
- *Address Clause 5.21 ‘Flood planning’ of Pittwater Local Environmental Plan 2014.”*

Accordingly, SINSW engaged BMT to undertake a flood risk and impact assessment to address SEARS requirements in relation to proposed DD works, noting that this assessment focuses only on DD works relevant to flooding such as the proposed landscaping modifications (including Coastal Wetland Zone), new accessible pedestrian pathway from Namona Street and new substation within NNPS (i.e. not including the new fire hydrant booster and associated conduit connections which do not have potential to impact mainstream flood conditions).

Please note that this assessment was informed by the outcomes of the flood risk and impact assessment completed for NEP and proposed works that are the subject of DA, as documented in the NEP DA FIA (enclosed in Annex B).

## 2 Flood Risk and Impact Assessment for DD Works

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### 2.1 Existing Flood Studies for NEP

Updated versions of the TUFLOW model from the 'Narrabeen Lagoon Flood Study' (BMT WBM, 2013) were used to define Existing Scenario and Proposed Scenario flood conditions within NEP, as documented in the NEP DA FIA (refer Annex B) and NEP REF FIA.

The Proposed Scenario TUFLOW model represented ultimate development conditions within the NSHS and NNPS sites, and included those proposed works identified for DA, REF and DD on the design plans for DA submission dated 23 August 2022. Thus, the cumulative impact of all NEP development works for DA, REF and DD (per the design plans for DA submission dated 23 August 2022) was assessed in the flood risk and impact assessments completed for DA and REF. Further details of the site-specific NEP modelling are provided in Sections 2 and 3 of the NEP DA FIA (refer Annex B).

However, please note the following in relation to the consideration of proposed DD works within the Proposed Scenario TUFLOW model for the NEP DA FIA:

- The substation and any proposed changes to ground levels associated with the entry ramp were not included in the Proposed Scenario TUFLOW model as they were not specifically identified as proposed works for DA, REF and DD approval pathways on the DA plans dated 23 August 2022. However, as discussed further in Section 2.2 below, it is not considered that these proposed works would result in any significant adverse impacts on mainstream flood conditions during any design flood magnitude.
- The model incorporated a representation of the change in hydraulic roughness (i.e. Manning's 'n') associated with the Coastal Wetland Zone in the southern portion of the NNPS site and other proposed landscaping changes across NEP (including NNPS) shown in the DA plans dated 23 August 2022. However, any modifications to the landscape design between the DA plans dated 23 August 2022 and the latest Schematic Design plans dated 26 September 2022 may not be represented in detail within the Proposed Scenario TUFLOW model.

### 2.2 Assessment of Proposed Flood Behaviour and Impacts of DD Works

Existing and proposed flood behaviour within NEP, and more specifically within NNPS, is summarised in Sections 2.4 and 3.3 of the NEP DA FIA (refer Annex B) and shown in the associated flood and impact mapping included in that report.

In relation to proposed DD works in NNPS:

- Proposed landscaping modifications (including the Coastal Wetland Zone) shown in the DA plans dated 23 August 2022 were included in the Proposed Scenario TUFLOW model documented in the NEP DA FIA. It is noted that the majority of the Coastal Wetland Zone within NNPS is outside the predicted 1% AEP flood extent. No adverse impacts on existing 1% AEP flood risk are predicted within NNPS, the wider NEP, or on surrounding properties and/or infrastructure under the Proposed Scenario. Negligible impacts were predicted during the PMF.
- A new entry ramp is proposed at the southern NNPS boundary to provide access to Namona Street from the primary school site (refer plans enclosed in Annex A). The ramp is proposed to be located outside the 1% AEP flood extent (refer Figure 2.1) and therefore, will have no impact on peak 1% AEP flood conditions. Furthermore, based on the size and scale of the ramp and negligible impacts predicted to result from other proposed works within NEP as part of the NEP DA FIA, it is not

considered that this ramp would result in any adverse impacts on flood risk for events greater than the 1% AEP flood (e.g. PMF).

- A new substation is proposed at the south-western corner of NNPS and outside the 1% AEP flood extent (refer Figure 2.1), and therefore will have no impact on peak 1% AEP flood conditions. Furthermore, based on the size and scale of the substation and negligible impacts predicted to result from other proposed works within NEP as part of the NEP DA FIA, it is not considered that this substation would result in any significant adverse impacts for events greater than the 1% AEP flood (e.g. PMF).



Figure 2.1 Peak 1% AEP Flood Extent within NNPS (BMT, 2022)



### 3 Response to Local Environmental Plan (LEP) Requirements

Items 2 and 3 of Clause 5.21 of the Pittwater LEP 2014 are listed in Table 3.1 together with BMT’s responses addressing these requirements as relevant to the works that are the subject of the DD. Please note that these responses are drawn from detailed information presented in other sections of this report and the NEP DA FIA enclosed in Annex B.

Table 3.1 Pittwater LEP 2014 Planning Controls and Responses for Works Proposed for DD

Requirement	Response
Clause 5.21, Item 2	
(a) is compatible with the flood function and behaviour on the land	<p>The predicted flood behaviour for existing and proposed conditions is outlined in Sections 3 and 4 of the NEP DA FIA (refer Annex B).</p> <p>The majority of proposed DD works within NNPS (including the new substation and access ramp) are sited outside the 1% AEP flood extent. During the PMF, the majority of the development within the NNPS site is predominantly within low hazard (H1 or H2) flood fringe and flood storage areas.</p>
(b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties	<p>No adverse impacts on existing flood risk during the 1% AEP flood and PMF are predicted within NEP or on surrounding properties and/or infrastructure as a result of the proposed DD works (refer Section 2.2).</p>
(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood	<p>Not considered applicable for proposed DD works. However, it should be noted that the proposed NEP does not seek to increase staff or student numbers, and therefore is not proposed to increase the number of occupants of NEP requiring safe occupation and/or evacuation.</p> <p>Furthermore, no adverse impacts on existing 1% AEP flood and PMF risk are predicted on-site or on surrounding properties and/or infrastructure as a result of the proposed DD works. Therefore, the proposed DD works are not predicted to adversely affect the safe occupation or evacuation of the site or surrounding properties.</p>
(d) incorporates appropriate measures to manage risk to life in the event of a flood	<p>The proposed DD works will not alter the risk to life in the event of a flood (also refer response item (c) above).</p> <p>The wider NEP development also incorporates measures to manage the risk to life (refer NEP DA FIA in Annex B).</p>
(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.	<p>The DD works are not predicted to adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, due to the following:</p> <ul style="list-style-type: none"> <li>The DD works are predicted to result in negligible flood impacts within adjacent watercourses (e.g. Mullet Creek and South Creek) and therefore, no impact on erosion, bank stability or riparian vegetation are predicted.</li> <li>Whilst DD works include tree removal, new landscaping within the NNPS is also proposed.</li> </ul>

Requirement	Response
Clause 5.21, Item 3	
(a) the impact of the development on projected changes to flood behaviour as a result of climate change	<p>The potential impacts of climate change on flood behaviour within the NEP is discussed in Section 3.4 of the NEP DA FIA (refer Annex B). The DD works are not predicted to impact on projected changes to flood behaviour as a result of climate change (BMT, 2022) given:</p> <ul style="list-style-type: none"> <li>• The new ramp is predicted to be located outside the extent of the 1% AEP plus climate change event.</li> <li>• The scale and extent of DD works within the 1% AEP plus climate change flood extent is negligible compared to the extent of the Narrabeen Lagoon floodplain and available flood storage volume within this area.</li> </ul>
(b) the intended design and scale of buildings resulting from the development	Refer plans in Annex A.
(c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood	The proposed DD works are not predicted to alter the risk to life in the event of a flood. The wider NEP development incorporates measures to minimise the risk to life (refer NEP DA FIA in Annex B).
(d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion	Only one new building (i.e. substation) is proposed as part of DD works and it is sited outside the 1% AEP flood extent.

## 4 Assessment of SEARS Requirements

Table 4.1 below addresses the flood-related SEARs requirements for DD works.

**Table 4.1** Response to SEARs Requirements

Requirement	Response
Identify any flood risk on-site having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the NSW Floodplain Development Manual and other applicable policies and guidelines.	<p>In line with the requirements for developers outlined in the NSW Floodplain Development Manual (2005) and other applicable policies and guidelines, an appropriately detailed assessment has been undertaken to define the flood risk at the site and determine the impact of the proposed DD works and wider NEP development (as documented in this report and NEP DA FIA).</p> <p>The modelling assessment completed for the proposed NEP development was based on Northern Beaches Council's adopted flood study and associated TUFLOW modelling for this floodplain, i.e. 'Narrabeen Lagoon Flood Study' (BMT WBM, 2013). Specifically, the TUFLOW model from Council's flood study was updated (as necessary) to reliably represent the Existing and Proposed Scenarios and used to simulate the 1% AEP flood and PMF. Flood behaviour within NEP and its immediate surrounds are provided in the NEP DA FIA and associated mapping enclosed in Annex B and specifically discussed in relation to DD works in Section 2.2 of this letter report.</p>
Assess the impacts of the development, including any changes to flood behaviour and risk. Provide details of appropriate management and mitigation strategies to manage flood risk.	<p>The Proposed Scenario TUFLOW modelling documented in the NEP DA FIA was used to assess the potential impact of the NEP development on existing flood risk within the floodplain. A discussion of the predicted flood impacts associated specifically with DD works is provided in Section 2.2.</p> <p>No adverse impacts on existing 1% AEP flood risk are predicted within NNPS, NEP or on surrounding properties and/or infrastructure as a result of the proposed NEP development (including DD works) and negligible impacts are predicted during the PMF.</p>
Address Clause 5.21 'Flood planning' of Pittwater Local Environmental Plan 2014.	Refer Section 3.

## 5 Conclusion

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On behalf of SINSW, BMT has prepared this flood risk and impact assessment for DD works proposed within NNPS as part of the NEP development. The assessment was informed by the outcomes of the flood risk and impact assessment for Development Application (DA) works within NEP, as documented in the NEP DA FIA (enclosed in Annex B).

Assessment of the flood risk and impacts associated with DD works considered the proposed landscaping modifications (including Coastal Wetland Zone), new accessible pedestrian pathway from Namona Street, and new substation within NNPS. Both the new substation and ramp, as well as the majority of the landscaping works, are located outside the predicted 1% AEP flood extent. No adverse impacts on existing 1% AEP flood risk are predicted within or outside the NNPS site as a result of the proposed DD works (or more widely as a result of the NEP development).

This report also specifically addresses the flood-related SEARs for DD works and demonstrates that the proposed DD satisfies these SEARs requirements.



## 6 References

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BMT (2022). Narrabeen Education Precinct - Flood Risk and Impact Assessment for DA.

BMT (2022). Narrabeen Education Precinct - Flood Risk and Impact Assessment for REF.

BMT WBM (2013). Narrabeen Lagoon Flood Study. Prepared for Warringah Council and Pittwater Council.

Cardno (2019). Narrabeen Lagoon Floodplain Risk Management Study. Prepared for Northern Beaches Council.

NSW Government (2005). Floodplain Development Manual: The management of flood liable land.

Northern Beaches Council. (2014). Pittwater DCP 2014 (version adopted 15 December 2020).

Northern Beaches Council. (2014). Pittwater LEP 2014 (updated 30 June 2022).

## Annex A NNPS Landscape Schematic Design Plans

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# NARRABEEN EDUCATION PRECINCT

## NARRABEEN NORTH PRIMARY SCHOOL

### LANDSCAPE SCHEMATIC DESIGN PACKAGE

#### DRAWING LIST

NUMBER	NAME	REVISION	ISSUED FOR
LA-SCM-P-0010	COVER SHEET	A	SCHEMATIC DESIGN
LA-SCM-P-0011	MATERIALS SCHEDULE	A	SCHEMATIC DESIGN
LA-SCM-P-0020	MASTERPLAN	A	SCHEMATIC DESIGN
LA-SCM-H-0120	TREE REMOVAL	A	SCHEMATIC DESIGN
LA-SCM-P-0130	CANOPY COVER	A	SCHEMATIC DESIGN
LA-SCM-P-0140	SITE PLAN	A	SCHEMATIC DESIGN
LA-SCM-P-1001	GA PLAN - SHEET 01	A	SCHEMATIC DESIGN
LA-SCM-P-1002	GA PLAN - SHEET 02	A	SCHEMATIC DESIGN
LA-SCM-P-1003	GA PLAN - SHEET 03	A	SCHEMATIC DESIGN
LA-SCM-P-1004	GA PLAN - SHEET 04	A	SCHEMATIC DESIGN
LA-SCM-P-1005	GA PLAN - SHEET 05	A	SCHEMATIC DESIGN
LA-SCM-P-1006	GA PLAN - SHEET 06	A	SCHEMATIC DESIGN
LA-SCM-P-1007	GA PLAN - SHEET 07	A	SCHEMATIC DESIGN
LA-SCM-P-2000	PLANTING SCHEDULE	A	SCHEMATIC DESIGN
LA-SCM-P-2001	PLANTING PLAN - SHEET 01	A	SCHEMATIC DESIGN
LA-SCM-P-2002	PLANTING PLAN - SHEET 02	A	SCHEMATIC DESIGN
LA-SCM-P-2003	PLANTING PLAN - SHEET 03	A	SCHEMATIC DESIGN
LA-SCM-P-2004	PLANTING PLAN - SHEET 04	A	SCHEMATIC DESIGN
LA-SCM-P-2005	PLANTING PLAN - SHEET 05	A	SCHEMATIC DESIGN
LA-SCM-P-2006	PLANTING PLAN - SHEET 06	A	SCHEMATIC DESIGN
LA-SCM-P-2007	PLANTING PLAN - SHEET 07	A	SCHEMATIC DESIGN
LA-SCM-P-3000	SECTIONS KEY PLAN	A	SCHEMATIC DESIGN
LA-SCM-P-3001	SECTION/ELEVATION - SHEET 01	A	SCHEMATIC DESIGN
LA-SCM-P-3002	SECTION/ELEVATION - SHEET 02	A	SCHEMATIC DESIGN
LA-SCM-P-3003	SECTION/ELEVATION - SHEET 03	A	SCHEMATIC DESIGN
LA-SCM-P-3004	SECTION/ELEVATION - SHEET 04	A	SCHEMATIC DESIGN
LA-SCM-P-3005	SECTION/ELEVATION - SHEET 05	A	SCHEMATIC DESIGN
LA-SCM-P-4001	DETAILS 01	A	SCHEMATIC DESIGN
LA-SCM-P-4002	DETAILS 02	A	SCHEMATIC DESIGN
LA-SCM-P-4003	DETAILS 03	A	SCHEMATIC DESIGN
LA-SCM-P-4004	DETAILS 04	A	SCHEMATIC DESIGN



 <small>Copyright DesignInc Sydney Pty Limited                  Notwithstanding Architects                  100/1000 7/2011 Richard Doves 8126   Cathy Drew-Bridg 7269                  1 May Anne McQueen 10946</small>														
	A	26/09/2022	SCHEMATIC DESIGN		JG									
	No	DATE	REVISIONS		BY									

CLIENT  	 Level 14, 85 Castlereagh St, Sydney NSW 2000 +61 2 8905 7100 sydney@designinc.com.au	PROJECT NARRABEEN EDUCATION PRECINCT NARRABEEN NORTH PUBLIC SCHOOL  TITLE COVERSHEET	DRAWN BY JG SCALES N/A PLOT DATE 2 August 2022 PROJECT N°. P22-024 DRAWING N°. LA-SCM-P-0010	REVISION A
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GENERAL MATERIAL SCHEDULE						
HARD LANDSCAPE						
CODE	MATERIAL	DESCRIPTION	SUPPLIER	NOTE	LOCATION	IMAGE
PAV 1	CONCRETE TYPE 1	PEDESTRIAN GRADE CONCRETE PAVEMENT COLOUR: Natural Grey ; Aggregate colour: Sandstone, camel, jesper, graphite FINISH: Light broom MATERIAL: Combined with Off-white cement or Blended cement with crushed river gravel.	METROMIX CONCRETE W: www.metromix.com.au P: (02) 9948 7400 Or similar and approved	Concrete to be sealed with: Product: Sealer's Choice Gold - Rapid Cure Supplier: BTS sealing http://www.balleysradeservices.com.au/ Contractor to allow 3 (x1m) sample panels for approval	REFER TO PLANS	
PAV 2	CONCRETE PAINTED	PEDESTRIAN GRADE CONCRETE WITH COLOURED OVERLAY AND PATTERN PRODUCT: STYLEPAVE COLOURS: TBC FINISH: LIGHT BROOM	CONCRETE COLOUR SYSTEMS W: www.concretecoloursystems.com.au E: info@concretecoloursystems.com.au P: (02) 9877 1056 Or similar and approved	INSTALL TO MANUFACTURERS SPECIFICATIONS AND GUIDELINES	COLA	INDICATIVE ONLY 
PAV 3	PERMEABLE PAVING	PRODUCT: ECO-TRIHEX 80 MAIN COLOUR: CHARCOAL HIGHLIGHT COLOUR: NATURAL GREY SIZE: (L) 181mm x (D) 88mm x (H) 80mm	ADBRI MASONRY W: www.adbrimasonry.com.au P: 1300 365 565 Or similar and approved	REFER TO ENGINEER DETAILS	REFER TO PLANS	
PAV 3A	PERMEABLE PAVING EDGE	PRODUCT: ECOPAVE 80 COLOUR: CHARCOAL SIZE: (L) 226mm x (D) 111mm x (H) 80mm	ADBRI MASONRY W: www.adbrimasonry.com.au P: 1300 365 565 Or similar and approved	REFER TO ENGINEER DETAILS	ALONG EDGE OF ALL PAV 3	
BDWI	BOARDWALK	FIBRE REINFORCED PLASTIC BOARDWALK AND PLATFORM PRODUCT: Moulded Grating Mini Mesh CODE: SKU M/G19 COLOUR: Slate Grey Size: 1226mm x 2440mm x 30mm FINISH: Standard grit (G), standard non-slip surface MP5 grating resin (P) Phenolic Resin	GRP AUSTRALIA W: www.grpaustralia.com.au P: (07) 3282 1244 Or similar and approved	INSTALL TO MANUFACTURERS SPECIFICATIONS AND GUIDELINES	REFER TO PLANS	
EDG 1	STEEL EDGE	PRODUCT: 150mm Straightcurve Rigidline WS 2.2m CODE: TS-SR-G-5.48 DIMENSION: (H) 150mm x (L) 2200mm FINISH: Galvanized steel	AUSTRALIAN NATIVE LANDSCAPES W: www.aniscape.com.au P: (02) 9450 1444 Or similar and approved	INSTALL TO MANUFACTURERS SPECIFICATIONS AND GUIDELINES	REFER TO PLANS	
SL	SANDSTONE LOG	PRODUCT: Sandstone log COLOUR: Medium brown FINISH: Grade A, 1st Grade, Quarry sawn DIMENSIONS: (L) 1000mm x (W) 500mm x (H) 500mm	GOSFORD QUARRIES W: www.gosfordquarries.com.au E: sales@gosfordquarries.com.au P: (02) 8585 8282 Or similar and approved		REFER TO PLANS	
SB	SANDSTONE BOULDERS	PRODUCT: Sandstone boulders COLOUR: Medium brown FINISH: Split face boulders DIMENSIONS: Between (L) 500mm x (W) 500mm x (H) 500mm and (L)1500mm x (W) 1500mm (H) 1500mm	GOSFORD QUARRIES W: www.gosfordquarries.com.au E: sales@gosfordquarries.com.au P: (02) 8585 8282 Or similar and approved		REFER TO PLANS	
WL 1	CONCRETE WALL	IN-SITU CONCRETE WALL FINISH: Class 2 off-white concrete, 30mm chamfer top to all exposed edges			TO CONTRACTORS SPECIFICATION	
LM 1	PAINTED SURFACE	SURFACE PAINT FOR HANDBALL AND BASKETBALL COURTS WITH LINE MARKING PRODUCT: Stylepave Overlay COLOUR: White lines, blue, yellow, red and orange squares	CONCRETE COLOUR SYSTEMS W: www.concretecoloursystems.com.au E: info@concretecoloursystems.com.au P: (02) 9877 1056 Or similar and approved	INSTALL TO MANUFACTURERS SPECIFICATIONS AND GUIDELINES	REFER TO PLANS	

PLAY						
CODE	ITEM	MATERIAL/PRODUCT	SUPPLIER	NOTE	LOCATION	IMAGE
NP1	NATURE PLAY - LOGS	PRODUCT: NATURE PLAY STEP LOGS COLOUR: - FINISH: NATURAL AUSTRALIAN HARDWOOD SIZE: VARYING HEIGHTS: 300mm, 450mm, 600mm	IMAGINATION PLAY W: www.imaginationplay.com.au P: (02) 9066 9058 Or similar and approved	INSTALL TO MANUFACTURERS SPECIFICATIONS AND GUIDELINES	NATURE PLAY	
NP2	NATURE PLAY - BALANCING BEAMS	PRODUCT: NATURE PLAY BALANCE BEAMS COLOUR: - FINISH: NATURAL AUSTRALIAN HARDWOOD DIMENSIONS: (L) 3000mm x (W) 400mm x (H) 300mm	IMAGINATION PLAY W: www.imaginationplay.com.au P: (02) 9066 9058 Or similar and approved	INSTALL TO MANUFACTURERS SPECIFICATIONS AND GUIDELINES	NATURE PLAY	
SFM1	SOFT FALL MULCH	PRODUCT: CERTIFIED SOFTFALL PLAYGROUND MULCH COLOUR: - FINISH: PINE BARK FINES DIMENSIONS: 3-8mm	OZLANDSCAPE SUPPLIES W: www.ozlandscapesupplies.com.au P: (02) 4659 4999 Or similar and approved	MUST COMPLY WITH AS/NZS 4422:1996 PLAYGROUND SURFACING	NATURE PLAY	

NEW FURNITURE ITEMS						
CODE	MATERIAL	DESCRIPTION	SUPPLIER	NOTES	LOCATION	IMAGE
BIK 1	BIKE HOOP	BIKE HOOP COMPLYING WITH AS2690.3 CLASS 3 PRODUCT: Semi hoop CODE: BST03 FIXING: Surface mounted according to manufacturers specifications PRODUCT: Stylepave overlay FINISH: Stainless steel	STREET FURNITURE AUSTRALIA W: www.streetfurniture.com E: new@streetfurniture.com P: (02) 8774 8888 Or similar and approved	INSTALL TO MANUFACTURERS SPECIFICATIONS AND GUIDELINES	REFER TO PLANS	
BIN	RIM BIN	5 RIM BINS (SAUSER BASE/HOLES) HEIGHT: 790mm LID RADIUS: 285mm FINISH: POWDER COATED WHITE PEARL	STREET FURNITURE AUSTRALIA	INSTALL TO MANUFACTURERS SPECIFICATIONS AND GUIDELINES	REFER TO PLANS	
BN 1	BENCH 1	COMPOSITE TIMBER BENCH ATTACHED TO TOP OF SANDSTONE LOG (SL) FIXING: Plinth fixed to top of wall		TO CONTRACTORS SPECIFICATION	TO CONTRACTORS SPECIFICATION	REFER TO PLANS AND DETAILS FOR DIMENSIONS AND LOCATIONS 
BN 2	BEACH 2	COMPOSITE TIMBER BENCH ATTACHED TO TOP OF INSITU CONCRETE WALL (WL1) FIXING: Plinth fixed to top of wall PRODUCT: - FINISH: -		TO CONTRACTORS SPECIFICATION		REFER TO PLANS AND DETAILS FOR DIMENSIONS AND LOCATIONS
FN 1	SECURITY FENCE	BLACK TUBULAR SECURITY FENCE FIXING: Plinth fixed to top of wall PRODUCT: Securapop NSW School Security Fencing FINISH: Pregalv inised steel hollow tube, finish polyester powder coat and thermoseal powder coatings to metal in black DIMENSION: 2100mm (H)	BLUEDOG FENCES AUSTRALIA W: www.bluedogfences.com.au E: sales@bluedogfences.com.au P: 1800 860 425 Or similar and approved	INSTALL TO MANUFACTURERS SPECIFICATIONS AND GUIDELINES	REFER TO PLANS	
FN 2	SECURITY FENCE	BLACK TUBULAR SECURITY FENCE FIXING: Plinth fixed to top of wall PRODUCT: Securapop NSW School Security Fencing FINISH: Pregalv inised steel hollow tube, finish polyester powder coat and thermoseal powder coatings to metal in black DIMENSION: 1800mm (H)	BLUEDOG FENCES AUSTRALIA W: www.bluedogfences.com.au E: sales@bluedogfences.com.au P: 1800 860 425 Or similar and approved	INSTALL TO MANUFACTURERS SPECIFICATIONS AND GUIDELINES	REFER TO PLANS	
G 1	SWINGING GATE	DOUBLE BLACK TUBULAR SECURITY SWINGING GATE FIXING: Plinth fixed to top of wall PRODUCT: Securapop NSW School Security Gate FINISH: Pregalv inised steel hollow tube, finish polyester powder coat and thermoseal powder coatings to metal in black DIMENSION: 2100mm (H)	BLUEDOG FENCES AUSTRALIA W: www.bluedogfences.com.au E: sales@bluedogfences.com.au P: 1800 860 425 Or similar and approved	INSTALL TO MANUFACTURERS SPECIFICATIONS AND GUIDELINES	REFER TO PLANS	
G 2	SWINGING GATE	BLACK TUBULAR SECURITY SWINGING GATE FIXING: Plinth fixed to top of wall PRODUCT: Securapop NSW School Security Gate FINISH: Pregalv inised steel hollow tube, finish polyester powder coat and thermoseal powder coatings to metal in black DIMENSION: 1800mm (H)	BLUEDOG FENCES AUSTRALIA W: www.bluedogfences.com.au E: sales@bluedogfences.com.au P: 1800 860 425 Or similar and approved	INSTALL TO MANUFACTURERS SPECIFICATIONS AND GUIDELINES	REFER TO PLANS	

SOFT LANDSCAPE						
CODE	MATERIAL	DESCRIPTION	SUPPLIER	NOTES		
MUL 1	MULCH	EUCALYPTUS ORGANIC MULCH PRODUCT: Eucy mulch COLOUR: Light Tan DIMENSION: 15mm	AUSTRALIAN NATIVE LANDSCAPES W: www.aniscape.com.au P: (02) 9450 1444 Or similar and approved	TO BE PLACED THROUGH GARDEN BEDS AND ON TRAFFICABLE MULCH AREA	GARDEN BEDS AND TRAFFICABLE MULCH AREAS	
TU1	TURF	PRODUCT: Kikuyu turf	AUSTRALIAN NATIVE LANDSCAPES W: www.aniscape.com.au P: (02) 9450 1444 Or similar and approved		REFER TO PLANS	
	PLANTING BEDS - TOPSOIL (IMPORTED)	BLENDED SOIL MIX CONTAINING SANDY LOAM (80%), & ORGANIC COMPOST (20%) PLANTING BEDS, 300mm DEPTH HORIZON A HORIZON B - SUBSOIL	AUSTRALIAN NATIVE LANDSCAPES W: www.aniscape.com.au P: (02) 9450 1444 Or similar and approved	SITE WON TOPSOIL MAY BE USED AS AN ALTERNATIVE IF SUITABILITY IS CONFIRMED VIA SOIL TESTING. SEEK APPROVAL PRIOR TO USE. <b>MUST MEET REQUIREMENTS SET OUT IN AS 4419 'SOILS FOR LANDSCAPING AND GARDEN USE'</b>	PROPOSED GARDEN BEDS	
	STAKES	PROVIDE 3N.O. 50mm x 50mm x 2400mm HW STAKES PER NEW TREE, SECURED WITH 50mm HESSIAN TIES	AUSTRALIAN NATIVE LANDSCAPES W: www.aniscape.com.au P: (02) 9450 1444 Or similar and approved		SECURE TO NEW TREES	

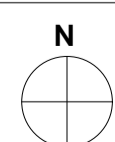
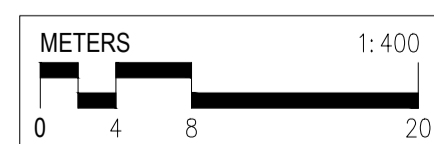
 <small>Copyright DesignInc Sydney Pty Limited</small> <small>Normanville Architects</small> <small>88 Arambrogio / 7501 Richard Drive 8126   Cathy Drive Bvdn 7269</small> <small>Mary Anne McGin 19946</small>	<table border="1"> <thead> <tr> <th>No</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>26/09/2022</td> <td>SCHEMATIC DESIGN</td> <td>JG</td> </tr> </tbody> </table>	No	DATE	REVISIONS	BY	A	26/09/2022	SCHEMATIC DESIGN	JG	<p>CLIENT</p>	<p>PROJECT</p> <p><b>DesignInc</b></p> <p>Level 14, 85 Castlereagh St, Sydney NSW 2000 +61 2 8905 7100 sydney@designinc.com.au</p>	<p>PROJECT</p> <p>NARRABEEN EDUCATION PRECINCT NARRABEEN NORTH PUBLIC SCHOOL</p>	<table border="1"> <tr> <td>DRAWN BY</td> <td>JG</td> <td rowspan="2">REVISION</td> </tr> <tr> <td>SCALES</td> <td>NTS</td> </tr> <tr> <td colspan="2">PLOT DATE</td> <td>2 August 2022</td> </tr> <tr> <td>PROJECT NO.</td> <td>P22-024</td> <td rowspan="2">DRAWING NO.</td> </tr> <tr> <td>DRAWING NO.</td> <td>LA-SCM-P-0011</td> <td>A</td> </tr> </table>	DRAWN BY	JG	REVISION	SCALES	NTS	PLOT DATE		2 August 2022	PROJECT NO.	P22-024	DRAWING NO.	DRAWING NO.	LA-SCM-P-0011	A
		No	DATE	REVISIONS	BY																						
		A	26/09/2022	SCHEMATIC DESIGN	JG																						
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SCALES	NTS																										
PLOT DATE		2 August 2022																									
PROJECT NO.	P22-024	DRAWING NO.																									
DRAWING NO.	LA-SCM-P-0011		A																								
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**KEY**

- 1 Main accessible entry ramps off Namona Street, orientated to compliment views to heritage binidomes
- 2 Proposed substation
- 3 Existing vegetation retained
- 4 Passive seating and learning area within natural environment
- 5 Proposed low impact boardwalk for secondary access
- 6 Proposed native tree plantings
- 7 Secondary entry gate retained
- 8 Proposed ramps and walkways for after hours access
- 9 Entry forecourt with second line of defense fencing and sliding gates
- 10 COLA
- 11 Proposed ramps for access to refurbished Block K
- 12 Linemarking Play
- 13 Proposed planter beds with integrated seating around existing trees
- 14 Passive recreation area with native planting and permeable paving around existing trees
- 15 Quiet breakout space with planting opportunity between new buildings
- 16 Nature play elements under existing Fig tree
- 17 Vegetated mound with slide and climbing logs and boulders
- 18 Proposed lawn with native trees
- 19 Existing lawn retained
- 20 Proposed bike parking (50 bike hoops/100 spaces)
- 21 3 proposed flagpoles



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 1 May Anne St | Sydney NSW 2000

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PROJECT NARRABEEN EDUCATION PRECINCT  
 NARRABEEN NORTH PUBLIC SCHOOL

TITLE MASTERPLAN

DRAWN BY JG  
 SCALES 1:400 @A1  
 PLOT DATE 2 August 2022

PROJECT N°.	P22-024	REVISION
DRAWING N°.	LA-SCM-P-0020	A

PLOTTED :



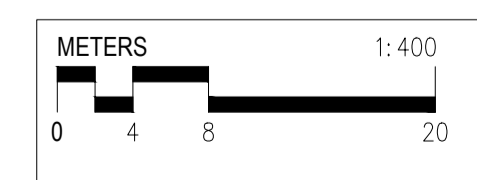


- LEGEND**
- PROPERTY BOUNDARY
  - REF APPLICATION
  - DESIGNATED DEVELOPMENT APPLICATION
  - STATE HERITAGE CURTLAGE
  - EXISTING TREE TO BE RETAINED
  - EXISTING TREE PROPOSED FOR REMOVAL IN SEPARATE APPLICATION (DA2022/1259)

NOTE:  
REFER TO ARBORIST REPORTS FOR ALL DETAILS ON TREES, TREE NUMBERS AND TREE REMOVALS

NARRABEEN SPORTS HIGH SCHOOL

NAMONA STREET



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 Narrabeen Architects  
 100 Amberg 7260 | Richard Doves 8126 | Cathryn Drew-Bradin 7269  
 1 May Anne McQueen 10948

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PROJECT	NARRABEEN EDUCATION PRECINCT NARRABEEN NORTH PUBLIC SCHOOL
TITLE	TREE REMOVAL

DRAWN BY	JG
SCALES	1:400 @A1
PLOT DATE	2 August 2022
PROJECT N°.	P22-024
DRAWING N°.	LA-SCM-P-0120
REVISION	A

PLOTTED :





**LEGEND**

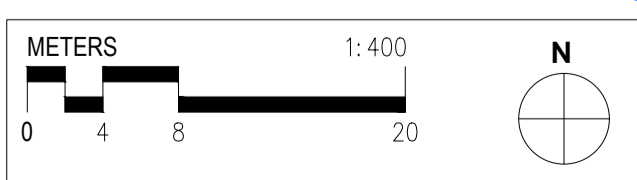
	PROPERTY BOUNDARY
	EXISTING TREES TO BE RETAINED
	PROPOSED TREES

**TREE CALCULATIONS - NNPS**

	TOTAL
<b>Existing</b>	
Canopy Area (m2)	11,988m2
Trees	184
<b>Retained</b>	
Canopy Area (m2)	9,241m2
Trees	145
<b>Removed</b> (Proposed for removal)	
Canopy Area (m2)	2,747m2
Trees	39
<b>Proposed</b> (New trees proposed)	
Canopy Area (m2)	1,006m2
Trees	38
<b>Net Result</b>	
Canopy Area (m2)	10,247m2
Trees	182

**NOTE:**

- TOTAL EXISTING CANOPY AREA DERIVED FROM CANOPY AREA TO BE RETAINED (m2) AND CANOPY AREA (m2) TO BE REMOVED. THIS FIGURE INCLUDES SOME OVERLAPPING TREE CANOPIES
- CANOPY AREAS HAVE ONLY BEEN ASSESSED WITHIN PROPERTY BOUNDARY.
- PROPOSED TREE CANOPY BASED UPON ASSUMED CANOPY AT MATURITY.
- TREES SUBJECT TO REMOVAL WITHIN DESIGNATED DEVELOPMENT SUBJECT TO ADVICE FROM PROJECT ARBORIST/ECOLOGIST.
- REPLACEMENT OF REMOVED TREE CANOPIES SPREAD ACROSS BOTH THE PUBLIC SCHOOL AND HIGH SCHOOL.



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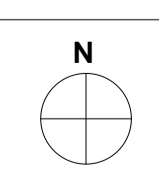
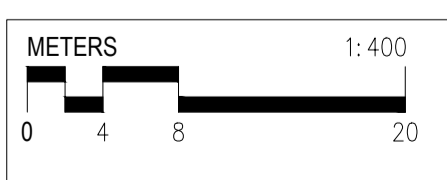
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PROJECT	NARRABEEN EDUCATION PRECINCT NARRABEEN NORTH PUBLIC SCHOOL
TITLE	CANOPY COVER

DRAWN BY	JG
SCALES	1:400 @A1
PLOT DATE	2 August 2022
PROJECT N°.	P22-024
DRAWING N°.	LA-SCM-P-0130
REVISION	A

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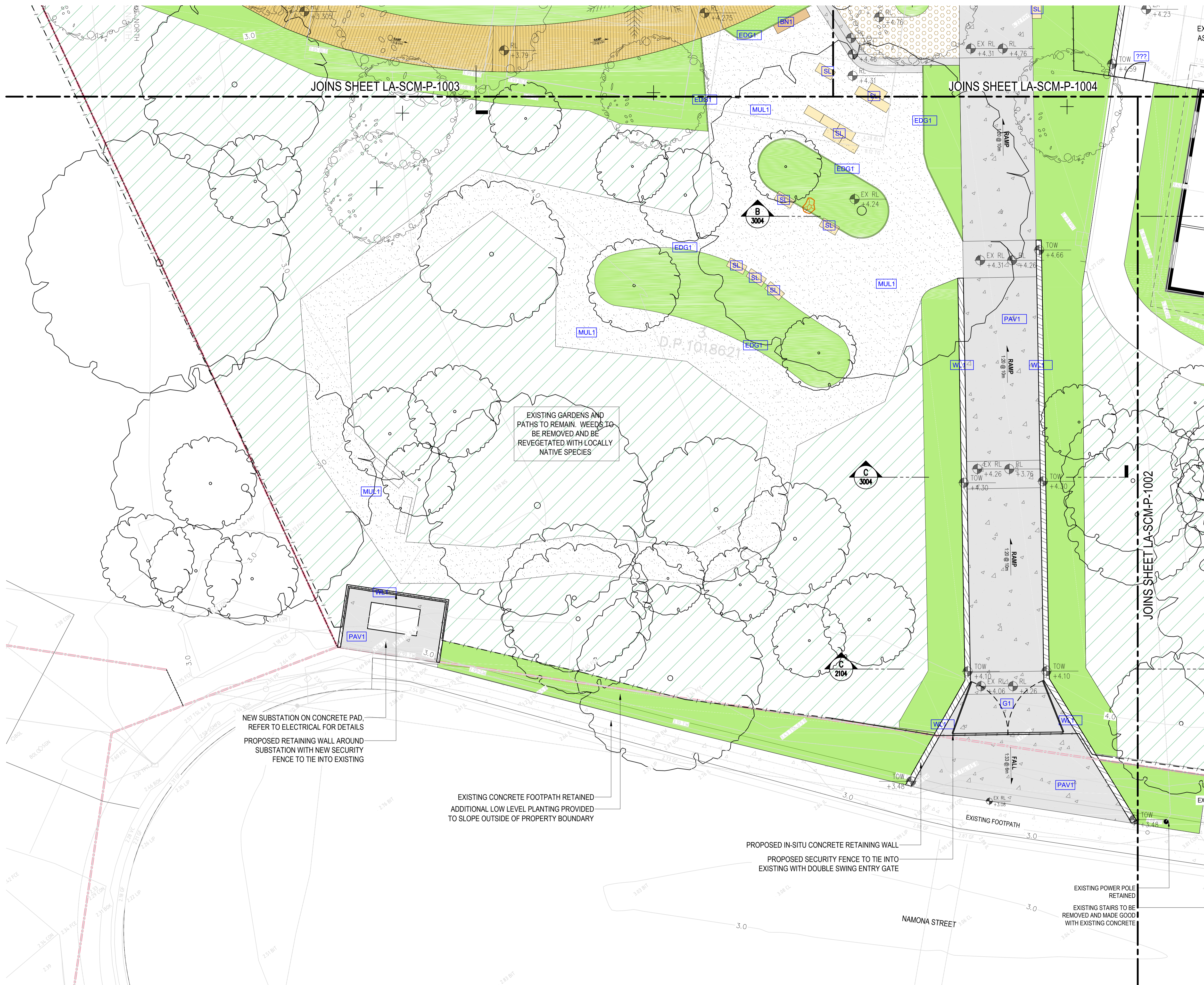
PROJECT NARRABEEN EDUCATION PRECINCT  
 NARRABEEN NORTH PUBLIC SCHOOL

TITLE SITE PLAN

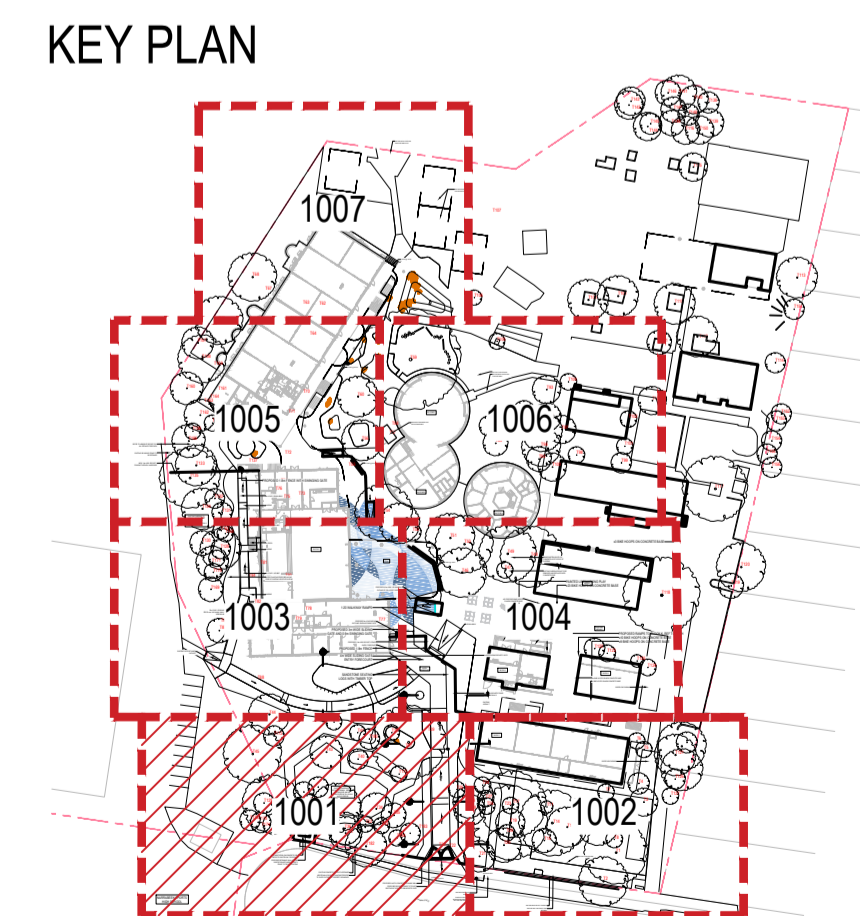
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SCALES	1:400 @A1		
PLOT DATE	2 August 2022		
PROJECT N°.	P22-024		
DRAWING N°.	LA-SCM-P-0140		

PLOTTED :





- LEGEND**
- PROPERTY BOUNDARY
  - EXISTING TREE TO BE RETAINED
  - PROPOSED TREES
- HARDWORKS**
- PROPOSED CONCRETE PAVING (BROOM FINISHED)
  - PROPOSED ASPHALT PAVING
  - PROPOSED CONCRETE RETAINING WALL
  - EXISTING FENCE & GATES
  - PROPOSED FENCE & GATES
- SOFTWORKS**
- EXISTING VEGETATION RETAINED AS IS
  - PROPOSED GARDEN BEDS
  - EXISTING TURF
- FURNITURE/FIXTURES**
- PROPOSED BIKE HOOPS
  - PROPOSED SANDSTONE LOG WITH TIMBER TOP
- NOTE:**  
REFER TO ARBORIST REPORTS FOR ALL DETAILS ON TREES, TREE NUMBERS AND TREE REMOVALS



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PROJECT	NARRABEEN EDUCATION PRECINCT NARRABEEN NORTH PUBLIC SCHOOL
TITLE	GENERAL ARRANGEMENT LANDSCAPE PLANS - SHEET 01














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PLOT DATE	2 August 2022		
PROJECT N°.	P22-024		
DRAWING N°.	LA-SCM-P-1001		

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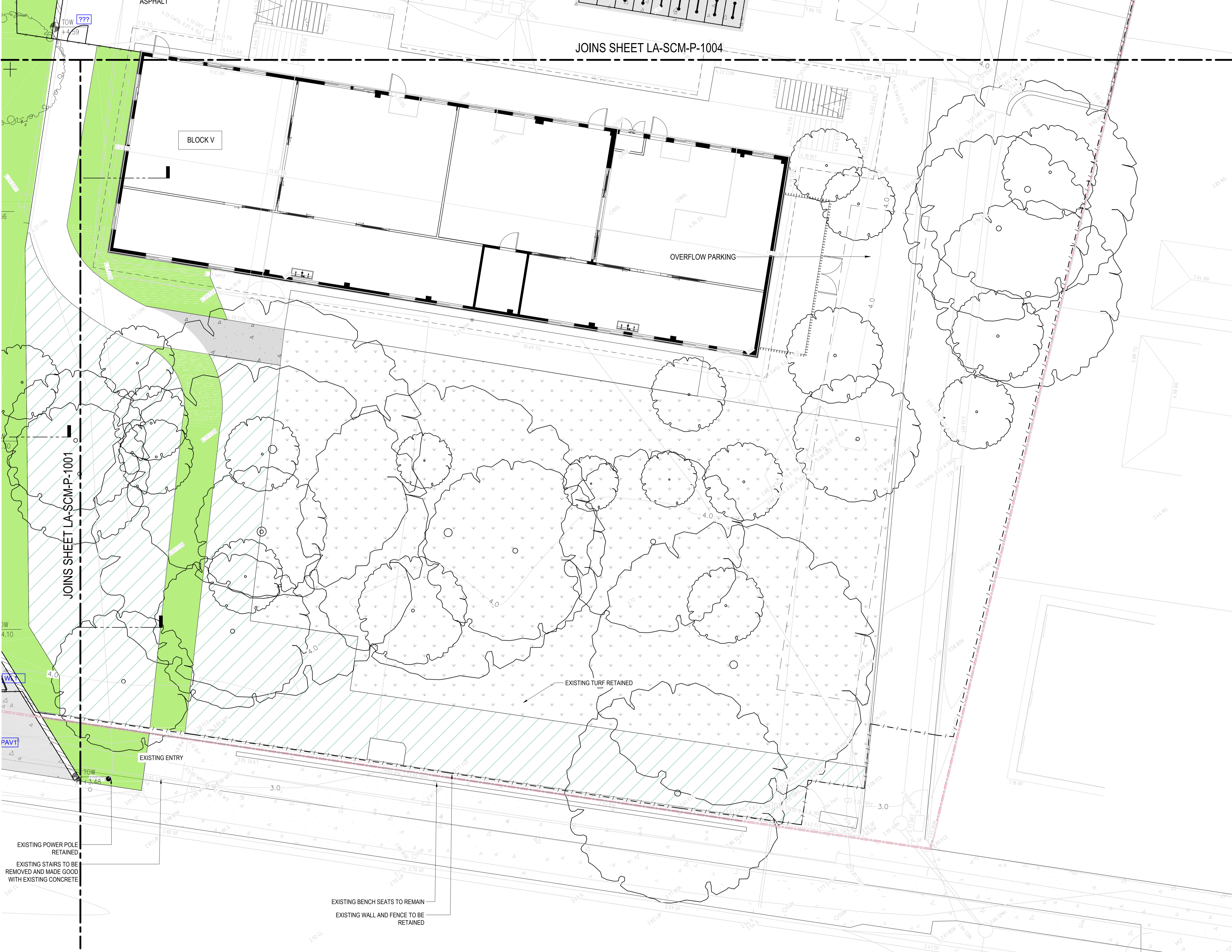
JOINS SHEET LA-SCM-P-1004

LEGEND

-  PROPERTY BOUNDARY
-  EXISTING TREE TO BE RETAINED
-  PROPOSED TREES
  
- HARDWORKS**
-  PROPOSED CONCRETE PAVING (BROOM FINISHED)
-  PROPOSED ASPHALT PAVING
-  PROPOSED CONCRETE RETAINING WALL
-  EXISTING FENCE & GATES
-  PROPOSED FENCE & GATES
  
- SOFTWORKS**
-  EXISTING VEGETATION RETAINED AS IS
-  PROPOSED GARDEN BEDS
-  EXISTING TURF
  
- FURNITURE/FIXTURES**
-  PROPOSED BIKE HOOPS
-  PROPOSED SANDSTONE LOG WITH TIMBER TOP



NOTE:  
REFER TO ARBORIST REPORTS FOR ALL DETAILS ON TREES, TREE NUMBERS AND TREE REMOVALS

KEY PLAN



EXISTING POWER POLE RETAINED  
 EXISTING STAIRS TO BE REMOVED AND MADE GOOD WITH EXISTING CONCRETE  
 EXISTING BENCH SEATS TO REMAIN  
 EXISTING WALL AND FENCE TO BE RETAINED

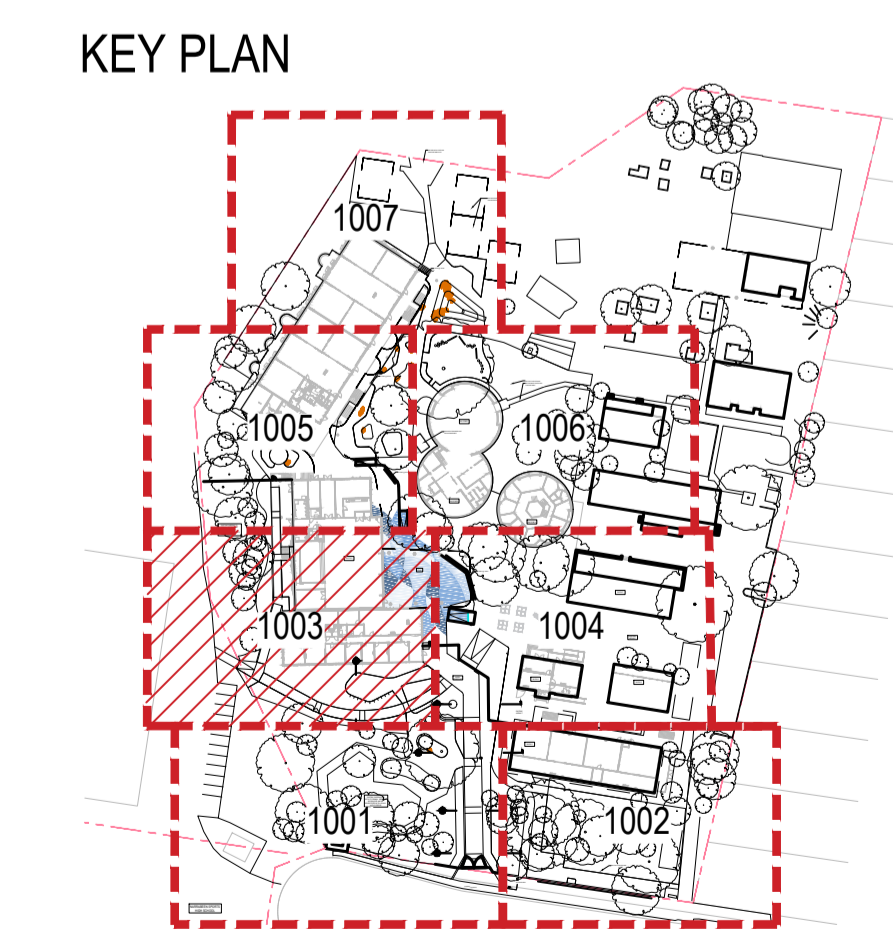
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No	DATE	REVISIONS	BY
A	26/09/2022	SCHEMATIC DESIGN	JG

CLIENT  	PROJECT NARRABEEN EDUCATION PRECINCT NARRABEEN NORTH PUBLIC SCHOOL	DRAWN BY JG	REVISION A
		SCALES 1:100 @A1	
DesignInc Level 14, 85 Castlereagh St, Sydney NSW 2000 +61 2 8905 7100 sydney@designinc.com.au	TITLE GENERAL ARRANGEMENT LANDSCAPE PLANS - SHEET 02	PLOT DATE 2 August 2022	PROJECT N°. P22-024
		DRAWING N°. LA-SCM-P-1002	





- LEGEND**
- PROPERTY BOUNDARY
  - EXISTING TREE TO BE RETAINED
  - PROPOSED TREES
- HARDWORKS**
- PROPOSED CONCRETE PAVING (BROOM FINISHED)
  - PROPOSED ASPHALT PAVING
  - PROPOSED CONCRETE RETAINING WALL
  - EXISTING FENCE & GATES
  - PROPOSED FENCE & GATES
- SOFTWORKS**
- EXISTING VEGETATION RETAINED AS IS
  - PROPOSED GARDEN BEDS
  - EXISTING TURF
- FURNITURE/FIXTURES**
- PROPOSED BIKE HOOPS
  - PROPOSED SANDSTONE LOG WITH TIMBER TOP



N			
No	DATE	REVISIONS	BY
A	26/09/2022	SCHEMATIC DESIGN	JG

CLIENT	

**DesignInc**

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+61 2 8905 7100 sydney@designinc.com.au

PROJECT	NARRABEEN EDUCATION PRECINCT NARRABEEN NORTH PUBLIC SCHOOL
TITLE	GENERAL ARRANGEMENT LANDSCAPE PLANS - SHEET 03

DRAWN BY	JG	REVISION	A
SCALES	1:100 @A1		
PLOT DATE	2 August 2022		
PROJECT N°.	P22-024		
DRAWING N°.	LA-SCM-P-1003		

PLOTTED :



**LEGEND**

- PROPERTY BOUNDARY
- EXISTING TREE TO BE RETAINED
- PROPOSED TREES

**HARDWORKS**

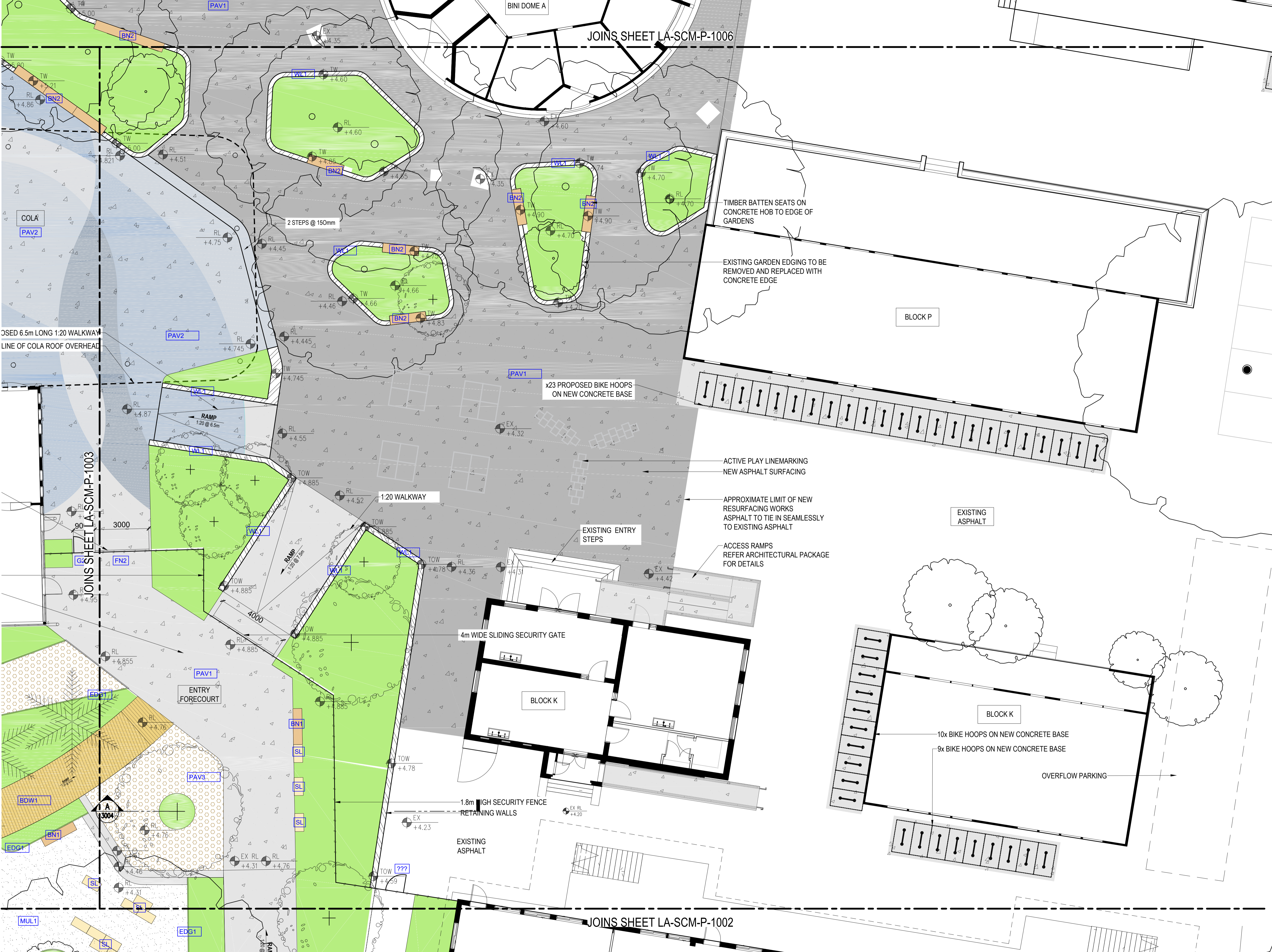
- PROPOSED CONCRETE PAVING (BROOM FINISHED)
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE RETAINING WALL
- EXISTING FENCE & GATES
- PROPOSED FENCE & GATES

**SOFTWORKS**

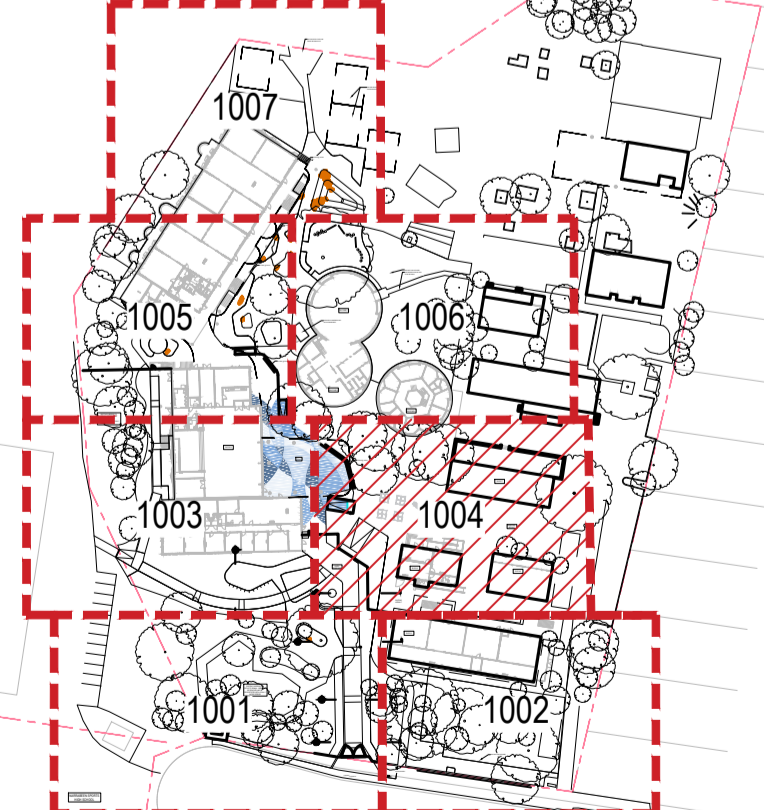
- EXISTING VEGETATION RETAINED AS IS
- PROPOSED GARDEN BEDS
- EXISTING TURF

**FURNITURE/FIXTURES**

- PROPOSED BIKE HOOPS
- PROPOSED SANDSTONE LOG WITH TIMBER TOP



KEY PLAN



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Norman Architects 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		

CLIENT

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PROJECT NARRABEEN EDUCATION PRECINCT  
NARRABEEN NORTH PUBLIC SCHOOL

TITLE GENERAL ARRANGEMENT  
LANDSCAPE PLANS - SHEET 04

DRAWN BY	JG	REVISION	A
SCALES	1:100 @A1		
PLOT DATE	2 August 2022		
PROJECT NO.	P22-024		
DRAWING NO.	LA-SCM-P-1004		



LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE TO BE RETAINED
- PROPOSED TREES
  
- HARDWORKS**
- PROPOSED CONCRETE PAVING (BROOM FINISHED)
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE RETAINING WALL
- EXISTING FENCE & GATES
- PROPOSED FENCE & GATES
  
- SOFTWORKS**
- EXISTING VEGETATION RETAINED AS IS
- PROPOSED GARDEN BEDS
- EXISTING TURF
  
- FURNITURE/FIXTURES**
- PROPOSED BIKE HOOPS
- PROPOSED SANDSTONE LOG WITH TIMBER TOP

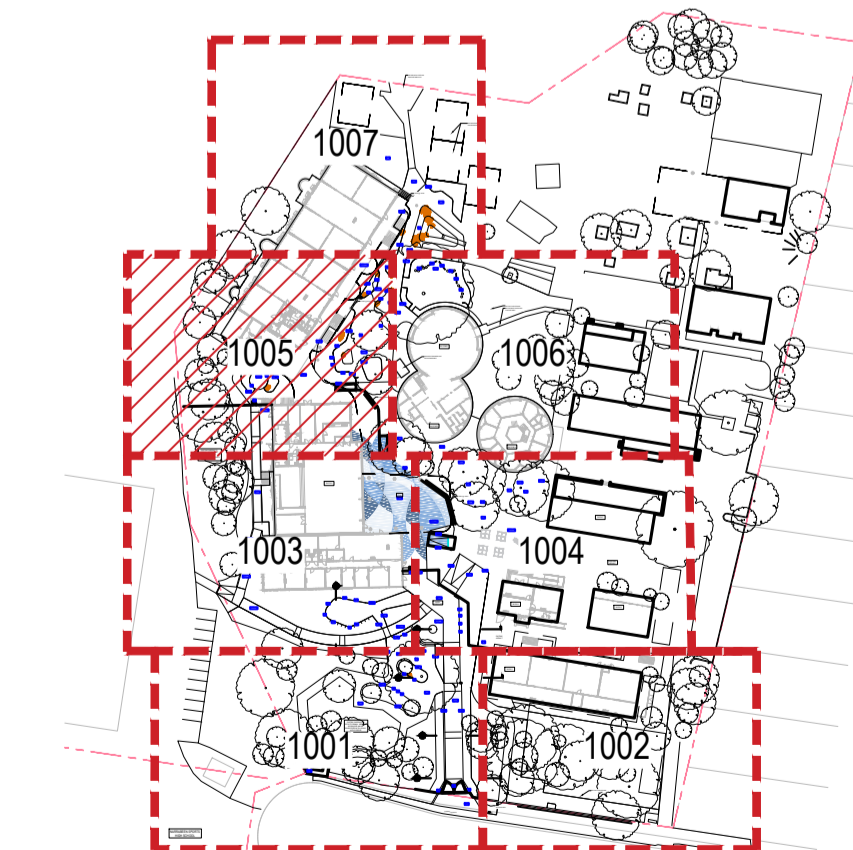
REFER TO ARBORIST REPORT FOR ALL DETAILED TREE DATA

EXISTING BOUNDARY FENCE TO BE RETAINED

NEW 1.8m HIGH SECURITY FENCING THROUGH LANDSCAPE

EXISTING GARDENS TO REMAIN. WEEDS TO BE REMOVED AND BE REVEGETATED WITH LOCALLY NATIVE SPECIES

KEY PLAN



N			
A	26/09/2022	SCHEMATIC DESIGN	JG
No	DATE	REVISIONS	BY

CLIENT



Education

**DesignInc**

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+61 2 8905 7100 sydney@designinc.com.au














PROJECT NARRABEEN EDUCATION PRECINCT  
NARRABEEN NORTH PUBLIC SCHOOL

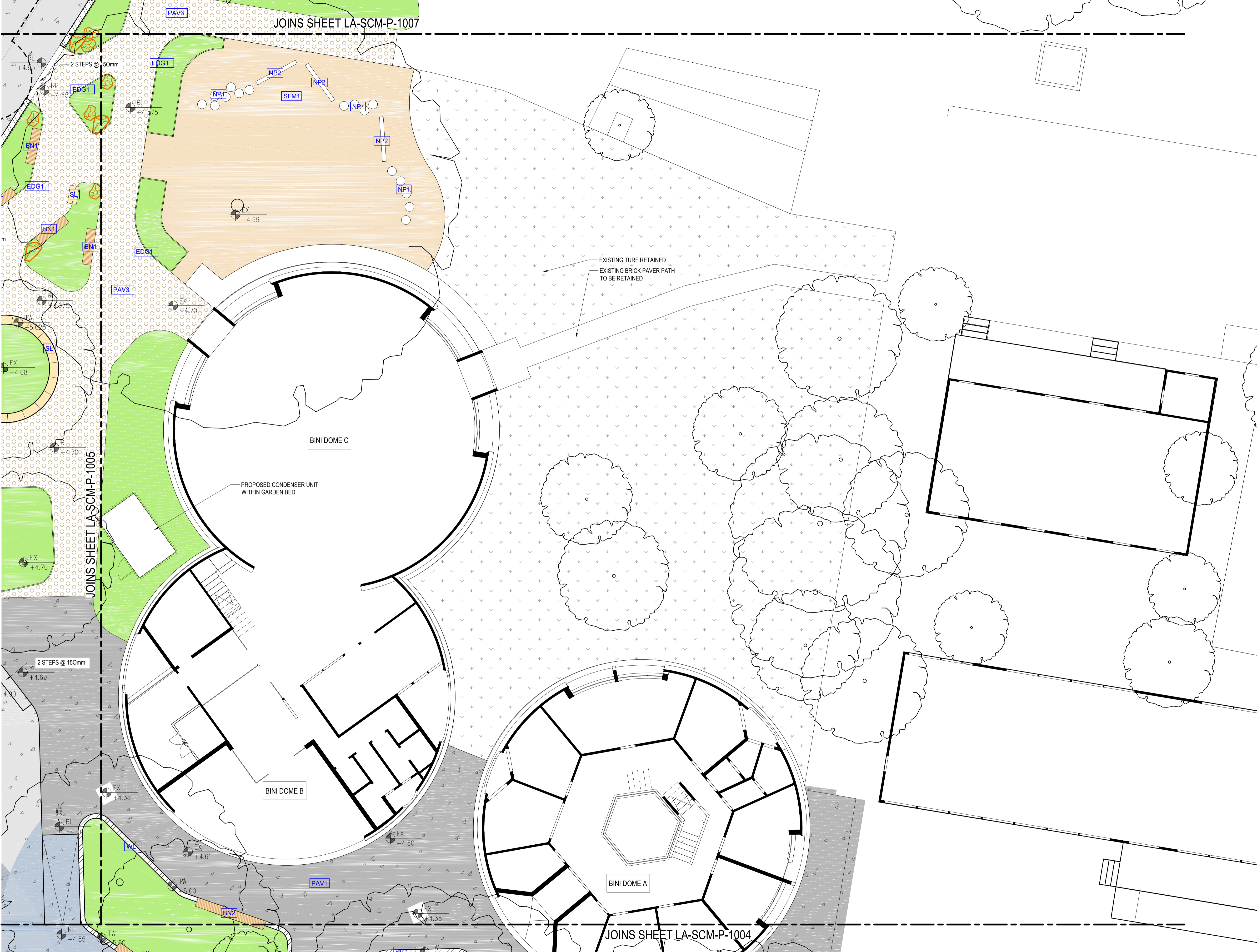
TITLE GENERAL ARRANGEMENT  
LANDSCAPE PLANS - SHEET 05

DRAWN BY	JG	REVISION
SCALES	1:100 @A1	
PLOT DATE	2 August 2022	A
PROJECT N°.	P22-024	
DRAWING N°.	LA-SCM-P-1005	



LEGEND

-  PROPERTY BOUNDARY
  -  EXISTING TREE TO BE RETAINED
  -  PROPOSED TREES
- HARDWORKS**
-  PROPOSED CONCRETE PAVING (BROOM FINISHED)
  -  PROPOSED ASPHALT PAVING
  -  PROPOSED CONCRETE RETAINING WALL
  -  EXISTING FENCE & GATES
  -  PROPOSED FENCE & GATES
- SOFTWORKS**
-  EXISTING VEGETATION RETAINED AS IS
  -  PROPOSED GARDEN BEDS
  -  EXISTING TURF
- FURNITURE/FIXTURES**
-  PROPOSED BIKE HOOPS
  -  PROPOSED SANDSTONE LOG WITH TIMBER TOP



KEY PLAN



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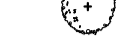


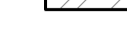







TITLE GENERAL ARRANGEMENT  
 LANDSCAPE PLANS - SHEET 06

DRAWN BY	JG	REVISION	A
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PLOT DATE	2 August 2022		
PROJECT N°	P22-024		
DRAWING N°	LA-SCM-P-1006		

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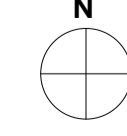
**LEGEND**


-  PROPERTY BOUNDARY
  -  EXISTING TREE TO BE RETAINED
  -  PROPOSED TREES
- HARDWORKS**
-  PROPOSED CONCRETE PAVING (BROOM FINISHED)
  -  PROPOSED ASPHALT PAVING
  -  PROPOSED CONCRETE RETAINING WALL
  -  EXISTING FENCE & GATES
  -  PROPOSED FENCE & GATES
- SOFTWORKS**
-  EXISTING VEGETATION RETAINED AS IS
  -  PROPOSED GARDEN BEDS
  -  EXISTING TURF
- FURNITURE/FIXTURES**
-  PROPOSED BIKE HOOPS
  -  PROPOSED SANDSTONE LOG WITH TIMBER TOP



**KEY PLAN**



N	
	
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TITLE GENERAL ARRANGEMENT  
LANDSCAPE PLANS - SHEET 07

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PLOT DATE	2 August 2022
PROJECT N°.	P22-024
DRAWING N°.	LA-SCM-P-1007
REVISION	A

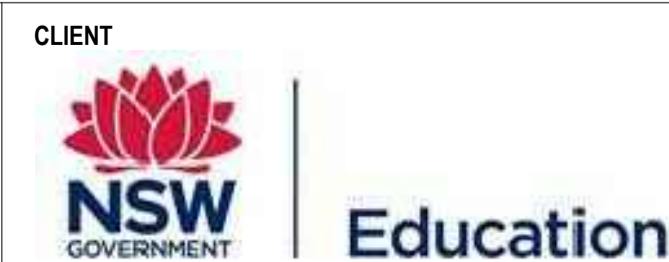
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INDICATIVE PLANT SCHEDULE									
NARRABEEN NORTH PRIMARY SCHOOL									
CODE	BOTANICAL NAME	COMMON NAME	MATURE SIZE (H x W)	SUPPLY SIZE	DENSITY	QUANTITY	NARRABEEN WARD SUGGESTED PLANTS	SWAMP OAK FOREST	AUSTRALIAN NATIVE
<b>TREES</b>									
ANC	Angophora costata	Sydney Red Gum	20 x 12m	200L	AS SHOWN	2			
BAI	Banksia integrifolia	Coastal Banksia	12 x 6m	100L	AS SHOWN	9			
ELR	Elaeocarpus reticulatus	Blueberry Ash	8 x 4m	200L	AS SHOWN	8			
FMH	Ficus microcarpa hillii	Hills Weeping Fig	20 x 12m	100L	AS SHOWN	1			
GLF	Glochidion ferdinandi	Cheese Tree	20 x 10	200L	AS SHOWN	6			
LIA	Livistonia australis	Cabbage Tree Palm	30 x 8m	200L	AS SHOWN	3			
MES	Melaleuca styphelioides	Prickly Leaved Paperbark	8 x 7m	100L	AS SHOWN	1			
TRL	Tristaniopsis laurina	Kanooka Gum	12-15 x 4-6m	100L	AS SHOWN	8			
						<b>TOTAL</b>	<b>38</b>		
<b>SHRUBS</b>									
Acc	Acacia cognata 'LimeLight'	River Wattle	1 x 1.5m	200L	AS SHOWN	33			
Acs	Acmena smithii	Lilly Pilly	3 x 2m	45L	AS SHOWN	53			
Alc	Alpinia Caenulua	Native Ginger	1.5 x 1m	200mm	AS SHOWN	56			
Asa	Asplenium australasicum	Birds Nest Fern	1-1.5 x 1-1.5m	45L	AS SHOWN	38			
Bao	Banksia oblongifolia	Fern Leaf Banksia	0.5-2 x 1.5m	200mm	AS SHOWN	5			
Bar	Bauera rubioides	River Rose	0.3-1.5 x 0.5-1m	200mm	AS SHOWN	76			
Bli	Blechnum indicum	Swamp Water Fern	1.2m x 1m	200mm	AS SHOWN	180			
Blg	Blechnum gibbum 'Silver Lady'	Silver Lady Tree Fern	1.2m x 1m	200mm	AS SHOWN	59			
Cij	Callistemon 'Little John'	Bottlebrush	0.7-1 x 0.5-1m	200mm	AS SHOWN	32			
Cce	Callistemon citrinus 'Endeavor'	Bottlebrush	2-3 x 2-3m	200mm	AS SHOWN	3			
Cof	Cordyline fruticosa 'Rubra'	Palm Lily	1m x 1m	200mm	AS SHOWN	57			
Crp	Crinum pedunculatum	Swamp Lily	3 x 3m	45L	AS SHOWN	29			
Doa	Doodia aspera	Prickly Rasp Fern	0.4 x 0.6m	200mm	AS SHOWN	105			
Doe	Doryanthes excelsa	Gynea Lilly	2.4 x 2m	45L	AS SHOWN	30			
Epl	Epacris longiflora	Fuschia heath	0.7-1.5 x 1m	200mm	AS SHOWN	9			
Grb	Grevillea buxifolia	Grey Spider Flower	1-2 x 1-2m	200mm	AS SHOWN	2			
Grs	Grevillea speciosa	Red Spider Flower	3 x 2m	200mm	AS SHOWN	16			
Hgn	Hymenosporum flavum 'Gold Nugget'	Gold Nugget	0.75 x 0.75m	200mm	AS SHOWN	76			
Hym	Hypolepis muelleri	Harsh Ground-Fern	1.5 x 1.5m	200mm	AS SHOWN	165			
Ina	Indigofera australis	Australian Indigo	2 x 2m	200mm	AS SHOWN	9			
Leb	Leucophyta brownii	Cushion Bush	1 x 1m	200mm	AS SHOWN	18			
Lst	Leptospermum laevigatum 'Shore Tuff'	Coastal Tea Tree	0.3-0.5 x 1-1.2m	200mm	AS SHOWN	28			
Mac	Macrozamia communis	Burrawang	2 x 2m	45L	AS SHOWN	4			
Met	Melaleuca thymifolia	Honey Myrtle	1 x 1.5m	200mm	AS SHOWN	14			
Pwj	Pimelea 'White Jewel'	Rice Flower	0.4 x 0.5-0.8m	200mm	AS SHOWN	53			
Syc	Syzygium 'Cascade'	Cascade Lilly Pilly	2-3 x 1-2m	45L	AS SHOWN	26			
Wfg	Westringia fruticosa 'Grey Box'	Coastal Rosemary	0.45 x 0.45m	200mm	AS SHOWN	89			
						<b>TOTAL</b>	<b>1251</b>		
<b>GRASSES</b>									
Anf	Angiozanthos flavidus	Kangaroo Paw	2 x 1m	140mm	4/m2	143			
Caa	Carex appressa	Tall Sedge	0.9 x 1m	140mm	6/m2	45			
Dic	Dianella caerulea	Blue Flax Lilly	1 x 1m	140mm	6/m2	944			
Dss	Dianella 'Silver Streak'	Native Flax 'Silver Streak'	0.6 x 0.6m	140mm	5/m2	188			
Dtr	Dianella tasmanica 'Tas Red'	Native Flax 'Tas Red'	0.6 x 0.6m	140mm	5/m2	99			
Gas	Gahnia sieberiana	Red-Fruit Saw-Sedge	1.5m x 1.5m	140mm	5/m2	184			
Imc	Imperata cylindrica	Blady grass	0.7 x 1m	140mm	6/m2	245			
Juu	Juncus usitatus	Common Rush	1.2 x 0.5m	140mm	6/m2	265			
Lip	Libertia paniculata	Grass Flag	0.7 x 0.5m	140mm	6/m2	228			
Lim	Liriope muscari 'Amethyst'		0.4 x 0.4m	140mm	6/m2	25			
Llk	Lomandra longifolia 'Katrinus Deluxe'	Mat Rush	0.8-1 x 1-1.2m	140mm	4/m2	730			
Pol	Poa labillardieri	Tussock Grass	1.2 x 0.5m	140mm	6/m2	60			
						<b>TOTAL</b>	<b>3156</b>		
<b>GROUNDCOVERS</b>									
Bmb	Brachyscome multifida 'Break O Day'	Native Daisy	0.2-0.3 x 0.4-0.5m	150mm	6/m2	116			
Coc	Commelina cyanea	Scurvy Weed	0.2 x 1m	150mm	6/m2	373			
Gpr	Grevillea 'Pooninda Royal Mantle'	Royal Mantle	0.2 x 3-6m	150mm	4/m2	242			
His	Hibbertia scandens	Snake Vine	0.5 x 1-5m	150mm	4/m2	182			
Mpy	Myoporum parvifolium 'Yareena'	Creeping Boobialla	0.1 x 1m	150mm	4/m2	117			
Vib	Viola banksii	Native Violet	0.2 x 0.3-1m	150mm	6/m2	776			
						<b>TOTAL</b>	<b>1806</b>		

			
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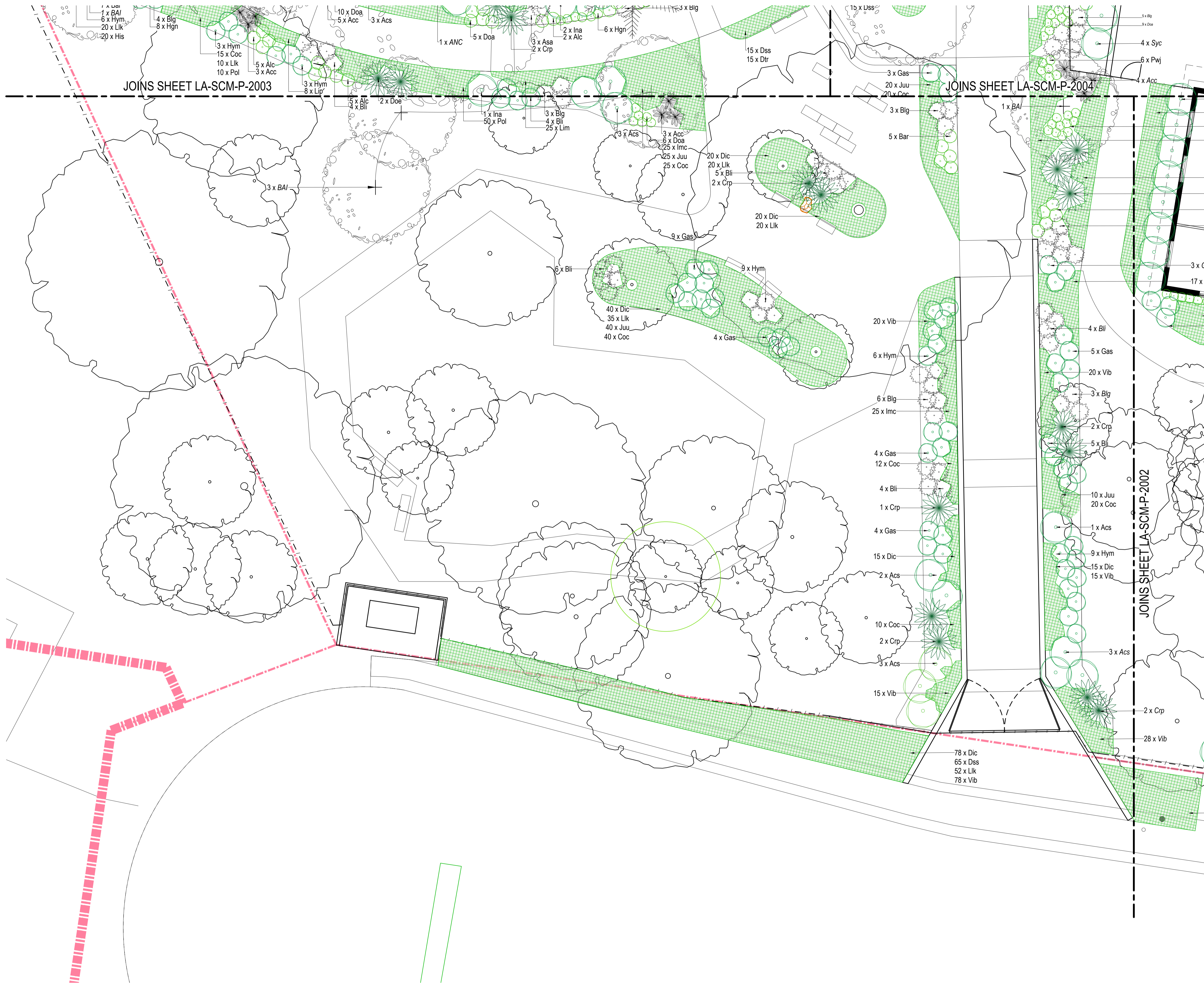
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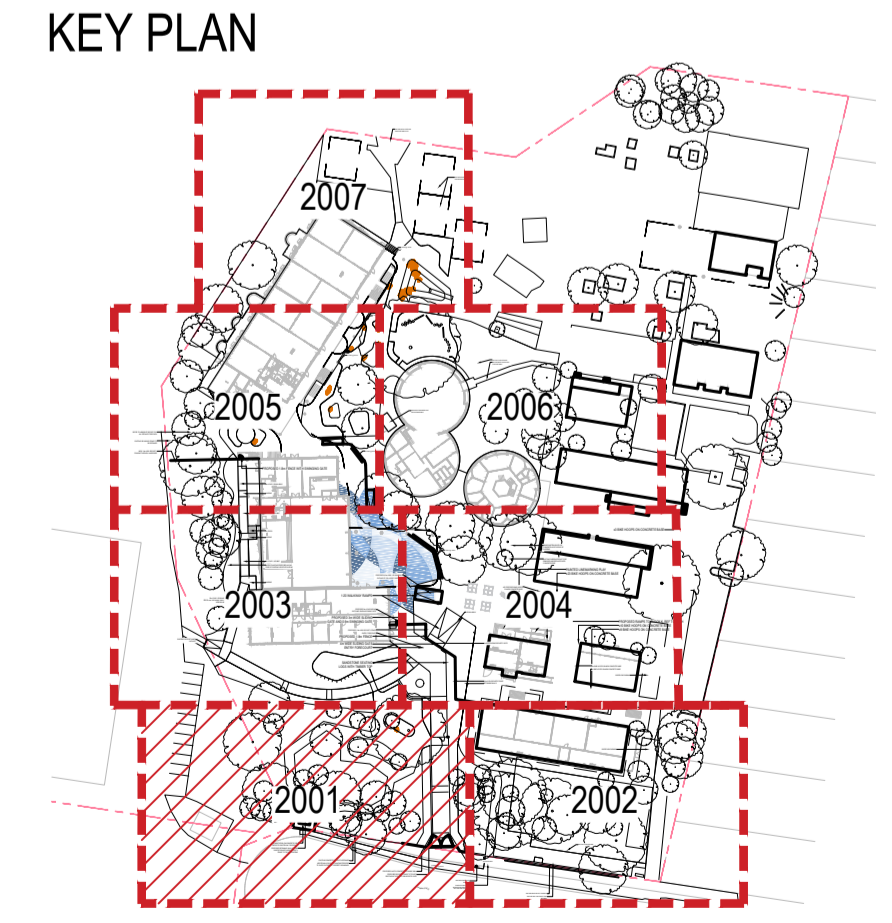
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PLOT DATE	2 August 2022		
PROJECT N°.	P22-024	DRAWING N°.	LA-SCM-P-2000
			<b>A</b>





- LEGEND**
- PROPERTY BOUNDARY
  - PROPOSED TREES
  - PROPOSED PALMS
  - PROPOSED FEATURE PLANT
  - PROPOSED SHRUBS
  - PROPOSED GROUNDCOVERS & GRASSES



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TITLE PLANTING PLANS - SHEET 01

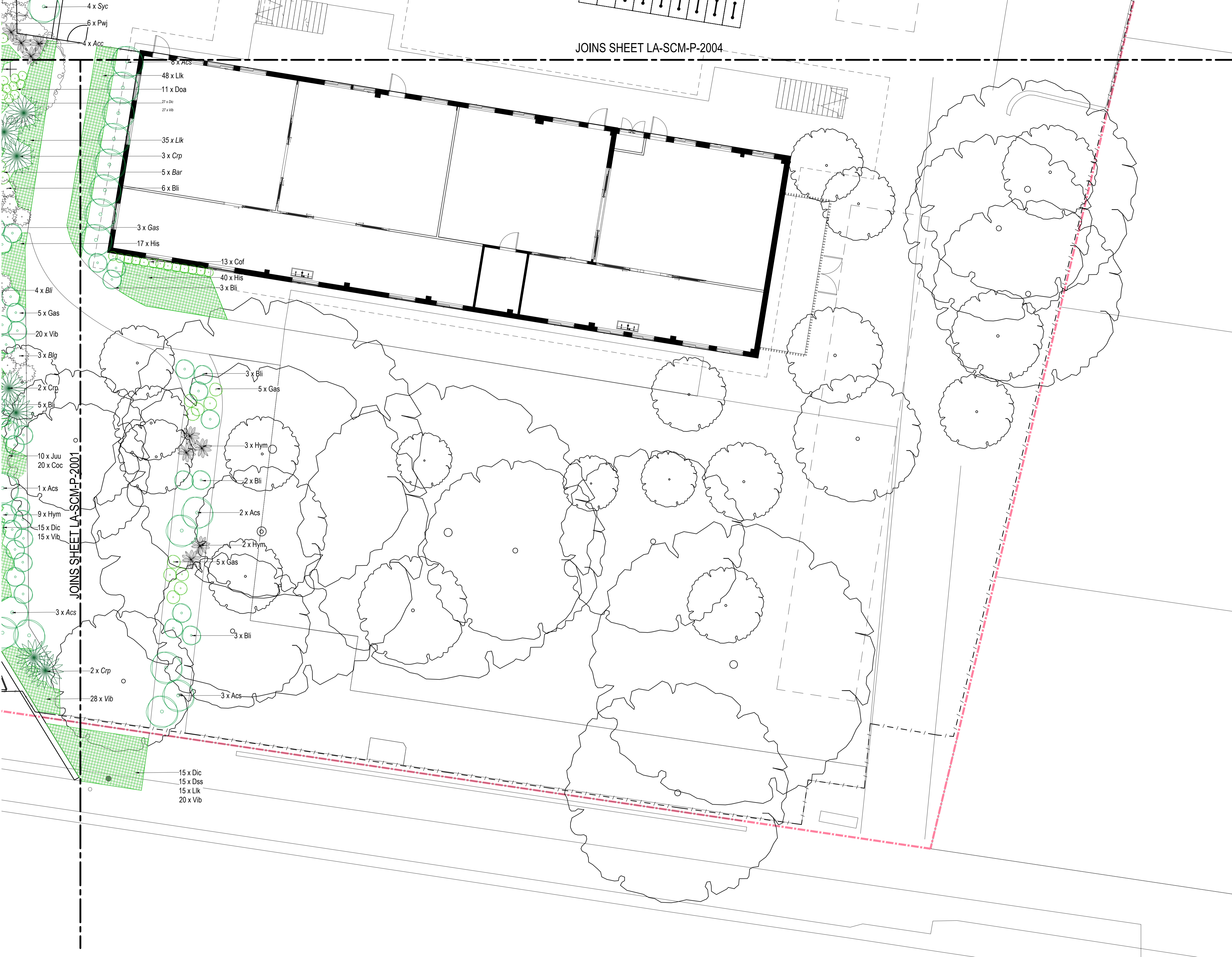
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PROJECT N°.	P22-024		
DRAWING N°.	LA-SCM-P-2001		

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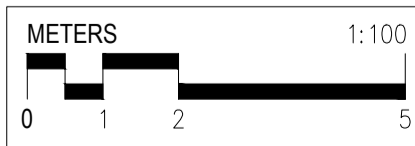
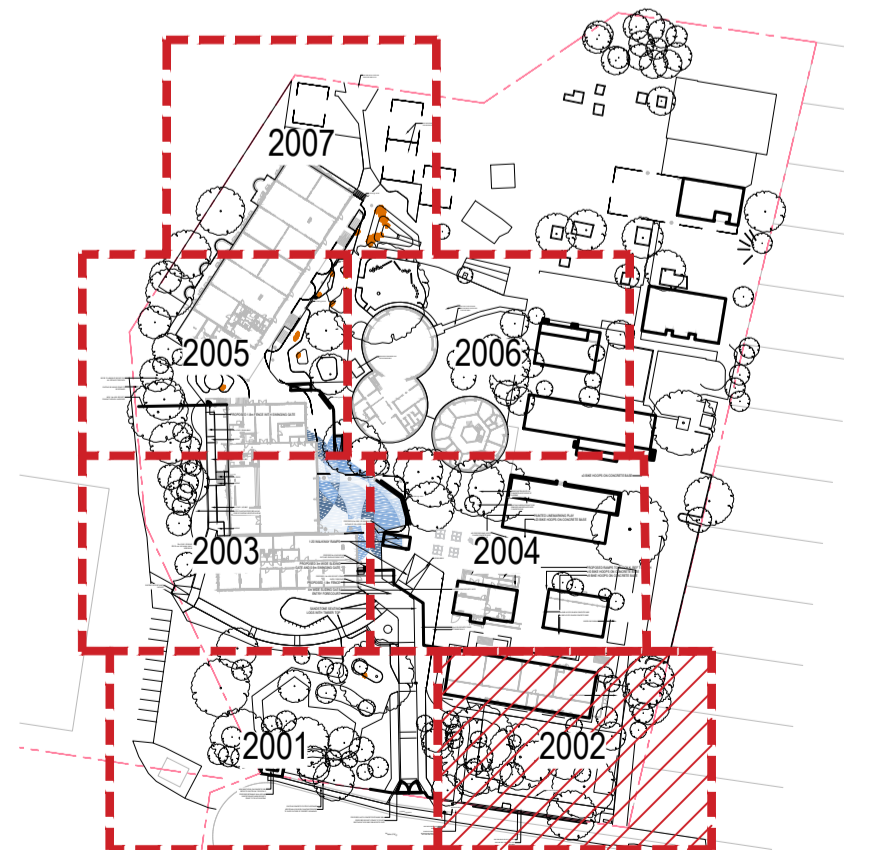


LEGEND

- PROPERTY BOUNDARY
- PROPOSED TREES
- ✦
 PROPOSED PALMS
- ✦
 PROPOSED FEATURE PLANT
- ✦
 PROPOSED SHRUBS
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TITLE PLANTING PLANS - SHEET 02

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PROJECT N°.	REVISION
P22-024	
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LA-SCM-P-2002	A

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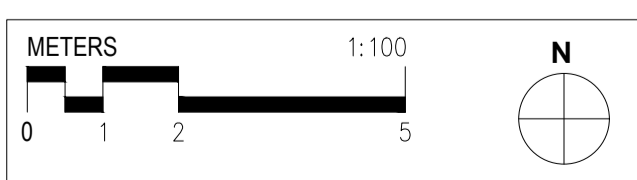
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JOINS SHEET LA-SCM-P-2001

- LEGEND**
- PROPERTY BOUNDARY
  - PROPOSED TREES
  - PROPOSED PALMS
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TITLE PLANTING PLANS - SHEET 03

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PROJECT NO.	P22-024		
DRAWING NO.	LA-SCM-P-2003		

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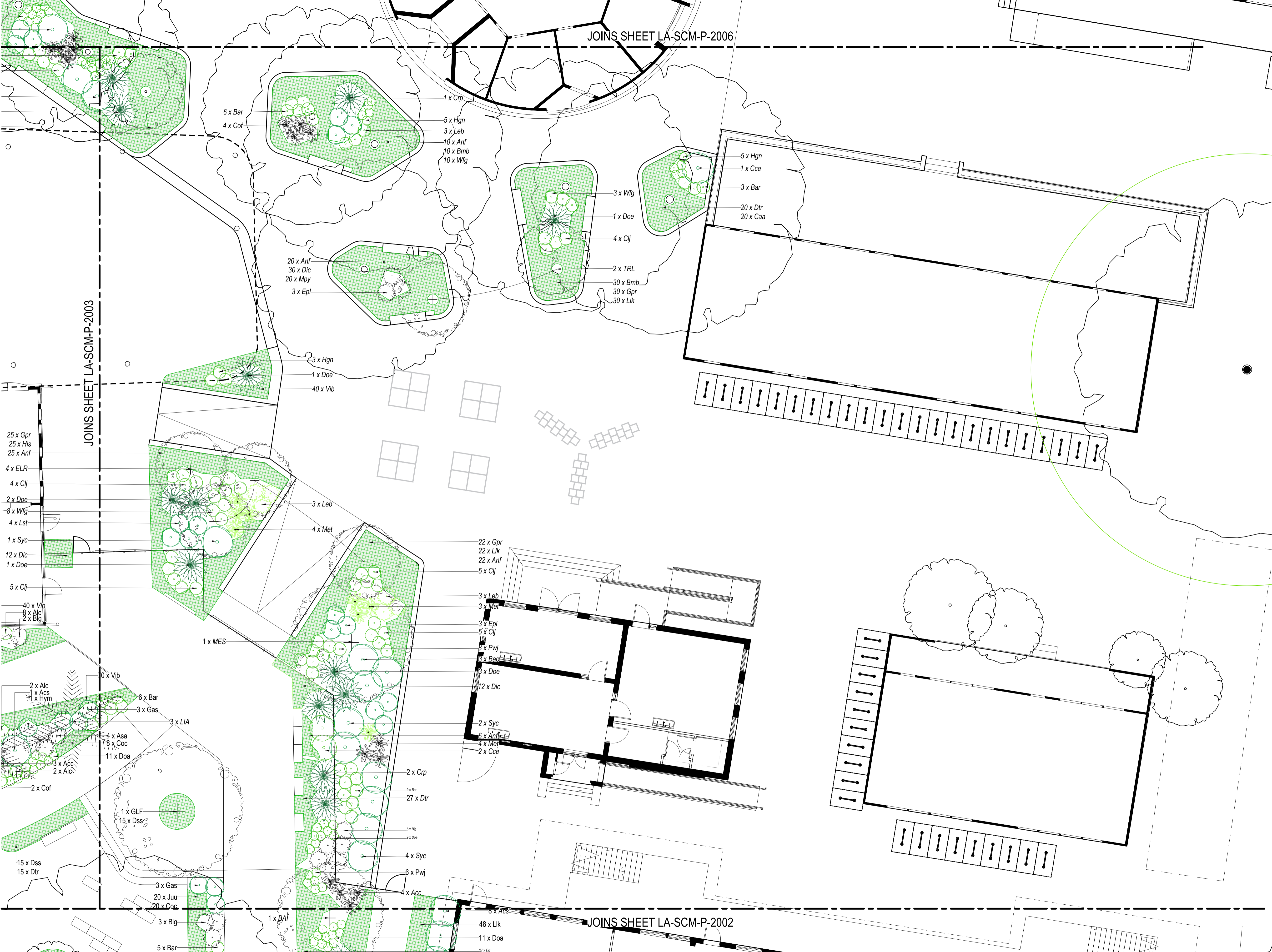
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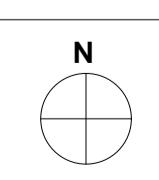
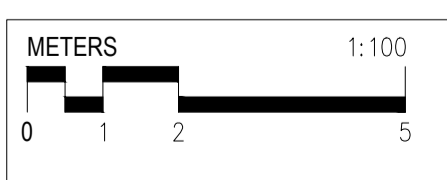
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LEGEND

-  PROPERTY BOUNDARY
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 TITLE PLANTING PLANS - SHEET 04

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PROJECT N°.	P22-024		
DRAWING N°.	LA-SCM-P-2004		

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- LEGEND**
- PROPERTY BOUNDARY
  - PROPOSED TREES
  - PROPOSED PALMS
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TITLE PLANTING PLANS - SHEET 05

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PLOT DATE	2 August 2022		
PROJECT N°.	P22-024		
DRAWING N°.	LA-SCM-P-2005		







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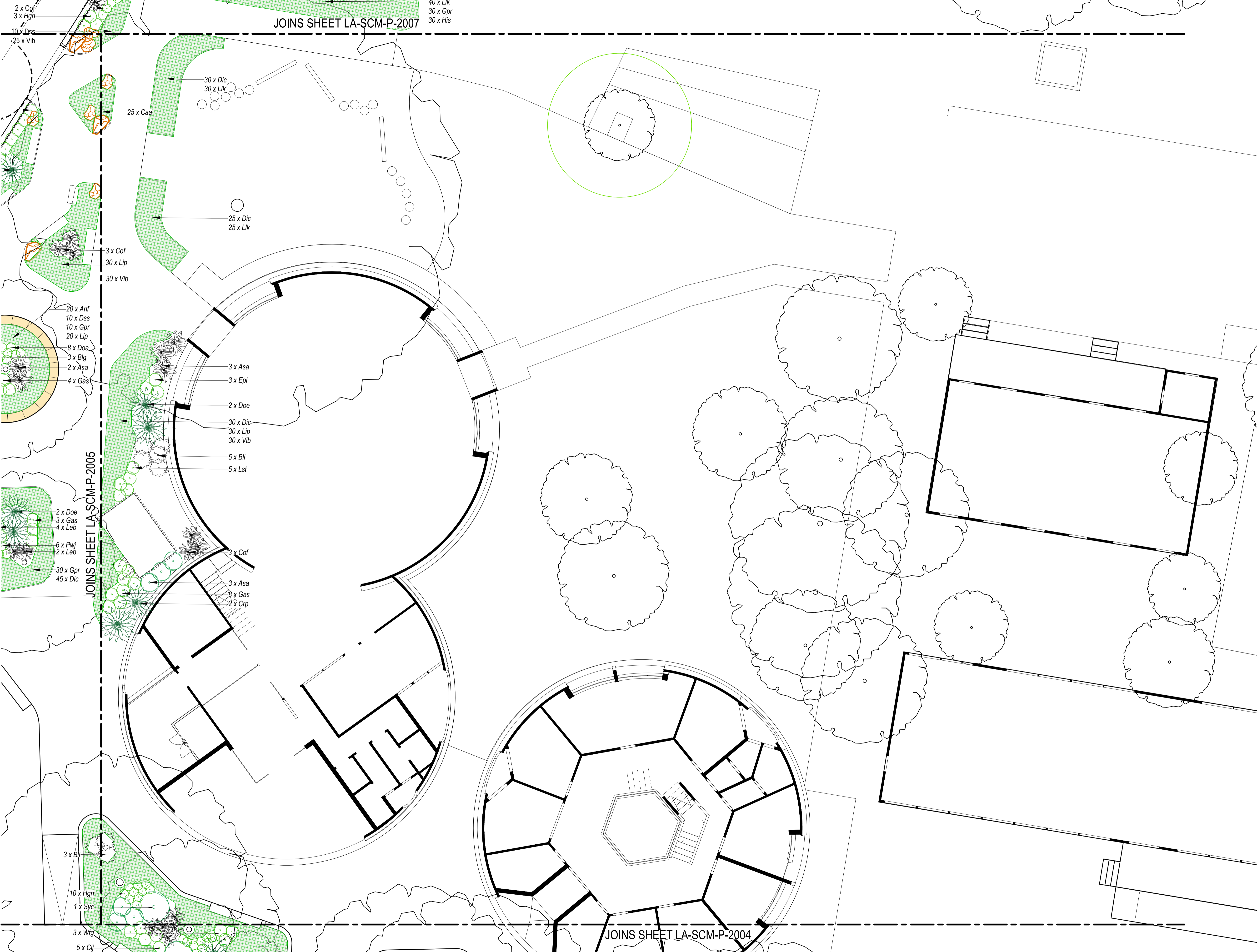


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30 x Gpr  
30 x His

LEGEND

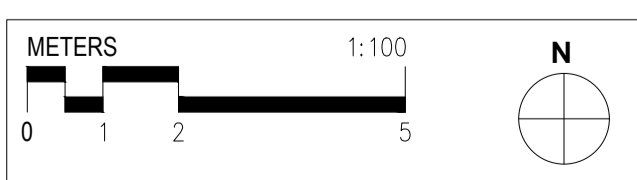
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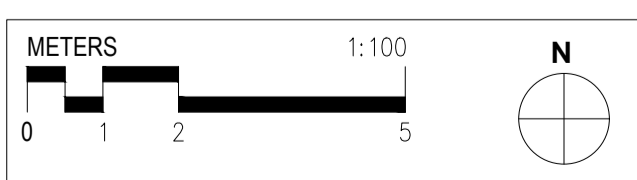
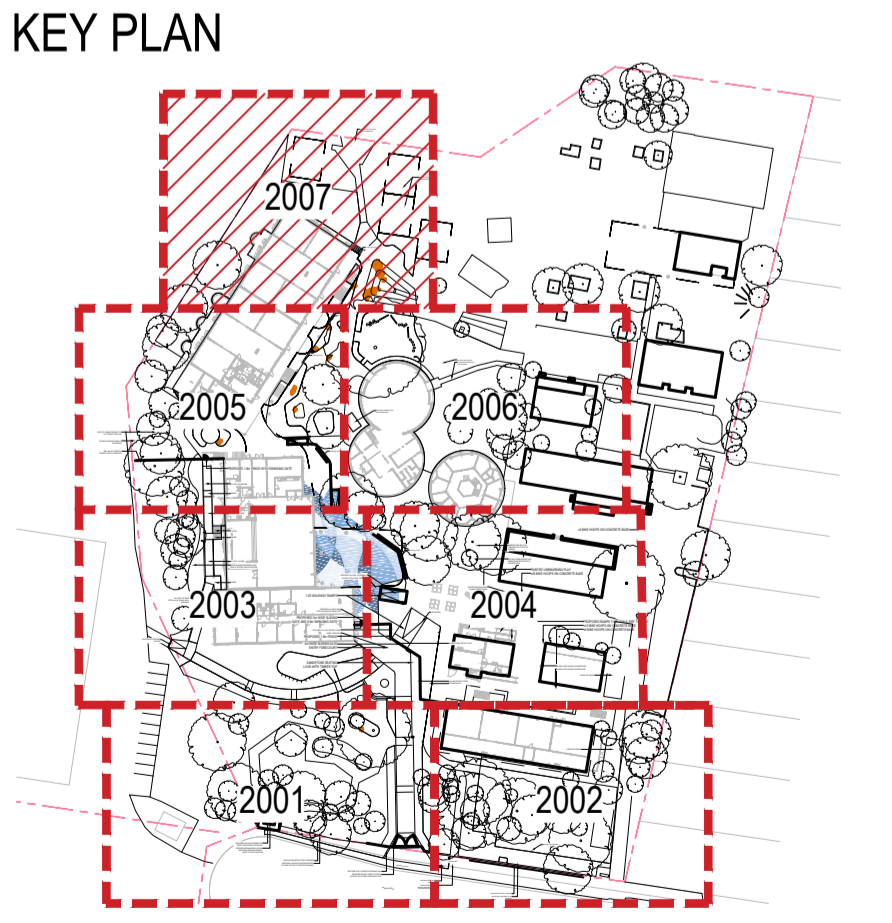
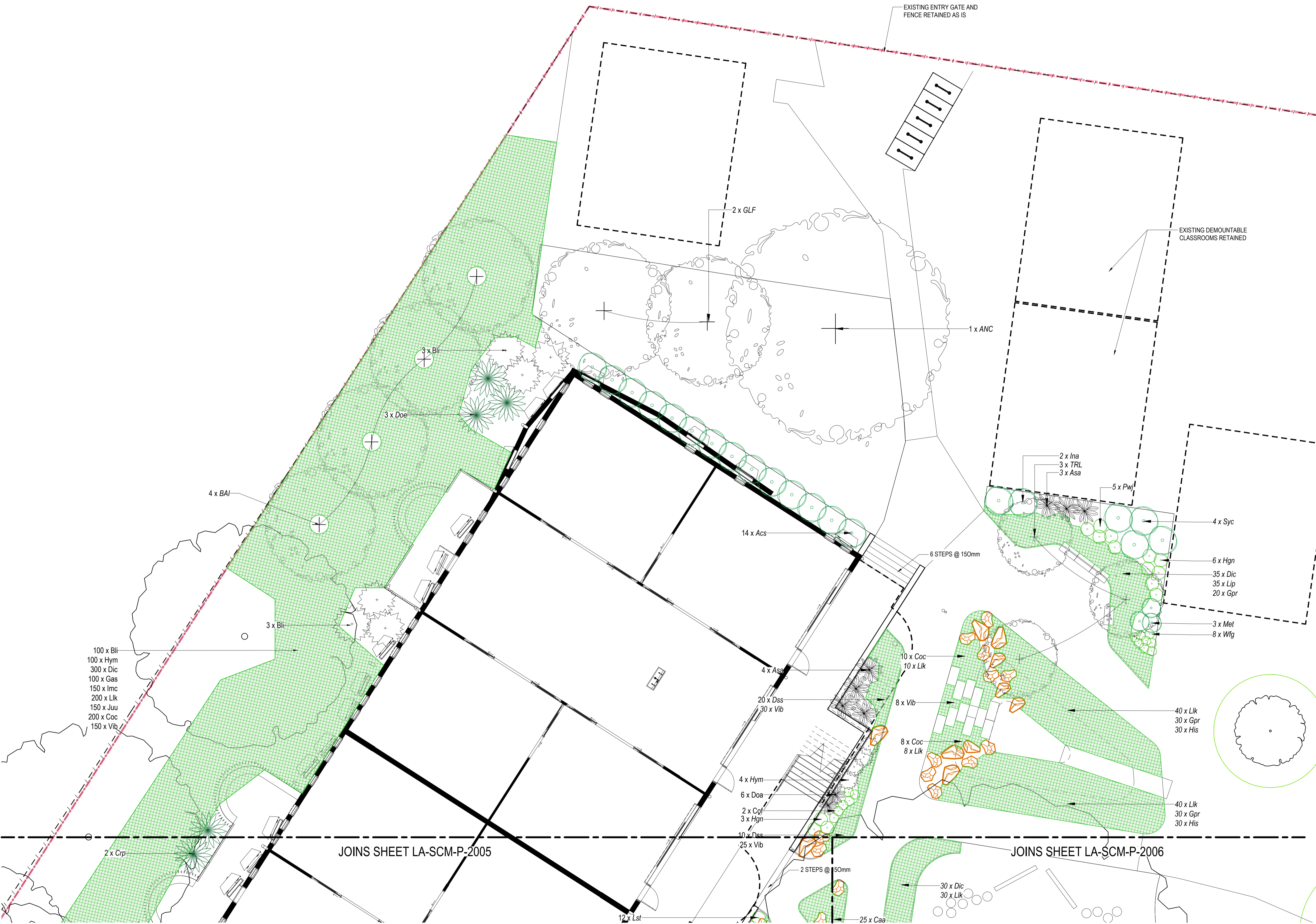
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DRAWING N°.	LA-SCM-P-2006		

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- LEGEND**
- PROPERTY BOUNDARY
  - PROPOSED TREES
  - PROPOSED PALMS
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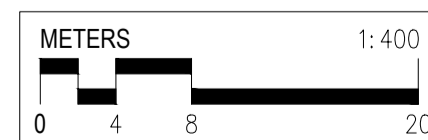
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TITLE HARDSCAPE PLANS - SHEET 07

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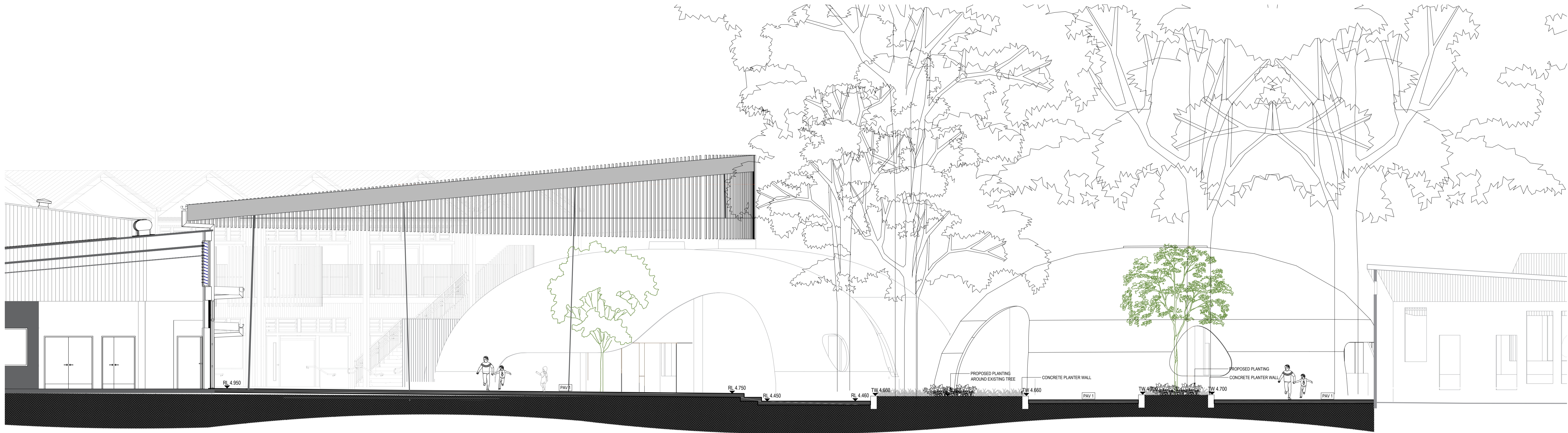
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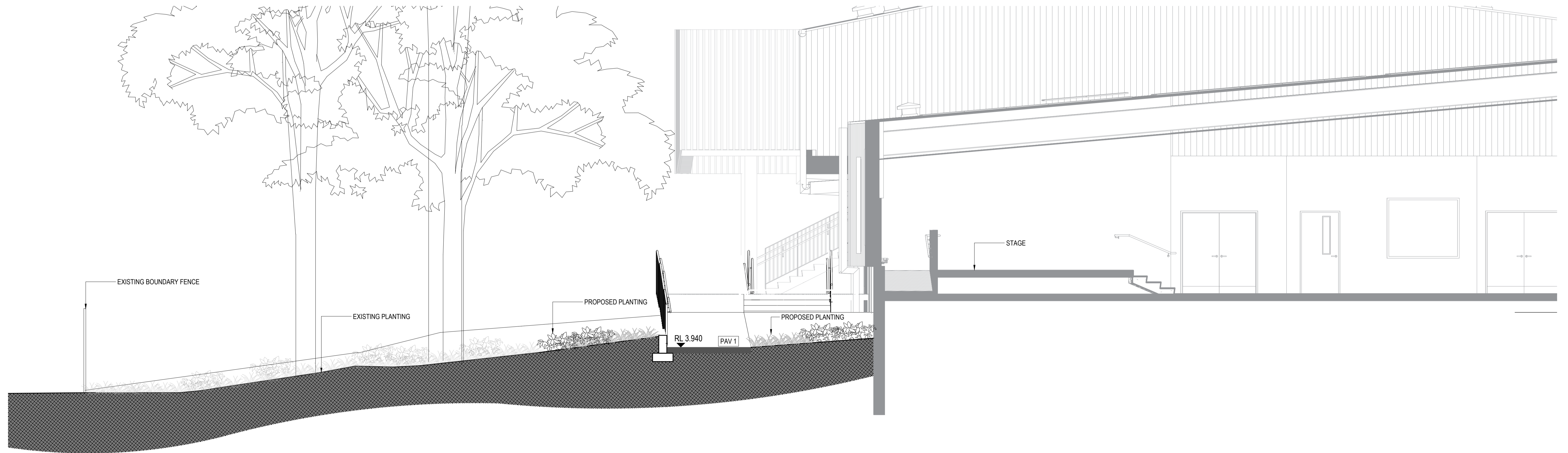
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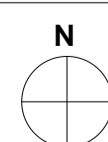
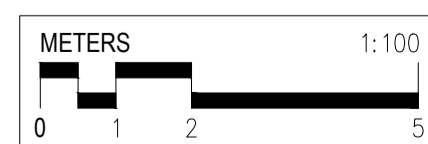




**A** SECTION  
1 : 50



**B** SECTION  
1 : 50



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TITLE SECTION/ELEVATION - SHEET 01

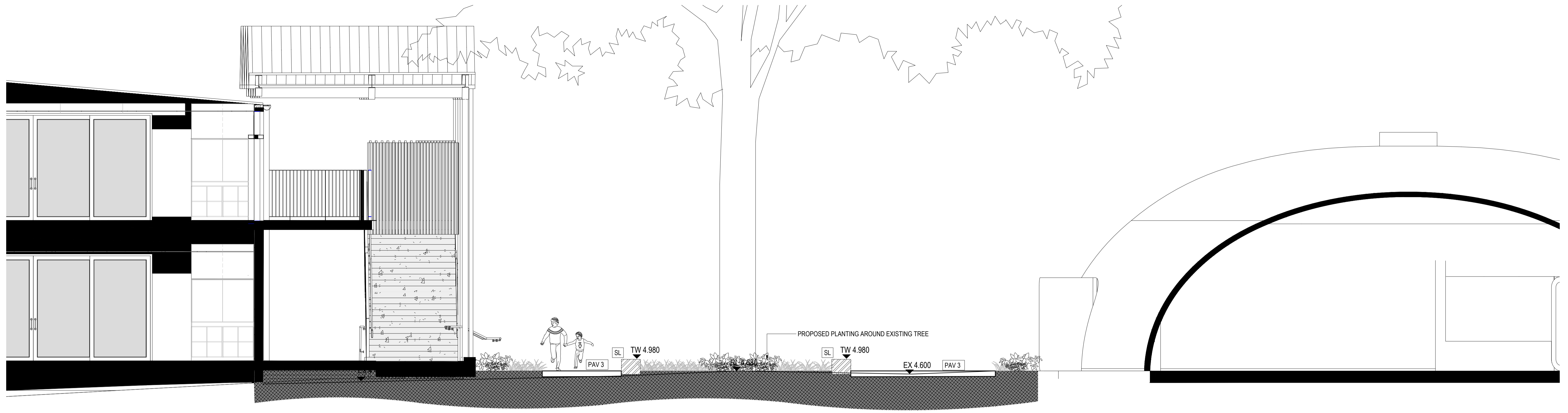
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A

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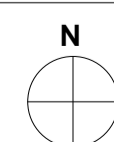
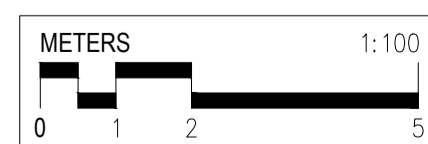




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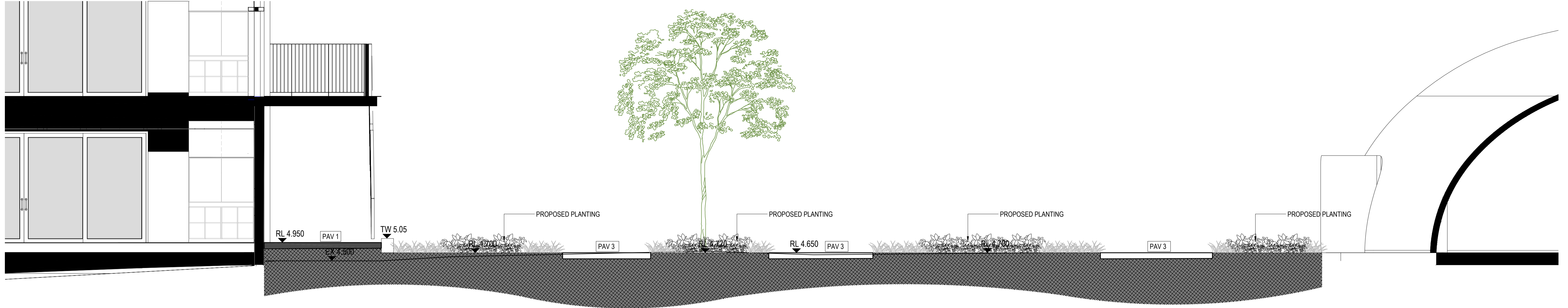
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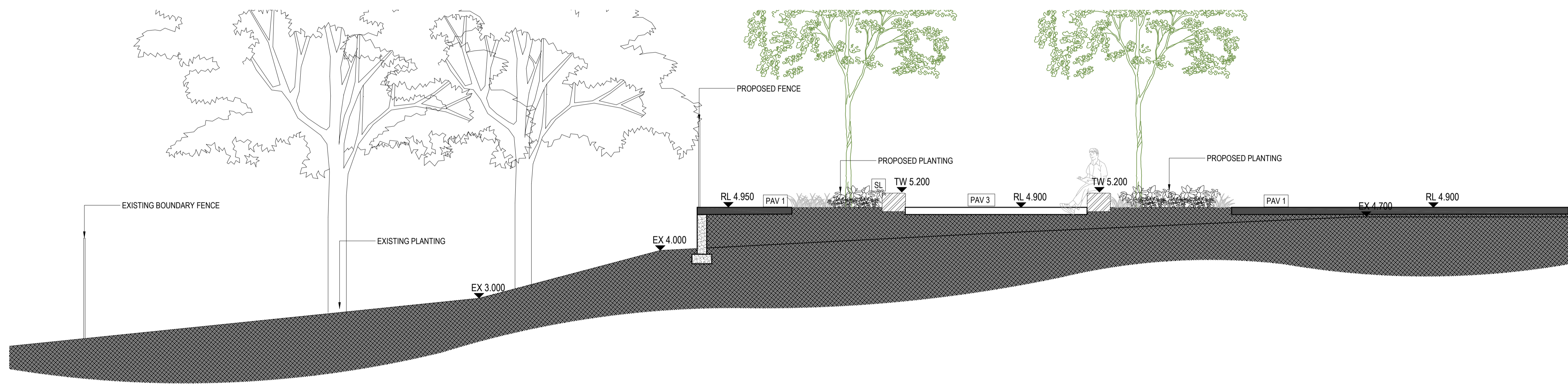
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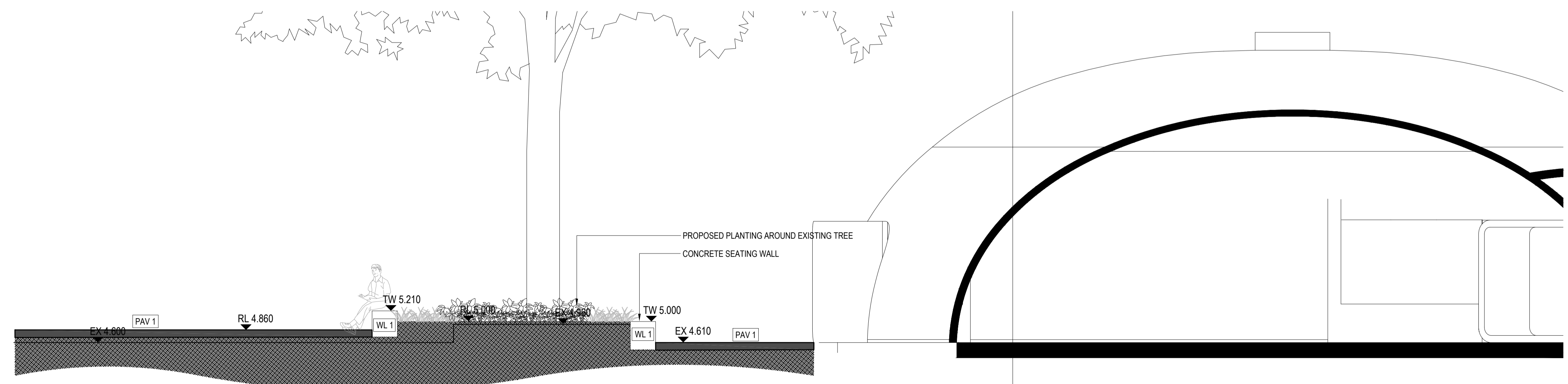




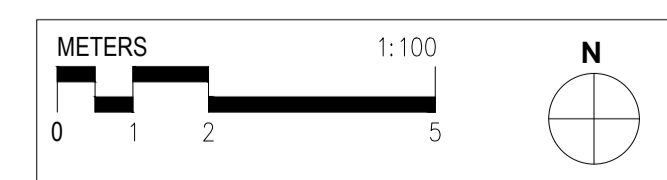
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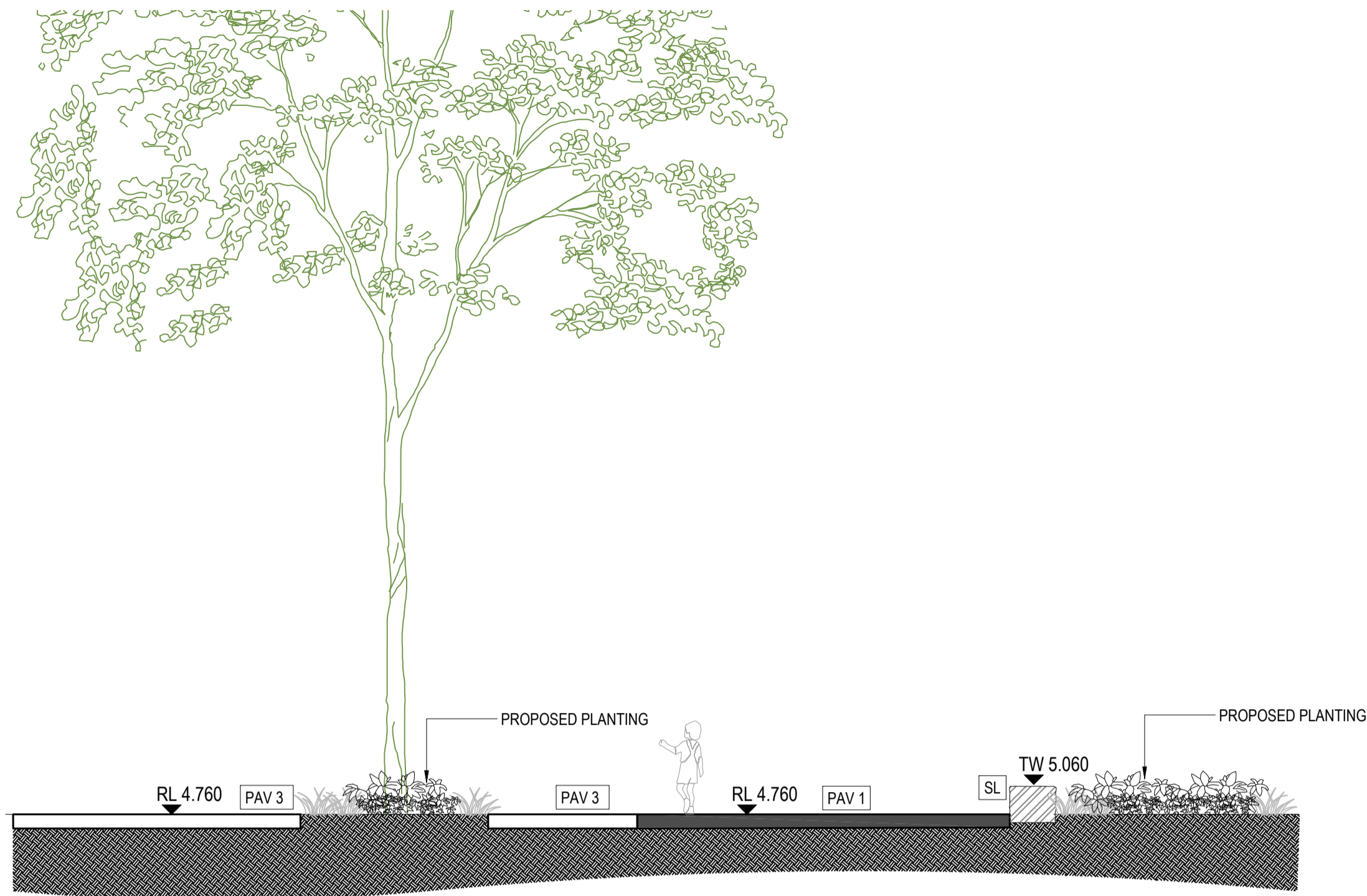
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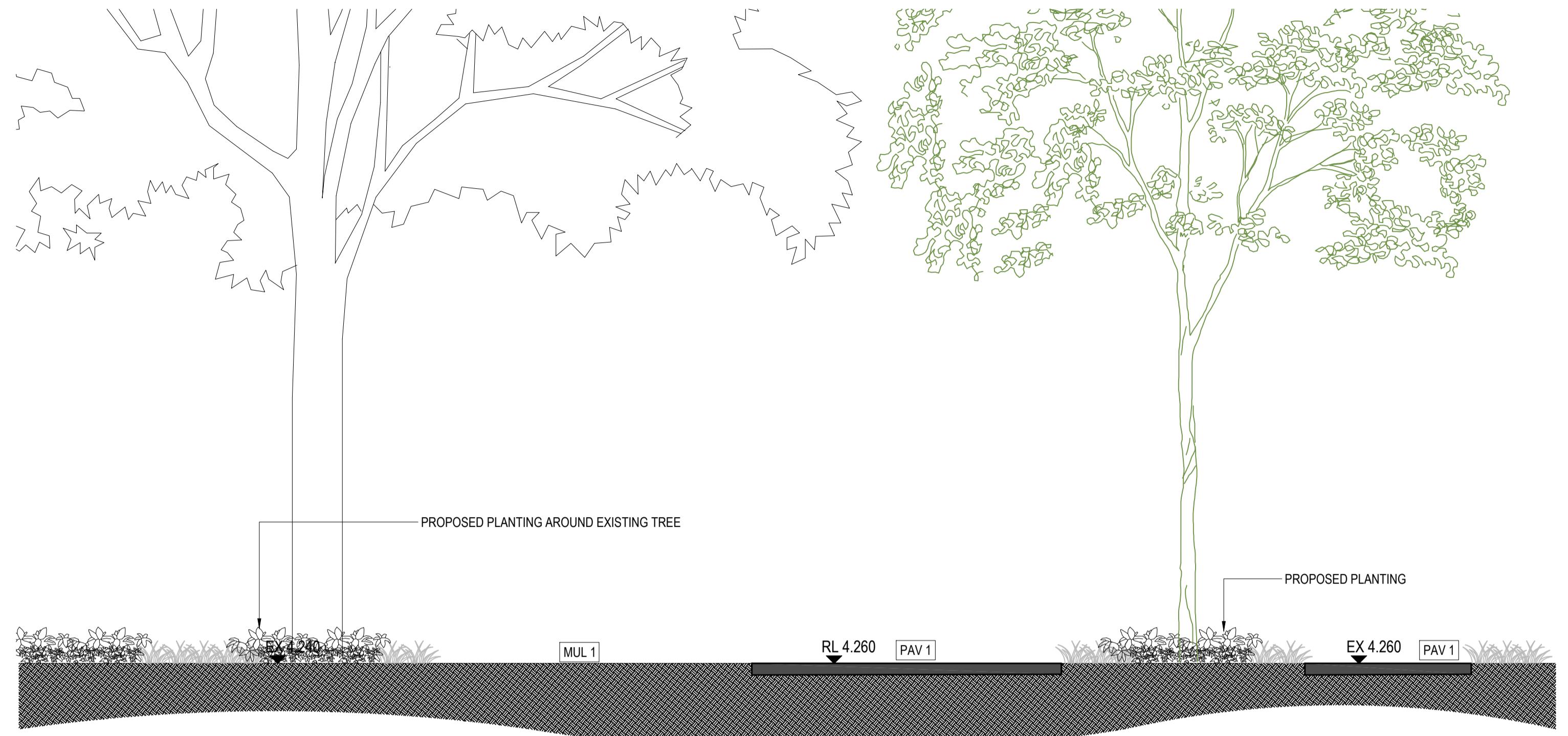
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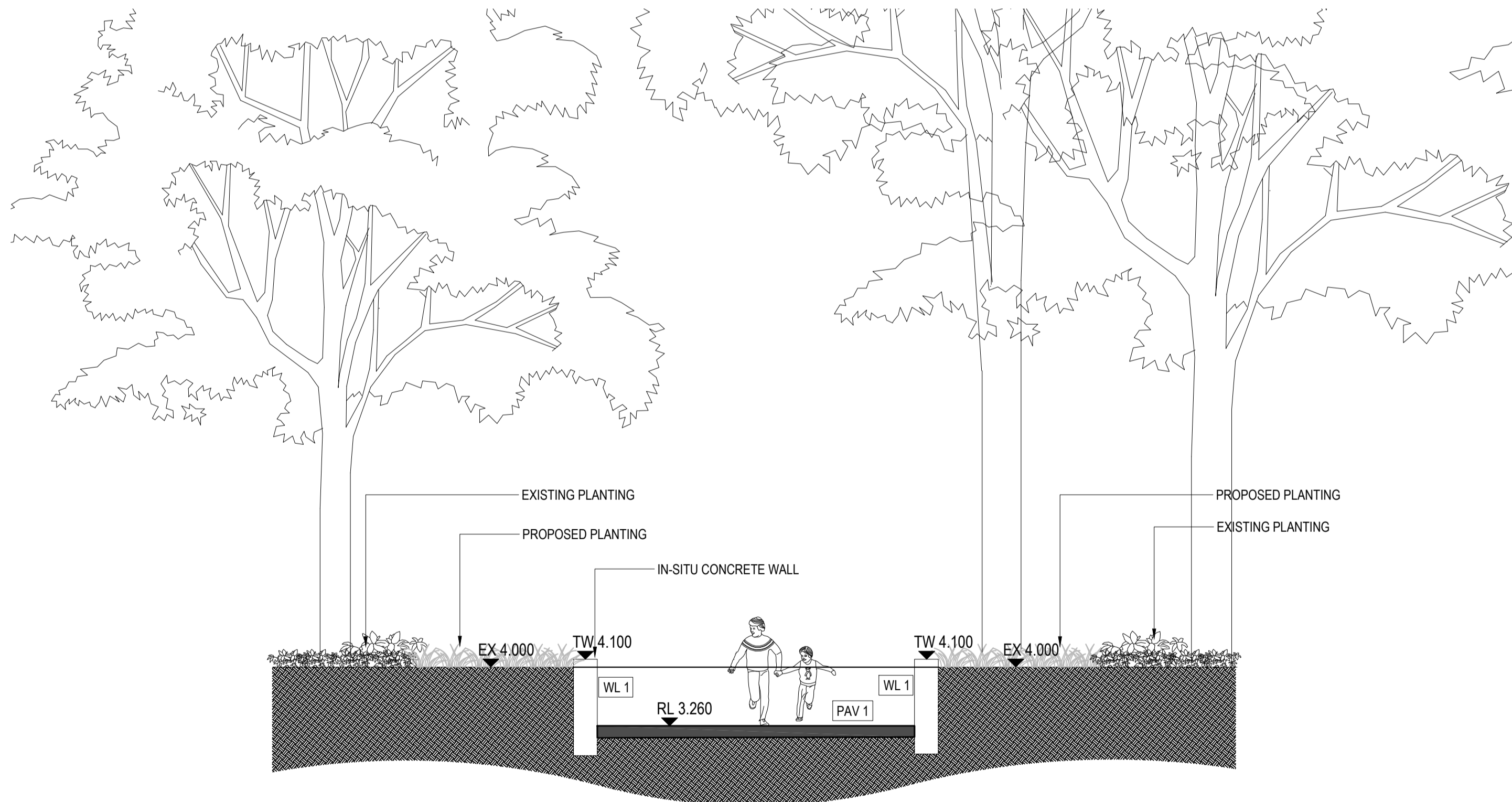




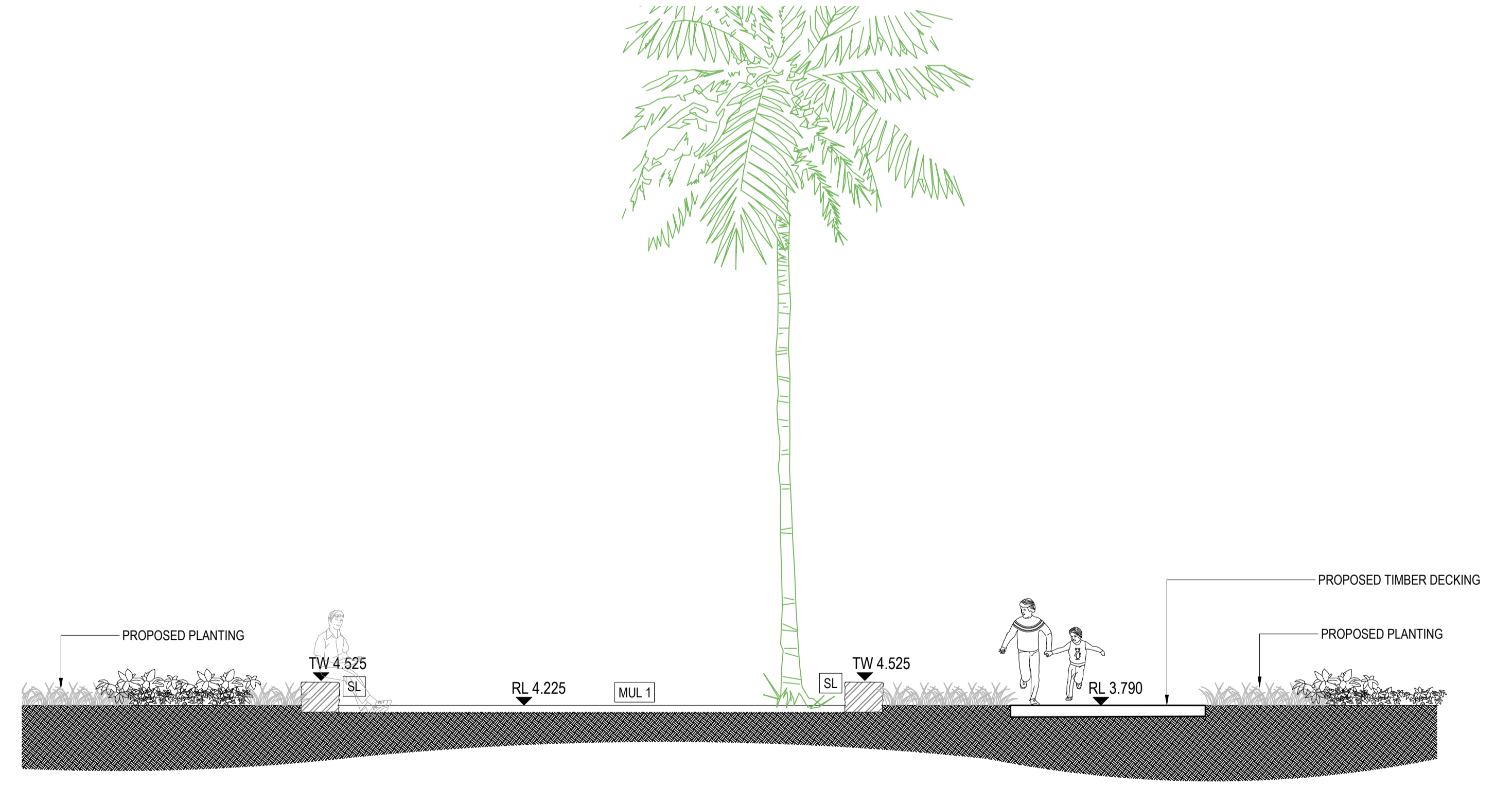
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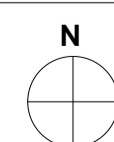
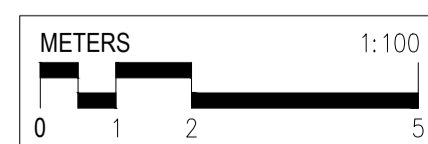
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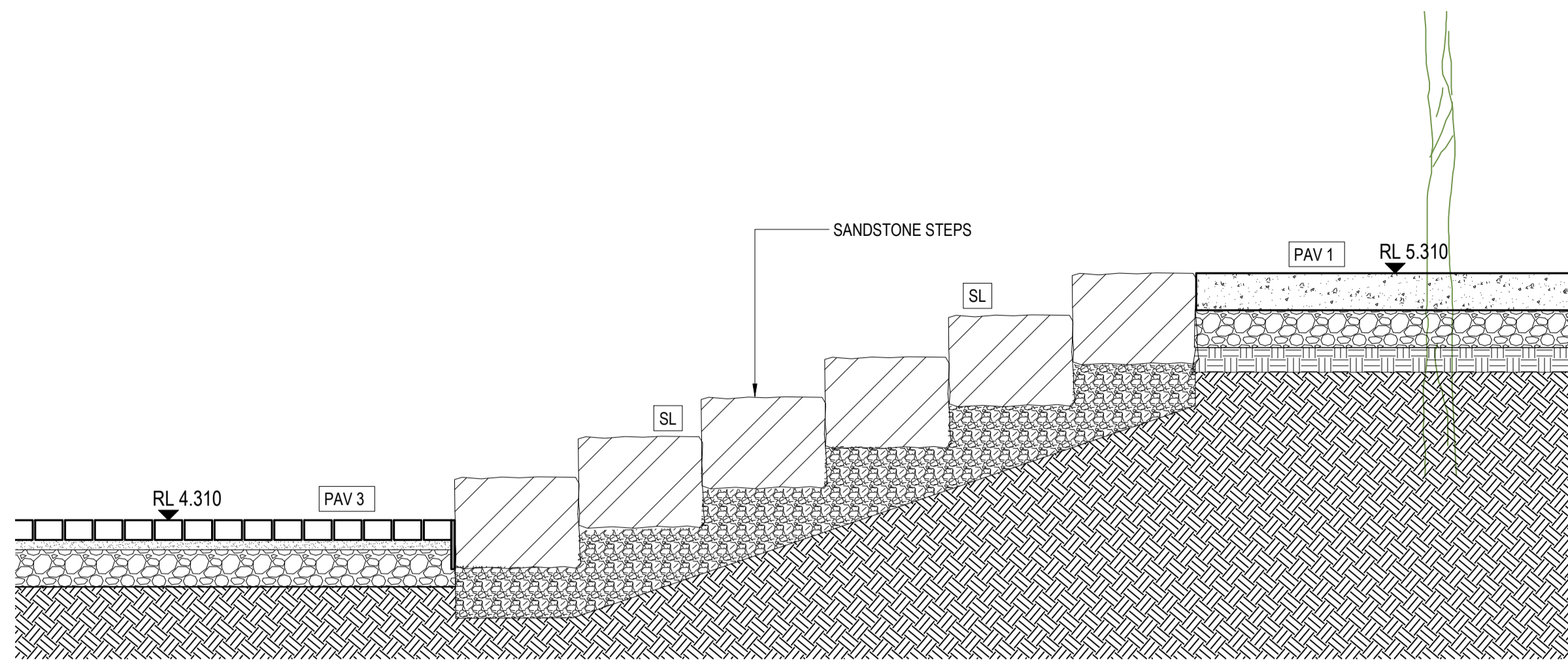
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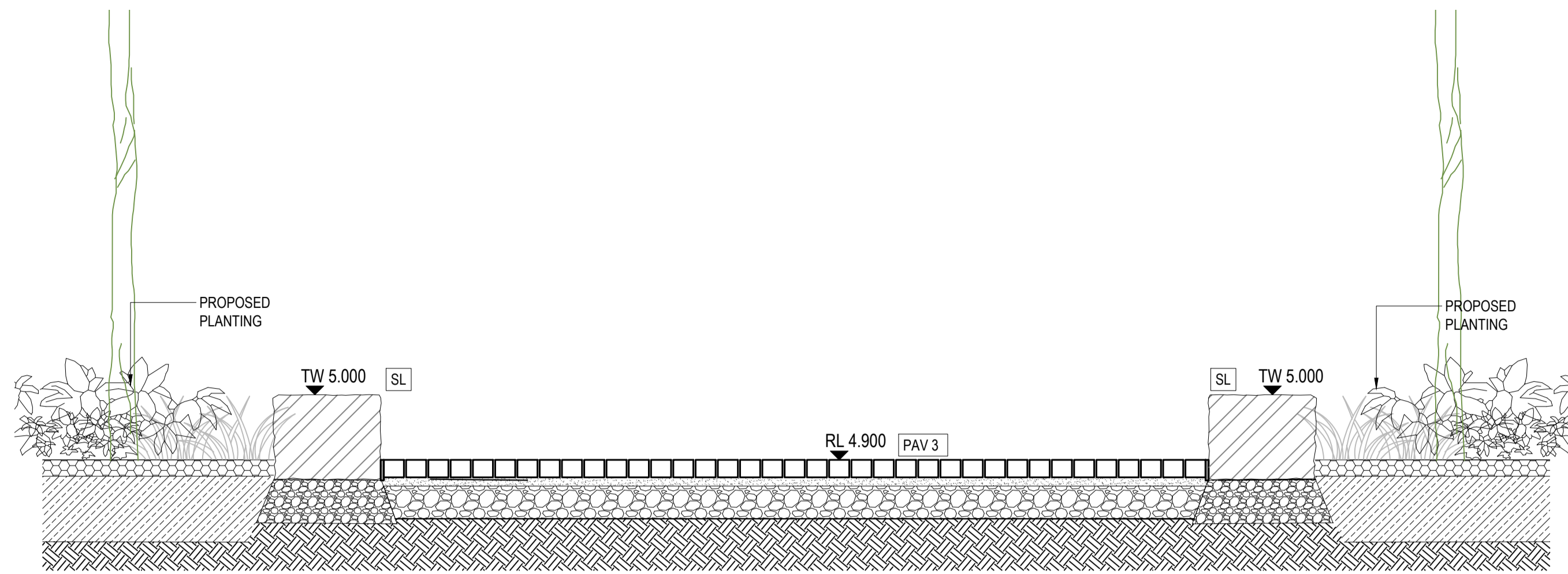
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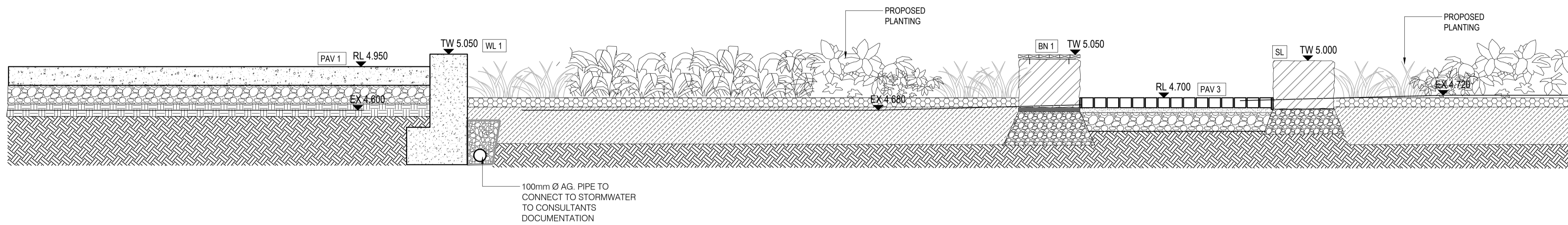




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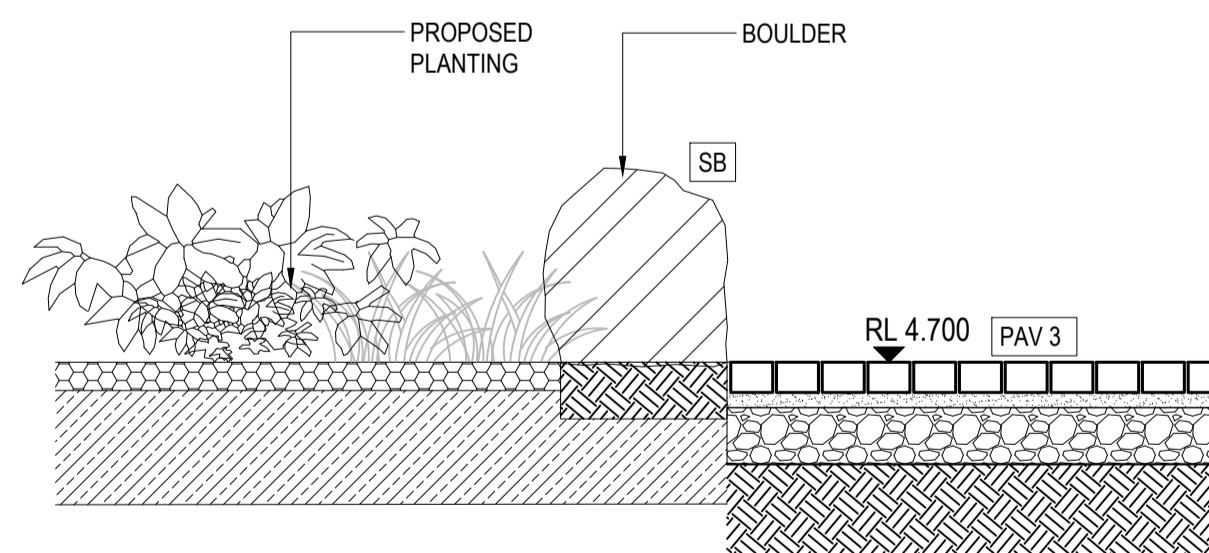


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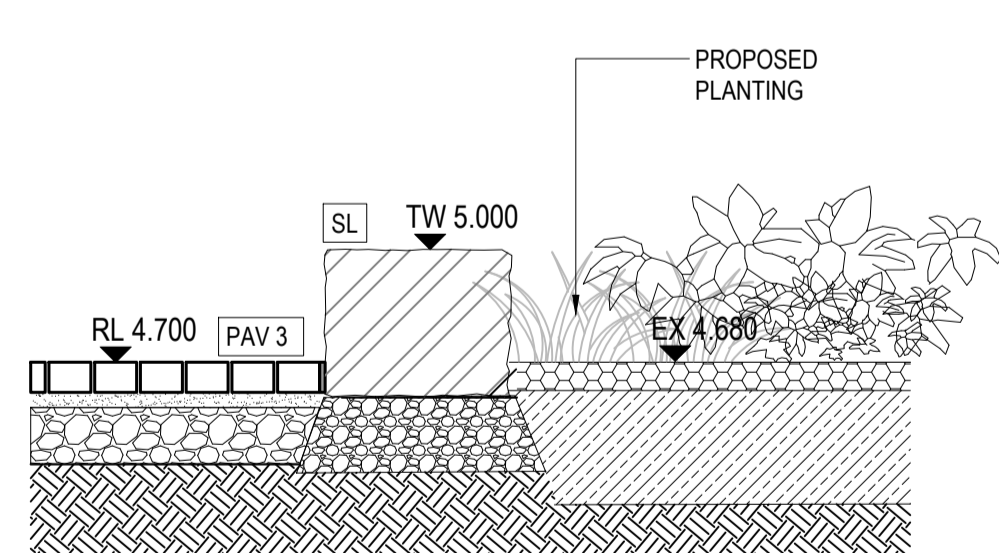


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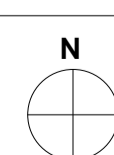
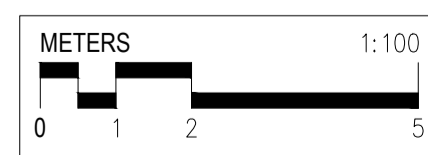
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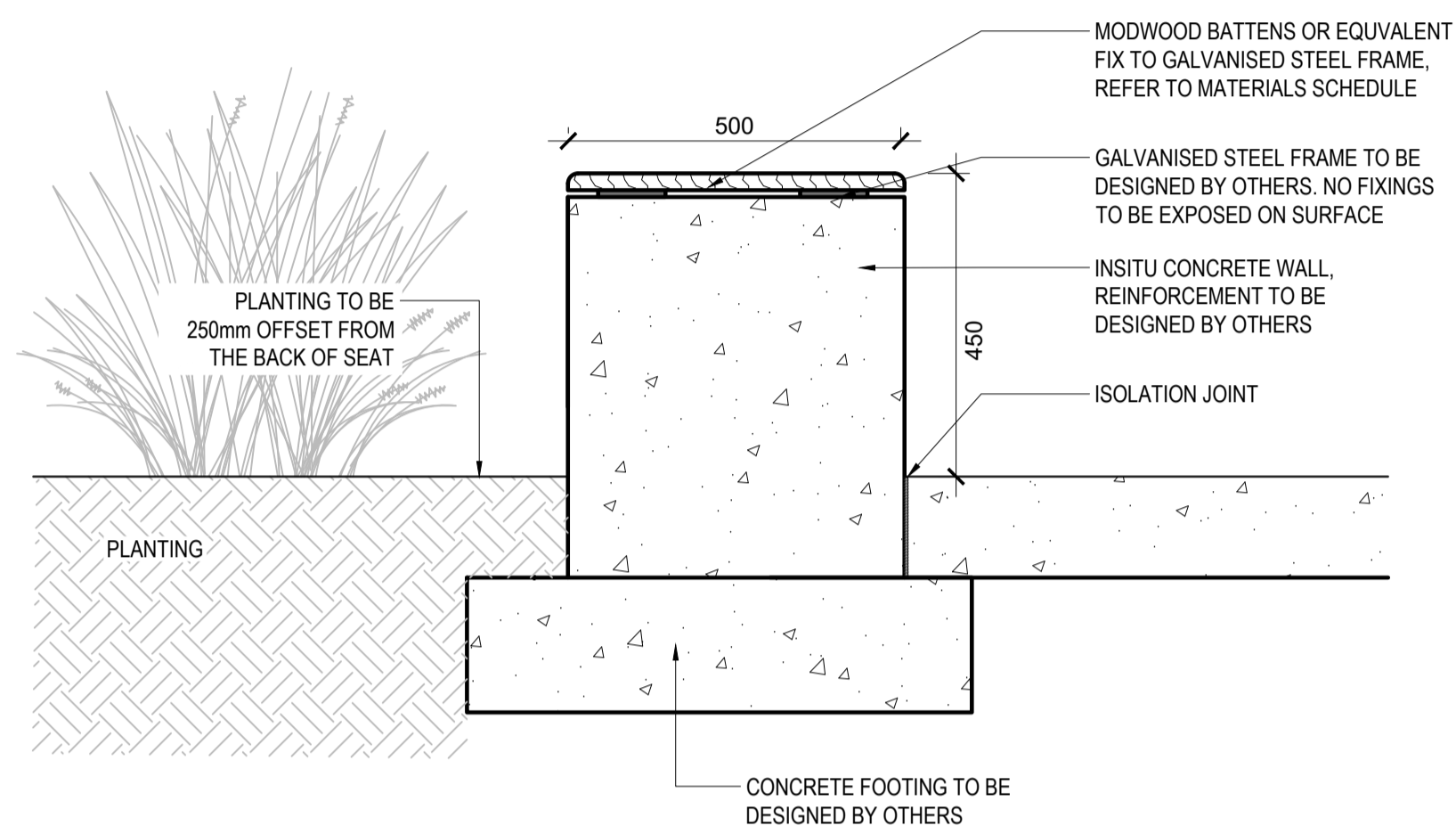
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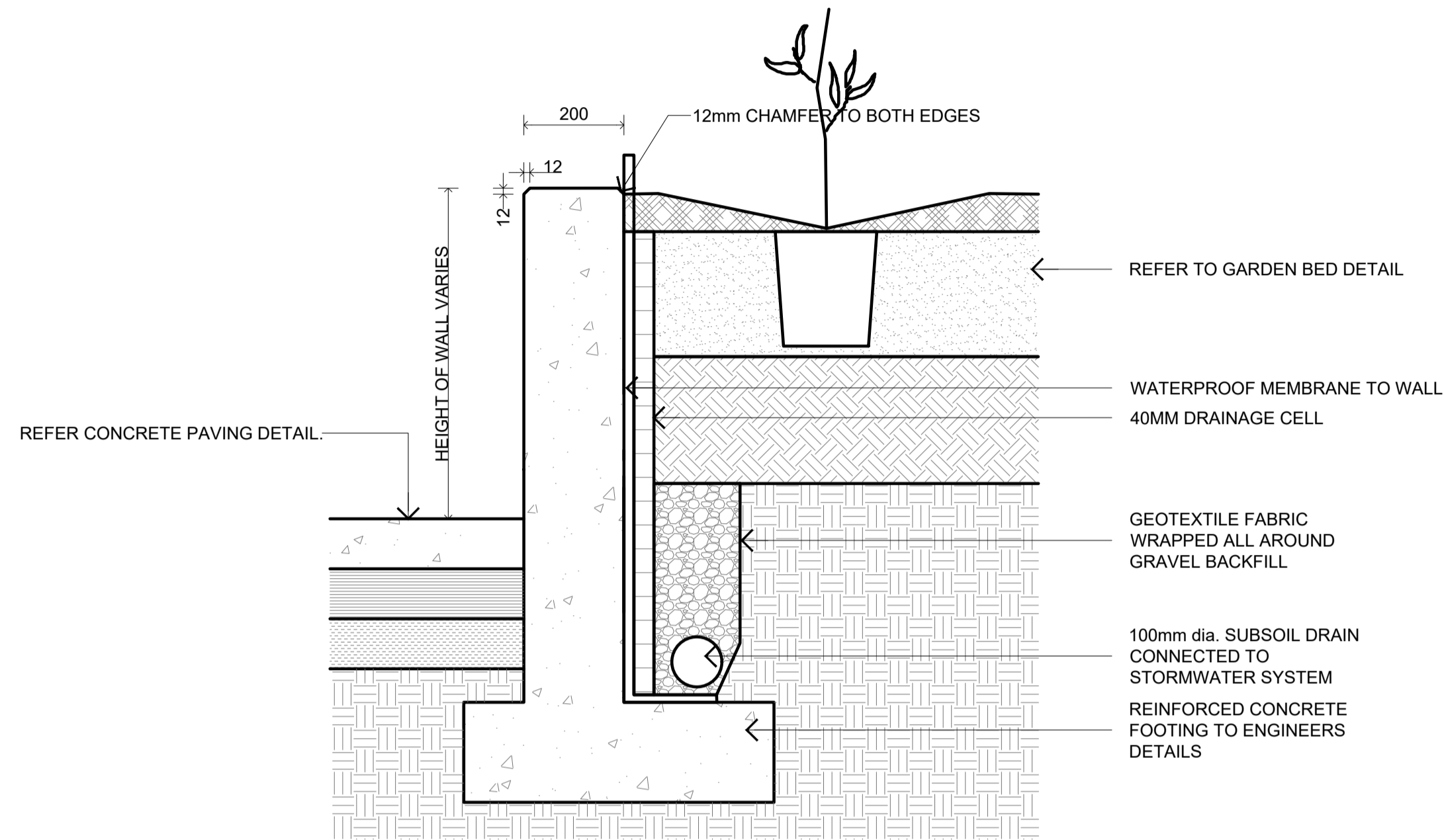




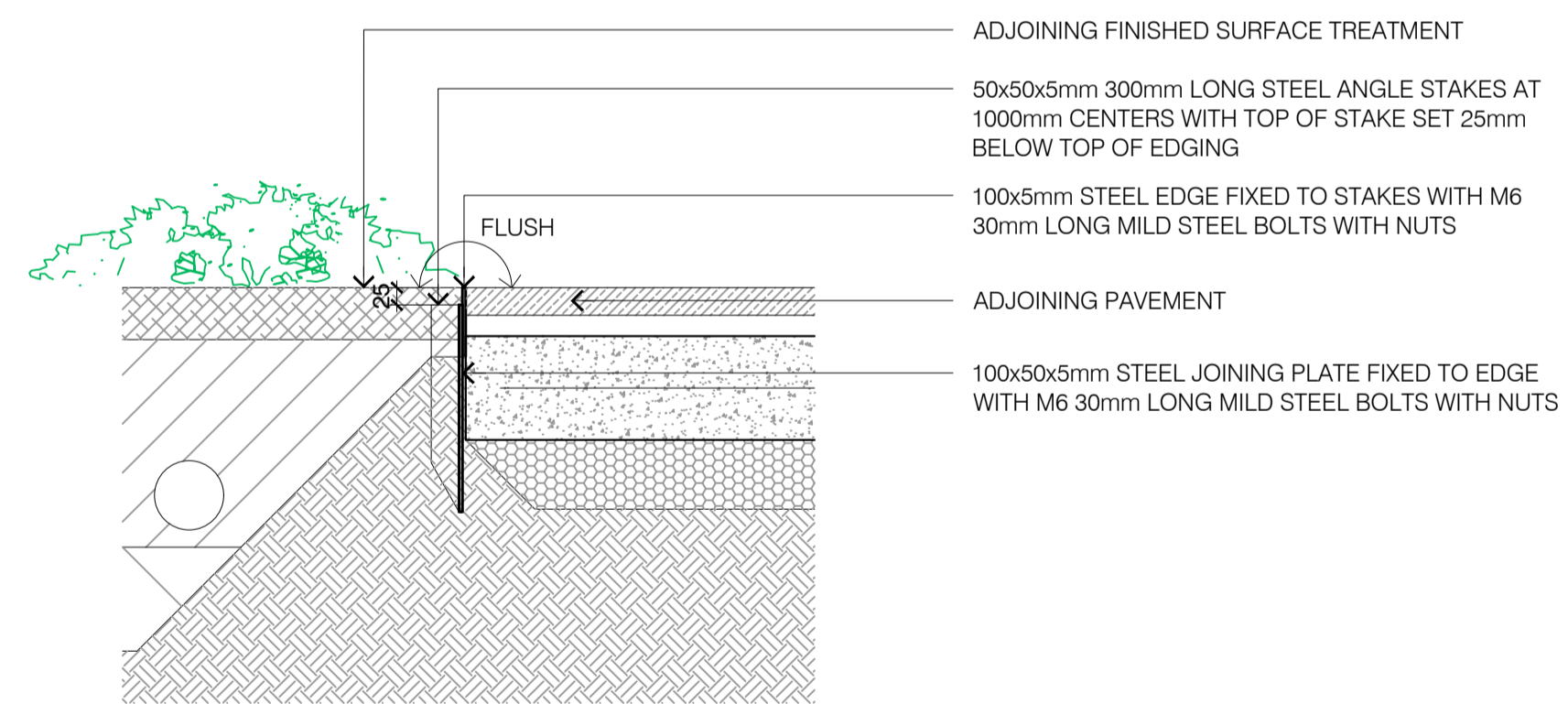




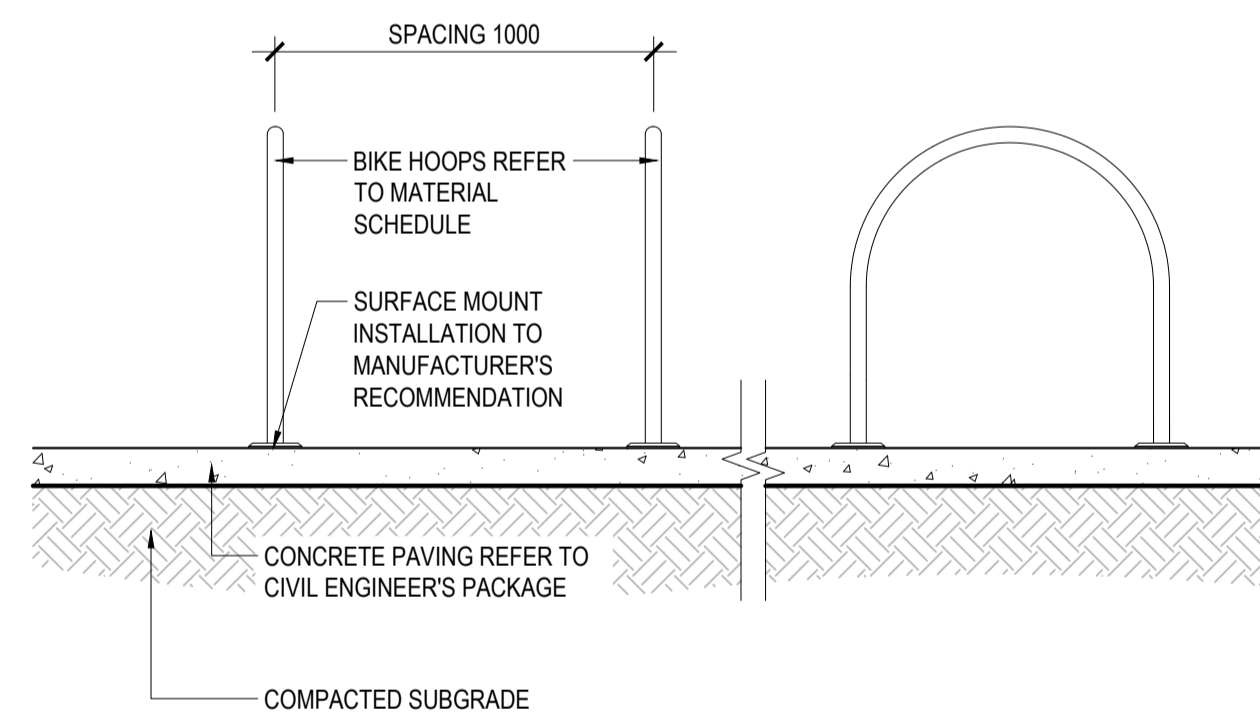
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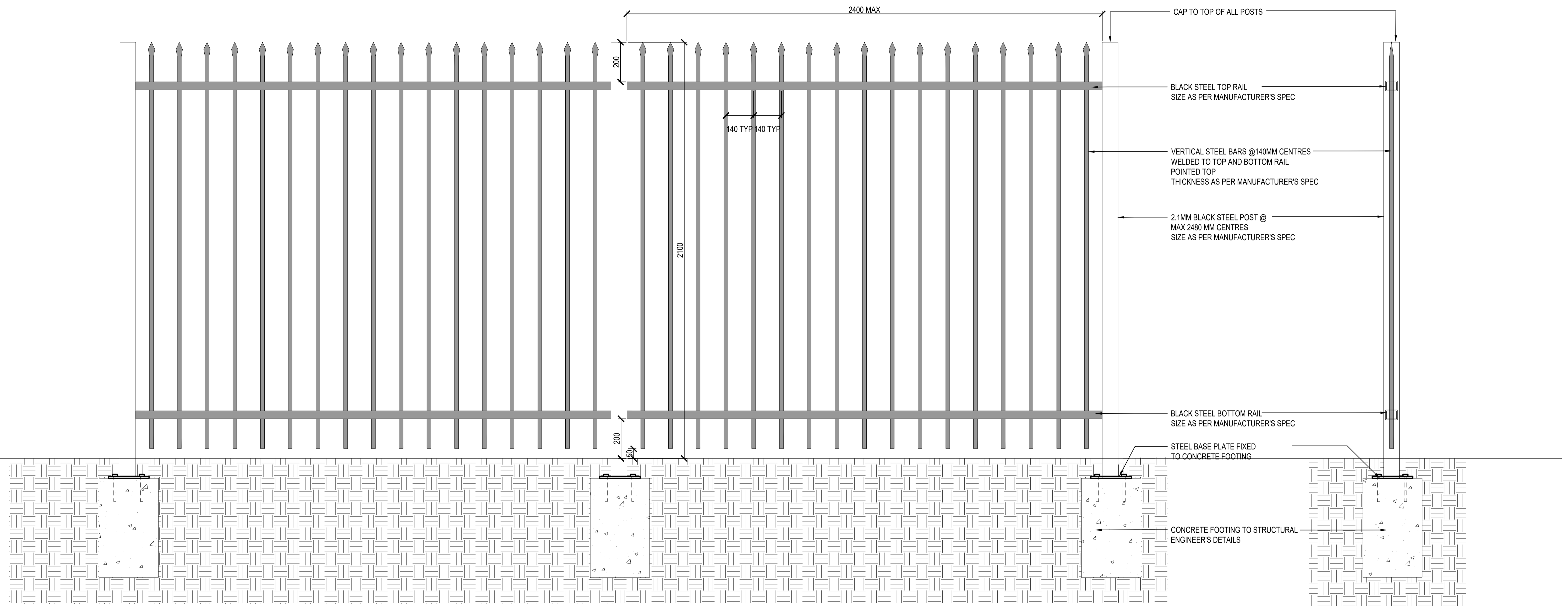
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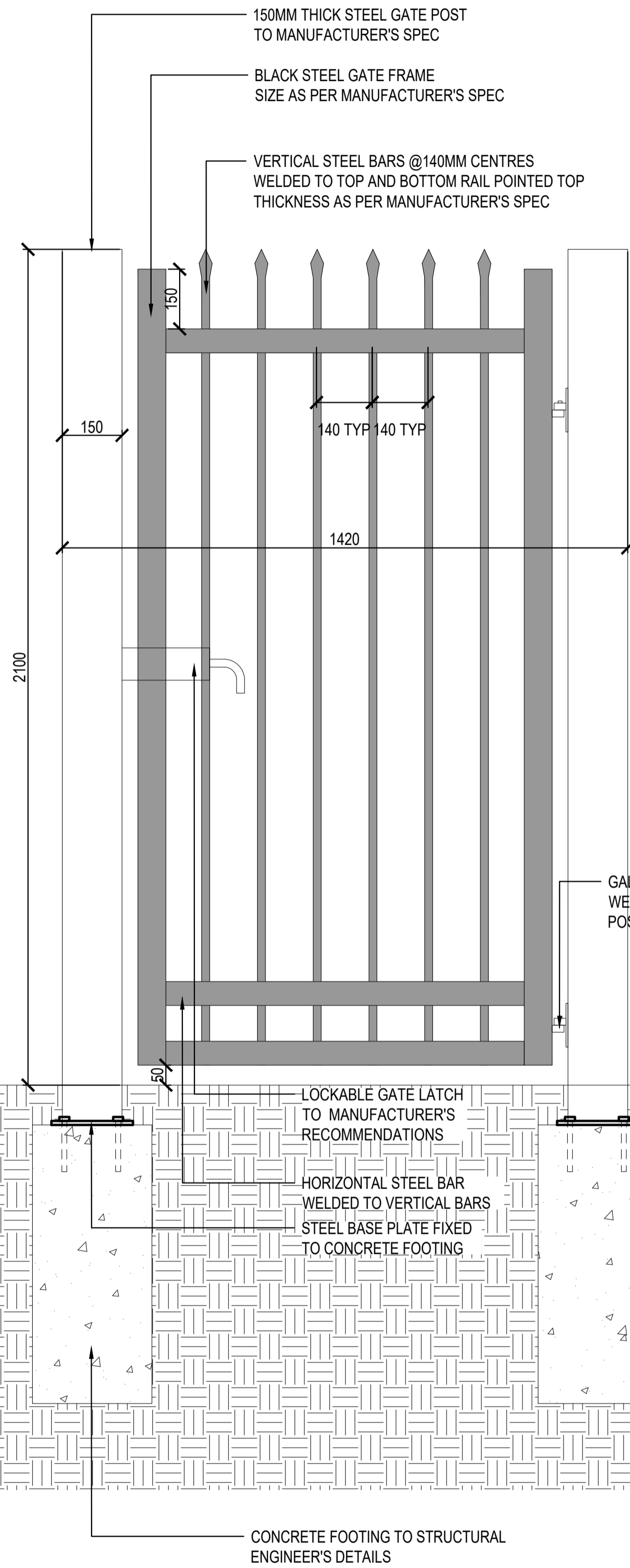
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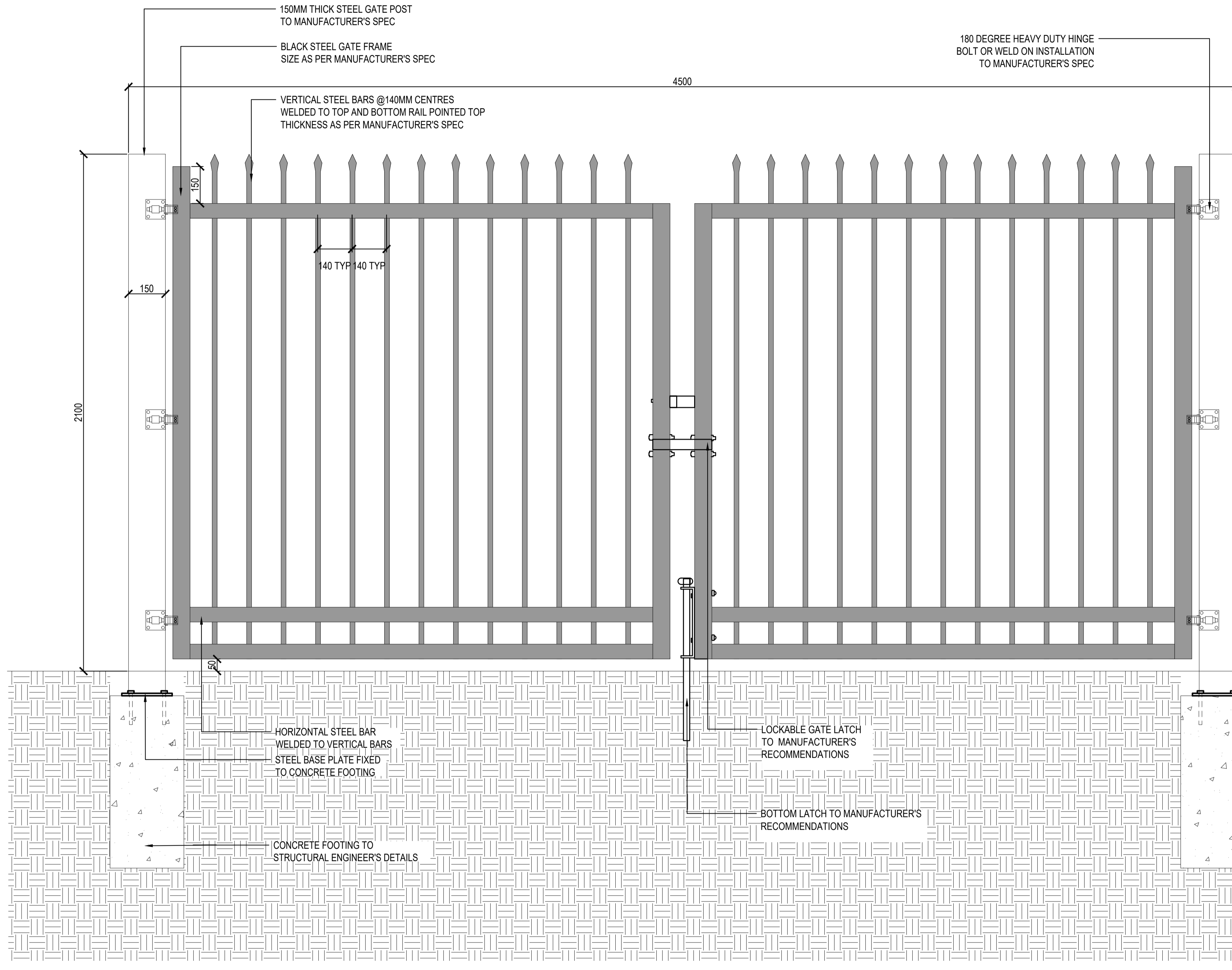
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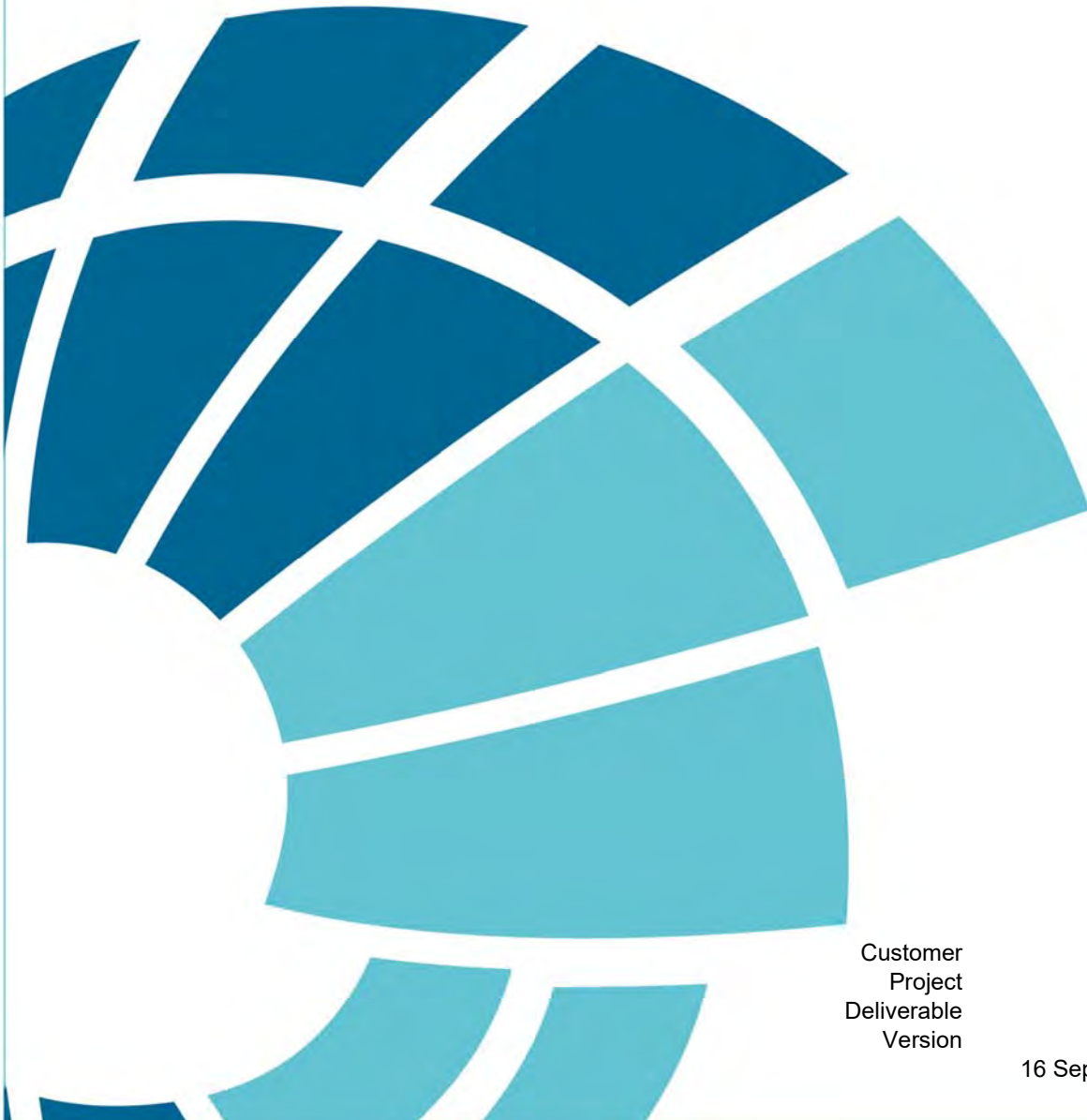


**Annex B 'Narrabeen Education Precinct - Flood Risk and Impact Assessment for DA' (BMT, 2022)**

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# Narrabeen Education Precinct - Flood Risk and Impact Assessment for DA



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001  
01

16 September 2022



## Document Control

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Customer Contact	Priya Mekala (JohnStaff)
Classification	BMT (OFFICIAL)
Synopsis	Flood risk and impact assessment to accompany DA for the proposed redevelopment of Narrabeen Sports High School and North Narrabeen Public School within the Narrabeen Education Precinct.
Author	Richard Wang, Jacquie Hannan
Reviewed By	Jacquie Hannan
Project Manager	Jacquie Hannan

### Amendment Record

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Version	Version Date	Distribution	Record
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01	16 September 2022	JohnStaff	Final

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## 1 Introduction

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### 1.1 Development Proposal

The proposed Narrabeen Education Precinct (NEP) development includes redevelopment of Narrabeen North Public School (NNPS) and Narrabeen Sports High School (NSHS). The Public School and High School have been identified by the NSW Department of Education (DoE) as requiring upgrade works.

The works at NNPS upgrade the school, including demolition of existing buildings (Blocks H and J), construction of three (3) new buildings and refurbishment of three (3) existing buildings (Blocks B, K and V).

The works at NSHS upgrade the school, including addition of new two (2) storey extension to Building A, construction of new single storey amenities building and refurbishment of four (4) existing buildings (Buildings A, B, C and K).

This Development Application (DA) will seek consent for the following works at NNPS and NSHS:

- The works that are the subject of the Development Application (DA) at NNPS comprise:
  - Construction of a new two (2) storey building containing administration facilities, multi-purpose hall and out-of-school-hours care (OSHC) facility on the ground floor with staff facilities and amenities on the first floor.
  - New Covered Outdoor Learning Area (COLA).
- The works that are the subject of the DA at NSHS comprise:
  - Alterations and additions to Building A (Gymnasium) to create new stage for gymnasium and new two (2) storey addition comprising canteen, boys and girls changing rooms and staff room on the ground floor; and movement studio and two (2) new General Learning Spaces (GLS) on the first floor.

Other development works are occurring on the site under separate planning pathways including:

- Development without consent (REF).
- Exempt development.

The proposed development does not seek to increase staff or student numbers.

### 1.2 Site Description

The subject sites are located at 6 and 10 Namona Street, North Narrabeen (referred to as the Narrabeen Education Precinct) and within the local government area (LGA) of Northern Beaches Council ("Council"). The NEP has a total area of 9.84 hectares.

NNPS is located on the northern side of Namona Street, North Narrabeen and is legally described as Lot 3 Deposited Plan (DP) 1018621. NNPS is surrounded by residential dwellings to the east, grassed sporting fields (Warriewood Valley Sportsground) to the north and Northern Beaches Indoor Sports Centre to the west. NNPS contains two (2) Binishell domes (Block A and Block B) which are identified as a local heritage items under the 'Pittwater Local Environmental Plan 2014'. The two (2) Binishell Domes are listed as State significant on DoE's Section 170 Heritage and Conservation Register. The Double Binishell Dome (Block B) is listed on the State Heritage Register (SHR).



NSHS is located on the southern side of Namona Street and is legally described as Lot 12 DP 1119562. NSHS is surrounded by Pittwater Road to the east, Pittwater Sports Centre to the south and Mullet Creek to the west.



Figure 1.1 Site Aerial Map (Source: Nearmap)

### 1.3 Purpose of this Report

As shown in Figure 1.1, the NEP is located north of Narrabeen Lagoon on Mullet Creek, immediately upstream of confluence with the South Creek ocean entrance channel. Mainstream flood behaviour within the Narrabeen Lagoon catchment is defined by the 'Narrabeen Lagoon Flood Study' (BMT WBM, 2013) and 'Narrabeen Lagoon Floodplain Risk Management Study' (FRMS) (Cardno, 2019). In 2021, BMT also completed a flood impact assessment (FIA) for the placement of demountable buildings within the NSHS site, as documented in the 'Narrabeen Sports High School – Flood Impact Assessment' (BMT, 2021).

The results of the available flood studies indicate that the site is affected by mainstream flooding from Mullet Creek, as well as backwater flow from South Creek. However, due to its position north of the lagoon and on the lower reaches of Mullet Creek, flood behaviour at the NEP site is dominated by lagoon flood conditions.

As the NEP is located within an area that has been identified as flood prone, proposed works should be compatible with the predicted on-site flood risk and any changes to floodplain conditions as a result of the development have the potential to alter the distribution of floodwaters in the vicinity of the NEP. Accordingly, SINSW engaged BMT to undertake a Flood Risk and Impact Assessment for works proposed in this DA. This report details the methodology and findings of this assessment, including:

- Collection and review of available data and reports.
- Definition of existing (baseline) flood conditions.
- Definition of proposed flood conditions.
- Assessment of the potential impacts of the proposed development on existing flood behaviour.





- Flood emergency assessment.
- Responses to relevant flood-related requirements outlined in Council's 'Pittwater 21 Development Control Plan' (DCP).



## 2 Existing Flood Behaviour

---

### 2.1 Site Characteristics

The NEP is shown in Figure 2.1 and covers an area of approximately 9.87 ha that includes both the NSHS and NNPS sites. The Precinct is generally bounded by Mullet Creek to the west and Pittwater Road to the east, and is intersected by Namona Street. Mullet Creek flows in a south-easterly direction immediately along the western boundary of the NSHS site and discharges into South Creek (or Narrabeen Lagoon) downstream of Pittwater Road. Existing site plans for NNPS and NSHS, showing the current layout and land use within these sites, are provided in Annex A and Annex B respectively.

Existing topography across the NEP is shown in Figure 2.1. NSHS is within a lower lying floodplain area than NNPS and grades from the north-east to south-west towards Mullet Creek with ground levels ranging from 0.0 to 5.2 mAHD. The terrain within NNPS ranges from 1.9 to 5.2 mAHD.

### 2.2 Previous Flood Studies

#### 2.2.1 Narrabeen Lagoon Flood Study (2013)

The 'Narrabeen Lagoon Flood Study' (BMT WBM, 2013) covers the catchment areas of Nareen Creek, Mullet Creek, Narrabeen Creek (incorporating Fern Creek), Deep Creek, Middle Creek (incorporating Snake Creek, Oxford Creek and Trefoil Creek) and South Creek (incorporating Wheeler Creek). It defines the flood behaviour within the study area using broad-scale modelling based on an XP-RAFTS hydrologic model of the catchment and a TUFLOW hydraulic model of the watercourses. Inflow hydrographs (produced by the results of the XP-RAFTS modelling) are distributed to every cell in the TUFLOW modelling. The model also simulates the dynamic processes of entrance berm scouring and breakout in order to represent the complex relationship between entrance dynamics and flood conditions in the lower catchment.

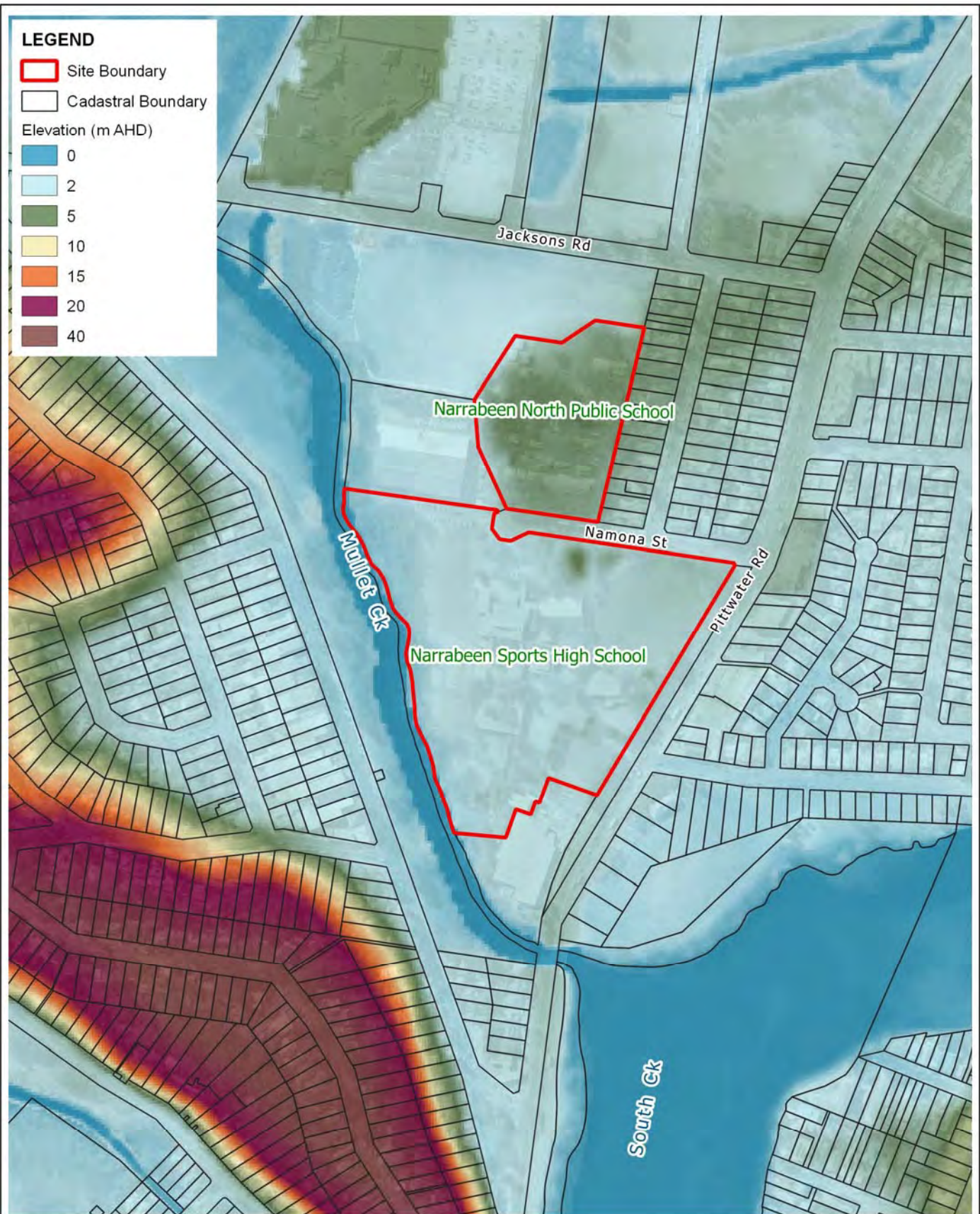
The 'Narrabeen Lagoon Flood Study' was used to establish design flood conditions for the study area for a range of design storm events including the 50%, 20%, 10%, 5%, 2%, 1%, 0.5%, 0.2% and 0.1% annual exceedance probability (AEP) floods, as well as the Probable Maximum Flood (PMF). Sensitivity of the flood behaviour to increased rainfall intensity and sea level rise associated with climate change was also assessed. Figure 2.2 shows the extent, boundary locations and model topography of the TUFLOW model from the flood study.

#### 2.2.2 Narrabeen Lagoon Floodplain Risk Management Study and Plan (2019)

The 'Narrabeen Lagoon Floodplain Risk Management Study' (FRMS) (Cardno, 2019) built upon the previous work from the 'Narrabeen Lagoon Flood Study' to identify and assess flood risk management options for the catchment. The 'Narrabeen Lagoon Flood Study' was reviewed as part of the FRMS and it was determined that: *"all hydraulic parameters utilised within the Flood Study are appropriate... The model is therefore suitable for use within this FRMS."* (Cardno, 2019). Therefore, design flood results from the 'Narrabeen Lagoon Flood Study' were not updated as part of the FRMS.

Accordingly, the TUFLOW Model from the 'Narrabeen Lagoon Flood Study' (hereafter referred to as the Flood Study TUFLOW Model) forms the latest flood model for the catchment adopted for use by Council.



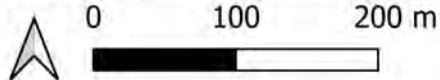


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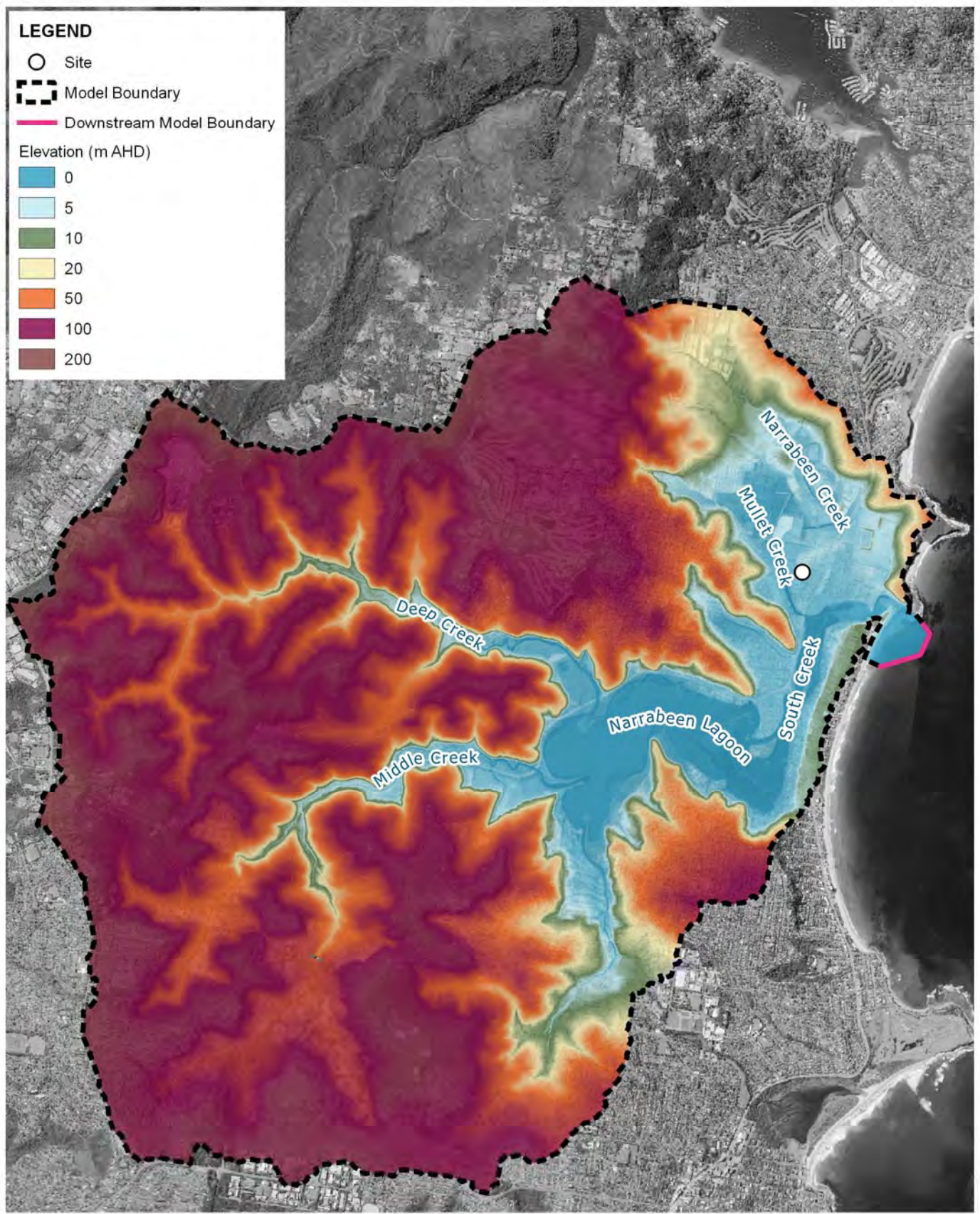
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### 2.2.3 Narrabeen Sports High School Flood Impact Assessment (2021)

This flood impact assessment was completed for proposed demountable buildings within NSHS. The assessment was based on an updated version of the Flood Study TUFLOW model that included the following modifications:

- Inclusion of detailed site survey dated 11 November 2019 to define existing ground surface elevations within NSHS.
- Updates to model terrain within the site and any immediately adjoining areas not covered by the 2019 site survey based on available LiDAR data collected in 2016 (downloaded from Elvis Geographic Website<sup>1</sup>).
- Updates to the hydraulic roughness (i.e. material polygons) within NSHS and its immediate vicinity based on aerial photography of the study area and site survey dated 11 November 2019. This included changes to the locations and extents of building footprints within NSHS. Consistent with the approach used for the Flood Study TUFLOW Model, building footprint areas were modelled using a very high Manning's 'n' roughness value. Manning's 'n' values consistent with those used in the 'Narrabeen Lagoon Flood Study' (BMT WBM, 2013) were applied within the model.

The updated version of the Flood Study TUFLOW model, hereafter referred to as the "NSHS TUFLOW model", was used to simulate the critical 50% AEP, 20% AEP, 1% AEP and PMF events. The results of the modelling defined on-site flood behaviour for existing and proposed flood conditions, as well as predicted impacts resulting from the proposed demountable buildings.

The results of the assessment indicated that NSHS is affected by mainstream flooding from Mullet Creek from frequent events such as the 50% AEP flood, and backwater flow from South Creek scaling in severity with flood magnitude up to the PMF.

### 2.3 TUFLOW Model Updates for Existing Conditions

The NSHS TUFLOW model was used as the basis for modelling completed as part of this Flood Risk and Impact Assessment for NEP. In order to assess the flood impacts of the proposed development at a more localised and detailed scale, it was necessary to update the NSHS TUFLOW model in the vicinity of the NEP as follows:

- **Existing Scenario TUFLOW model:** Establishes a baseline for flood conditions within the NEP that is representative of existing building footprints, local landforms and land use (discussed below).
- **Proposed Scenario TUFLOW model:** Uses the Existing Scenario TUFLOW Model with the proposed site modifications (discussed in Section 3) to define flood conditions with the proposed development in place.

No changes were made to model inflow or boundary conditions.

#### 2.3.1 Model Topography

Detailed site survey undertaken by C.M.S Surveyors Pty Ltd and dated 16 March 2022 was provided to BMT by Enstruct as an electronic 3D Digital Terrain Model (DTM) (file reference: "18830Adetail 4.dwg"). It provides the most contemporary definition of ground surface elevations within the extent of the NEP. The 3D DTM was processed to develop a Digital Elevation Model (DEM) and used to define existing ground surface elevations on-site.

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<sup>1</sup> <https://elevation.fsdf.org.au/>



### 2.3.2 Hydraulic Roughness

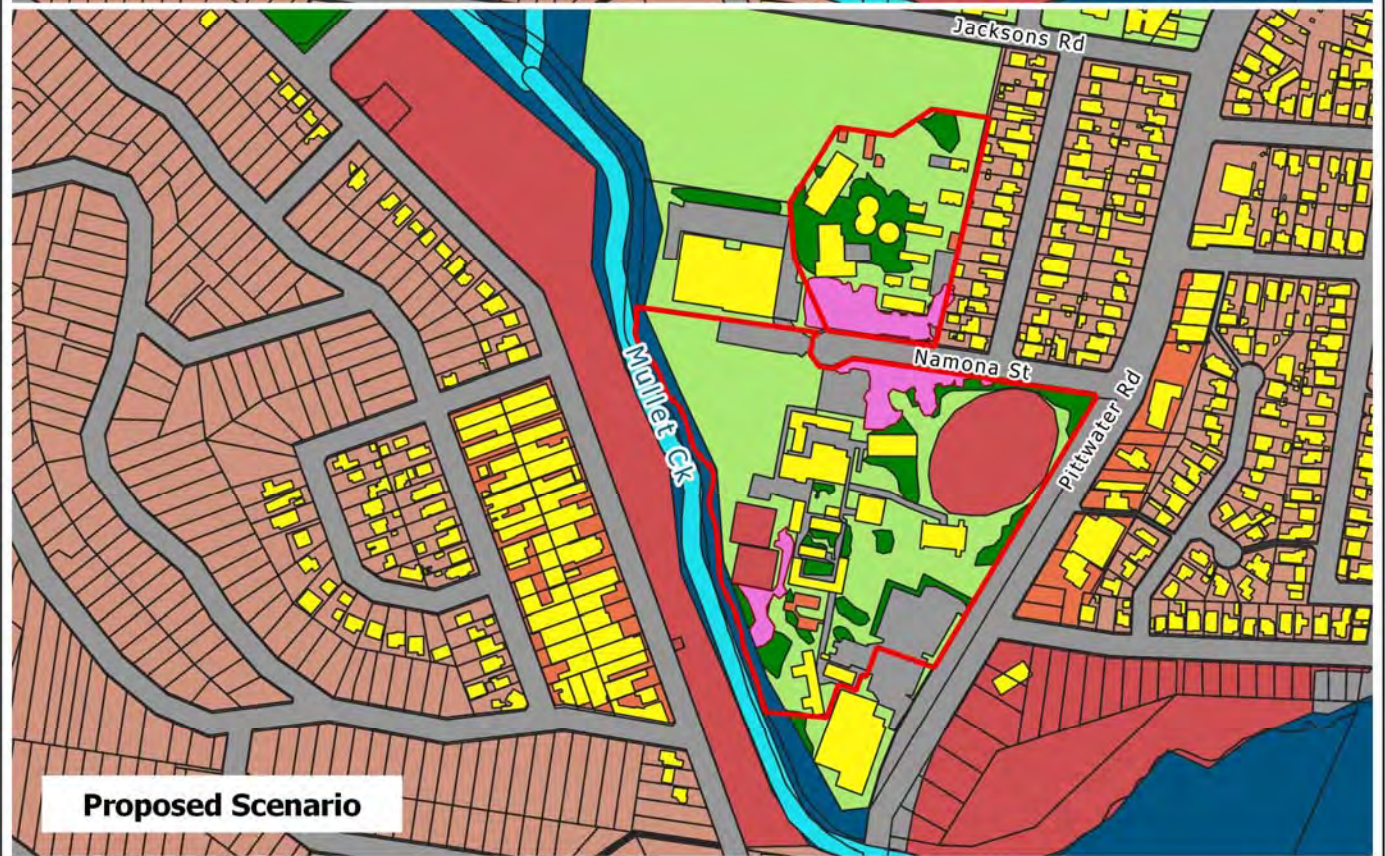
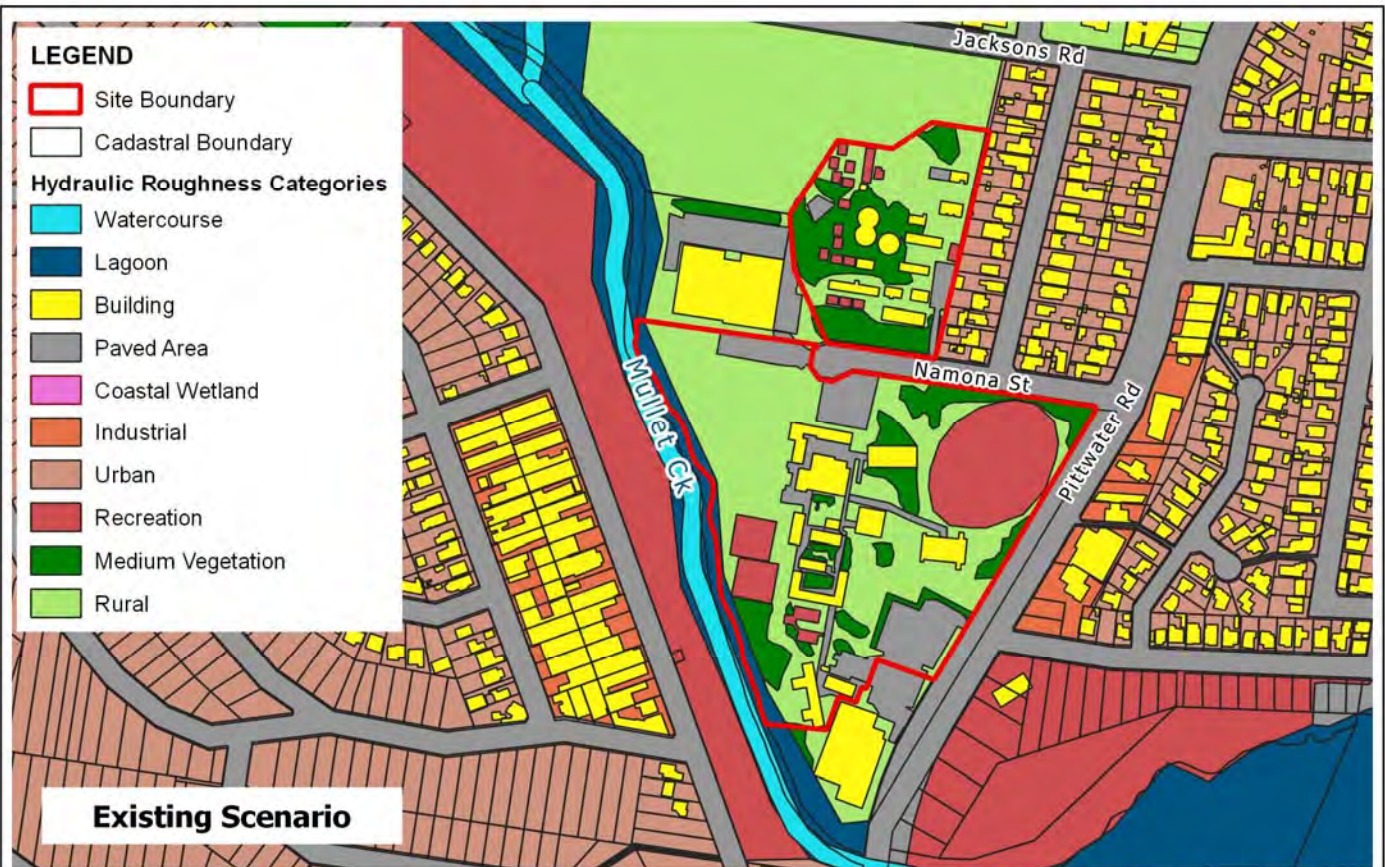
The TUFLOW software employs material polygons (or zones) to define the variation in hydraulic roughness (or Manning's 'n' values) across the model. For the Existing Scenario TUFLOW model, the material polygons within the NEP were updated, as necessary, based on the detailed site survey dated 16 March 2022 (file reference: "18830Adetail 4.dwg") and existing site plans enclosed in Annex A and Annex B for NNPS and NSHS respectively. The spatial distribution of the hydraulic roughness zones is shown in Figure 2.3. Manning's 'n' values consistent with those adopted in the 'Narrabeen Lagoon Flood Study' (BMT, 2013) were applied for this assessment.

### 2.3.3 Representation of Buildings

For the Existing Scenario TUFLOW model, building footprints within the NEP were updated, as necessary, based on the detailed site survey dated 16 March 2022 (file reference: "18830Adetail 4.dwg") and existing site plans enclosed in Annex A and Annex B. The spatial distribution of building footprints is shown in Figure 2.3. A high Manning's 'n' roughness value was applied within building footprints, consistent with the approach and values adopted in the 'Narrabeen Lagoon Flood Study' (BMT, 2013).

Building floor levels (where available) were adopted across building footprints that provide a solid obstruction to flow. However, due to the elevated nature of existing demountables within the school sites (i.e. placement on piers rather than slab on ground construction), demountable buildings were not modelled as "buildings" within the hydraulic roughness categories but were instead modelled as layered flow constriction shapes with a "recreational" hydraulic roughness category applied to the ground surface beneath these structures. This approach allowed floodwaters to flow with some impedance underneath the structures but restricted higher flows at levels sufficient to meet the solid portion of the demountable structure.





Title:  
**TUFLOW Model Hydraulic Roughness Distribution**

Figure:  
**2-3**

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## 2.4 Existing Flood Conditions

### 2.4.1 Flood Behaviour

The Existing Scenario TUFLOW model was used to simulate the critical 1% AEP flood and PMF to establish existing (baseline) flood conditions within the NEP. Peak flood depths, velocities, and hazard and hydraulic categories for existing conditions have been mapped and are presented in Annex C.

Existing flood behaviour with the NEP can be summarised as follows:

- Mullet Creek is predicted to flow in a south-easterly direction into South Creek under normal conditions. Outflows from South Creek are restricted by the berm downstream of Ocean Street.
- During rare and extreme flood such as the 1% AEP flood and PMF, the NEP is inundated by high floodwater depths, with initial inundation occurring as a result of flow breakout from Mullet Creek and excess backwater flow from South Creek then contributing to flooding within the site.
- Predicted peak 1% AEP flood and PMF levels within the NEP are 2.96 mAHD and 4.87 mAHD, respectively.
- Within NNPS:
  - Inundation during the 1% AEP flood is restricted to areas immediately adjoining the western boundary of the site, whilst the remainder of the NNPS site is above the 1% AEP flood level. Maximum peak floodwater depths of 1.0 m are predicted, however floodwater depths are typically less than 0.5 m.
  - More significant extent of inundation is predicted during the PMF. Maximum peak floodwater depths exceed 2 m along the western site boundary, however floodwater depths across the majority of NNPS are generally less than 0.8 m.
- Within NSHS:
  - The majority of the site is inundated during both the 1% AEP flood and PMF.
  - Peak 1% AEP floodwater depths are typically less than 0.8 m, reaching a maximum of 4.6 m within Mullet Creek along the western boundary of the site.
  - More significant depths of inundation are predicted during the PMF, ranging up to a maximum depth of approximately 6 m within Mullet Creek along the western site boundary. However, depths are typically less than 2.2 m across the majority of the site.

### 2.4.2 Flood Hazard

The 'Australian Disaster Resilience Handbook 7 Managing the Floodplain: A Guide to Best Practice in Flood Risk Management in Australia' (AIDR, 2017) considers a holistic approach to consider flood hazards to people, vehicles and structures. It recommends a composite six-tiered hazard classification, reproduced in Figure 2.4 and summarised in Table 2.1. Existing flood hazard mapping for the 1% AEP flood and PMF is provided in Annex C.



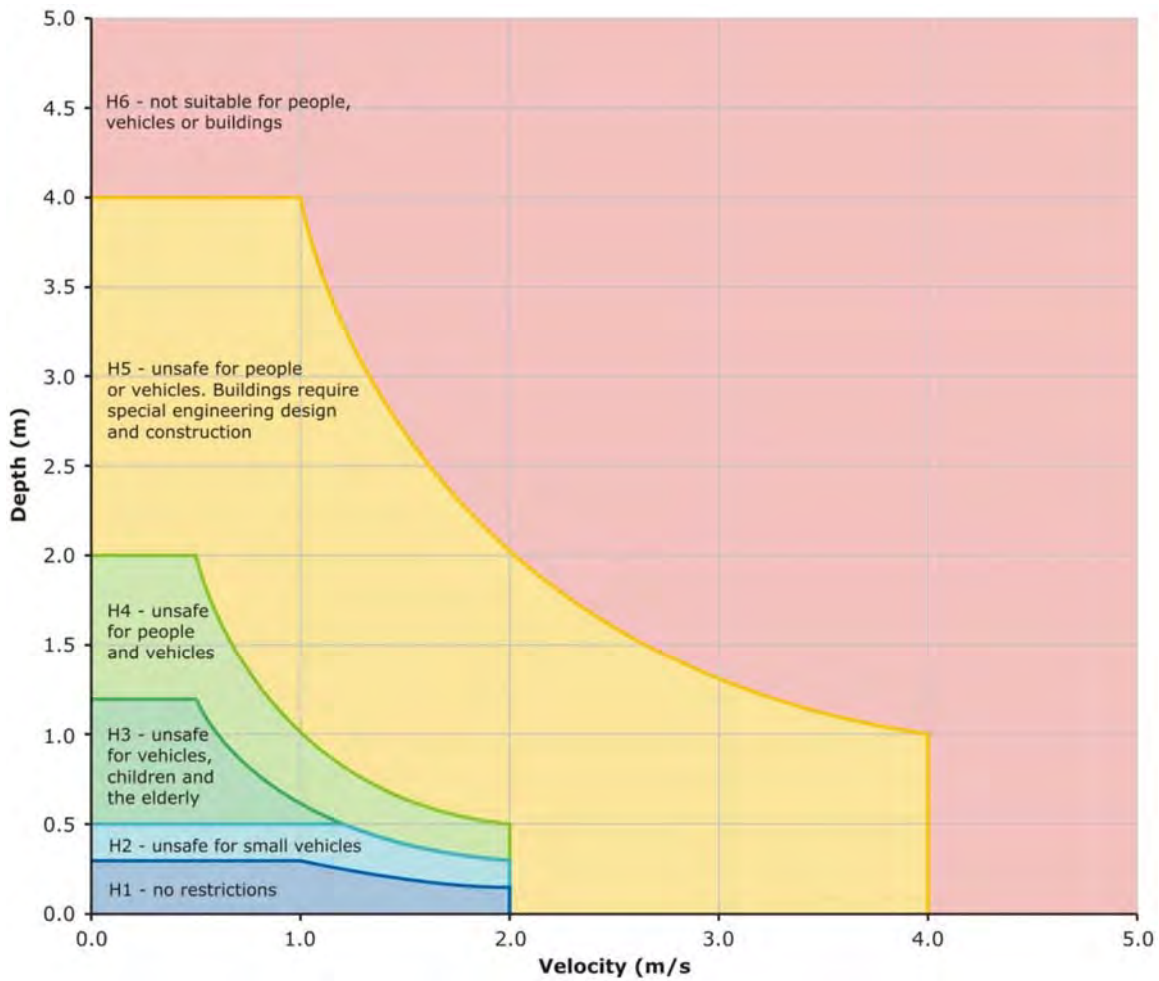


Figure 2.4 Combined Flood Hazard Curves

Table 2.1 Best Practice Provisional Flood Hazards (AIDR, 2017)

Hazard Classification		Description
H1	Depth less than 0.3 m and Velocity less than 2.0 m/s and Velocity*Depth less than 0.3 m <sup>2</sup> /s	Generally safe for vehicles, people and buildings.
H2	Depth less than 0.5 m and Velocity less than 2.0 m/s and Velocity*Depth less than 0.6 m <sup>2</sup> /s	Unsafe for small vehicles
H3	Depth less than 1.2 m and Velocity less than 2.0 m/s and Velocity*Depth less than 0.6 m <sup>2</sup> /s	Unsafe for vehicles, children and the elderly.
H4	Depth less than 2.0 m and Velocity less than 2.0 m/s and Velocity*Depth less than 1.0 m <sup>2</sup> /s	Unsafe for vehicles and people.



Hazard Classification		Description
H5	Depth less than 4.0m and Velocity less than 4.0 m/s and Velocity*Depth less than 4.0 m <sup>2</sup> /s	Unsafe for vehicles and people. All building types vulnerable to structural damage. Some less robust building types vulnerable to failure.
H6	Depth greater than 4.0 m OR Velocity greater than 4.0 m/s OR Velocity*Depth greater than 4.0 m <sup>2</sup> /s	Unsafe for vehicles and people. All building types considered vulnerable to failure.

The 1% AEP flood extent is confined to areas immediately along the western site boundary and is dominated by a H1 hazard classification within NNPS. During the PMF, hazard classification within NNPS is primarily H1 to H3, with higher hazard classifications of H4 and H5 restricted to areas immediately adjoining the western and northern site boundaries.

The 1% AEP flood hazard classification within NSHS is predominately H3 under existing conditions, where H3 hazard categorisation indicates that floodwaters are unsafe for children, vehicles and the elderly. Higher 1% AEP hazard classifications of H4 are predicted along the western boundary adjacent to Mullet Creek and lower hazard categories of H1 and H2 are predicted in the north-east and east of the site. The PMF hazard classification within the site is predominantly H5, indicating that floodwaters are unsafe for all people and vehicles and that buildings will require special engineering design and construction to withstand floodwaters.

The main access roads to the NEP – Pittwater Road and Namona Street – are predicted to be subject to up to H5 hazard conditions at the peak of the PMF. Under existing peak 1% AEP conditions, hazard conditions along these roads are classified as H1 to H3.



## 3 Proposed Flood Behaviour

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### 3.1 Proposed Development

Proposed design plans for NEP were provided to BMT by JohnStaff for NSHS and NNPS on 16 September 2022 (refer Annex A and Annex B). These plans show the proposed development layout and land use within these sites (discussed further below) and informed this Flood Risk and Impact Assessment.

#### 3.1.1 NNPS

The works at NNPS upgrade the school and include demolition of existing buildings (Blocks H and J), construction of three (3) new buildings, and refurbishment of three (3) existing buildings (Blocks B, K and V). Eleven (11) demountables will also be removed from the site.

The works that are the subject of the DA at NNPS comprise:

- Construction of a new two (2) storey building (Block D) containing administration facilities, multi-purpose hall and out-of-school-hours care (OSHC) facility on the ground floor with staff facilities and amenities on the first floor.
- New Covered Outdoor Learning Area (COLA).

Proposed finished floor levels for the two (2) new buildings within NNPS, referred to as Block D (part of this DA) and Block E (separate planning pathway) are set at:

- Ground Floor: 4.95 mAHD (i.e. above the PMF level of 4.87 mAHD).
- Level 1: 8.55 mAHD.

#### 3.1.2 NSHS

The works at NSHS upgrade the school, including addition of new two (2) storey extension to Building A, construction of new single storey amenities building and refurbishment of four (4) existing buildings (Buildings A, B, C and K).

The works that are the subject of the DA at NSHS comprise:

- Alterations and additions to Building A (Gymnasium) to create new stage for gymnasium and new two (2) storey addition comprising canteen, boys and girls changing rooms and staff room on the ground floor; and movement studio and two (2) new General Learning Spaces (GLS) on the first floor.

The ground finished floor level (FFL) for the extension will be 2.55 mAHD, however all habitable new build space will be situated on Level 1 which has a proposed FFL of 5.90 mAHD.

### 3.2 TUFLOW Model Modifications for Proposed Conditions

The Existing Scenario TUFLOW model was updated (as specified in the sections below) to incorporate the proposed development based on the design plans provided by JohnStaff and enclosed in Annex A and Annex B. This updated model constituted the Proposed Scenario TUFLOW Model and was used to simulate proposed flood behaviour.

Please note that the works proposed as part of this DA, as well as other proposed works subject to separate planning pathways (e.g. removal of buildings proposed for demolition from the model to



enable placement of new buildings, etc) were included in the Proposed Scenario TUFLOW model to represent the ultimate development conditions within the NSHS and NNPS sites.

### 3.2.1 Model Topography

Ground surface elevations within the Existing Scenario TUFLOW model were also used for the Proposed Scenario TUFLOW model.

### 3.2.2 Hydraulic Roughness

Roughness zones were modified to represent the land use surfaces with the proposed development in place. The spatial distribution of the hydraulic roughness zones under proposed conditions is shown in Figure 2.3.

### 3.2.3 Representation of Buildings

Building footprints within the NEP were updated to either remove buildings and demountables proposed for demolition/removal, or include new building footprints and apply proposed finished ground floor levels. The spatial distribution of building footprints within the Proposed Scenario TUFLOW model is shown in Figure 2.3.

## 3.3 Proposed Flood Conditions

### 3.3.1 Flood Behaviour

The Proposed Scenario TUFLOW model was used to simulate the critical 1% AEP flood and PMF to establish proposed (post-development) flood conditions. Under proposed conditions, on-site inundation is predicted across NSHS and along the western boundary of NNPS (as per existing conditions). Peak flood depths, velocities, and hazard and hydraulic categories have been mapped and are presented in Annex D.

The general description of proposed peak flood behaviour across the NEP is predominantly as per existing conditions (discussed previously in Section 2.4.1). However, the following comments apply specifically to flood conditions relevant to the works that form part of the DA:

- Within NNPS:
  - The new two (2) storey building (Block D) is outside the 1% AEP flood extent.
  - PMF depths in the vicinity of Block D are typically less than 0.2 metres.
  - The predicted peak 1% AEP flood level of 2.96 mAHD and PMF level of 4.87 mAHD are both below the ground FFL of 4.95 mAHD for Block D.
- Within NSHS:
  - The predicted peak 1% AEP flood level of 2.96 mAHD and PMF level of 4.87 mAHD are both above the minimum FFL of the ground floor of the new build extension to Building A (i.e. 2.55 mAHD). However, the Level 1 FFL will be 5.90 mAHD and therefore above the predicted PMF level.

### 3.3.2 Flood Hazard

The hazard mapping for the 1% AEP and PMF event under proposed conditions is provided in Annex D. Post-development hazard conditions within NEP are as per existing conditions (discussed previously in Section 2.4.2).



### 3.3.3 Flood Function (Hydraulic Categorisation)

There are no prescriptive methods for determining which parts of the floodplain constitute floodway, flood storage and flood fringe. Descriptions of these terms within the 'Floodplain Development Manual' (NSW Government, 2005) are essentially qualitative in nature. Of difficulty is the fact that a definition of flood behaviour and associated impacts is likely to vary from one floodplain to another depending on the circumstances and nature of flooding within the catchment.

The flood function categories (also referred to as hydraulic categories) as defined in the 'Floodplain Development Manual' (NSW Government, 2005) are:

- **Floodway** - Areas that convey a significant portion of the flow. These are areas that, even if partially blocked, would cause a significant increase in flood levels or a significant redistribution of flood flows, which may adversely affect other areas.
- **Flood Storage** - Areas that are important in the temporary storage of the floodwater during the passage of the flood. If the area is substantially removed by levees or fill it will result in elevated water levels and/or elevated discharges. Flood Storage areas, if completely blocked would cause peak flood levels to increase by 0.1m and/or would cause the peak discharge to increase by more than 10%.
- **Flood Fringe** - Remaining area of flood prone land, after Floodway and Flood Storage areas have been defined. Blockage or filling of this area will not have any significant effect on the flood pattern or flood levels.

The 'Narrabeen Lagoon Flood Study' includes the following definitions of flood function:

- **Floodway** is defined as areas where the velocity depth product is greater than 0.50 m<sup>2</sup>/s.
- **Flood storage** areas were identified as those areas that do not operate as floodways but where the depth of inundation exceeds 0.5 m.
- **Flood fringe** is the remaining area of land affected by flooding, after floodway and flood storage areas have been defined.

The 1% AEP and PMF hydraulic categorisation mapping for proposed conditions is presented in Annex D. It can be seen that:

- During the 1% AEP flood, Mullet Creek is a floodway but the majority of NSHS acts as a flood storage area, with small areas of flood fringe dispersed across the site and within the north-eastern corner adjacent to Pittwater Road. Within NNPS, only the western site boundary is impacted by flooding and is classified as a flood fringe area.
- During the PMF, the floodway extent increases (compared to the 1% AEP floodway extent) to cover portions of NSHS including areas along the western site boundary and major flow paths through the site. However, the remainder of the NSHS site is classified as flood storage. Within NNPS, a small area of the site adjoining the western boundary is classified as a floodway, however the majority of inundated areas within the site are classified as flood storage or flood fringe.

### 3.4 Climate Change Sensitivity Assessment

The 'Narrabeen Lagoon Flood Study' (BMT WBM, 2013) assessed the potential influence of climate change on the Narrabeen Lagoon system and the implications for medium and long term floodplain management. The following changes were assessed:

- increases to flood levels at the ocean boundary
- increases to the berm height



- increases in the initial Lagoon level
- increases in rainfall intensity.

A sensitivity analysis based on a worst-case climate change scenario (assuming a 30% increase in rainfall and a 0.9m increase in sea level) was completed for the 1% AEP flood as part of the 'Narrabeen Sports High School Flood Impact Assessment' (BMT, 2021). It was determined that the impacts of climate change resulted in peak 1% AEP plus climate change flood levels of 3.79 mAHD within both the NNPS and NSHS sites, i.e. 0.85 m higher than the present day 1% AEP flood level of 2.96 mAHD. These results are considered to also be applicable to inform this assessment.

### 3.5 Flood Impact Assessment

The proposed development has been considered in terms of potential adverse impacts on existing flood behaviour. Flood level and velocity difference mapping was prepared by subtracting peak existing water levels/velocities from peak proposed water levels/velocities and indicate the magnitude and location of changes associated with the proposed works. The flood level and velocity difference maps for modelled design events are provided in Annex E.

The change in peak flood level and velocity mapping provided in Annex E shows that the proposed development will result in minor modifications to design flood conditions, as follows:

- 1% AEP impact results indicate that the proposed development is only predicted to result in a reduction of flood extent as a result of the proposed works within NNPS and NSHS.
- No adverse impacts on peak 1% AEP flood levels within or outside the NEP are predicted. Furthermore, negligible changes to 1% AEP flood velocities are predicted as a result of the development.
- PMF impact results indicate that the proposed development will result in negligible flood level impacts.
- Increases in PMF velocities are predicted within surrounding areas outside of the NEP – notably around Namona Road and Pittwater Road. These impacts are relatively minor and very localised, and are predicted to result from the minor re-distribution of flow associated with the placement of structures in a flood storage area. Due to the minor nature of these PMF velocity impacts and because they are not accompanied by an associated increase in peak PMF level (or depth), it is not considered that there will be a material impact on the predicted flood risk across properties outside of the NEP.
- Impact results indicate that the proposed development will cause very minor and localised increases (and decreases) to PMF levels and velocities within South Creek and at the outlet into the Pacific Ocean. Increases in these locations are relatively minor and limited in extent, and will occur in large flood storage areas with high flood depths. These increases are considered to be more associated with the impact of the very minor flow distribution on the dynamic modelling of entrance berm conditions than any material increases themselves.

Overall, negligible 1% AEP impacts and minimal PMF impacts on existing flood risk are predicted by this assessment.



## 4 Pittwater 21 DCP Requirements

### 4.1 Development Control Requirements

Flood planning and development control requirements for this area within the Northern Beaches LGA are set out in *Section B3.11 Flood Prone Land* of Council's Pittwater 21 DCP. These include the following requirements applicable to flood prone land such as the NEP:

1. Development must comply with the prescriptive controls set out in the Development Control Matrix provided in the DCP. Where a property is affected by more than one Flood Risk Precinct, or has varying Flood Life Hazard Category across it, the assessment must consider the controls relevant at each location on the property.
2. Development on flood prone land requires the preparation of a Flood Management Report by a suitably qualified professional. Please note that this Flood Risk and Impact Assessment report forms the Flood Management Report for this DA.

The Development Control Matrix defines prescriptive controls based on the relevant land use type of the proposed development and the Flood Risk Precinct applicable to the site. Council divides flood prone land into three precincts: Low, Medium and High Flood Risk Precincts. Council's mapping classifies both the NSHS and NNPS sites as containing all three precincts, as shown in Figure 4.1 and Figure 4.2, respectively. Educational establishments, such as NSHS and NNPS, are classified by Council as "Vulnerable & Critical Use".

Accordingly, the NEP development should comply with the prescriptive controls in the Development Control Matrix that apply for vulnerable and critical development within each of these Flood Risk Precincts (where relevant to particular locations within these sites).



Figure 4.1 Flood Risk Precinct Mapping for NSHS (Source: [Northern Beaches Mapping \(nb-icongis.azurewebsites.net\)](https://www.northernbeaches.nsw.gov.au/~/media/2018/07/01/northern-beaches-mapping-nb-icongis.azurewebsites.net))



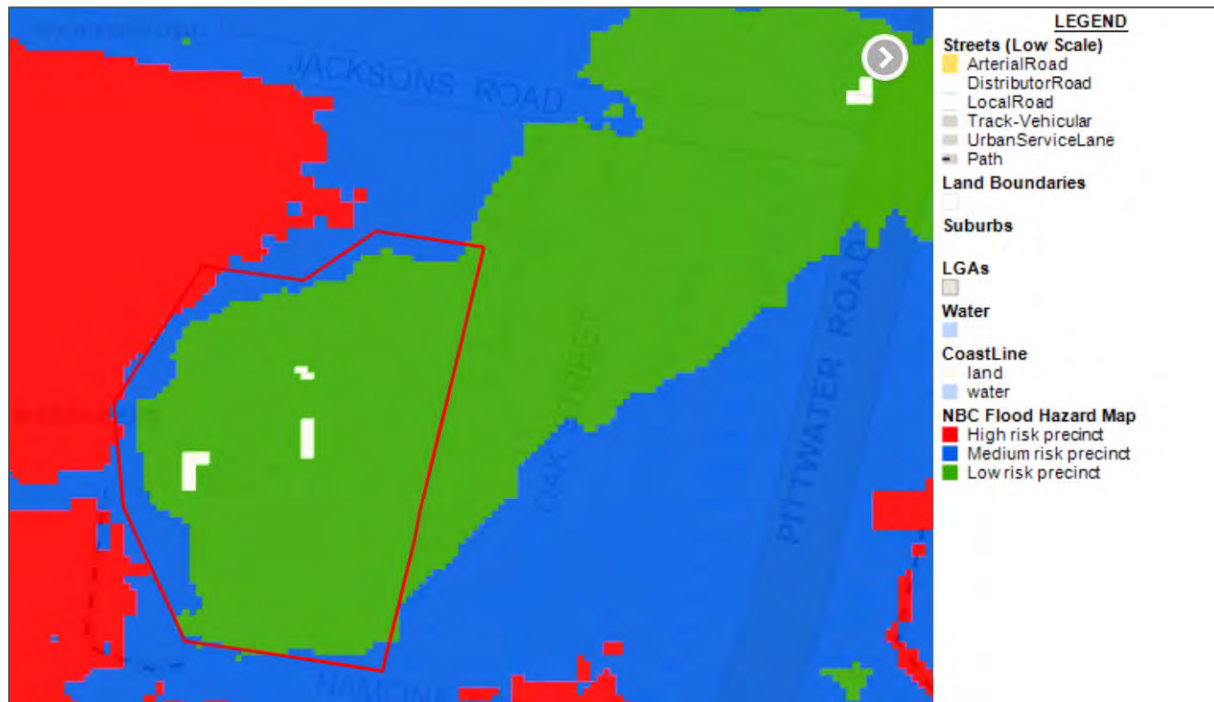


Figure 4.2 Flood Risk Precinct Mapping for NNPS (Source: [Northern Beaches Mapping \(nb-congis.azurewebsites.net\)](http://NorthernBeachesMapping.com))

#### 4.2 Flood Planning Level and Finished Floor Level Requirements

The following flood planning level (FPL) and finished floor level (FFL) requirements apply to proposed buildings within the NEP to comply with the requirements of Pittwater 21 DCP:

- The FPL is defined by Council as the 1% AEP flood level plus 0.5 m freeboard. Accordingly, the FPL for the NEP is 3.46 mAHD (i.e. 1% AEP flood level of 2.96 mAHD plus 0.5 m).
- As an educational establishment, the NEP is classified as “Vulnerable & Critical Land Use”. Minimum habitable FFLs must be set at the higher of the FPL and PMF level. Therefore the minimum FFL requirement for development within NEP is the PMF level of 4.87 mAHD.

Based on these requirements, minimum habitable FFL for the new builds within NSHS and NNPS that form part of this DA are listed in Table 4.2, along with proposed design levels and associated comments.

Table 4.1 FFL Requirements for Proposed Development

Building	FFL Requirement (mAHD)	Proposed Ground FFL (mAHD)	Proposed Level 1 FFL (mAHD)	BMT Comment
NNPS – Block D	4.87	4.95	8.55	Complies with FFL requirement.
NSHS – Building A extension	4.87	2.55 (minimum)	5.90	Whilst the ground floor level does not comply with FFL requirement due to functional requirements to connect to existing Building A facilities, Level 1 is located higher than the PMF level (refer further discussion below).



As outlined in Table 4.2, the ground floor level of the proposed Building A extension in NSHS does not comply with Council's FFL requirement due to functional requirements to connect to existing Building A facilities which are at a current minimum FFL of 2.42 mAHD. However, flood risk has been considered as part of the design process for NSHS, as discussed below:

- Refurbished and New Build accommodation that is below the PMF meets one of the following criteria:
  - Refurbished to align with current usage.
  - Refurbished accommodation requiring direct connection to Ground Floor Level.
  - New Build habitable accommodation requiring direct connection to Gymnasium.
  - New Build non-habitable accommodation.
- Habitable accommodation being refurbished at Ground Floor Level includes:
  - General Learning Spaces – existing function.
  - Metal/Woodwork Workshops – existing function.
  - Learning Support Unit – connection to Ground Floor preferred due to accessibility.
  - Storage – connections to Gymnasium and Sports Pitches required.
  - Gymnasium – existing function.
  - Control Room for Gymnasium – direct connection to Gymnasium required.
  - ALU Café – Connection to COLA required.
- The following New Build accommodation is located at 2.55 mAHD:
  - Student Change Rooms – require a direct connection to the Ground Level.
  - Student Toilets – direct connection at Ground Level.
  - First Aid Store – direct connection to Gymnasium required.
  - Stage – direct connection to Gymnasium required (at 3.32 mAHD).

### 4.3 Response to Prescriptive Development Controls

Flood-related development control requirements have been extracted from the Development Control Matrix in Pittwater 21 DCP and are listed in Table 4.2 together with BMT's responses addressing these requirements relevant to works that form part of this DA.

It is noted that consistent controls apply to Items A to E for vulnerable and critical land use within Low, Medium and High Flood Risk Precincts, and to Items F to G within Medium and High Flood Risk Precincts. Therefore, it was not considered necessary to distinguish which flood risk precinct individual components of the proposed DA works are located within and responses have been provided for the maximum Flood Risk Precinct requirement. It is also noted that Items D, F and H are not relevant to the proposed works for this DA and therefore have not been included in Table 4.2.



Table 4.2 Pittwater 21 Flood-related Development Controls and Responses for NEP

Requirement	Response
<b>A. Flood Effects Caused by Development</b>	
<p>A1. Development shall not be approved unless it can be demonstrated in a Flood Management Report that it has been designed and can be constructed so that in all events up to the 1% AEP event:</p> <p>(a) There are no adverse impacts on flood levels or velocities caused by alterations to the flood conveyance; and</p> <p>(b) There are no adverse impacts on surrounding properties; and</p> <p>(c) It is sited to minimise exposure to flood hazard.</p>	<p>This assessment has considered the flood impacts of the proposed NEP development (refer Section 3.5). No adverse impacts are predicted in the 1% AEP flood. Minimal impacts are predicted in the PMF and are considered to result in negligible impact on existing flood risk.</p> <p>No adverse impacts on surrounding properties are predicted during the 1% AEP flood (refer Section 3.5).</p> <p>The proposed works within NNPS are sited either within a low flood hazard area (H1) in the 1% AEP flood or outside the 1% AEP flood extent.</p> <p>Building A extension within NSHS is sited in an area classified as H3 flood hazard during the 1% AEP flood, however the majority of the site is classified as H3 flood hazard during an event of this magnitude.</p>
<p>A2. Development shall not be approved unless it can be demonstrated in a Flood Management Report that in all events up to the 1% AEP event there is no net loss of flood storage.</p> <p>Consideration may be given for exempting the volume of standard piers from flood storage calculations.</p> <p>If Compensatory Works are proposed to balance the loss of flood storage from the development, the Flood Management Report shall include detailed calculations to demonstrate how this is achieved.</p>	<p>The proposed development within NNPS is located above the 1% AEP flood level. Therefore, this requirement is not applicable to works within the NNPS site.</p> <p>Compensatory flood storage works are not proposed within the NSHS site as part of this DA. The loss of available flood storage up to the 1% AEP flood level resulting from the Building A extension within NSHS is considered to be negligible, particularly when considered relative to the significant volume of available flood storage across the large floodplain in the Narrabeen Lagoon catchment. This is also evidenced by the results of the flood impact assessment (refer Section 3.5) which demonstrates negligible impacts on flood behaviour in the 1% AEP flood as a result of the development (including any loss of flood storage associated with the proposed Building A extension).</p>



Requirement	Response
<b>B. Building Components and Structural Soundness</b>	
<p>B1. All buildings shall be designed and constructed with flood compatible materials in accordance with “Reducing Vulnerability of Buildings to Flood Damage: Guidance on Building in Flood Prone Areas”, Hawkesbury-Nepean Floodplain Management Steering Committee (2006).</p>	<p>To be considered as part of the detailed design process.</p>
<p>B2. All new development must be designed and constructed to ensure structural integrity up to the Flood Planning Level, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion. Where shelter-in-place refuge is required, the structural integrity for the refuge is to be up to the Probable Maximum Flood level. Structural certification shall be provided confirming the above.</p>	<p>As discussed in Section 5, shelter-in-place refuge is proposed within new build Block D in NNPS and Level 1 of the Building A extension within NSHS. Therefore, structural certification by a suitably qualified structural engineer is required for these proposed buildings up to the PMF level as part of the detailed design process.</p>
<p>B3. All new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections must be waterproofed and/or located above the Flood Planning Level. All existing electrical equipment and power points located below the Flood Planning Level within the subject structure must have residual current devices installed that turn off all electricity supply to the property when flood waters are detected.</p>	<p>To be considered as part of the detailed design process based on the FPL of 3.46 mAHD.</p>
<b>C. Floor Levels</b>	
<p>C2. All floor levels within the development shall be at or above the Probable Maximum Flood level or Flood Planning Level (FPL), whichever is higher.</p>	<p>The FFL of 4.95 mAHD for Block D in NNPS is higher than the PMF level of 4.87 mAHD.</p> <p>The Level 1 FFL of 5.90 mAHD of the proposed Building A extension in NSHS is higher than the PMF level. However, the ground floor level is proposed at 2.55 mAHD and does not comply with Council’s FFL requirement set at the PMF level of 4.87 mAHD due to functional requirements to connect to existing Building A facilities with a current minimum FFL of 2.42 mAHD (refer discussion in Section 4.2).</p>



Requirement	Response
<p>C3. All new development must be designed and constructed so as not to impede the floodway or flood conveyance on the site, as well as ensuring no net loss of flood storage in all events up to the 1% AEP event.</p>	<p>The proposed development within NNPS is located above the 1% AEP flood level. Therefore, this requirement is not applicable to works within the NNPS site.</p> <p>Within NSHS, no development is proposed within the 1% AEP floodway (shown in the mapping in Annex D) and will therefore not impede the floodway or flood conveyance within the site.</p> <p>The loss of available flood storage within NSHS up to the 1% AEP flood level resulting from the Building A extension is considered to be negligible relative to the significant volume of available flood storage across the large floodplain in the Narrabeen Lagoon catchment. This is also evidenced by the results of the flood impact assessment (refer Section 3.5) which demonstrates negligible impacts on flood behaviour in the 1% AEP flood as a result of any loss of flood storage due to the proposed development.</p>
<p><b>E. Emergency Response</b></p>	
<p>E1. If the property is affected by a Flood Life Hazard Category of H3 or higher, then Control E1 applies and a Flood Emergency Assessment must be included in the Flood Management Report.</p>	<p>A Flood Emergency Assessment has been completed and is documented in Section 5.</p>
<p>E2. If a shelter-in-place refuge is required, it must contain as a minimum: sufficient clean water for all occupants; portable radio with spare batteries; torch with spare batteries; a first aid kit; emergency power; and a practical means of medical evacuation.</p>	<p>To be considered as part of the detailed design process.</p>
<p><b>G. Storage of Goods</b></p>	
<p>G1. Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level unless adequately protected from floodwaters in accordance with industry standards.</p>	<p>To be considered as part of the detailed design process based on the FPL of 3.46 mAHD.</p>



## 5 Flood Emergency Assessment

---

### 5.1 Overview

Both the NSHS and NNPS sites (or part thereof) are subject to medium to high mainstream flood hazard in rare and extreme events (e.g. PMF). Ground floor levels within the extension to Building A in NSHS is proposed below both the 1% AEP flood and PMF levels due to functional reasons outlined previously in Section 4.2. Proposed new buildings within NNPS will have FFLs that are elevated above the peak level of the PMF. However, the NNPS site is surrounded by higher hazard floodplain areas. Therefore, consideration of the flood risk that future users of the proposed development within both NSHS and NNPS may be exposed to during a major flood event is required.

The current hours of operation of these schools is between 9am and 3pm, with the school sites accessible from 7:30am to 6:30pm weekdays and restricted access outside of these hours (Ason Group, 2022a and 2022b). Therefore, typical occupation of the school sites is only expected during hours of accessibility on weekdays and limited occupants should be on-site outside of these times during weekdays or at any time on the weekend.

### 5.2 Risk Assessment Categories

The Flood Life Hazard Categories defined within the Pittwater 21 DCP are consistent with the peak flood hazard mapping provided in Annex D and range up to H4 and H5 within the NNPS and NSHS sites, respectively. As these sites are predicted to contain H3 or higher flood hazard classifications, an emergency management assessment is required to address Council's flood-related DA requirements.

Emergency response management considerations specific to the works within NEP covered by this DA are outlined in the sections below. This includes a broad assessment of the flood risk to occupants of the proposed development for events up to and including the PMF, potential for site evacuation, refuge requirements and guidance on what to do in a flood event.

### 5.3 Evacuation Feasibility

Proposed pedestrian and vehicular ingress and egress points for the NEP are shown in the design plans enclosed in Annex A and Annex B and are as follows:

- NSHS:
  - Pedestrian ingress/egress from the site is possible along a number of locations, including along Namona Street, as well as via pedestrian bridge crossings of Mullet Creek at the north-western and south-western corners of the site.
  - Vehicular access to the site can occur at two locations along Pittwater Road (at the intersection with Lake Park Road and further south), as well as two locations at the western end of Namona Street.
- NNPS:
  - Pedestrian ingress/egress from the site is possible from Pittwater Road and Namona Street, as well as from the west from the Northern Beaches Indoor Sports Centre (NBISC) site.
  - Vehicular access to the site is from Namona Street in the south-eastern corner of the NNPS.

Flood inundation is predicted along these roadways during the 1% AEP flood and PMF and, more significantly, flooded areas are classified as being up to a H5 hazard classification during the PMF. This



indicates that site ingress and egress during this extreme flood would be hydraulically unsafe for people and vehicles.

Current best practice is to avoid entering floodwaters wherever possible, and under no circumstances should floodwater be considered “safe”. As the site is located in the downstream area of the Narrabeen Lagoon catchment, a warning time of up to 1.5 hours would be afforded from the initial onset of rain until the roadway is cut in the PMF. However, it would require considerable coordination and effort to evacuate the large numbers of students and staff that are expected on-site during hours of operation (and potentially during hours of accessibility); and considering the short evacuation warning time available, neither pedestrian nor vehicular egress is recommended for students, staff and visitors after the onset of a rainfall event.

Shelter-in-place is the proposed flood emergency response following the onset of a severe rainfall event. This is in line with the Flood Life Hazard Category of the site and requirements outlined in Pittwater 21 DCP (refer requirement for E1 in Table 4.2).

The following sections outline the appropriate emergency responses for action before and after the onset of rainfall, and/or upon the receipt of a flood warning.

#### **5.4 Emergency Response Before the Onset of Rainfall**

The NNPS and NSHS should avoid the need for evacuation, if at all possible, by cancellation of operation (before the schools are open) or early release of students (during hours of operation) if extreme rainfall (e.g. severe weather warning for torrential rain and/or flash flooding) is predicted, or flood watches or warnings are in place.

If cancellation of operation is not possible (e.g. school is operational when warnings are issued) or unable to be completed, the schools should act as quickly as possible to arrange for evacuation of students, staff and visitors if a Flood Warning or Flood Bulletin for the area is issued by the BoM or SES.

#### **5.5 Emergency Response After the Onset of Rainfall**

Evacuation of NSHS and NNPS is not recommended after the onset of a rainfall event due to the limited available warning time, rapid rate of rise of floodwaters and high hazard conditions on-site and/or along potential evacuation routes during extreme floods. Staff, visitors and students should instead shelter-in-place within habitable sections of the schools that are elevated above the peak PMF level and provide safe refuge. Specific to the works that form part of this DA, Level 1 of the Building A extension within NSHS and Block D within NNPS all comply with this requirement and therefore, satisfy Council’s requirement to provide a potential evacuation location to shelter-in-place above the peak PMF level.

#### **5.6 Shelter-in-Place Requirements**

Floodwaters on-site are likely to remain in place for durations in excess of 9 hours during a PMF, and the schools will be isolated during this time. As such, shelter-in-place should only be undertaken in the event that prior early evacuation of the site or cancellation of operation has not occurred.

Pittwater 21 DCP outlines emergency response requirements for new developments, including the following requirements for shelter-in-place refuge areas:

- Floor level is at or above the PMF level.
- Floor space provides at least 2m<sup>2</sup> per person where the expected duration of flooding exceeds 6 hours in the PMF.



- Accessible to all people on the site, plainly evident, and self-directing, with sufficient capacity of access routes for all occupants without reliance on an elevator.
- Must contain as a minimum: sufficient clean water for all occupants; portable radio with spare batteries; torch with spare batteries; a first aid kit; emergency power; and a practical means of medical evacuation.

Therefore, in order to provide conditions suitable for long-term refuge (i.e. greater than 6 hours), it should be ensured that, if required, sufficient supplies (as listed above) are available for occupants seeking flood refuge within Block D in NNPS and on Level 1 of the Building A extension in NSHS to be able to cope with a period of isolation during a particularly large flood and that there are nominated flood wardens to coordinate the response.

Within the extension to Building A, the internal area associated with the PE GLS rooms and Movement Studio combined is approximately 300 m<sup>2</sup>. This area encompasses all habitable new build space on Level 1 which has a proposed FFL of 5.90 mAHD (i.e. above the predicted PMF level of 4.87 mAHD). Based on the available floor space of approximately 300 m<sup>2</sup> and Council's 2 m<sup>2</sup> per person requirement for the predicted duration of PMF inundation in this area, up to 150 people could be accommodated above the PMF level within Level 1 of Building A of NSHS. It is also noted that Level 1 of the Building A extension is proposed to be accessible from the ground floor via both stairs and a lift.

Based on available floor space within the ground floor and Level 1 of the new two (2) storey Block D of NNPS, it is expected that this area is sufficient to accommodate the maximum number of likely occupants within this building as a flood refuge and comply with Council's floor space requirements, i.e. at least 2 m<sup>2</sup> floor space will be available for all staff, visitors and students in Block D.

Detailed flood emergency response plans should be prepared for NSHS and NNPS (or any existing flood emergency response plans for these schools be updated to reflect the proposed redevelopment of the sites) outlining the proposed strategy for flood emergency management for these schools. This may include provisions for accessibility of shelter-in-place refuge, consideration of flood warning systems and serviceability requirements.

Furthermore, Council requires that all shelter-in-place refuge buildings demonstrate structural stability up to the PMF level through verification by a suitably qualified structural engineer and compliance with the Building Code of Australia. This requirement is therefore applicable to this development.



## 6 Conclusion

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This report documents the methodology and outcomes of the Flood Risk and Impact Assessment completed for the proposed Narrabeen Education Precinct (NEP) development including redevelopment of Narrabeen North Public School (NNPS) and Narrabeen Sports High School (NSHS). It satisfies the requirements of the flood management report required by Council for the proposed works that are the subject of this DA.

TUFLOW modelling of existing and proposed conditions was undertaken to define flood risk within the NEP, and assess the potential impacts of the proposed development on flood behaviour. No adverse impacts on existing 1% AEP flood risk are predicted within the site or on surrounding properties and/or infrastructure as a result of the proposed works that form part of this DA. Any impacts of the development during the PMF are predicted to be minimal, with negligible impact on existing flood risk.

Assessment of the development design against flood-related requirements of Council's Pittwater 21 DCP was also completed and indicates that the development can comply with these requirements, with the exception of the ground FFL for the Building A extension within NSHS. The ground FFL of this building extension is proposed to be located at a minimum finished floor level of 2.55 mAHD that is lower than the PMF level of 4.87 mAHD. However, this ground floor level is governed by functional requirements to connect to existing Building A facilities, and it is noted that the Level 1 FFL of the Building A extension is proposed at 5.90 mAHD and would provide a suitable flood refuge above the PMF level.

A Flood Emergency Assessment was also completed for the proposed development and is documented in this report. It provides information on flood risk to occupants of the proposed development for events up to and including the PMF, potential for site evacuation, shelter-in-place requirements and preliminary guidance on how to respond in the event of a flood. It is recommended that detailed flood emergency response plans be prepared for NSHS and NNPS (or any existing plans for the schools be updated to reflect the proposed redevelopment of the sites) prior to school operation within these proposed new builds.



## 7 References

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Ason Group (2022a). Narrabeen Education Precinct – Narrabeen North Public School Transport Assessment.

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BMT (2021). Narrabeen Sports High School Flood Impact Assessment.

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Cardno (2019). Narrabeen Lagoon Floodplain Risk Management Study. Prepared for Northern Beaches Council.

NSW Government (2005). Floodplain Development Manual: The management of flood liable land.

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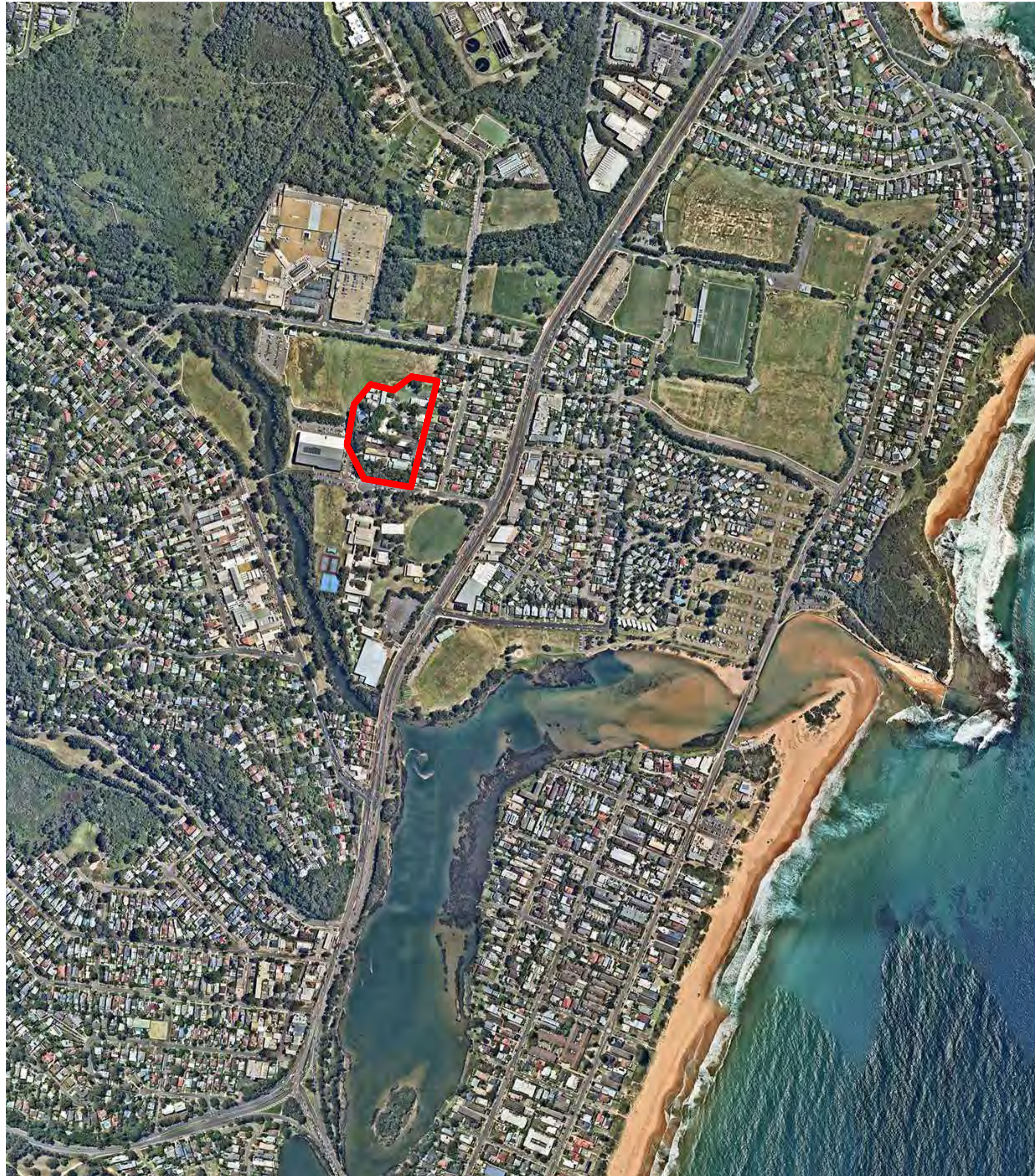




## **Annex A Site and Design Plans for NNPS**

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SOURCE: NEARMAP

# NARRABEEN NORTH PUBLIC SCHOOL

6 NAMONA STREET, NORTH NARRABEEN NSW 2101  
 LOT 3, D.P.10/8621

## SHEET LIST- NARRABEEN NORTH PUBLIC SCHOOL - DA

SHEET NUMBER	SHEET NAME	REVISION	REVISION DATE	REVISION DESCRIPTION
0000 - GENERAL & SITE INFORMATION				
DA-P-0101	COVER SHEET, LOCATION PLAN & DRAWING LIST	B	23/08/2022	DA SUBMISSION
DA-P-0200	SITE ANALYSIS	A	18/08/2022	DA SUBMISSION
DA-P-0210	PHOTOMONTAGE - NEW ADMIN & HALL	A	18/08/2022	DA SUBMISSION
DA-P-0220	MATERIALS BOARD - NEW ADMIN & HALL	A	18/08/2022	DA SUBMISSION
DA-P-0302	3D SITE TOPOGRAPHY HEIGHT PLANE	A	18/08/2022	DA SUBMISSION
DA-P-0303	3D SITE TOPOGRAPHY HEIGHT PLANE - NEW ADMIN & HALL	A	18/08/2022	DA SUBMISSION
DA-P-0521	NEW SITE PLAN - SCHOOL - GROUND FLOOR	B	23/08/2022	DA SUBMISSION
DA-P-0522	NEW SITE PLAN - SCHOOL - LEVEL 01	B	23/08/2022	DA SUBMISSION
DA-P-0523	NEW SITE PLAN - SCHOOL - ROOF	B	23/08/2022	DA SUBMISSION
DA-P-0600	SHADOW DIAGRAMS	A	18/08/2022	DA SUBMISSION
1000 - GA PLANS				
DA-P-1040	NEW HALL & ADMIN - GROUND FLOOR	A	18/08/2022	DA SUBMISSION
DA-P-1041	NEW HALL & ADMIN - LEVEL 1	B	23/08/2022	DA SUBMISSION
DA-P-1042	NEW HALL & ADMIN - ROOF PLAN	B	23/08/2022	DA SUBMISSION
3000 - ELEVATIONS & SECTIONS				
DA-P-3001	NEW ADMIN HALL - SITE ELEVATIONS	A	18/08/2022	DA SUBMISSION
DA-P-3002	NEW GLS HUB - SITE ELEVATIONS	A	18/08/2022	DA SUBMISSION
DA-P-3040	NEW ADMIN & HALL - GA ELEVATIONS	A	18/08/2022	DA SUBMISSION
DA-P-3041	NEW HALL & ADMIN - GA ELEVATIONS	B	23/08/2022	DA SUBMISSION
DA-P-3042	NEW HALL & ADMIN - GA SECTIONS	A	18/08/2022	DA SUBMISSION

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PROJECT  
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 NAMONA ST, NORTH NARRABEEN NSW 2101

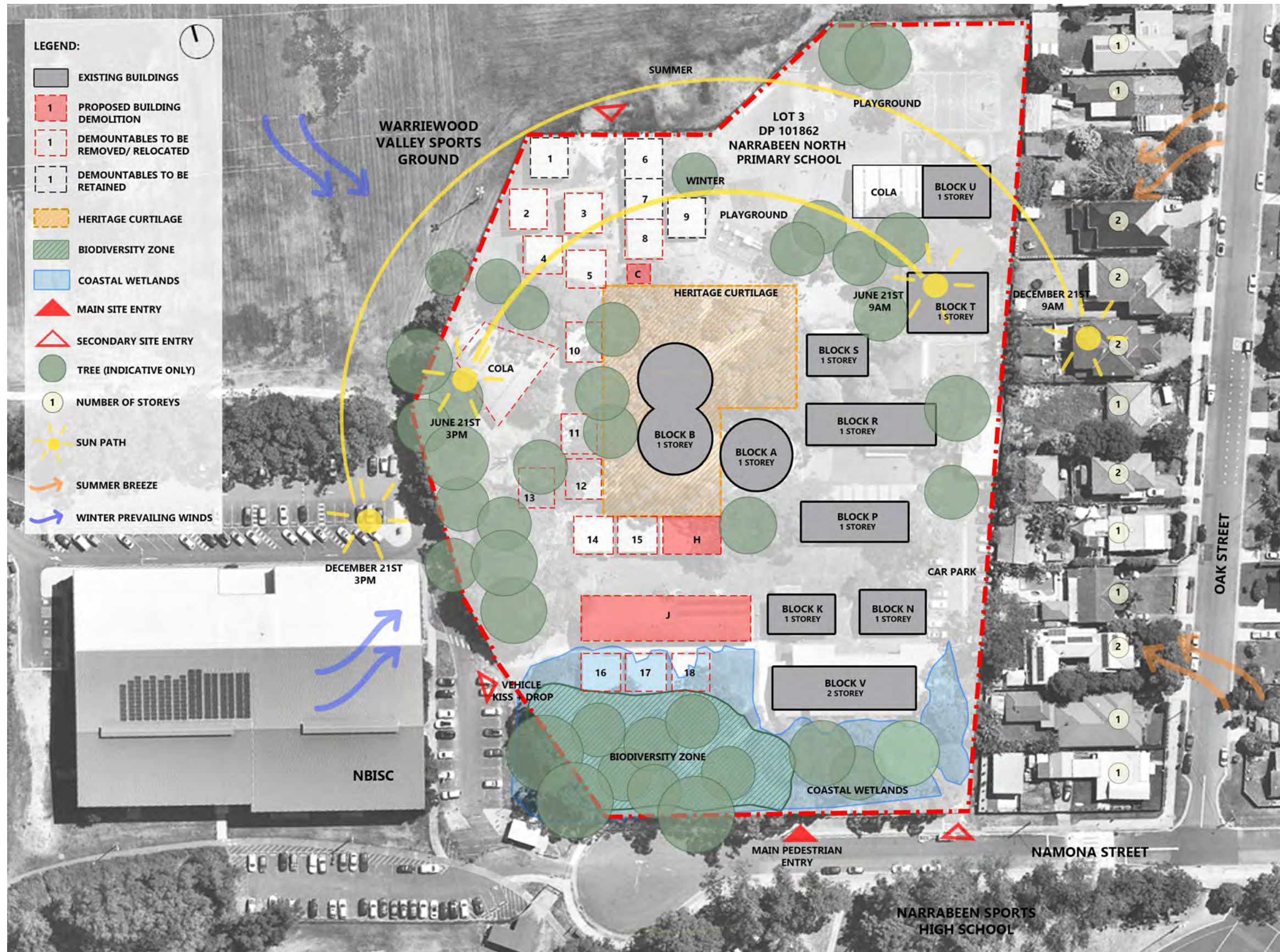
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SITE ANALYSIS - NARRABEEN NORTH PUBLIC SCHOOL

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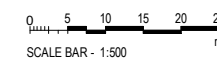


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VIEW FROM ENTRY PATH TO NEW ADMIN, HALL & COLA

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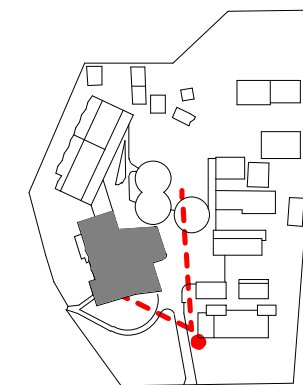


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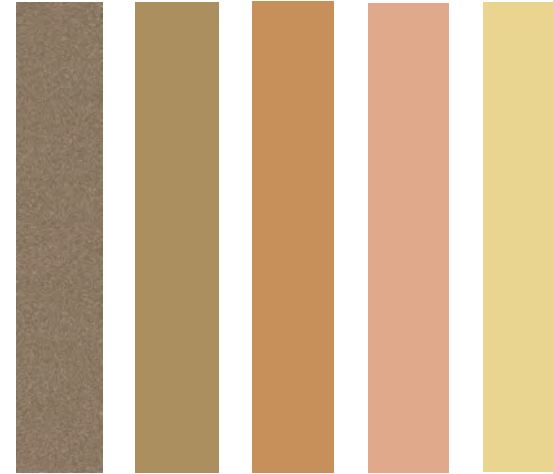






FC - 01  
Fibre Cement Cladding

FC - 02

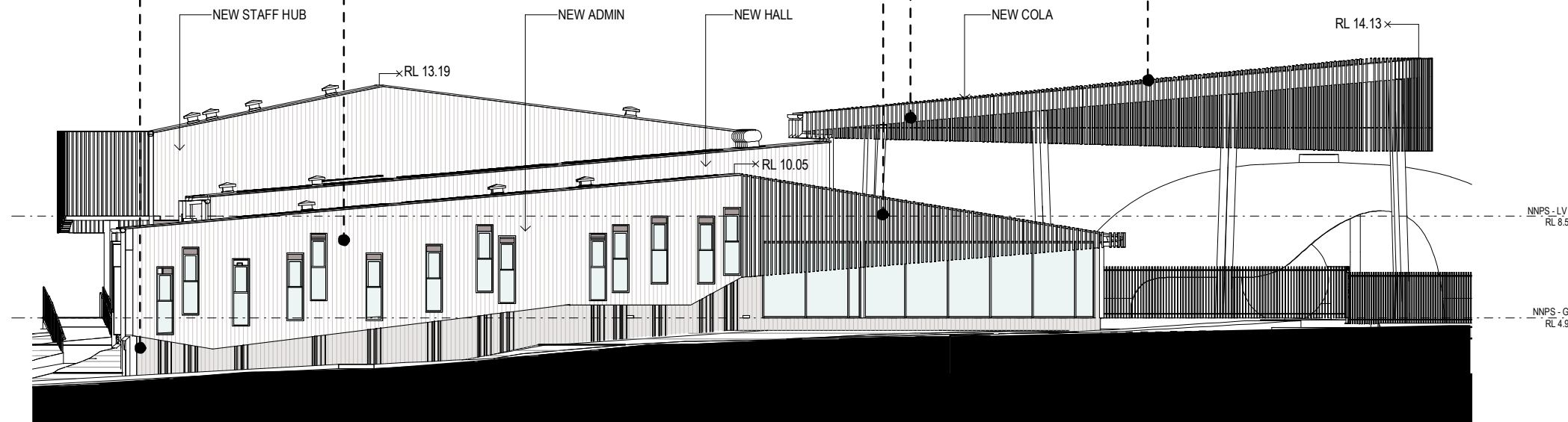


PC - 01  
Powdercoatings to Aluminium Battens



MR-01 : Colorbond Metal Roof,  
Flashing, Fascias & Gutters

DP-01 : Colorbond  
Downpipes



1 NNPS - SOUTH ELEVATION - NEW HALL + ADMIN - MATERIALS - DA  
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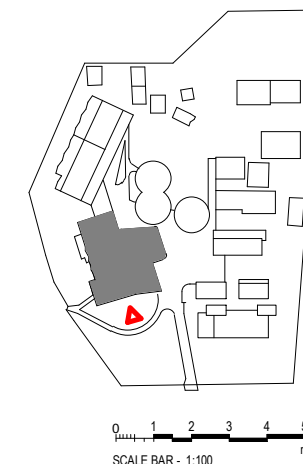


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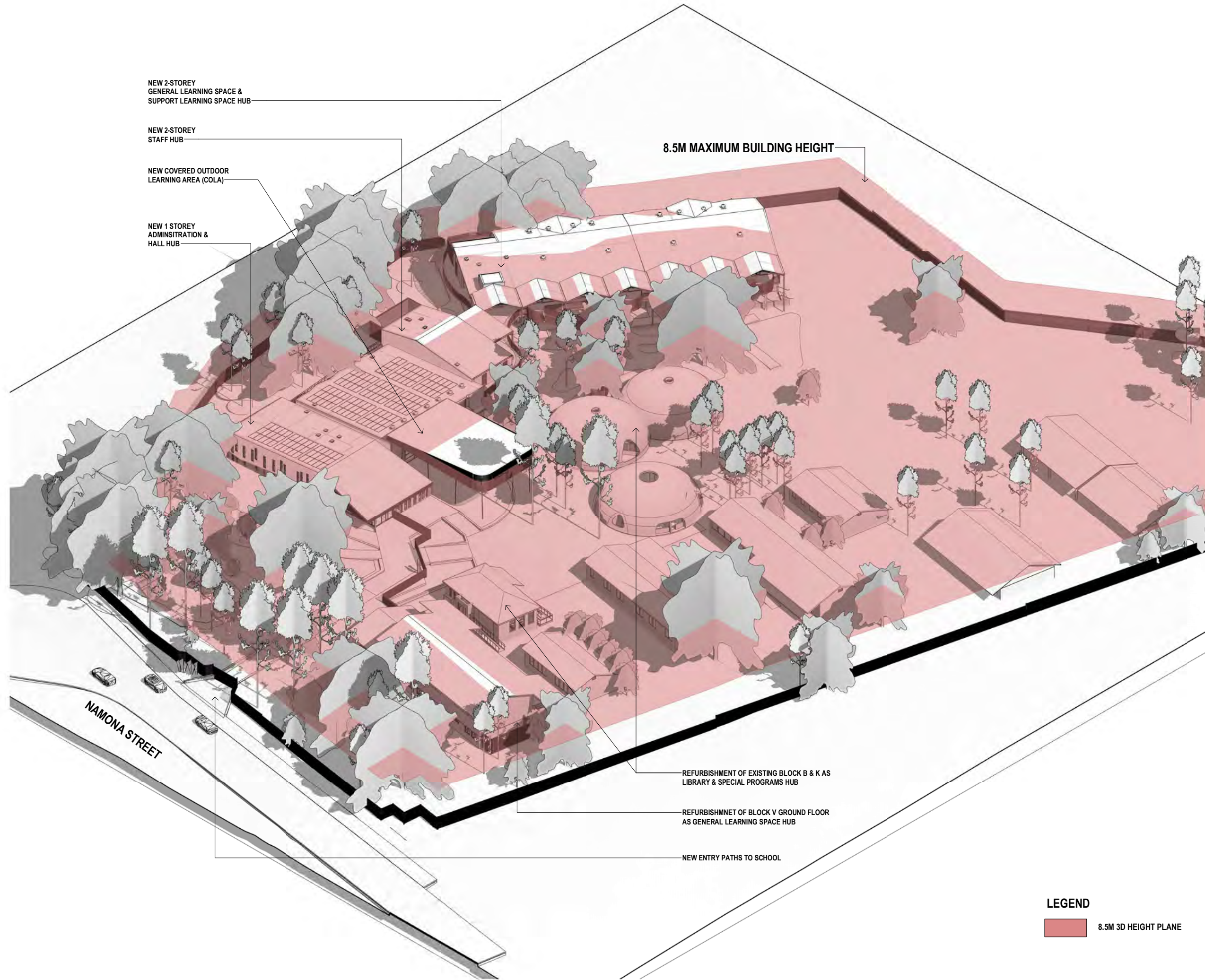
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8.5M MAXIMUM BUILDING HEIGHT

NEW 2-STOREY  
GENERAL LEARNING SPACE &  
SUPPORT LEARNING SPACE HUB

NEW 2-STOREY  
STAFF HUB

NEW COVERED OUTDOOR  
LEARNING AREA (COLA)

NEW 1 STOREY  
ADMINISTRATION &  
HALL HUB

REFURBISHMENT OF EXISTING BLOCK B & K AS  
LIBRARY & SPECIAL PROGRAMS HUB

REFURBISHMENT OF BLOCK V GROUND FLOOR  
AS GENERAL LEARNING SPACE HUB

NEW ENTRY PATHS TO SCHOOL

NAMONA STREET

LEGEND

8.5M 3D HEIGHT PLANE

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PROJECT  
**NARRABEEN EDUCATION PRECINCT**  
NAMONA ST, NORTH NARRABEEN NSW 2101

DETAILS	JO	SCALE
DRAWN	RF	1:200 @ A1
CHECKED	Approver	
APPROVED		

TITLE  
**3D SITE TOPOGRAPHY HEIGHT PLANE**

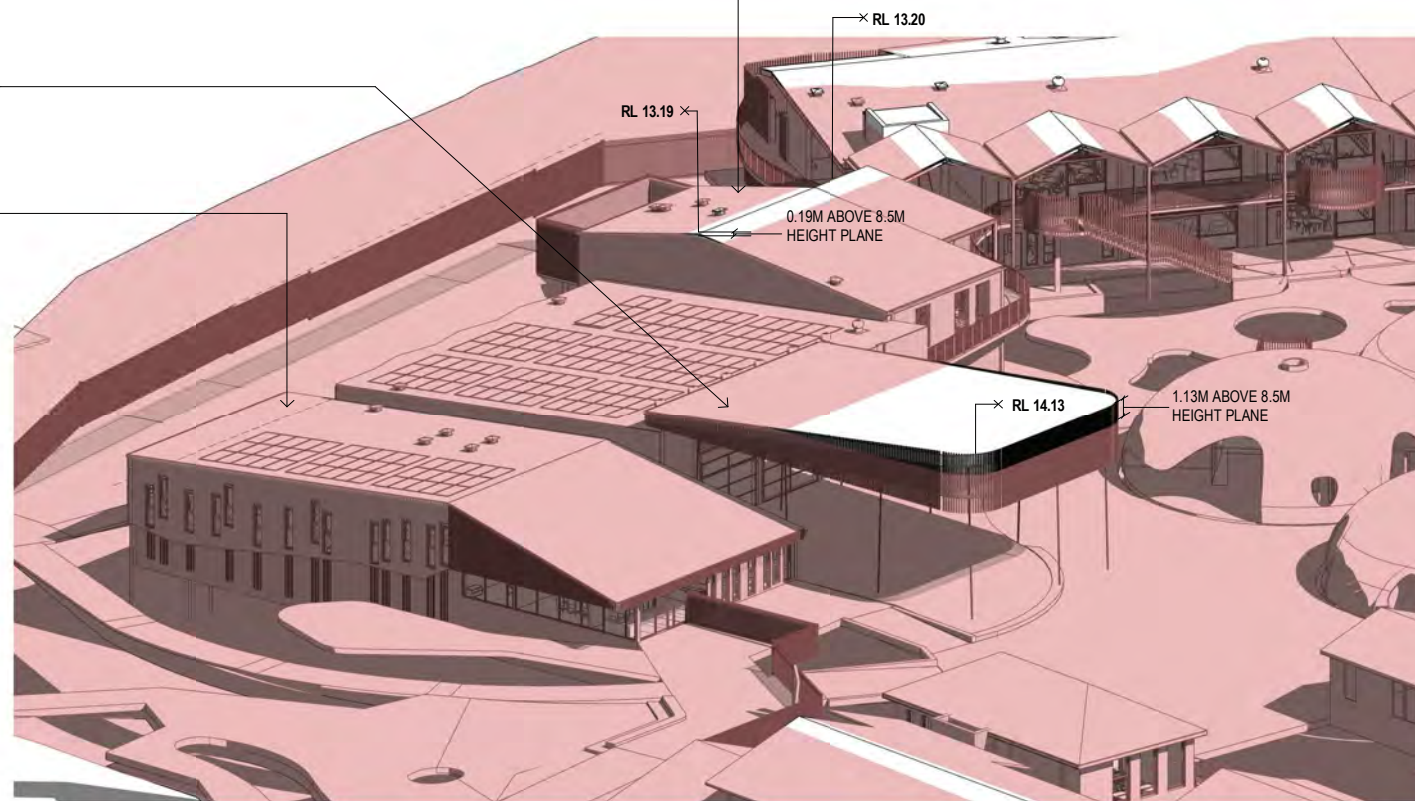
DRAWING NUMBER	REVISION
DA-P-0302	A



NEW 2-STOREY  
STAFF HUB

NEW COVERED OUTDOOR  
LEARNING AREA (COLA)

NEW 1 STOREY  
ADMINISTRATION &  
HALL HUB

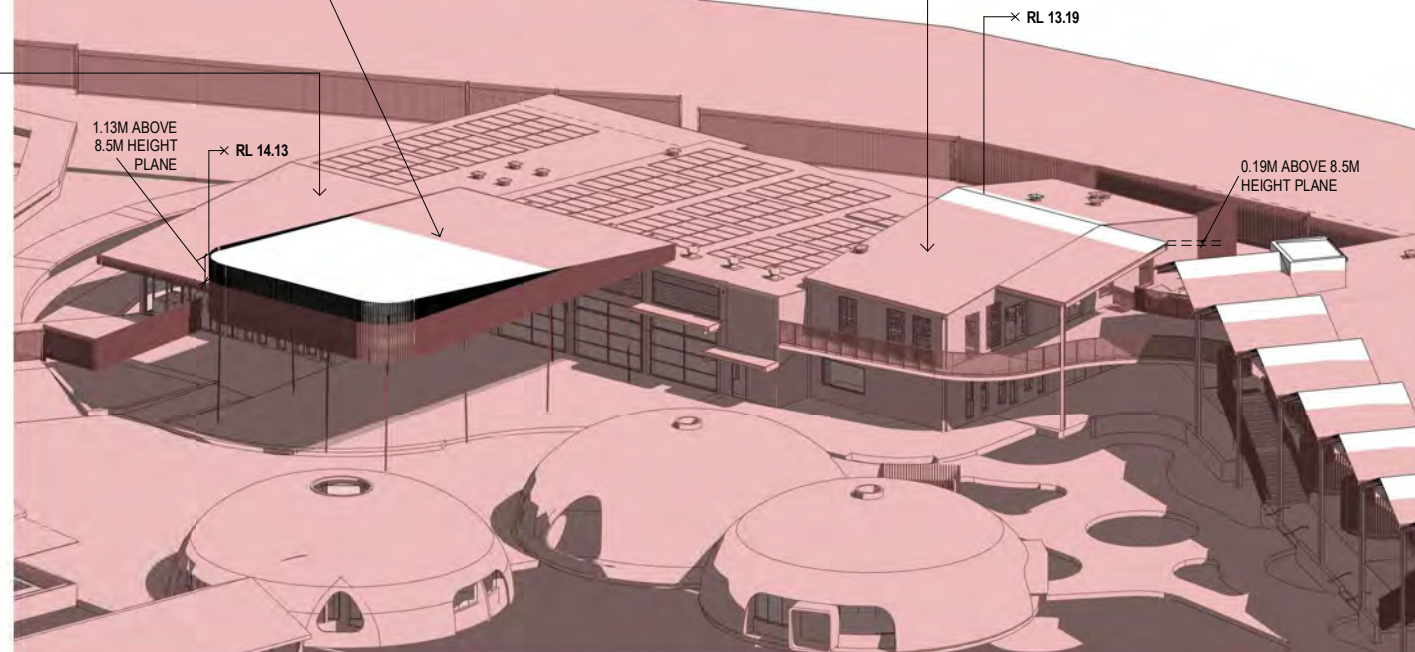


1 NNPS\_3D AXO - HEIGHT PLANE - NEW ADMIN & HALL - SOUTH EAST VIEW - DA

NEW 2-STOREY  
STAFF HUB

NEW COVERED OUTDOOR  
LEARNING AREA (COLA)

NEW 1 STOREY  
ADMINISTRATION &  
HALL HUB



2 NNPS\_3D AXO - HEIGHT PLANE - NEW ADMIN & HALL - NORTH EAST VIEW - DA


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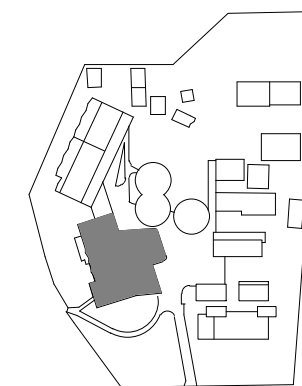
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A	18/08/2022	DA SUBMISSION	JO

**DRAFT**

**LEGEND**

 8.5M 3D HEIGHT PLANE



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NAMONA ST, NORTH NARRABEEN NSW 2101

DETAILS  
DRAWN: JO  
CHECKED: RF  
APPROVED: Approver  
SCALE: 1:200 @ A1

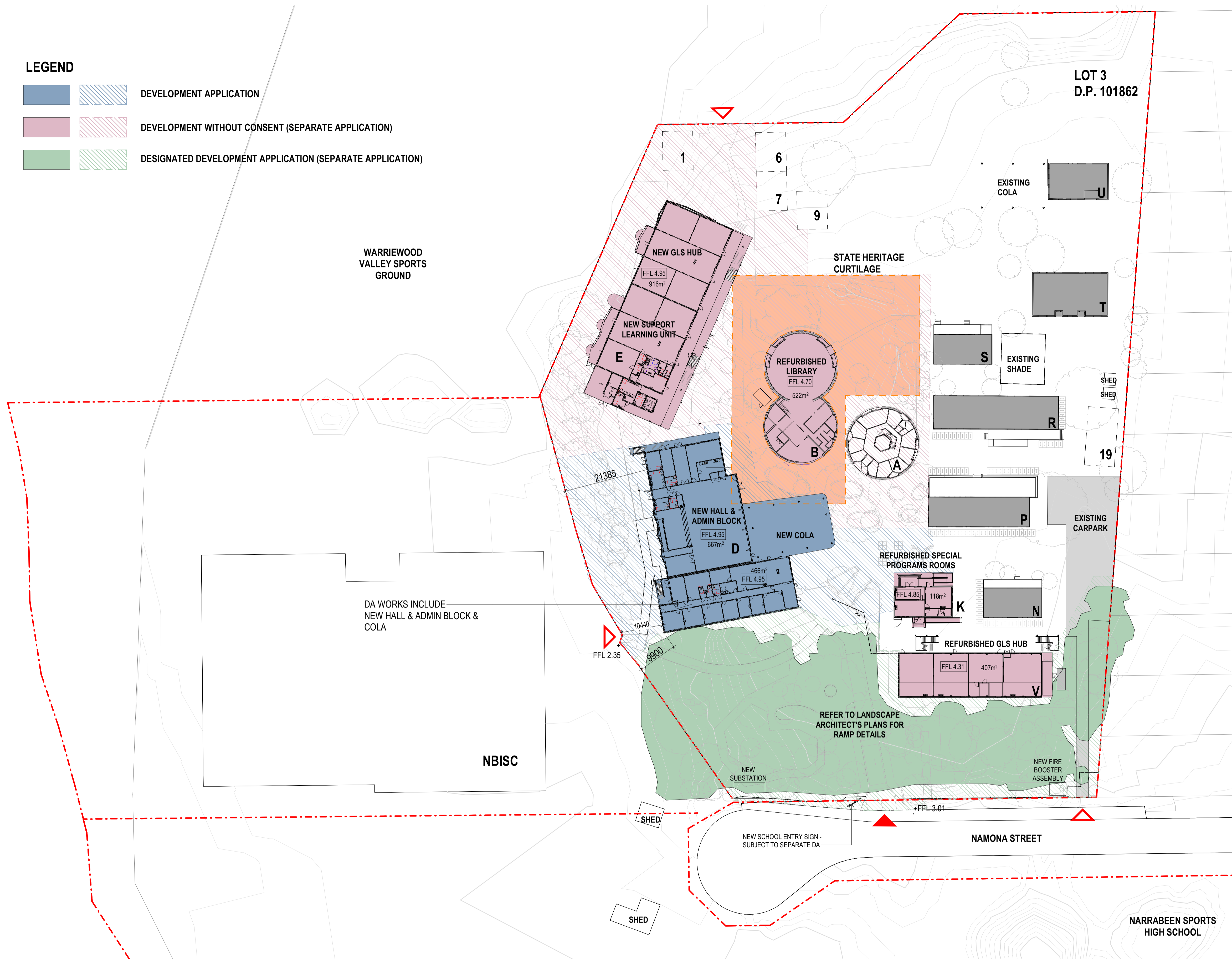
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**3D SITE TOPOGRAPHY HEIGHT PLANE -  
NEW ADMIN & HALL**

DRAWING NUMBER: DA-P-0303  
REVISION: A



LEGEND

- DEVELOPMENT APPLICATION
- DEVELOPMENT WITHOUT CONSENT (SEPARATE APPLICATION)
- DESIGNATED DEVELOPMENT APPLICATION (SEPARATE APPLICATION)



WARRIEWOOD VALLEY SPORTS GROUND

DA WORKS INCLUDE  
NEW HALL & ADMIN BLOCK &  
COLA

NBISC

STATE HERITAGE CURTILAGE

LOT 3  
D.P. 101862

EXISTING COLA

EXISTING SHADE

EXISTING CARPARK

REFURBISHED SPECIAL PROGRAMS ROOMS

REFURBISHED GLS HUB

REFER TO LANDSCAPE ARCHITECT'S PLANS FOR RAMP DETAILS

NEW SCHOOL ENTRY SIGN - SUBJECT TO SEPARATE DA

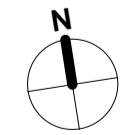
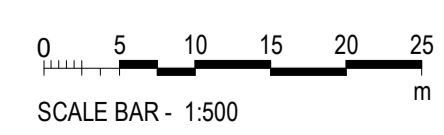
NAMONA STREET

NARRABEEN SPORTS HIGH SCHOOL

1 NNPS - NEW SITE PLAN - GROUND FLOOR - DA

LEGEND

- DEMOUNTABLES
- EXISTING PERMANENT BUILDING / STRUCTURE
- COASTAL WETLANDS/ BIODIVERSITY ZONE
- PROJECT SITE EXTENTS
- STATE HERITAGE CURTILAGE
- MAIN ENTRY
- SECONDARY ENTRY



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NAMONA ST, NORTH NARRABEEN NSW 2101

DETAILS	JO	SCALE
DRAWN	RF	As indicated @ A1
CHECKED	Approver	
APPROVED		

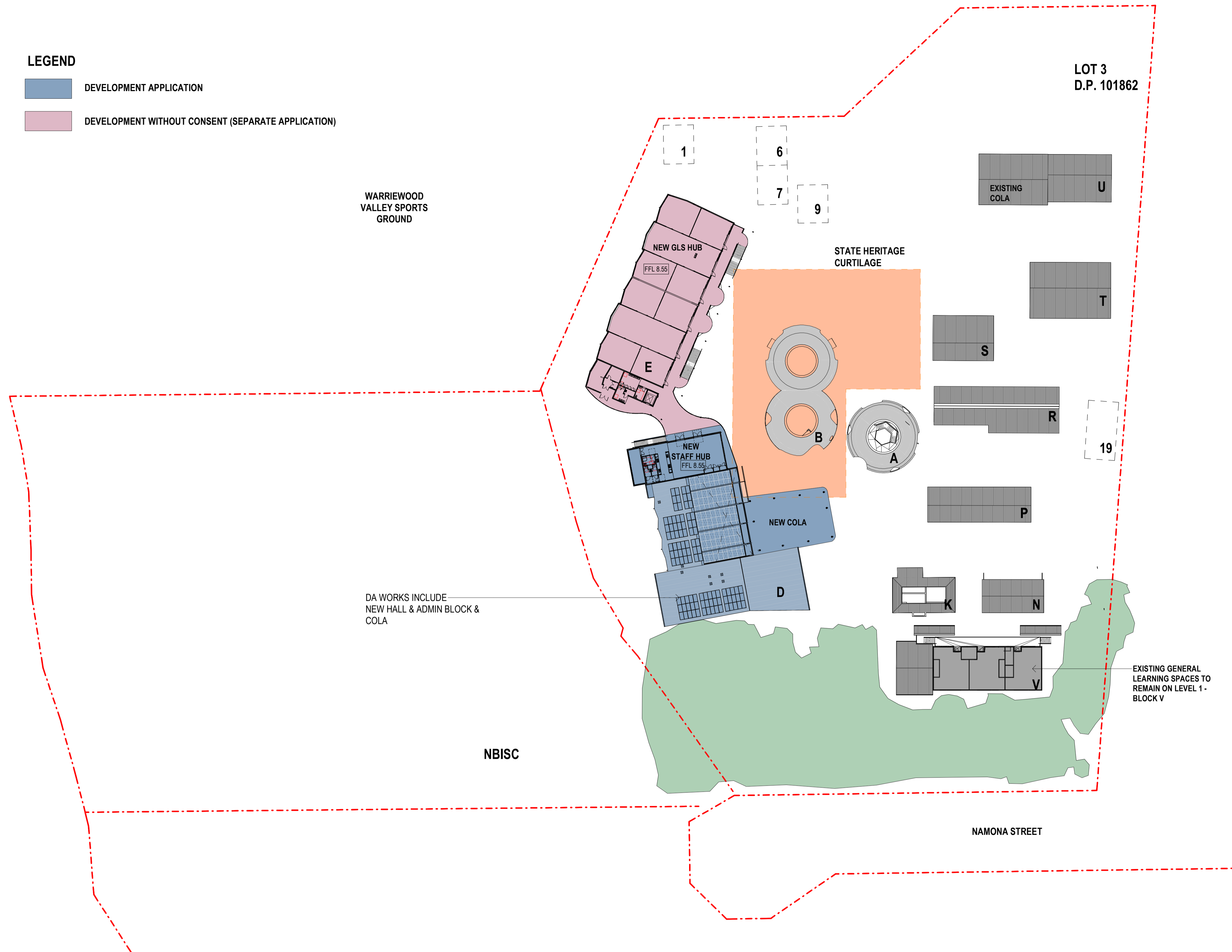
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**NEW SITE PLAN - SCHOOL - GROUND FLOOR**

DRAWING NUMBER	REVISION
DA-P-0521	B



**LEGEND**

- DEVELOPMENT APPLICATION
- DEVELOPMENT WITHOUT CONSENT (SEPARATE APPLICATION)



WARRIEWOOD VALLEY SPORTS GROUND

LOT 3  
D.P. 101862

DA WORKS INCLUDE  
NEW HALL & ADMIN BLOCK &  
COLA

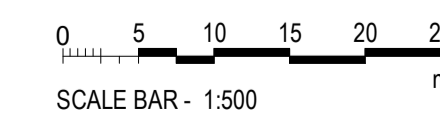
EXISTING GENERAL  
LEARNING SPACES TO  
REMAIN ON LEVEL 1 -  
BLOCK V

NBISC

NAMONA STREET

**LEGEND**

- 1 DEMOUNTABLES
- 1 PROJECT SITE EXTENTS
- 1 EXISTING PERMANENT BUILDING / STRUCTURE
- 1 STATE HERITAGE CURTILAGE
- 1 COASTAL WETLANDS/ BIODIVERSITY ZONE
- ▲ MAIN ENTRY
- △ SECONDARY ENTRY



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DETAILS	JO	SCALE	N
DRAWN	RF	As indicated @ A1	
CHECKED	Approver		
APPROVED			

TITLE  
**NEW SITE PLAN - SCHOOL - LEVEL 01**

DRAWING NUMBER	REVISION
DA-P-0522	B

1 NNPS - NEW SITE PLAN - LEVEL 01 - DA



LEGEND

- DEVELOPMENT APPLICATION
- DEVELOPMENT WITHOUT CONSENT (SEPARATE APPLICATION)



WARRIEWOOD VALLEY SPORTS GROUND

DA WORKS INCLUDE  
NEW HALL & ADMIN BLOCK &  
COLA

NBISC

STATE HERITAGE CURTLAGE

LOT 3  
D.P. 101862

CARPARK

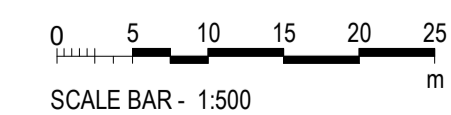
NAMONA STREET

NARRABEEN SPORTS HIGH SCHOOL

1 NNPS - ROOF - DA

LEGEND

- 1 DEMOUNTABLES
- PROJECT SITE EXTENTS
- EXISTING PERMANENT BUILDING / STRUCTURE
- STATE HERITAGE CURTLAGE
- COASTAL WETLANDS/ BIODIVERSITY ZONE
- ▲ MAIN ENTRY
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CHECKED: RF  
APPROVED: Approver

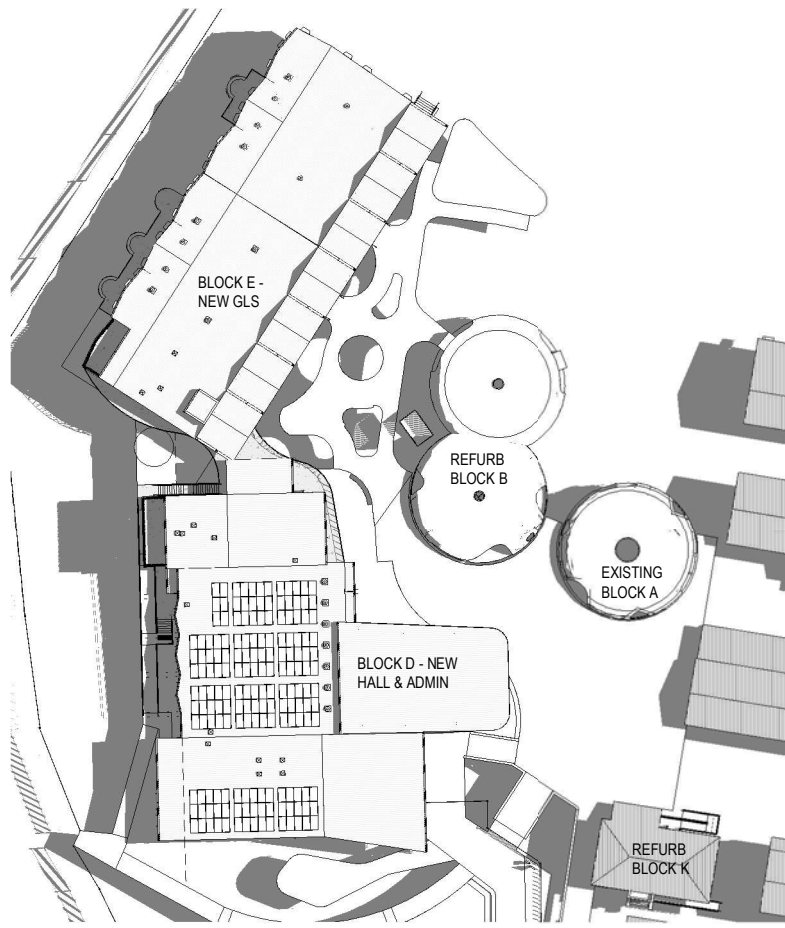
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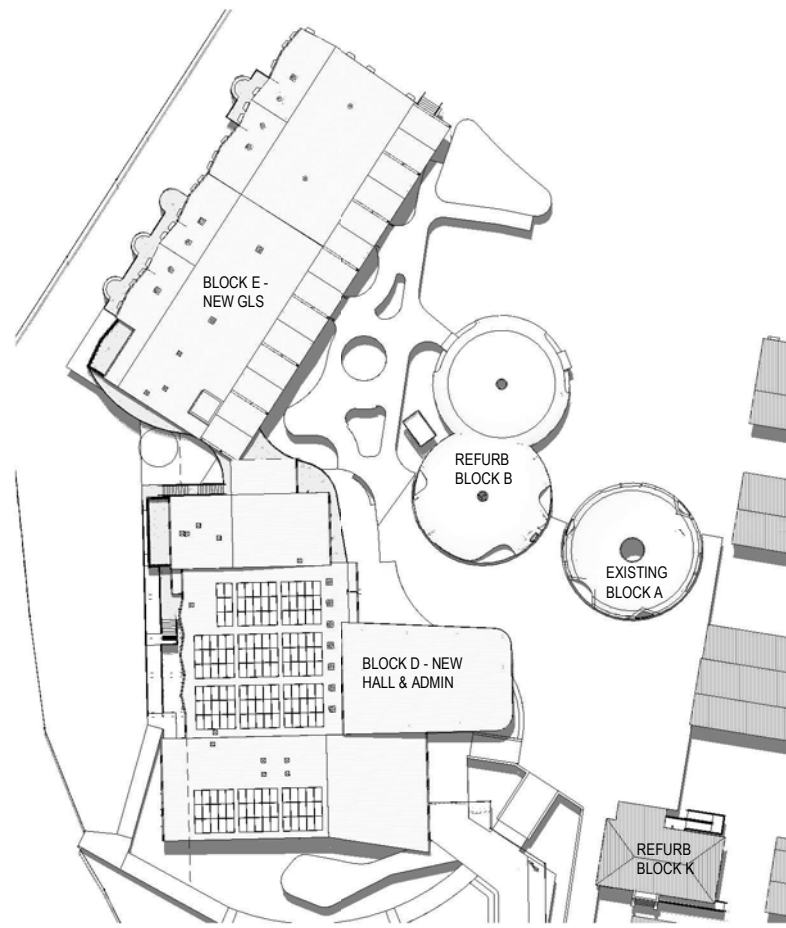
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**DA-P-0523**

REVISION  
**B**

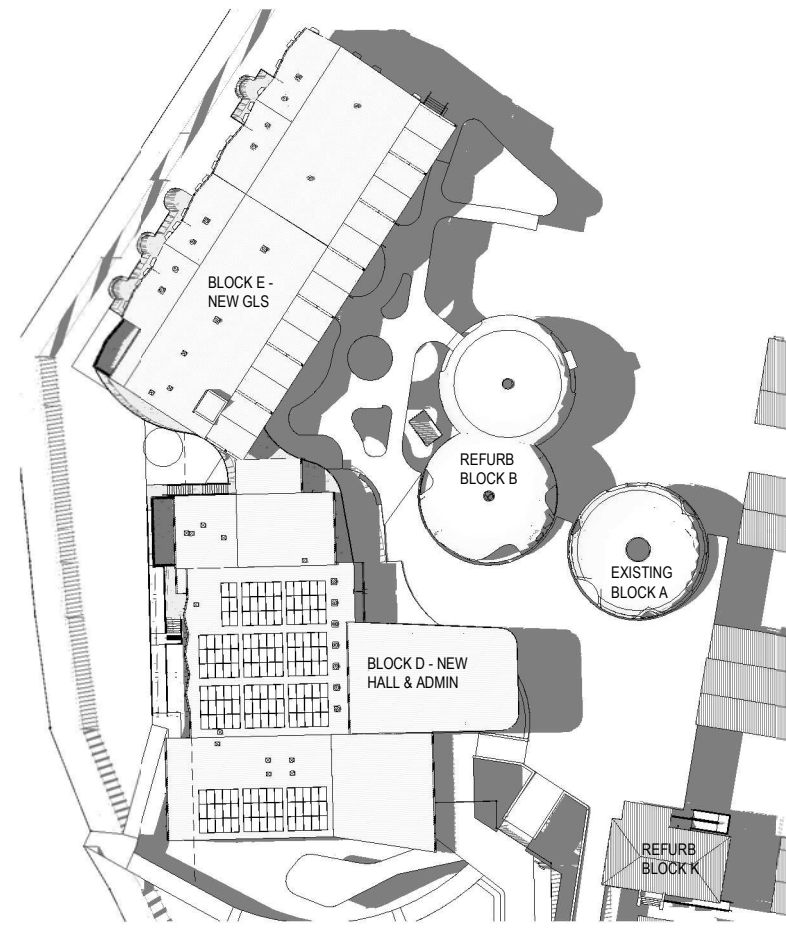




1 NNPS - SHADOW DIAGRAM 01 (9AM SUMMER) - DA



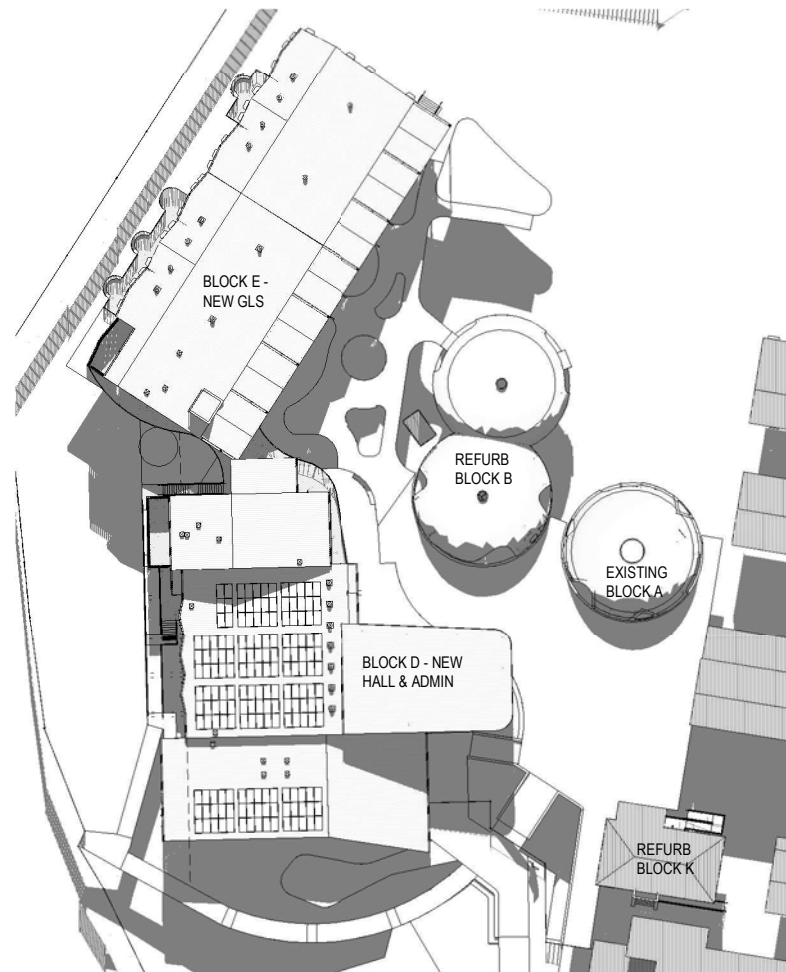
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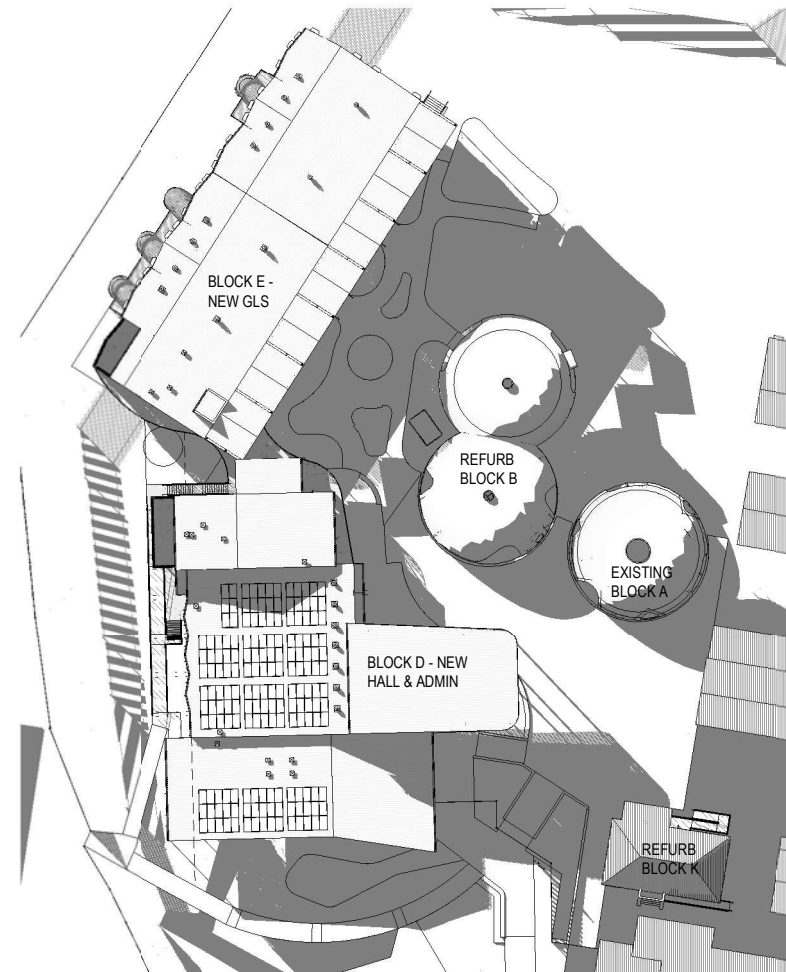
3 NNPS - SHADOW DIAGRAM 03 (3PM SUMMER) - DA



4 NNPS - SHADOW DIAGRAM 04 (9AM WINTER) - DA



5 NNPS - SHADOW DIAGRAM 05 (12PM WINTER) - DA



6 NNPS - SHADOW DIAGRAM 06 (3PM WINTER) - DA

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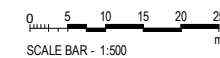


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DETAILS  
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 CHECKED JO  
 APPROVED Approver  
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TITLE  
**SHADOW DIAGRAMS**

DRAWING NUMBER  
**DA-P-0600**  
 REVISION  
**A**







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- LEGEND**
- DEMOLISHED
  - HERITAGE CURTLAG
  - BIODIVERSITY PROTECTED LAND
  - COASTAL WETLAND
  - GENERAL LEARNING SPACE HUB
  - SUPPORT LEARNING SPACE HUB
  - ADMIN & STAFF HUB
  - HALL HUB
  - LIBRARY HUB
  - AMENITIES & SERVICES
  - CIRCULATION
  - EXISTING BUILDINGS

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**DETAILS**

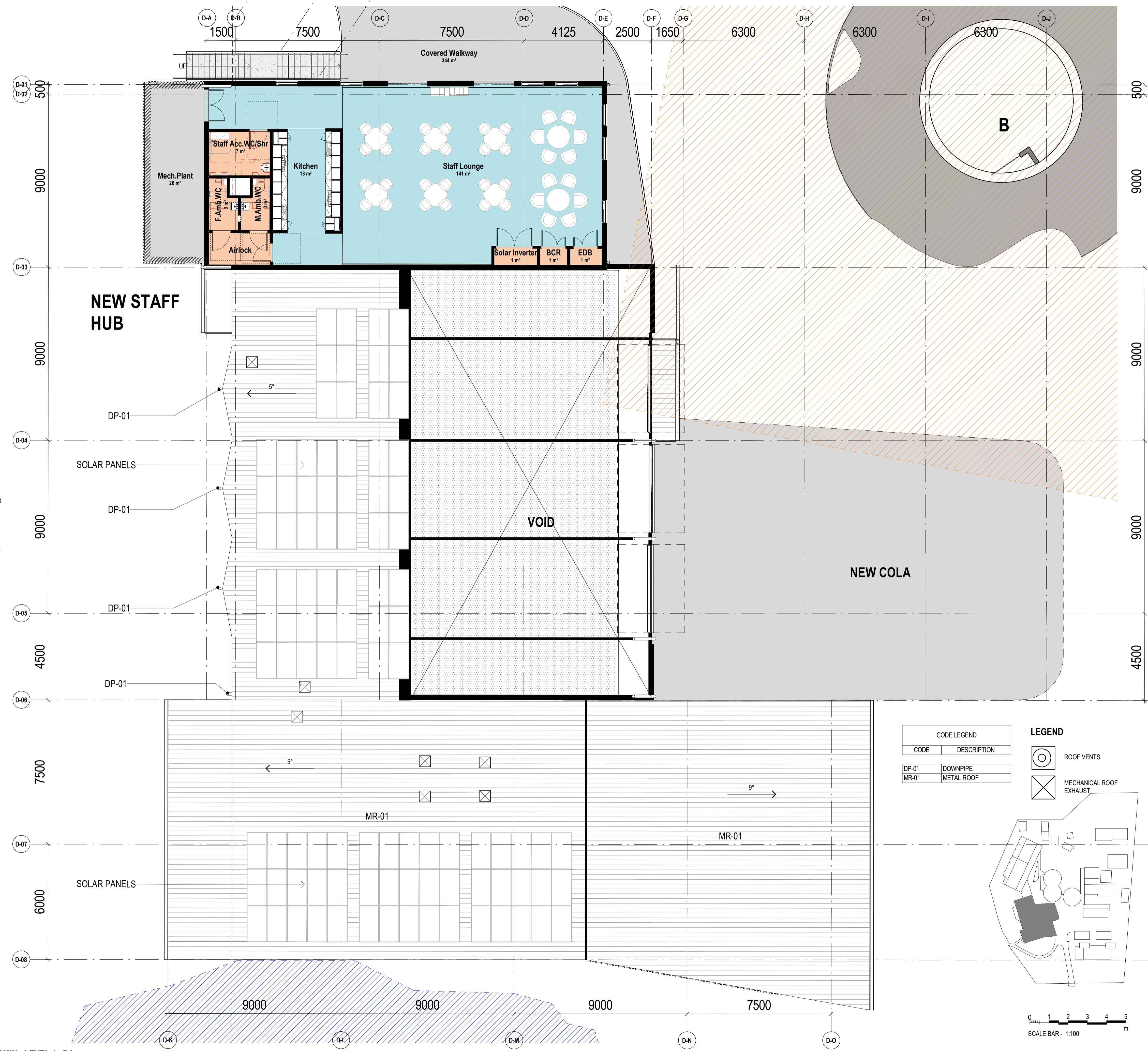
DRAWN	JO	SCALE
CHECKED	RF	1:100 @ A1
APPROVED	Approver	

**TITLE**  
**NEW HALL & ADMIN - GROUND FLOOR**

**DRAWING NUMBER**  
 DA-P-1040

**REVISION**  
 A





**LEGEND**

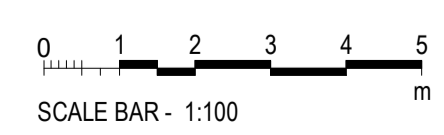
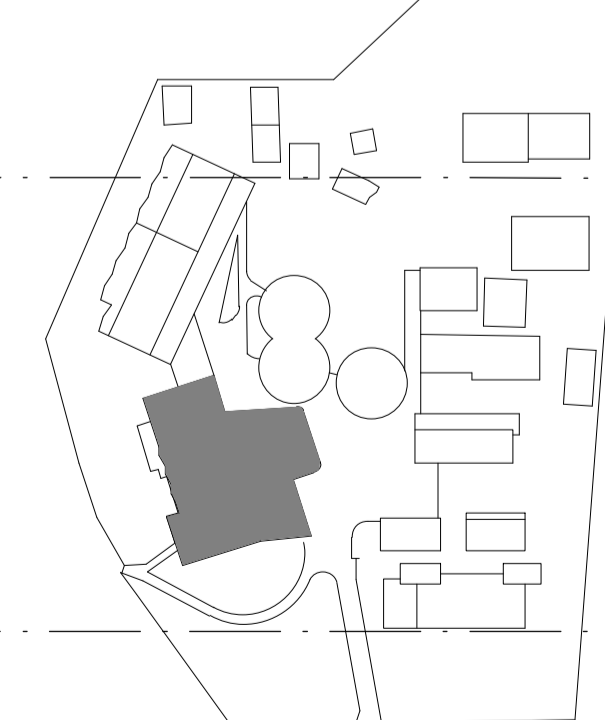
- DEMOLISHED
- HERITAGE CURTILAGE
- BIODIVERSITY PROTECTED LAND
- COASTAL WETLANDS
- GENERAL LEARNING SPACE HUB
- SUPPORT LEARNING SPACE HUB
- ADMIN & STAFF HUB
- HALL HUB
- LIBRARY HUB
- AMENITIES & SERVICES
- CIRCULATION
- EXISTING BUILDINGS

**CODE LEGEND**

CODE	DESCRIPTION
DP-01	DOWNPIPE
MR-01	METAL ROOF

**LEGEND**

- ROOF VENTS
- MECHANICAL ROOF EXHAUST



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DETAILS  
 DRAWN: JO  
 CHECKED: RF  
 APPROVED: Approver

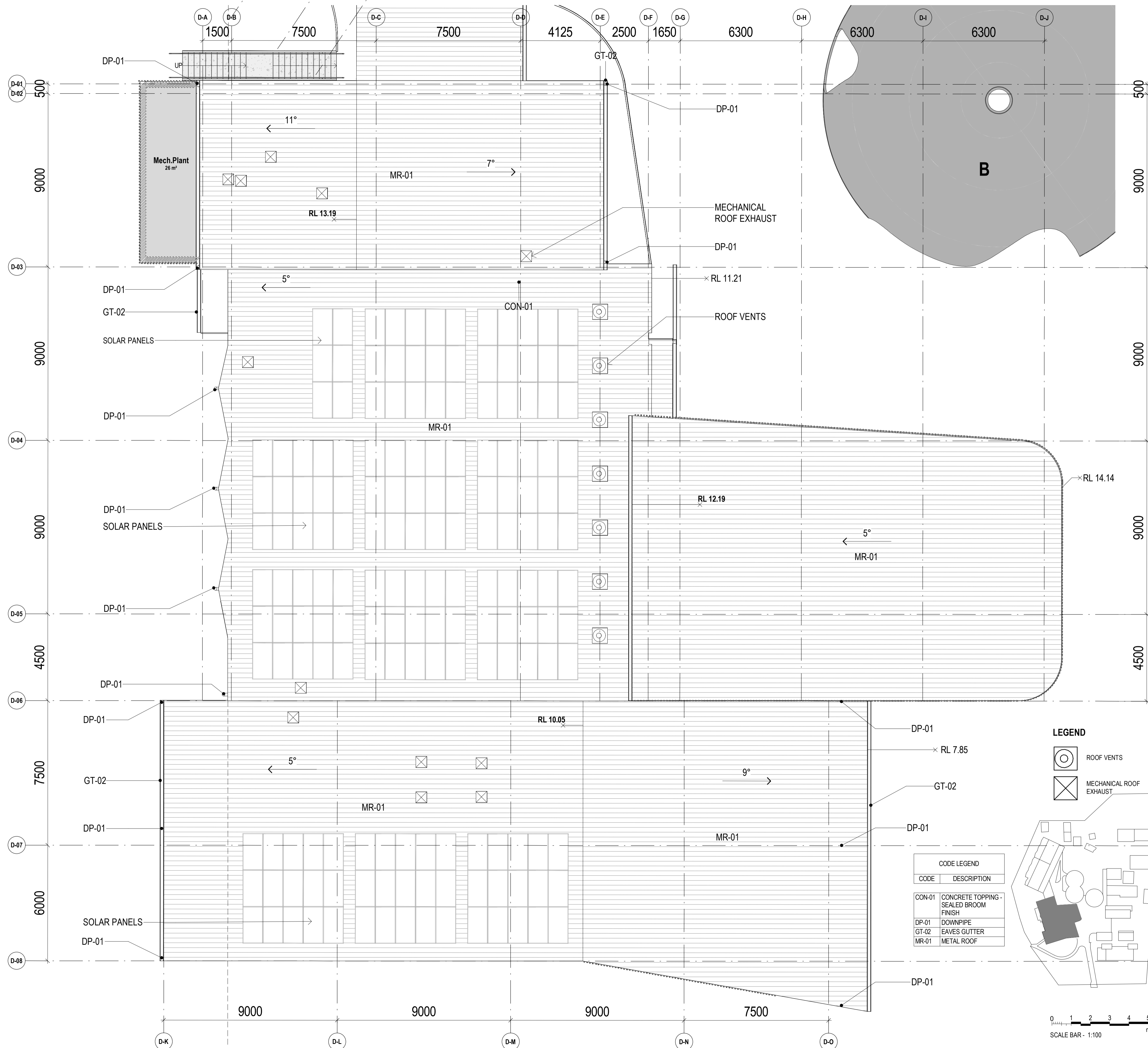
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TITLE  
**NEW HALL & ADMIN - LEVEL 1**

DRAWING NUMBER  
**DA-P-1041**

REVISION  
**B**





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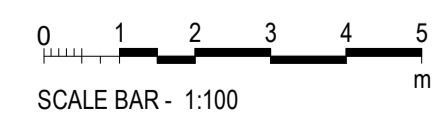
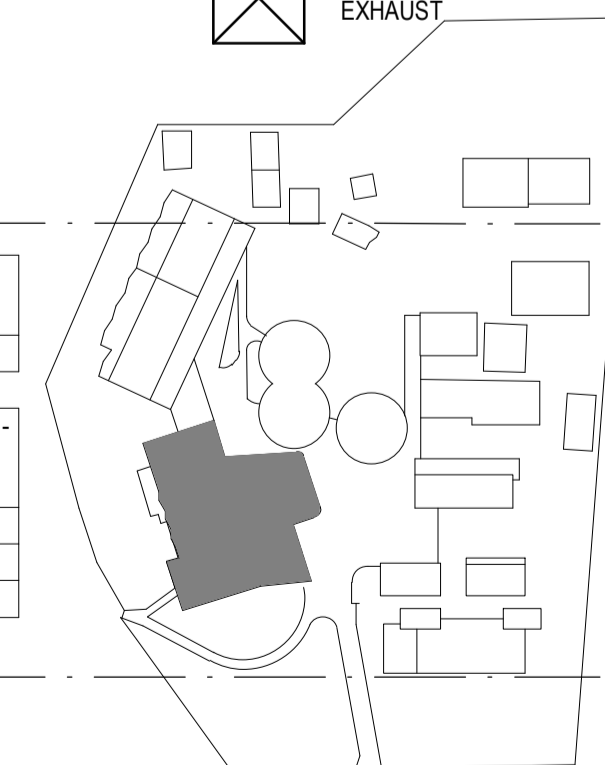
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No	DATE	REVISIONS	BY
A	18/08/2022	DA SUBMISSION	JO
B	23/08/2022	DA SUBMISSION	JO

**LEGEND**

- ROOF VENTS
- MECHANICAL ROOF EXHAUST

CODE LEGEND	
CODE	DESCRIPTION
CON-01	CONCRETE TOPPING - SEALED BROOM FINISH
DP-01	DOWNPIPE
GT-02	EAVES GUTTER
MR-01	METAL ROOF



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**Education**

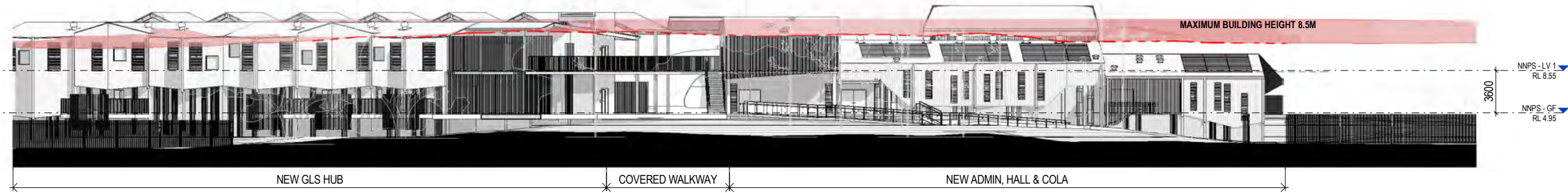
PROJECT  
**NARRABEEN EDUCATION PRECINCT**  
 NAMONA ST, NORTH NARRABEEN NSW 2101

DETAILS  
 DRAWN: JO  
 CHECKED: CM  
 APPROVED: Approver  
 SCALE: As indicated @ A1

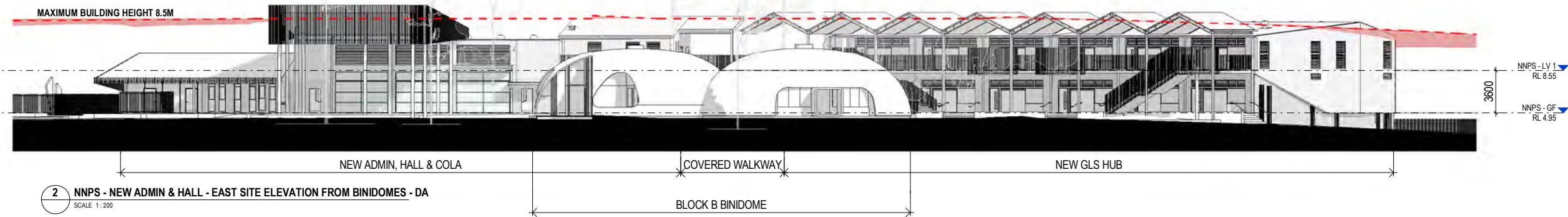
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DRAWING NUMBER: **DA-P-1042**  
 REVISION: **B**

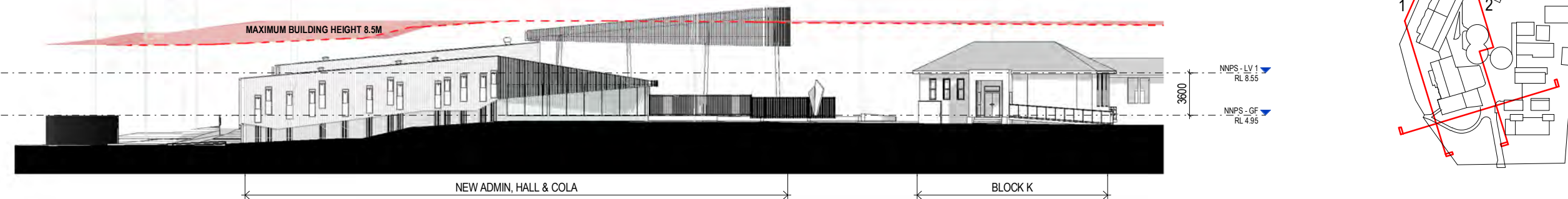




1 NNPS - WEST SITE ELEVATION - FROM BOUNDARY - DA  
SCALE 1:200



2 NNPS - NEW ADMIN & HALL - EAST SITE ELEVATION FROM BINIDOMES - DA  
SCALE 1:200



3 NNPS - NEW ADMIN & HALL - SOUTH SITE ELEVATION - DA  
SCALE 1:200

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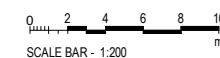
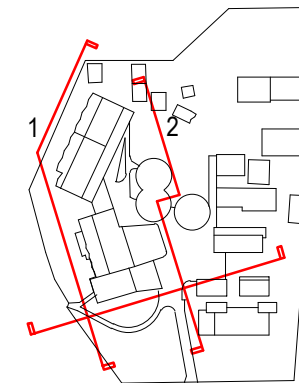


PROJECT  
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NAMONA ST, NORTH NARRABEEN NSW 2101

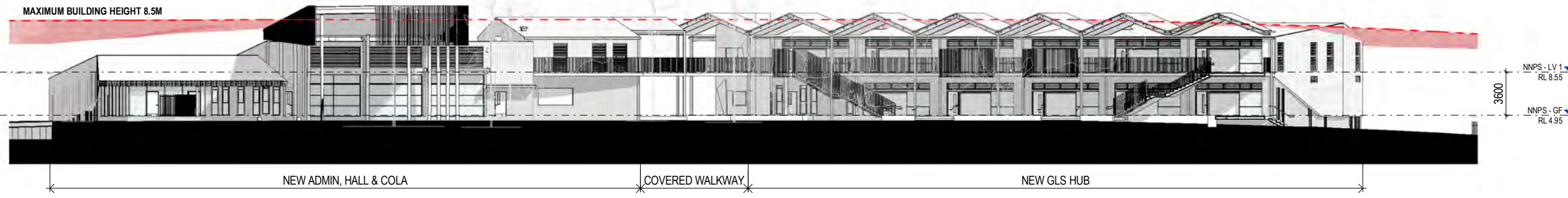
DETAILS	JO	SCALE
DRAWN	RF	
CHECKED	Approver	1:200 @ A1
APPROVED		

TITLE  
**NEW ADMIN & HALL - SITE ELEVATIONS**

DRAWING NUMBER	REVISION
DA-P-3001	A



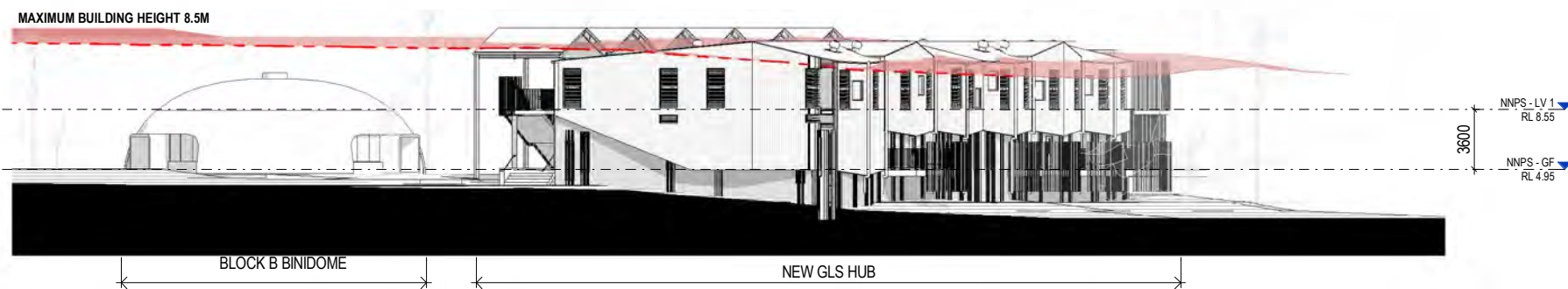




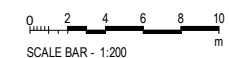
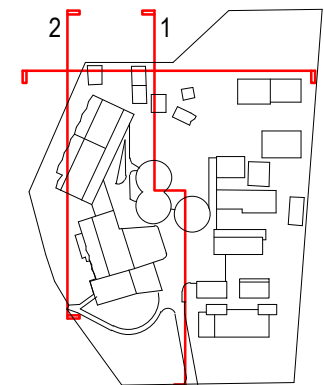
1 NNPS - NEW GLS - EAST SITE ELEVATION - DA  
SCALE 1:200



2 NNPS - NEW GLS - WEST SITE ELEVATION - DA  
SCALE 1:200



3 NNPS - NEW GLS - NORTH SITE ELEVATION - DA  
SCALE 1:200



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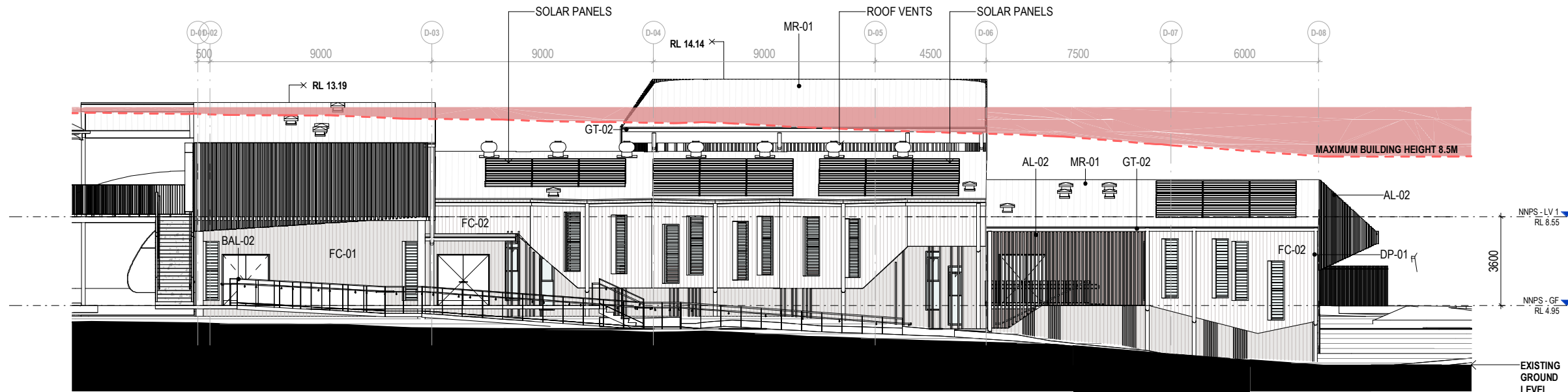
PROJECT  
**NARRABEEN EDUCATION PRECINCT**  
NAMONA ST, NORTH NARRABEEN NSW 2101

DETAILS  
DRAWN: JO  
CHECKED: RF  
APPROVED: Approver  
SCALE: 1:200 @ A1

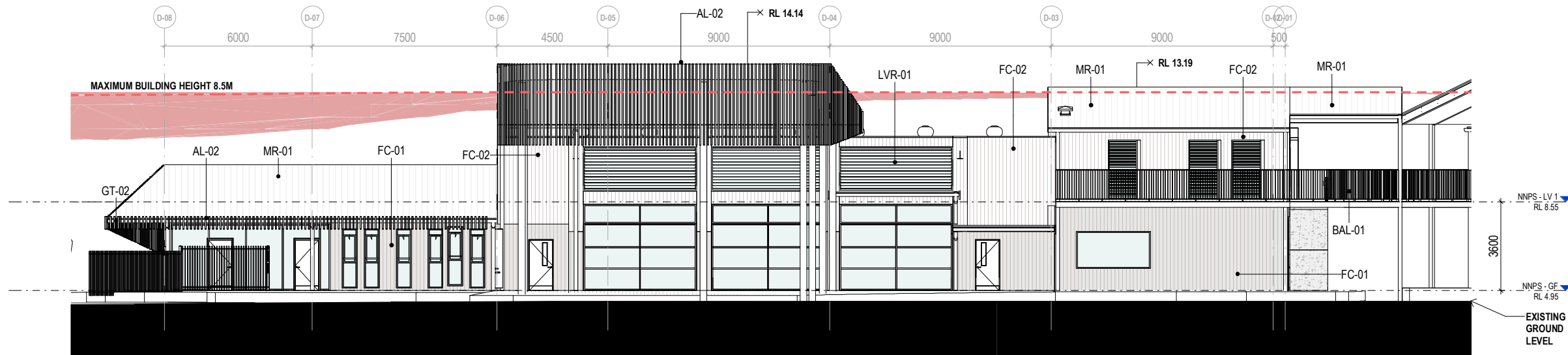
TITLE  
**NEW GLS HUB - SITE ELEVATIONS**

DRAWING NUMBER: DA-P-3002  
REVISION: A



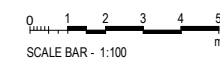
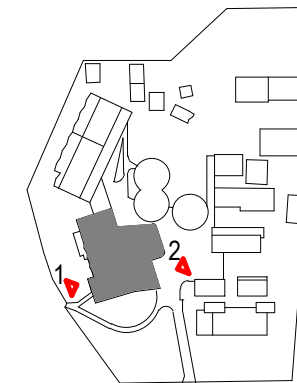


1 NNPS - NEW ADMIN & HALL - WEST ELEVATION - DA  
SCALE 1:100



2 NNPS - NEW ADMIN & HALL - EAST ELEVATION - DA  
SCALE 1:100

CODE LEGEND	
CODE	DESCRIPTION
AL-02	ALUMINIUM VERTICAL BATTENS
BAL-01	BALLUSTRADE - GALVANISED FINISH
BAL-02	BALLUSTRADE W/ KICKRAIL - GALVANISED FINISH
DP-01	DOWNPIPE
FC-01	CFC CLADDING
FC-02	CFC CLADDING
GT-02	EAVES GUTTER
LVR-01	GLAZING LOUVRES
MR-01	METAL ROOF



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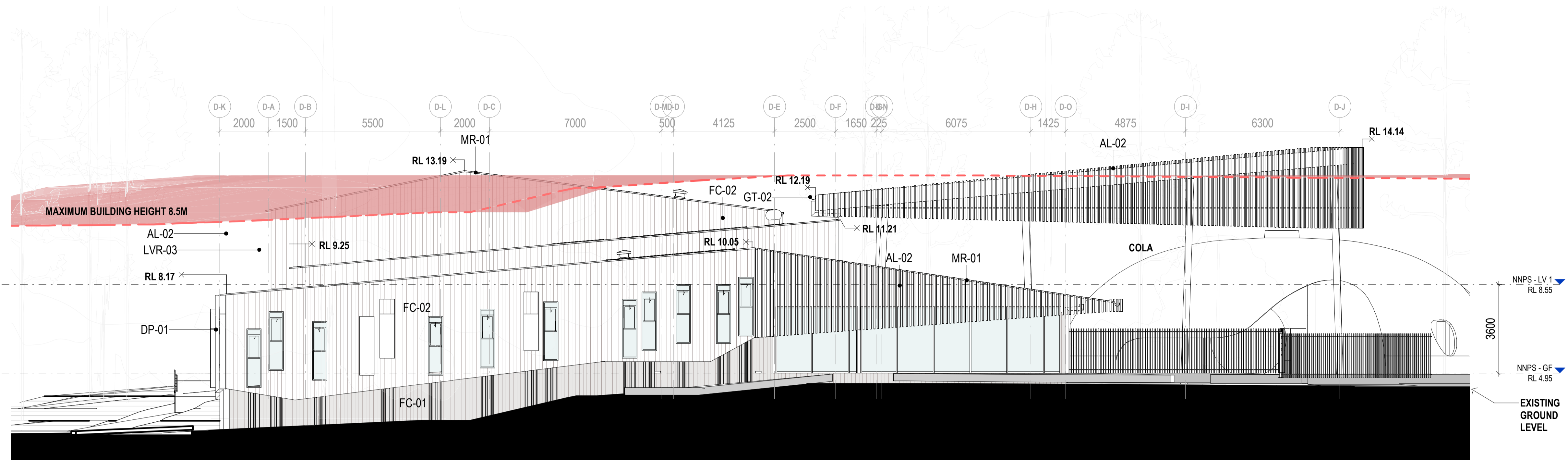
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DETAILS  
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CHECKED: RF  
APPROVED: Approver  
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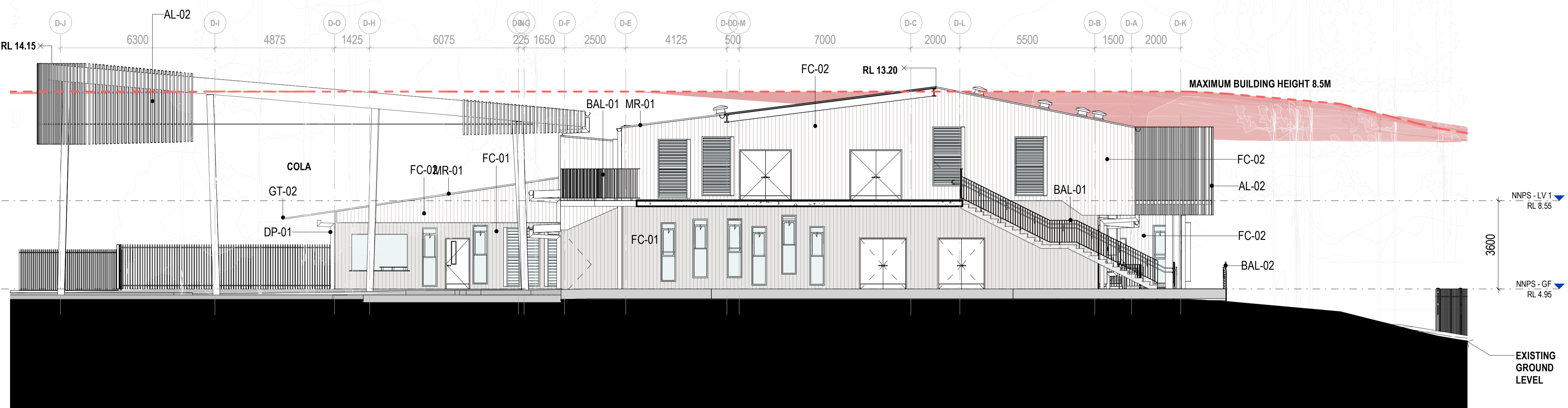
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**NEW ADMIN & HALL - GA ELEVATIONS**

DRAWING NUMBER: **DA-P-3040** REVISION: **A**



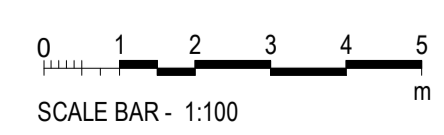
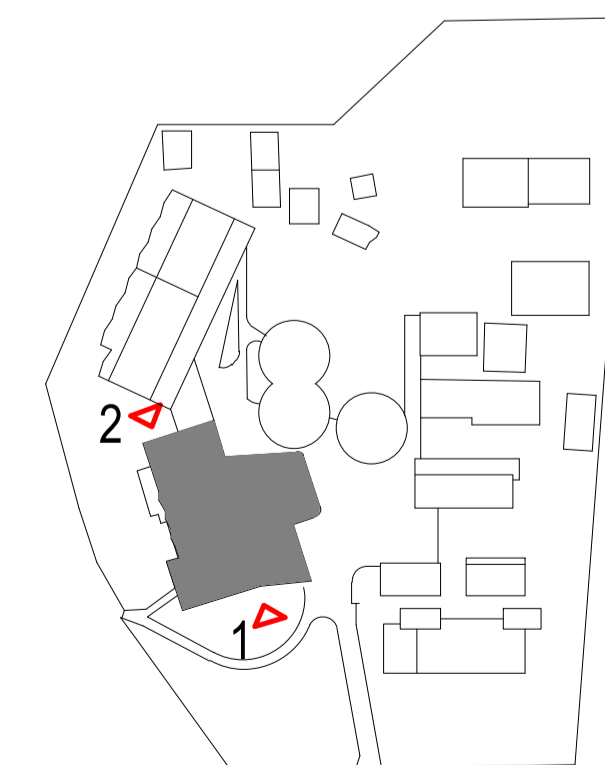


1 NNPS - NEW ADMIN & HALL - SOUTH ELEVATION - DA  
SCALE 1:100



2 NNPS - NEW ADMIN & HALL - NORTH ELEVATION - DA  
SCALE 1:100

CODE LEGEND	
CODE	DESCRIPTION
AL-02	ALUMINIUM VERTICAL BATTENS
BAL-01	BALUSTRADE - GALVANISED FINISH
BAL-02	BALUSTRADE W/ KICKRAIL - GALVANISED FINISH
DP-01	DOWNPIPE
FC-01	CFC CLADDING
FC-02	CFC CLADDING
GT-02	EAVES GUTTER
LVR-03	FIXED METAL LOUVRES - ACOUSTIC
MR-01	METAL ROOF



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B	23/08/2022	DA SUBMISSION	JO

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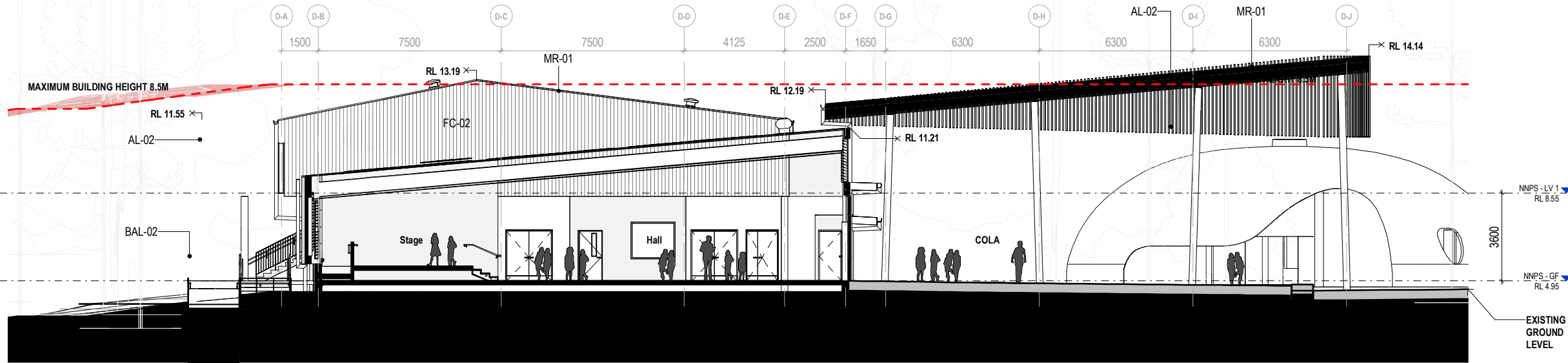
PROJECT  
**NARRABEEN EDUCATION PRECINCT**  
NAMONA ST, NORTH NARRABEEN NSW 2101

DETAILS  
DRAWN: JO  
CHECKED: RF  
APPROVED: Approver  
SCALE: 1:100 @ A1

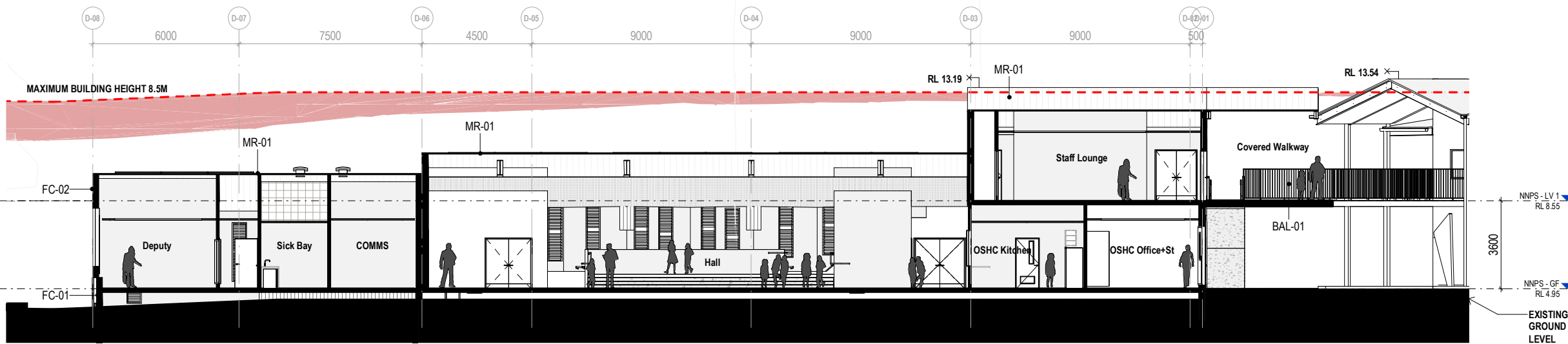
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**NEW HALL & ADMIN - GA ELEVATIONS**

DRAWING NUMBER: **DA-P-3041**  
REVISION: **B**



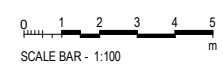
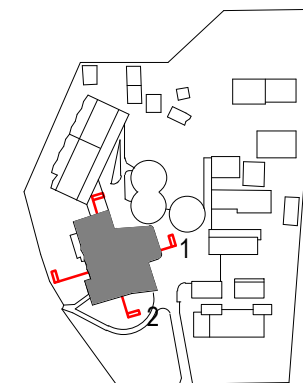


1 NEW HALL & ADMIN - BUILDING SECTION - E/W - DA  
SCALE 1:100



2 NEW HALL & ADMIN - BUILDING SECTION - N/S - DA  
SCALE 1:100

CODE LEGEND	
CODE	DESCRIPTION
AL-02	ALUMINIUM VERTICAL BATTENS
BAL-01	BALUSTRADE - GALVANISED FINISH
BAL-02	BALUSTRADE W/ KICKRAIL - GALVANISED FINISH
FC-01	CFC CLADDING
FC-02	CFC CLADDING
MR-01	METAL ROOF



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PROJECT  
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NAMONA ST, NORTH NARRABEEN NSW 2101

DETAILS	Author	SCALE
DRAWN	Checker	1:100 @ A1
CHECKED	Approver	
APPROVED		

TITLE  
**NEW HALL & ADMIN - GA SECTIONS**

DRAWING NUMBER	REVISION
DA-P-3042	A





## **Annex B Site and Design Plans for NSHS**

---





# NARRABEEN SPORTS HIGH SCHOOL

10 NAMONA STREET, NORTH NARRABEEN NSW 2101  
DA SET

NARRABEEN SPORTS HIGH SCHOOL - DA				
Sheet Number	Sheet Name	Current Revision	Current Revision Date	Current Revision Description
0000 - GENERAL & SITE INFORMATION				
AR-H-0100	COVER SHEET, LOCATION PLAN & DRAWING LIST - DA	A	15/09/2022	ISSUE FOR DA
AR-H-0200	SITE ANALYSIS	A	15/09/2022	ISSUE FOR DA
AR-H-0302	NSHS GYMNASIUM AXONOMETRIC VIEW	A	15/09/2022	ISSUE FOR DA
AR-H-0303	NSHS PROPOSED EXTENSION PERSPECTIVE VIEWS	A	15/09/2022	ISSUE FOR DA
AR-H-0350	SHADOW DIAGRAMS	A	15/09/2022	ISSUE FOR DA
AR-H-0351	SHADOW DIAGRAMS	A	15/09/2022	ISSUE FOR DA
AR-H-0352	SHADOW DIAGRAMS	A	15/09/2022	ISSUE FOR DA
AR-H-0510	EXISTING SITE PLAN	A	15/09/2022	ISSUE FOR DA
AR-H-0512	DEMOLITION SITE PLAN - GROUND FLOOR	A	15/09/2022	ISSUE FOR DA
AR-H-0513	DEMOLITION SITE PLAN - LEVEL 1	A	15/09/2022	ISSUE FOR DA
AR-H-0521	PROPOSED SITE PLAN - GROUND FLOOR	A	15/09/2022	ISSUE FOR DA
AR-H-0522	PROPOSED SITE PLAN-LEVEL 1 PLAN	A	15/09/2022	ISSUE FOR DA
AR-H-0523	PROPOSED SITE PLAN ROOF PLAN	A	15/09/2022	ISSUE FOR DA
0500 - EXISTING AND DEMOLITION PLANS				
AR-H-0533	EXISTING PLAN- BLOCK A SOUTH GROUND FLOOR	A	15/09/2022	ISSUE FOR DA
AR-H-0534	EXISTING PLAN- BLOCK A SOUTH LEVEL 1	A	15/09/2022	ISSUE FOR DA
AR-H-0535	EXISTING PLAN- BLOCK A SOUTH ROOF PLAN	A	15/09/2022	ISSUE FOR DA
AR-H-0553	DEMOLITION PLAN - GROUND FLOOR, BLOCK A SOUTH	A	15/09/2022	ISSUE FOR DA
AR-H-0554	DEMOLITION SITE PLAN, BLOCK A SOUTH, LEVEL 1	A	15/09/2022	ISSUE FOR DA
AR-H-0555	DEMOLITION PLAN, BLOCK A SOUTH, ROOF PLAN	A	15/09/2022	ISSUE FOR DA
1000 - GA PLANS				
AR-H-1010	PROPOSED PLAN, BLOCK A SOUTH, GROUND FLOOR	A	15/09/2022	ISSUE FOR DA
AR-H-1011	PROPOSED PLAN, BLOCK A SOUTH, LEVEL 1	A	15/09/2022	ISSUE FOR DA
AR-H-1012	PROPOSED PLAN, BLOCK A SOUTH, ROOF PLAN	A	15/09/2022	ISSUE FOR DA
AR-H-1013	PROPOSED PLAN, BLOCK A LIFT	A	15/09/2022	ISSUE FOR DA
3000 - ELEVATIONS & SECTIONS				
AR-H-3005	EXISTING ELEVATION - BLOCK A3	A	15/09/2022	ISSUE FOR DA
AR-H-3006	EXISTING ELEVATION - BLOCK A3	A	15/09/2022	ISSUE FOR DA
AR-H-3007	DEMOLITION ELEVATION - BLOCK A3	A	15/09/2022	ISSUE FOR DA
AR-H-3008	DEMOLITION ELEVATION - BLOCK A3	A	15/09/2022	ISSUE FOR DA
AR-H-3010	PROPOSED ELEVATIONS- BLOCK A- SOUTH AND EAST	A	15/09/2022	ISSUE FOR DA
AR-H-3011	PROPOSED ELEVATIONS- BLOCK A- EAST, NORTH AND WEST	A	15/09/2022	ISSUE FOR DA
AR-H-3012	PROPOSED ELEVATIONS- BLOCK A, GYM, NORTH ELEVATION	A	15/09/2022	ISSUE FOR DA
AR-H-3041	SECTIONS- BLOCK A	A	15/09/2022	ISSUE FOR DA
AR-H-3042	SECTIONS- BLOCK A	A	15/09/2022	ISSUE FOR DA

## 0000 - GENERAL & SITE INFORMATION

ARCHITECTURE:	
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1000	GENERAL ARRANGEMENT PLANS
2000	GA RCPS
3000	GA SECTIONS & ELEVATIONS
4000	REFERENCE PLANS
5000	STRUCTURAL SET-OUT
6000	VERTICAL CIRCULATION
7000	INTERIOR DESIGN DETAILS
8000	EXTERIOR & FACADE DETAILS
9000	DRAWN SCHEDULES
9000	SCHEDULES & SPECIFICATIONS

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1	26/05/2022	SCHEMATIC DESIGN - DRAFT	JO
2	08/06/2022	PRE-DA - DRAFT	JO
3	29/06/2022	FOR INFORMATION	
4	07/07/2022	FOR INFORMATION	
5	12/07/2022	FOR INFORMATION	RF
6	09/09/2022	FOR INFORMATION	RF
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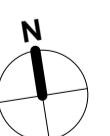
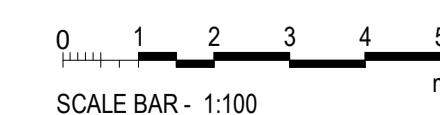
PROJECT  
**NARRABEEN EDUCATION PRECINCT**  
NAMONA ST, NORTH NARRABEEN NSW 2101  
**NARRABEEN SPORTS HIGH SCHOOL**

DETAILS		
DRAWN	VB, JJ	SCALE
CHECKED	RF	
APPROVED	CM	@ A1

TITLE  
**COVER SHEET, LOCATION PLAN & DRAWING LIST - DA**

DRAWING NUMBER	REVISION
AR-H-0100	A

SOURCE: NEARMAP





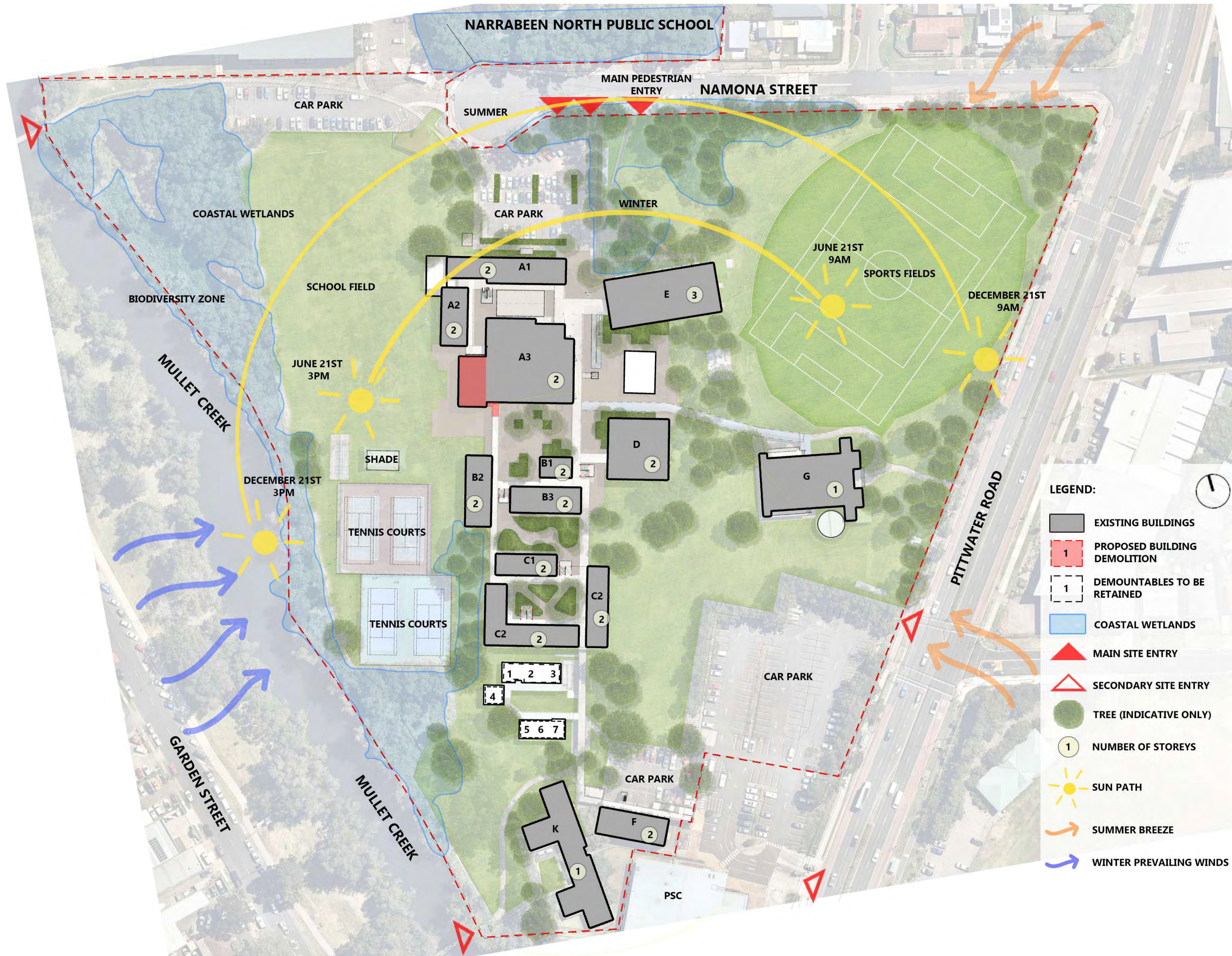
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- 1000 GENERAL ARRANGEMENT PLANS
- 2000 GA RCPS
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- 4000 REFERENCE PLANS
- 5000 STRUCTURAL SET-OUT
- 6000 VERTICAL CIRCULATION
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SITE ANALYSIS - NARRABEEN SPORTS HIGHSCHOOL

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 **Education**

PROJECT  
**NARRABEEN EDUCATION PRECINCT**  
 NAMONA ST, NORTH NARRABEEN NSW 2101  
**NARRABEEN SPORTS HIGH SCHOOL**

DETAILS	DC	SCALE
DRAWN	DC	
CHECKED	RF	
APPROVED	CM	1:1000 @ A1

TITLE  
**SITE ANALYSIS**

DRAWING NUMBER	REVISION
AR-H-0200	A



0000 - GENERAL & SITE INFORMATION

ARCHITECTURE:

- 0000 GENERAL & SITE INFORMATION
- 1000 GENERAL ARRANGEMENT PLANS
- 2000 GA RCPS
- 3000 GA SECTIONS & ELEVATIONS
- 4000 REFERENCE PLANS
- 5000 STRUCTURAL SET-OUT
- 6000 VERTICAL CIRCULATION
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- 8000 EXTERIOR & FACADE DETAILS
- 9000 DRAWN SCHEDULES
- 9000 SCHEDULES & SPECIFICATIONS

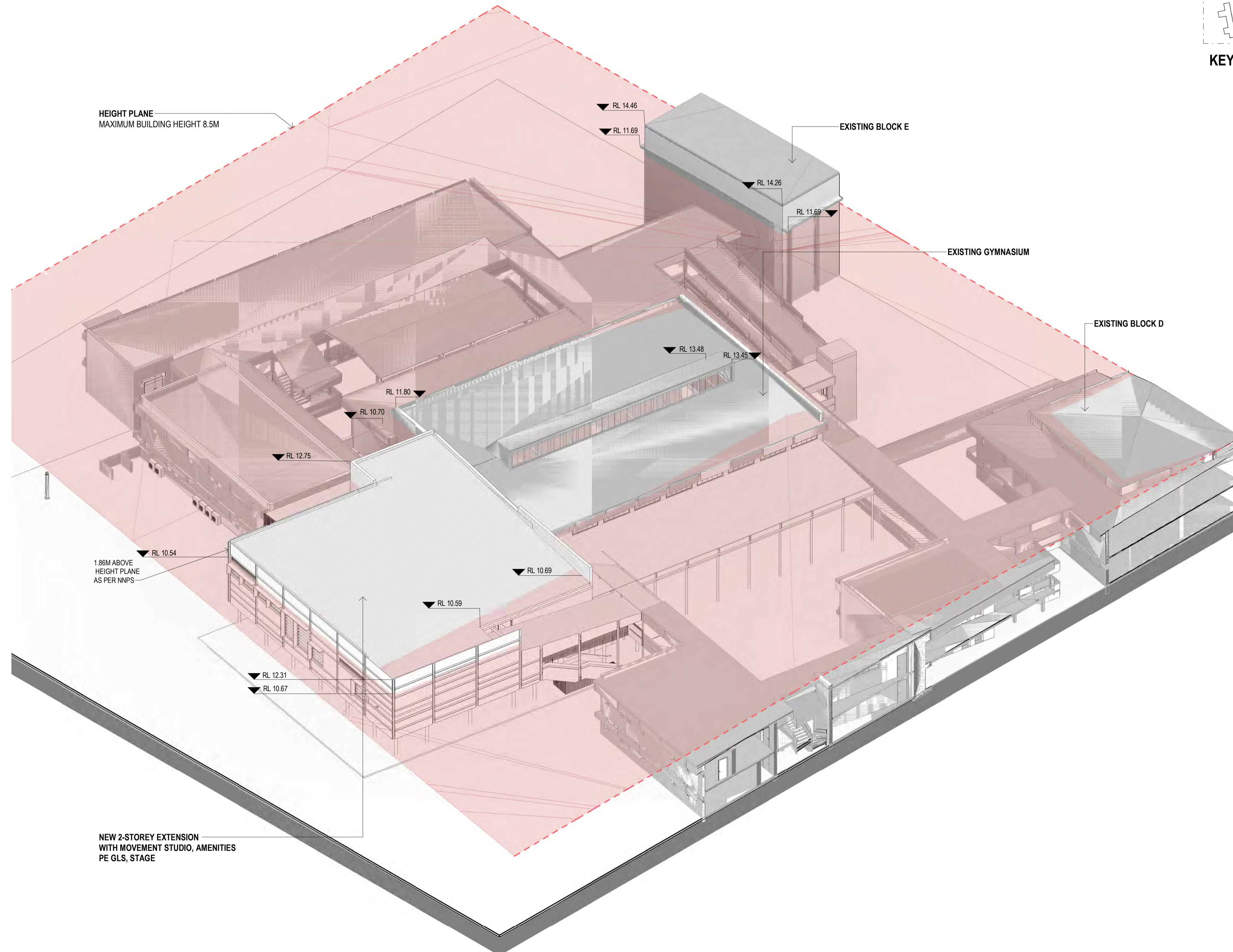


KEYPLAN

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**NARRABEEN SPORTS HIGH SCHOOL**

DETAILS

DRAWN	Author	SCALE
CHECKED	Checker	
APPROVED	Approver	N/A @ A1

TITLE  
**NSHS GYMNASIUM AXONOMETRIC VIEW**

DRAWING NUMBER	REVISION
AR-H-0302	A



**0000 - GENERAL & SITE INFORMATION**

**ARCHITECTURE:**  
 0000 GENERAL & SITE INFORMATION  
 1000 GENERAL ARRANGEMENT PLANS  
 2000 GA RCPS  
 3000 GA SECTIONS & ELEVATIONS  
 4000 REFERENCE PLANS  
 5000 STRUCTURAL SET-OUT  
 6000 VERTICAL CIRCULATION  
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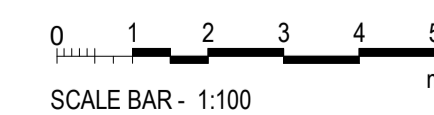
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DETAILS

DRAWN	Author	SCALE
CHECKED	Checker	@ A1
APPROVED	Approver	

TITLE  
**NSHS PROPOSED EXTENSION**  
**PERSPECTIVE VIEWS**

DRAWING NUMBER	REVISION
AR-H-0303	A





**0000 - GENERAL & SITE INFORMATION**

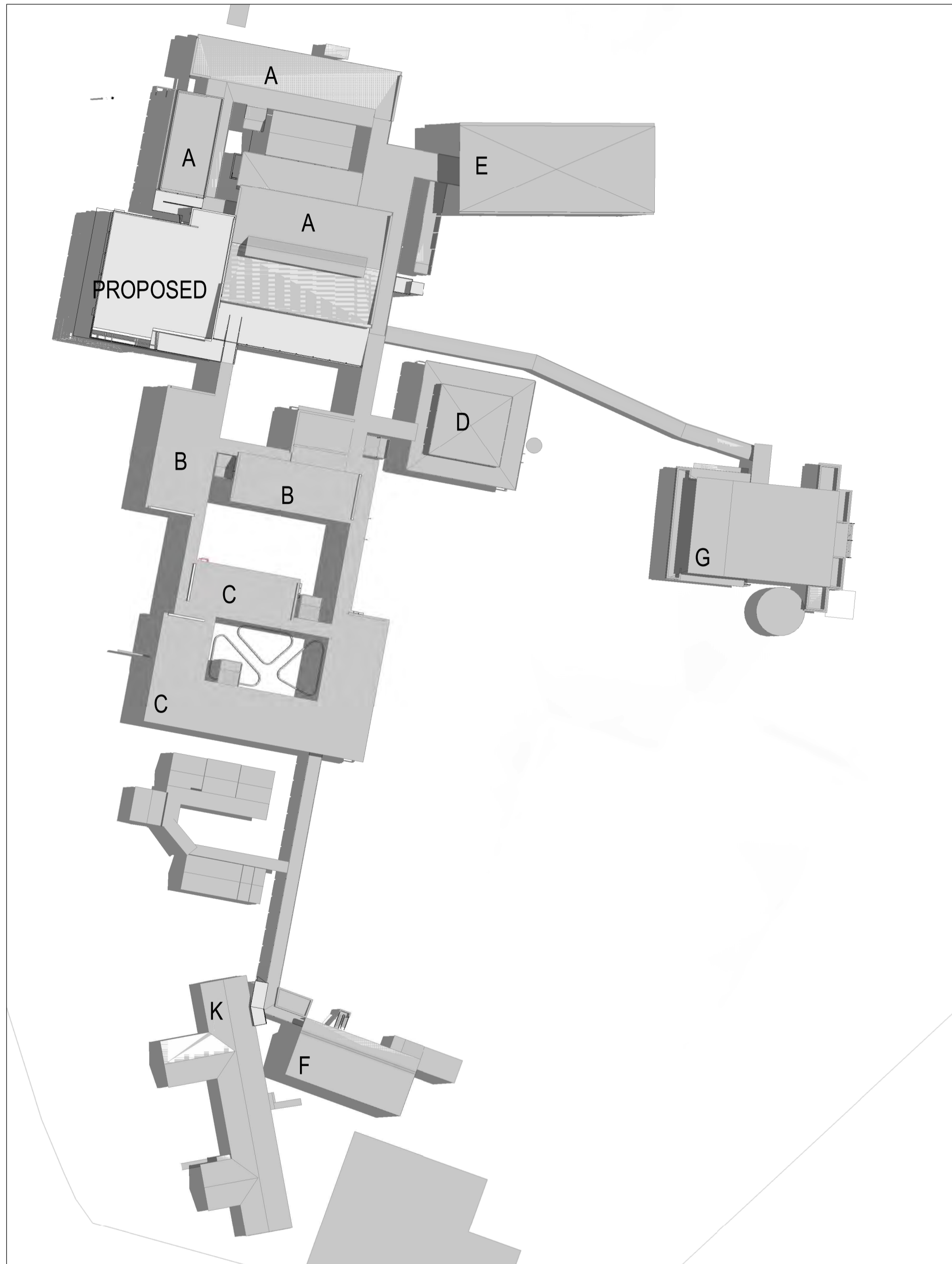
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- 2000 GA RCPS
- 3000 GA SECTIONS & ELEVATIONS
- 4000 REFERENCE PLANS
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- 6000 VERTICAL CIRCULATION
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4	02/08/2022	FOR CONSULTANT	RF
5	03/08/2022	FOR INFORMATION	RF
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1 NSHS 01 SHADOW DIAGRAMS (9am Summer)



2 NSHS 02 SHADOW DIAGRAMS (12pm Summer)

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**NARRABEEN SPORTS HIGH SCHOOL**

DETAILS  
 DRAWN JO  
 CHECKED RF  
 APPROVED CM  
 SCALE  
 1:750 @A1 @ A1



TITLE  
**SHADOW DIAGRAMS**

DRAWING NUMBER  
**AR-H-0350**  
 REVISION  
**A**



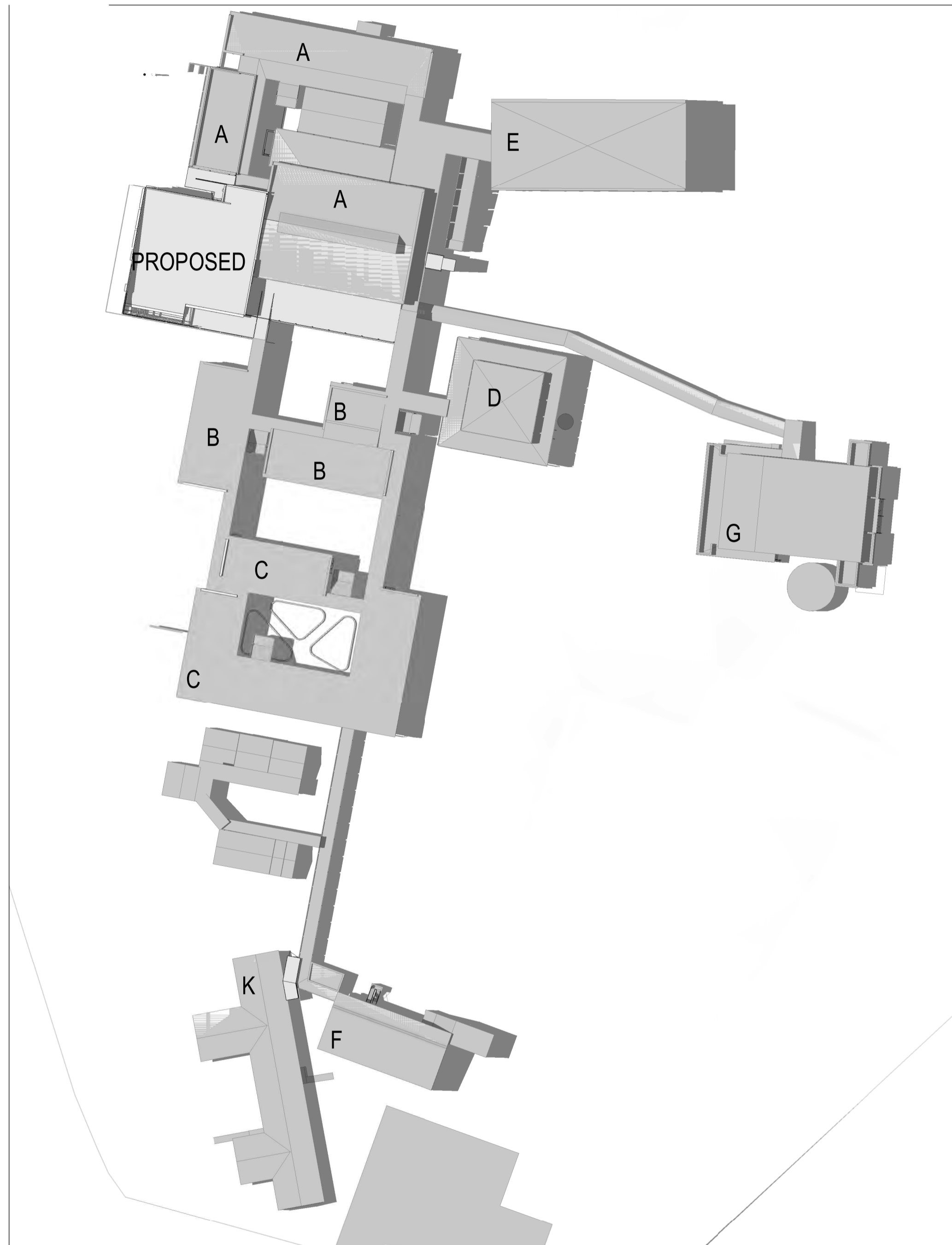
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**ARCHITECTURE:**  
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 2000 GA RCPS  
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 5000 STRUCTURAL SET-OUT  
 6000 VERTICAL CIRCULATION  
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 9000 SCHEDULES & SPECIFICATIONS

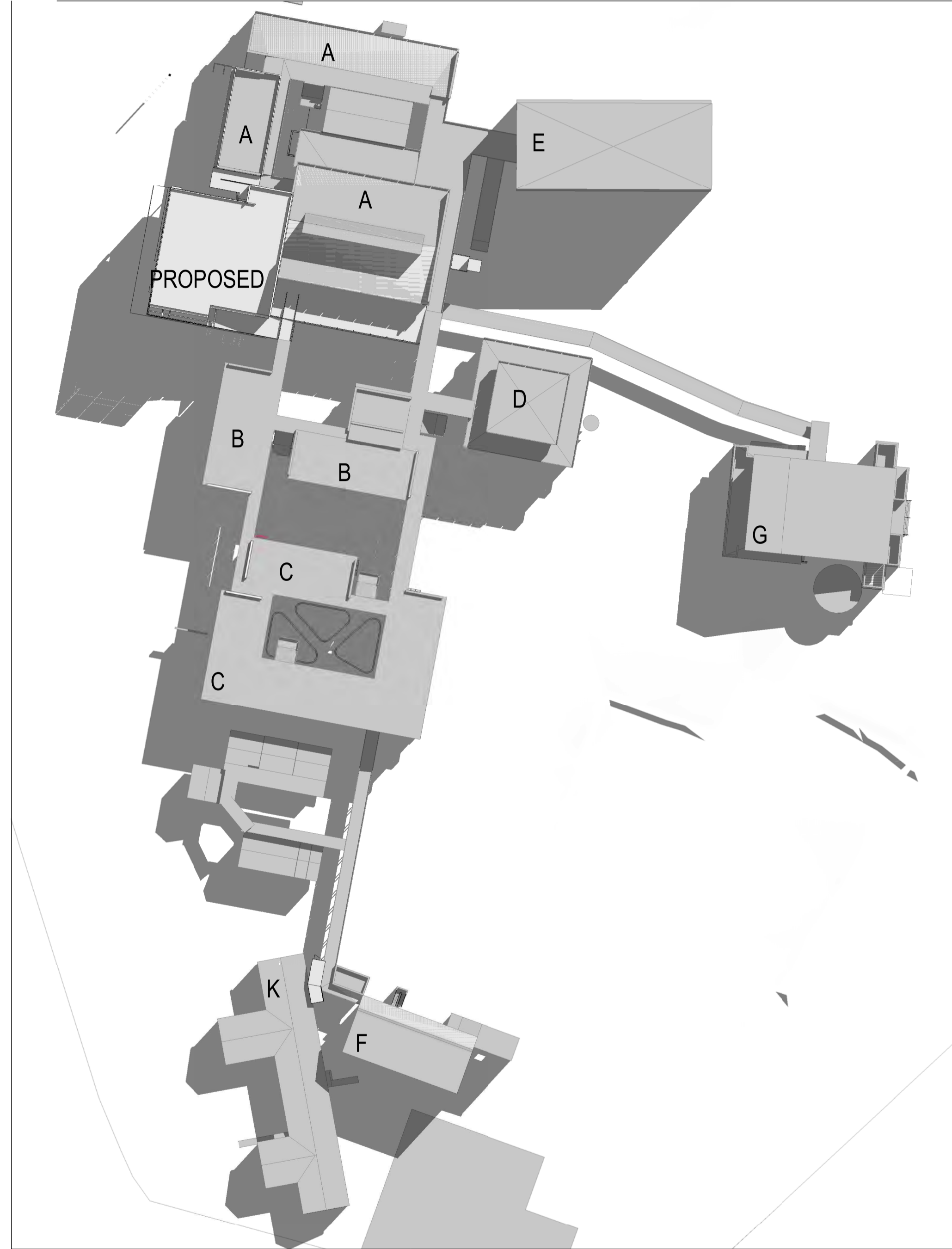
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2	02/08/2022	FOR CONSULTANT	RF
3	03/08/2022	FOR INFORMATION	RF
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1 NSHS 03 SHADOW DIAGRAMS (3pm Summer)



2 NSHS 04 SHADOW DIAGRAMS (9am Winter)

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**NARRABEEN SPORTS HIGH SCHOOL**

DETAILS  
 DRAWN JJ  
 CHECKED RF  
 APPROVED CM  
 SCALE @ A1



TITLE  
**SHADOW DIAGRAMS**

DRAWING NUMBER AR-H-0351 REVISION A



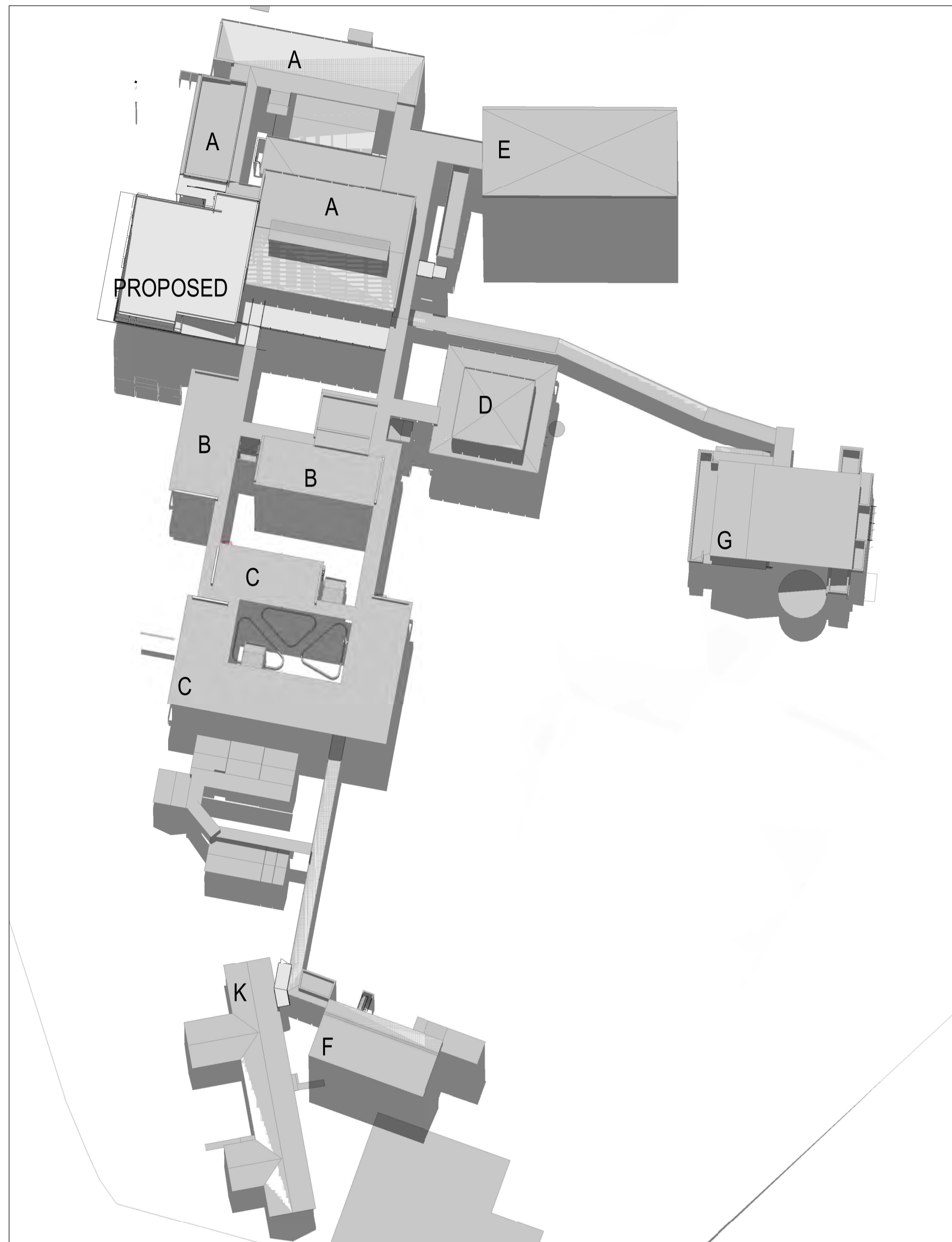
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- 0000 GENERAL & SITE INFORMATION
- 1000 GENERAL ARRANGEMENT PLANS
- 2000 GA RCPS
- 3000 GA SECTIONS & ELEVATIONS
- 4000 REFERENCE PLANS
- 5000 STRUCTURAL SET-OUT
- 6000 VERTICAL CIRCULATION
- 7000 INTERIOR DESIGN DETAILS
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- 9000 DRAWN SCHEDULES
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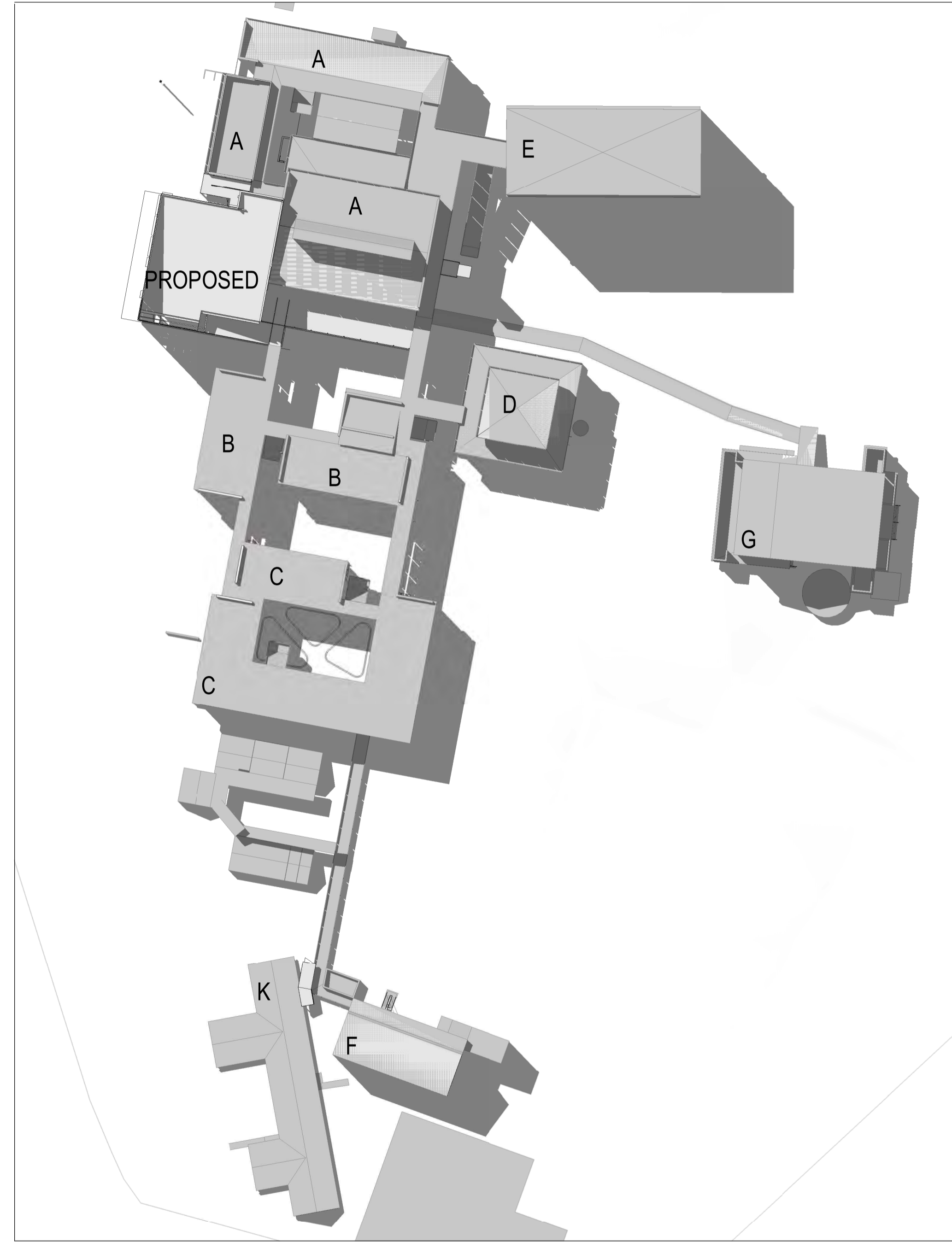
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2	02/08/2022	FOR CONSULTANT	RF
3	03/08/2022	FOR INFORMATION	RF
4	09/09/2022	FOR INFORMATION	RF
A	15/09/2022	ISSUE FOR DA	



1 NSHS 05 SHADOW DIAGRAMS (12pm Winter)



2 NSHS 06 SHADOW DIAGRAMS (3pm Winter)

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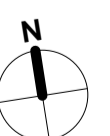
Nominated Architects  
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PROJECT  
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**NARRABEEN SPORTS HIGH SCHOOL**

DETAILS  
 DRAWN JJ SCALE @ A1  
 CHECKED RF  
 APPROVED CM






TITLE  
**SHADOW DIAGRAMS**

DRAWING NUMBER REVISION  
 AR-H-0352 A



**LEGEND**

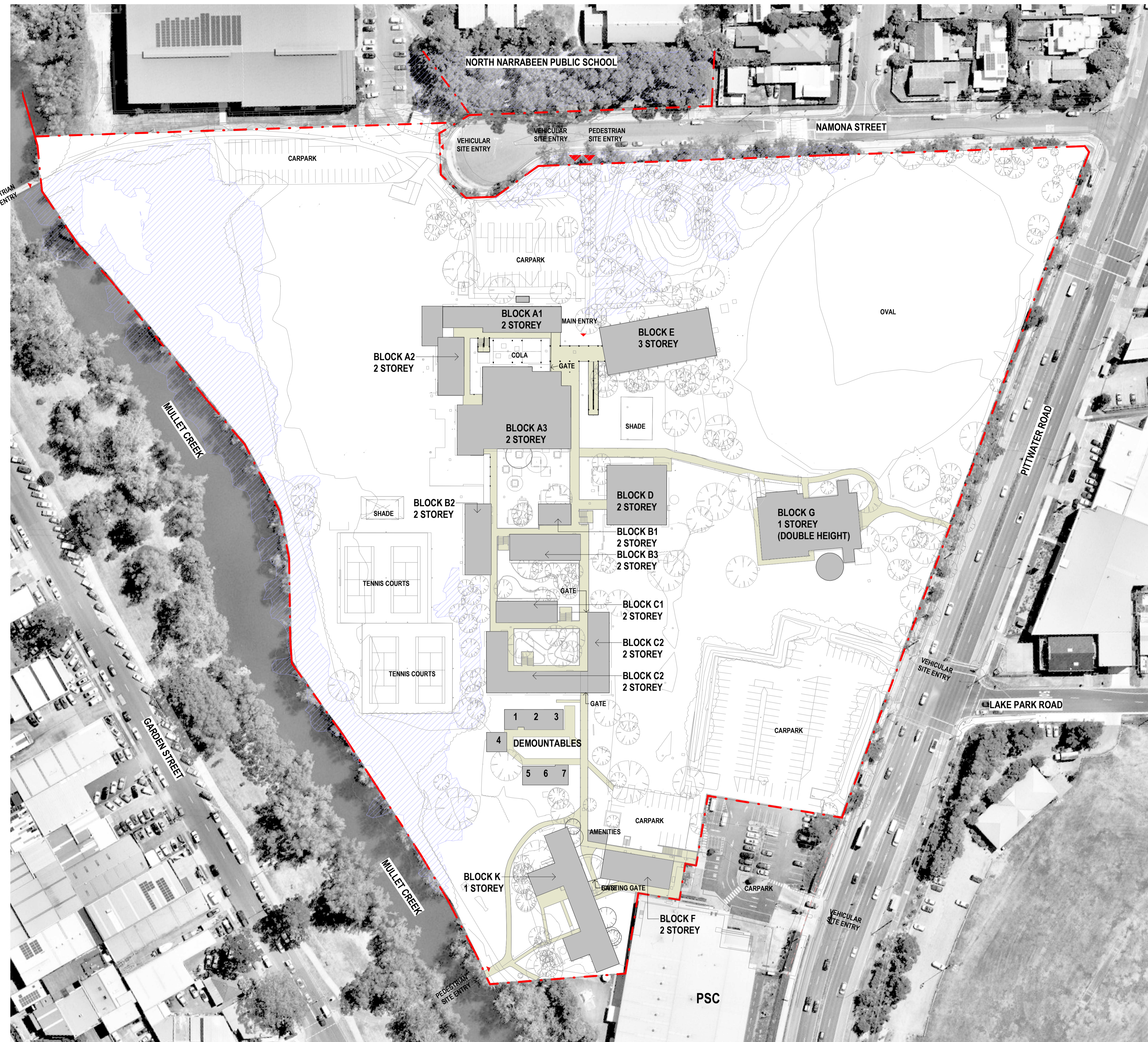
-  EXISTING BUILDING
-  CIRCULATION
-  COASTAL WETLANDS ZONE

- ARCHITECTURE:**
- 0000 GENERAL & SITE INFORMATION
  - 1000 GENERAL ARRANGEMENT PLANS
  - 2000 GA RCPs
  - 3000 GA SECTIONS & ELEVATIONS
  - 4000 REFERENCE PLANS
  - 5000 STRUCTURAL SET-OUT
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1	26/05/2022	SCHEMATIC DESIGN - DRAFT	JO
2	08/06/2022	PRE-DA - DRAFT	JO
3	29/06/2022	FOR INFORMATION	
4	07/07/2022	FOR INFORMATION	
5	12/07/2022	FOR INFORMATION	RF
6	02/08/2022	FOR CONSULTANT	RF
7	03/08/2022	FOR INFORMATION	RF
8	09/09/2022	FOR INFORMATION	RF
A	15/09/2022	ISSUE FOR DA	



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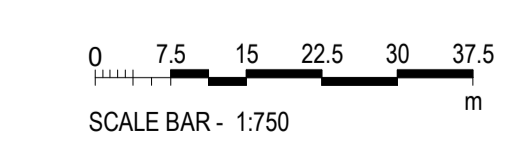
**CLIENT**  
 **Education**

**PROJECT**  
**NARRABEEN EDUCATION PRECINCT**  
 NAMONA ST, NORTH NARRABEEN NSW 2101  
**NARRABEEN SPORTS HIGH SCHOOL**

**DETAILS**

DRAWN	VB, JJ	SCALE	
CHECKED	RF	1:750 @ A1	
APPROVED	CM		

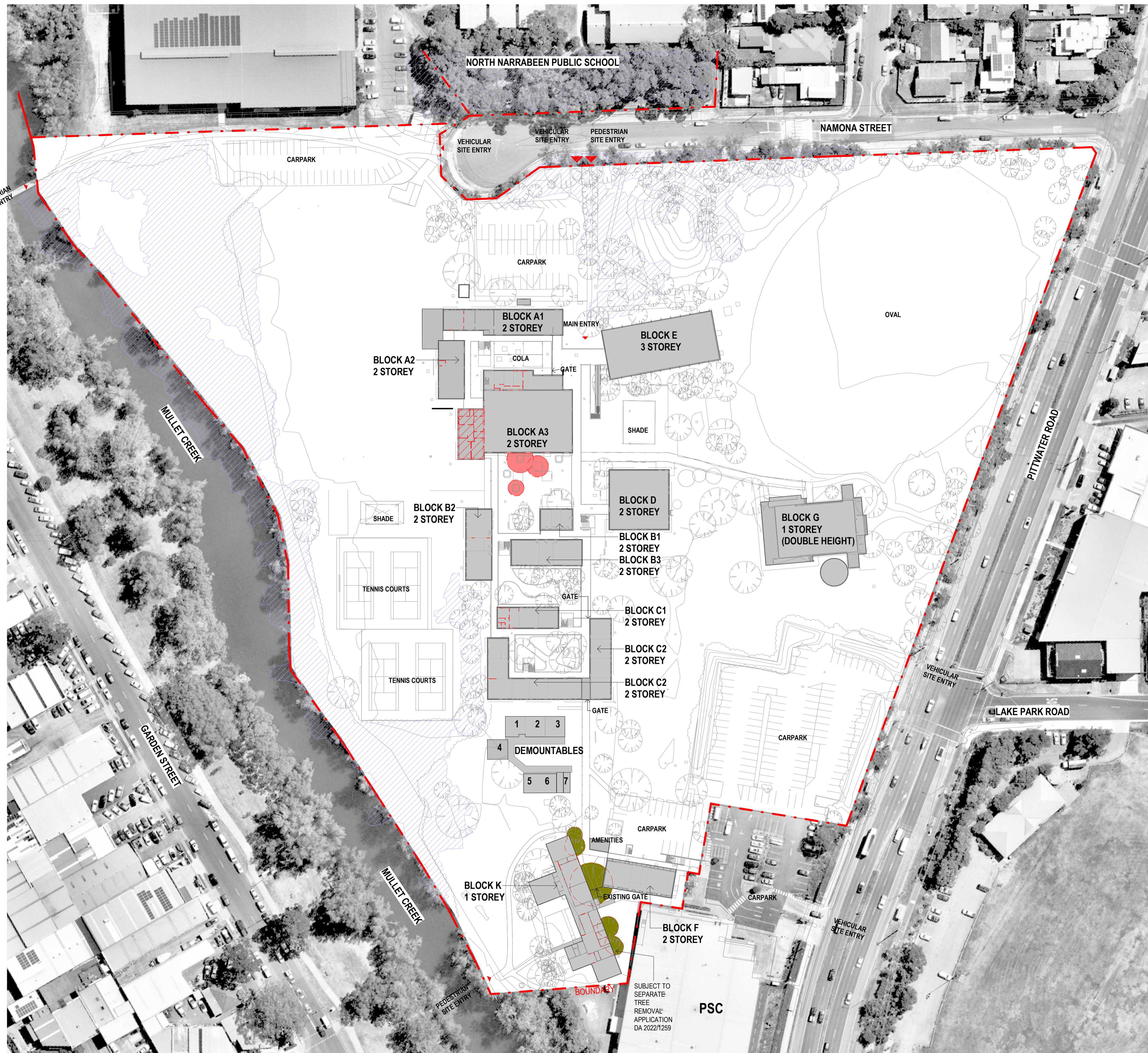
**TITLE**  
**EXISTING SITE PLAN**



**DRAWING NUMBER**  
**AR-H-0510**

**REVISION**  
**A**





**LEGEND**

- DEMOLISHED/ REMOVED WALL
- DEMOLISHED/ REMOVED BUILDING
- COASTAL WETLANDS ZONE
- EXISTING BUILDING

**0000 - GENERAL & SITE INFORMATION**

- ARCHITECTURE:**
- 0000 GENERAL & SITE INFORMATION
  - 1000 GENERAL ARRANGEMENT PLANS
  - 2000 GA RCPs
  - 3000 GA SECTIONS & ELEVATIONS
  - 4000 REFERENCE PLANS
  - 5000 STRUCTURAL SET-OUT
  - 6000 VERTICAL CIRCULATION
  - 7000 INTERIOR DESIGN DETAILS
  - 8000 EXTERIOR & FACADE DETAILS
  - 9000 DRAWN SCHEDULES
  - 9000 SCHEDULES & SPECIFICATIONS

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2	12/07/2022	FOR INFORMATION	RF
3	18/07/2022	FOR INFORMATION	RF
4	02/08/2022	FOR CONSULTANT	RF
5	03/08/2022	FOR INFORMATION	RF
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**NARRABEEN EDUCATION PRECINCT**  
 NAMONA ST, NORTH NARRABEEN NSW 2101  
**NARRABEEN SPORTS HIGH SCHOOL**

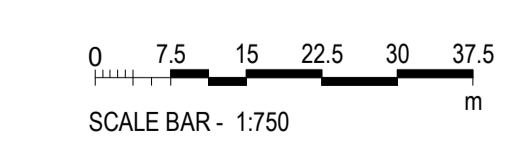
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APPROVED	CM	1:750 @ A1	

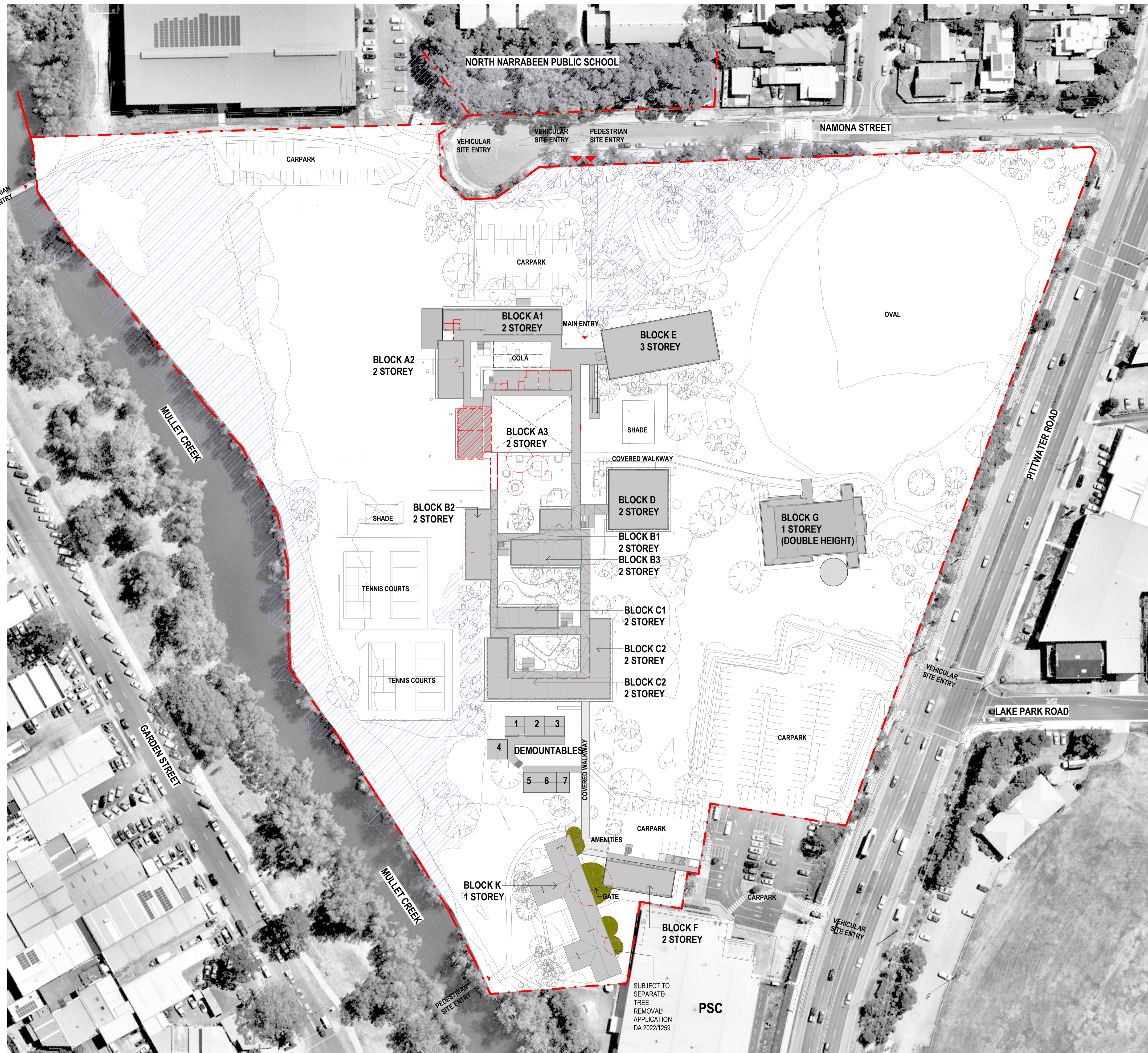
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**DEMOLITION SITE PLAN - GROUND FLOOR**

**DRAWING NUMBER**  
**AR-H-0512**

**REVISION**  
**A**







**LEGEND**

- DEMOLISHED/ REMOVED WALL
- DEMOLISHED/ REMOVED BUILDING
- COASTAL WETLANDS ZONE
- EXISTING BUILDING

**0000 - GENERAL & SITE INFORMATION**

- ARCHITECTURE:**
- 0000 GENERAL & SITE INFORMATION
  - 1000 GENERAL ARRANGEMENT PLANS
  - 2000 GA RCPs
  - 3000 GA SECTIONS & ELEVATIONS
  - 4000 REFERENCE PLANS
  - 5000 STRUCTURAL SET-OUT
  - 6000 VERTICAL CIRCULATION
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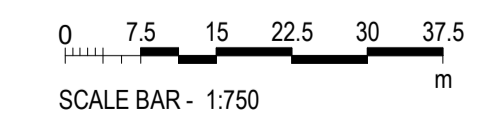
PROJECT  
**NARRABEEN EDUCATION PRECINCT**  
 NAMONA ST, NORTH NARRABEEN NSW 2101  
**NARRABEEN SPORTS HIGH SCHOOL**

DETAILS	VB, JJ	SCALE
DRAWN	RF	
CHECKED	CM	
APPROVED		1:750 @ A1

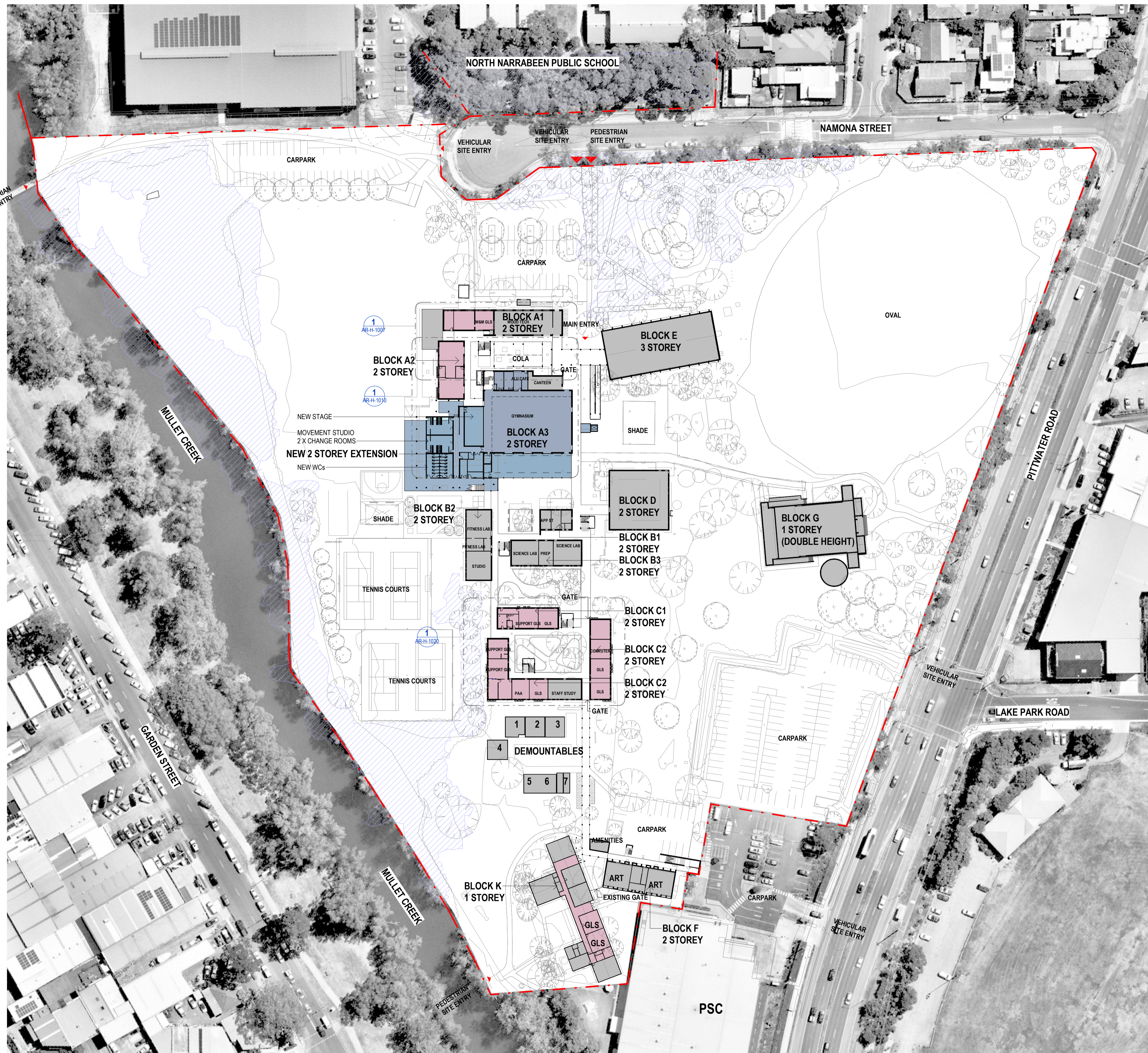
TITLE  
**DEMOLITION SITE PLAN - LEVEL 1**

DRAWING NUMBER  
**AR-H-0513**

REVISION  
**A**







**LEGEND**

	DEVELOPMENT APPLICATION
	DEVELOPMENT WITHOUT CONSENT (SEPARATE APPLICATION)
	COASTAL WETLANDS ZONE
	OUT OF SCOPE

**0000 - GENERAL & SITE INFORMATION**

**ARCHITECTURE:**

0000	GENERAL & SITE INFORMATION
1000	GENERAL ARRANGEMENT PLANS
2000	GA RCPs
3000	GA SECTIONS & ELEVATIONS
4000	REFERENCE PLANS
5000	STRUCTURAL SET-OUT
6000	VERTICAL CIRCULATION
7000	INTERIOR DESIGN DETAILS
8000	EXTERIOR & FACADE DETAILS
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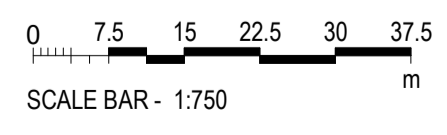


PROJECT  
**NARRABEEN EDUCATION PRECINCT**  
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**NARRABEEN SPORTS HIGH SCHOOL**

DETAILS

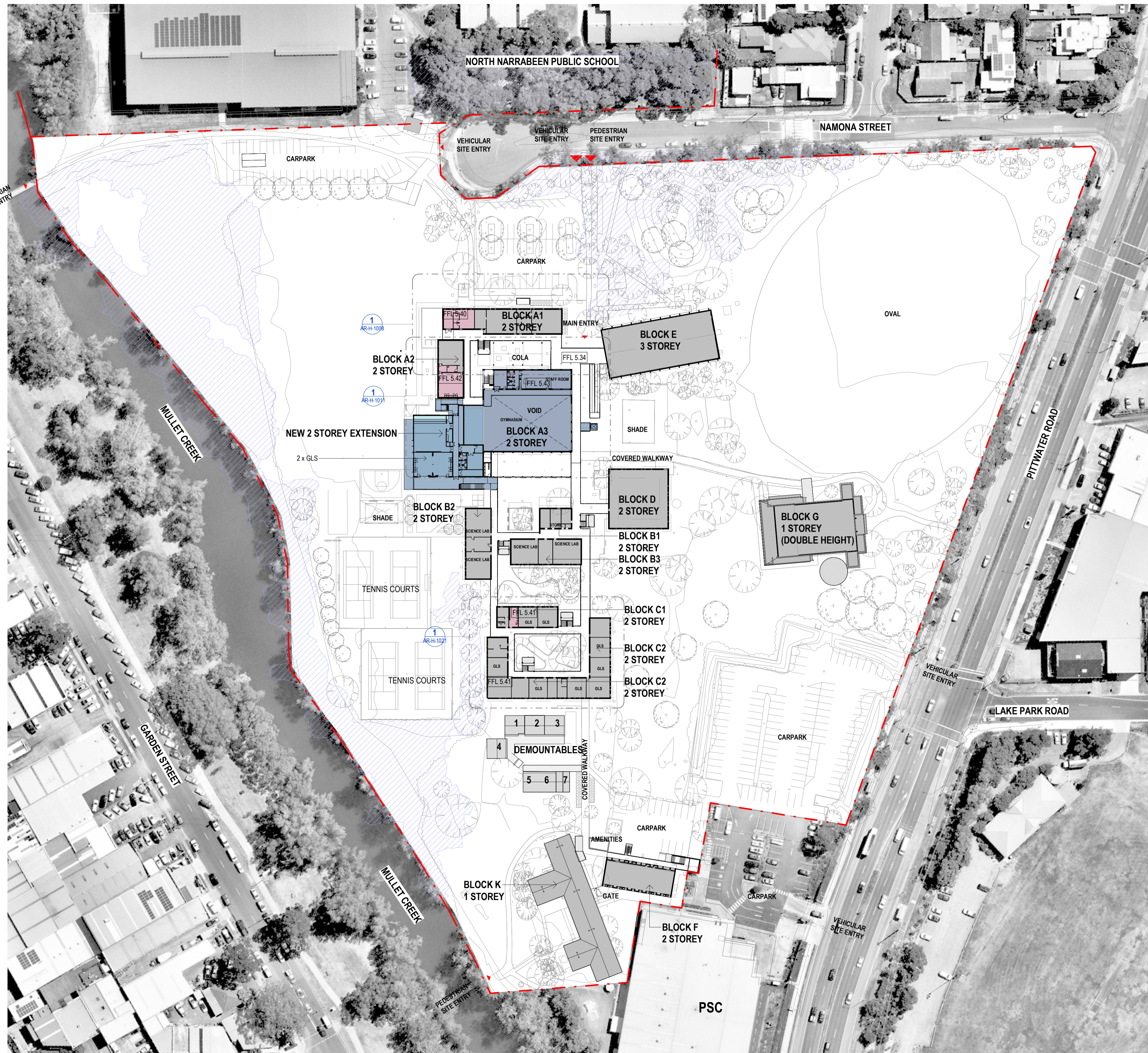
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APPROVED	CM		

TITLE  
**PROPOSED SITE PLAN - GROUND FLOOR**



DRAWING NUMBER	REVISION
<b>AR-H-0521</b>	<b>A</b>





**LEGEND**

	DEVELOPMENT APPLICATION
	DEVELOPMENT WITHOUT CONSENT (SEPARATE APPLICATION)
	COASTAL WETLANDS ZONE
	OUT OF SCOPE

**0000 - GENERAL & SITE INFORMATION**

ARCHITECTURE:

0000	GENERAL & SITE INFORMATION
1000	GENERAL ARRANGEMENT PLANS
2000	GA RCPs
3000	GA SECTIONS & ELEVATIONS
4000	REFERENCE PLANS
5000	STRUCTURAL SET-OUT
6000	VERTICAL CIRCULATION
7000	INTERIOR DESIGN DETAILS
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9000	DRAWN SCHEDULES
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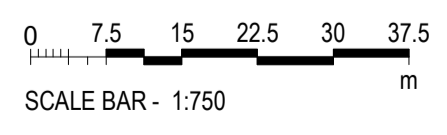


PROJECT  
**NARRABEEN EDUCATION PRECINCT**  
 NAMONA ST, NORTH NARRABEEN NSW 2101  
**NARRABEEN SPORTS HIGH SCHOOL**

DETAILS

DRAWN	VB	SCALE	
CHECKED	RF	1:750 @ A1	
APPROVED	CM		

TITLE  
**PROPOSED SITE PLAN-LEVEL 1 PLAN**



DRAWING NUMBER  
**AR-H-0522**

REVISION  
**A**





**LEGEND**

	DEVELOPMENT APPLICATION
	DEVELOPMENT WITHOUT CONSENT (SEPARATE APPLICATION)
	COASTAL WETLANDS ZONE
	OUT OF SCOPE

**ARCHITECTURE:**

0000	GENERAL & SITE INFORMATION
1000	GENERAL ARRANGEMENT PLANS
2000	GA RCPs
3000	GA SECTIONS & ELEVATIONS
4000	REFERENCE PLANS
5000	STRUCTURAL SET-OUT
6000	VERTICAL CIRCULATION
7000	INTERIOR DESIGN DETAILS
8000	EXTERIOR & FACADE DETAILS
9000	DRAWN SCHEDULES
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PROJECT  
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 NAMONA ST, NORTH NARRABEEN NSW 2101  
**NARRABEEN SPORTS HIGH SCHOOL**

DETAILS

DRAWN	VB	SCALE	
CHECKED	RF	1:750 @ A1	
APPROVED	CM		

TITLE  
**PROPOSED SITE PLAN ROOF PLAN**

DRAWING NUMBER  
**AR-H-0523**

REVISION  
**A**



**0500 - EXISTING AND DEMOLITION PLANS**

**ARCHITECTURE:**

- 0000 GENERAL & SITE INFORMATION
- 1000 GENERAL ARRANGEMENT PLANS
- 2000 GA RCPS
- 3000 GA SECTIONS & ELEVATIONS
- 4000 REFERENCE PLANS
- 5000 STRUCTURAL SET-OUT
- 6000 VERTICAL CIRCULATION
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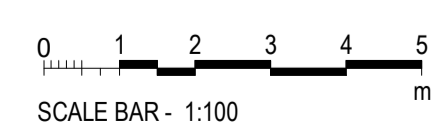
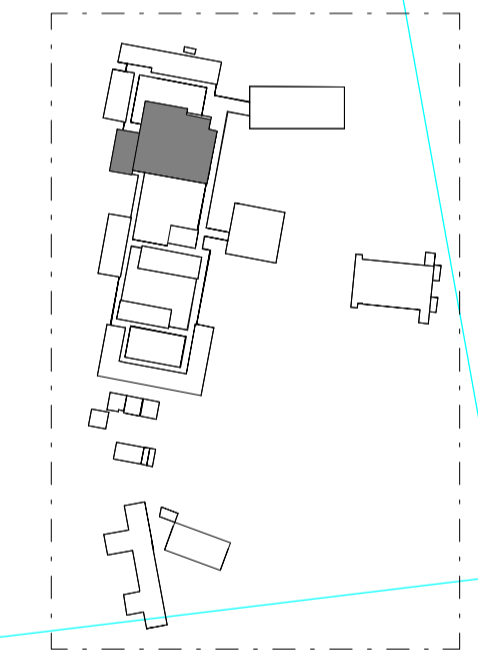
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3	09/09/2022	FOR INFORMATION	RF
A	15/09/2022	ISSUE FOR DA	



REFER REF APPLICATION  
 REFER DEVELOPMENT APPLICATION

- LEGEND**
- EXISTING BUILDING
  - CIRCULATION
  - BIODIVERSITY PROTECTED LAND
  - COASTAL WETLANDS ZONE



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 NAMONA ST, NORTH NARRABEEN NSW 2101  
**NARRABEEN SPORTS HIGH SCHOOL**

DETAILS

DRAWN	VB	SCALE	N ↑
CHECKED	RF	1:100 @ A1	
APPROVED	CM		

TITLE  
**EXISTING PLAN- BLOCK A SOUTH GROUND FLOOR**

DRAWING NUMBER	REVISION
AR-H-0533	A



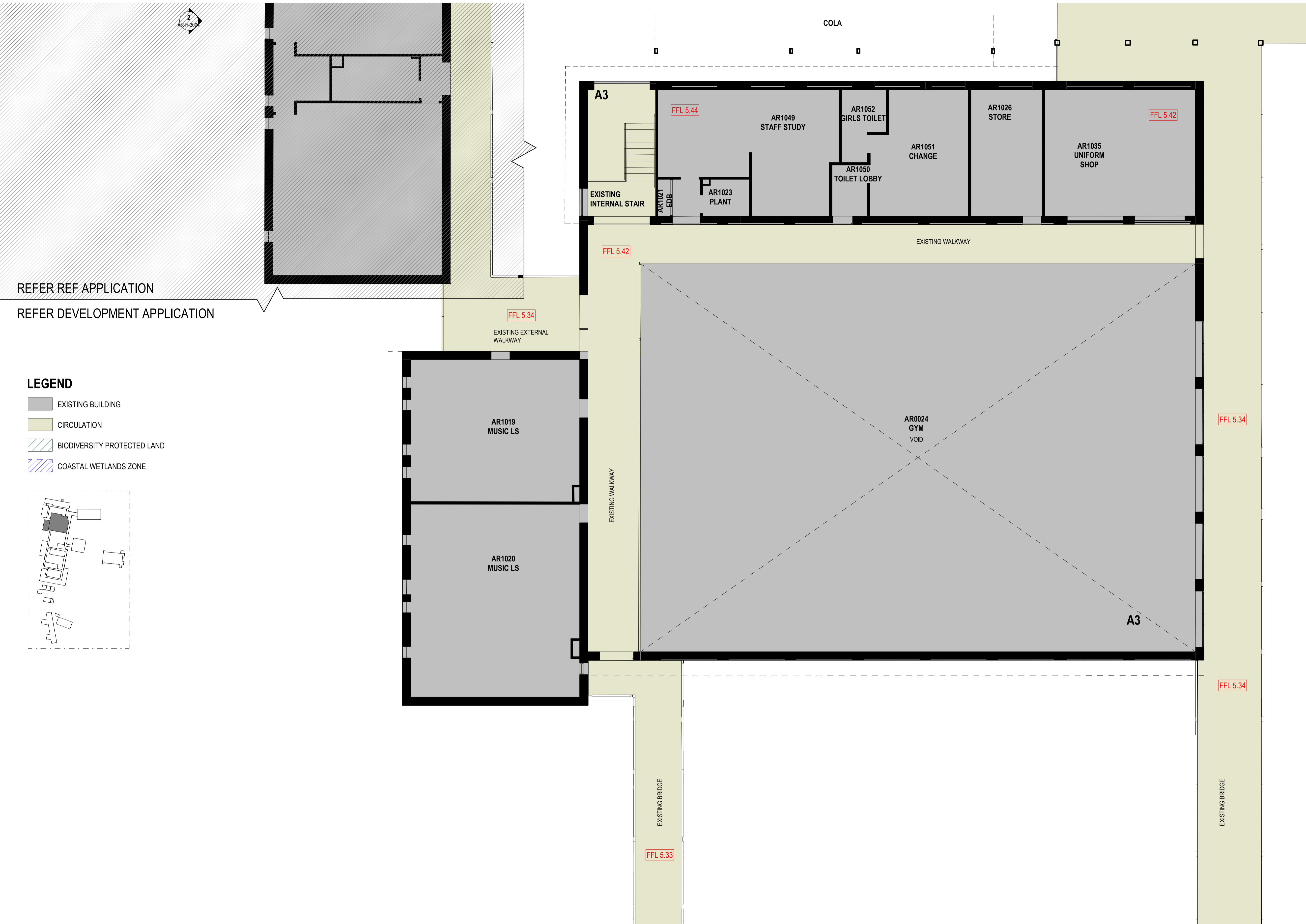
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- ARCHITECTURE:**  
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 2000 GA RCPS  
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 4000 REFERENCE PLANS  
 5000 STRUCTURAL SET-OUT  
 6000 VERTICAL CIRCULATION  
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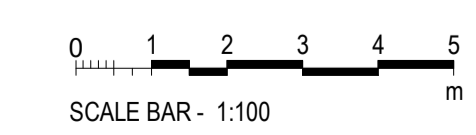
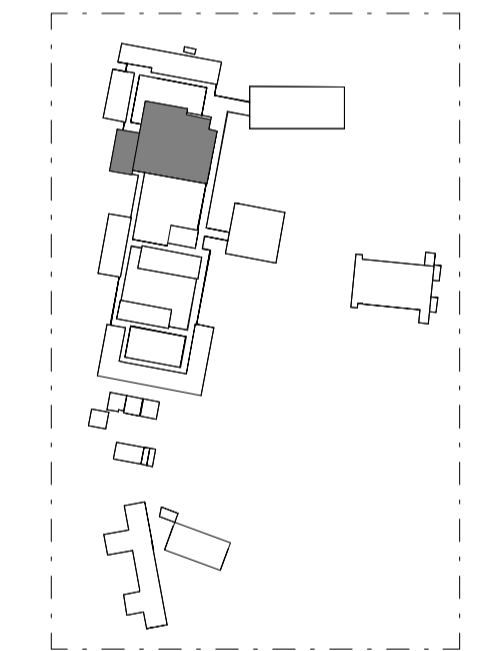
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REFER REF APPLICATION  
 REFER DEVELOPMENT APPLICATION

- LEGEND**
- EXISTING BUILDING
  - CIRCULATION
  - BIODIVERSITY PROTECTED LAND
  - COASTAL WETLANDS ZONE



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**PROJECT**  
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 NAMONA ST, NORTH NARRABEEN NSW 2101  
**NARRABEEN SPORTS HIGH SCHOOL**

**DETAILS**  
 DRAWN VB SCALE  
 CHECKED RF  
 APPROVED CM 1:100 @ A1

**TITLE**  
**EXISTING PLAN- BLOCK A SOUTH LEVEL 1**

**DRAWING NUMBER**  
 AR-H-0534 **REVISION**  
 A



ARCHITECTURE:

- 0000 GENERAL & SITE INFORMATION
- 1000 GENERAL ARRANGEMENT PLANS
- 2000 GA RCPS
- 3000 GA SECTIONS & ELEVATIONS
- 4000 REFERENCE PLANS
- 5000 STRUCTURAL SET-OUT
- 6000 VERTICAL CIRCULATION
- 7000 INTERIOR DESIGN DETAILS
- 8000 EXTERIOR & FACADE DETAILS
- 9000 DRAWN SCHEDULES
- 9000 SCHEDULES & SPECIFICATIONS

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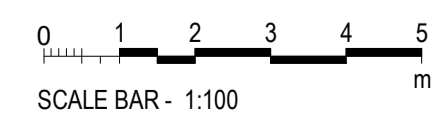
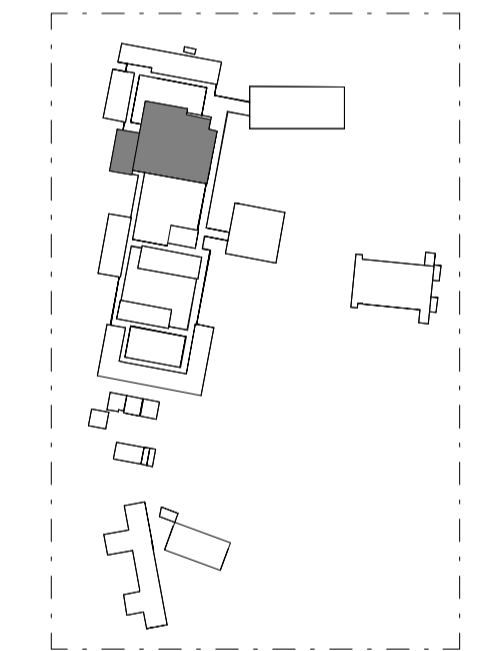
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1	31/08/2022	FOR REVIEW	TJF
2	09/09/2022	FOR INFORMATION	RF
A	15/09/2022	ISSUE FOR DA	



REFER REF APPLICATION  
 REFER DEVELOPMENT APPLICATION

- LEGEND**
- EXISTING BUILDING
  - CIRCULATION
  - BIODIVERSITY PROTECTED LAND
  - COASTAL WETLANDS ZONE



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 +61 2 8905 7100  
 sydney@designinc.com.au

Nominated Architects  
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PROJECT  
**NARRABEEN EDUCATION PRECINCT**  
 NAMONA ST, NORTH NARRABEEN NSW 2101  
**NARRABEEN SPORTS HIGH SCHOOL**

DETAILS

DRAWN	VB	SCALE	N 
CHECKED	TF	1:100 @ A1	
APPROVED	CM		

TITLE  
**EXISTING PLAN\_ BLOCK A SOUTH ROOF PLAN**

DRAWING NUMBER	REVISION
AR-H-0535	A



**0500 - EXISTING AND DEMOLITION PLANS**

**ARCHITECTURE:**

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- 1000 GENERAL ARRANGEMENT PLANS
- 2000 GA RCPS
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2	31/08/2022	FOR REVIEW	TJF
3	09/09/2022	FOR INFORMATION	RF
A	15/09/2022	ISSUE FOR DA	

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 sydney@designinc.com.au

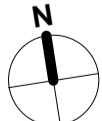
Nominated Architects  
 Ian Armstrong 7260 | Cathryn Drew-Bredin 7269 | Richard Does 8126 | Mary Anne McGirr 10946

CLIENT  


PROJECT  
**NARRABEEN EDUCATION PRECINCT**  
 NAMONA ST, NORTH NARRABEEN NSW 2101  
**NARRABEEN SPORTS HIGH SCHOOL**

DETAILS  
 DRAWN VB  
 CHECKED RF  
 APPROVED CM

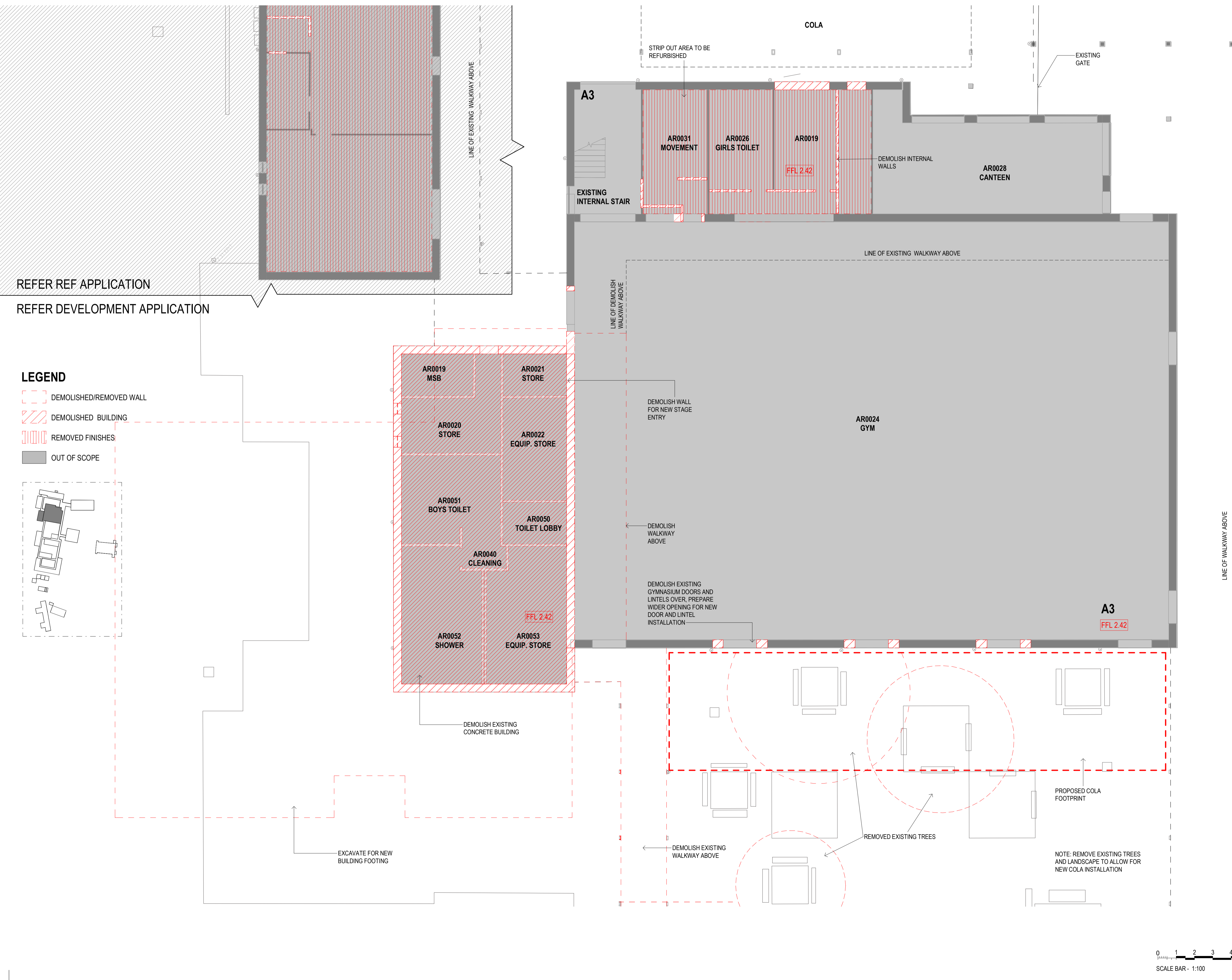
SCALE  
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TITLE  
**DEMOLITION PLAN - GROUND FLOOR\_BLOCK A SOUTH**

DRAWING NUMBER  
**AR-H-0553**

REVISION  
**A**



REFER REF APPLICATION  
 REFER DEVELOPMENT APPLICATION

- LEGEND**
-  DEMOLISHED/REMOVED WALL
  -  DEMOLISHED BUILDING
  -  REMOVED FINISHES
  -  OUT OF SCOPE





**0500 - EXISTING AND DEMOLITION PLANS**

**ARCHITECTURE:**  
 0000 GENERAL & SITE INFORMATION  
 1000 GENERAL ARRANGEMENT PLANS  
 2000 GA RCPS  
 3000 GA SECTIONS & ELEVATIONS  
 4000 REFERENCE PLANS  
 5000 STRUCTURAL SET-OUT  
 6000 VERTICAL CIRCULATION  
 7000 INTERIOR DESIGN DETAILS  
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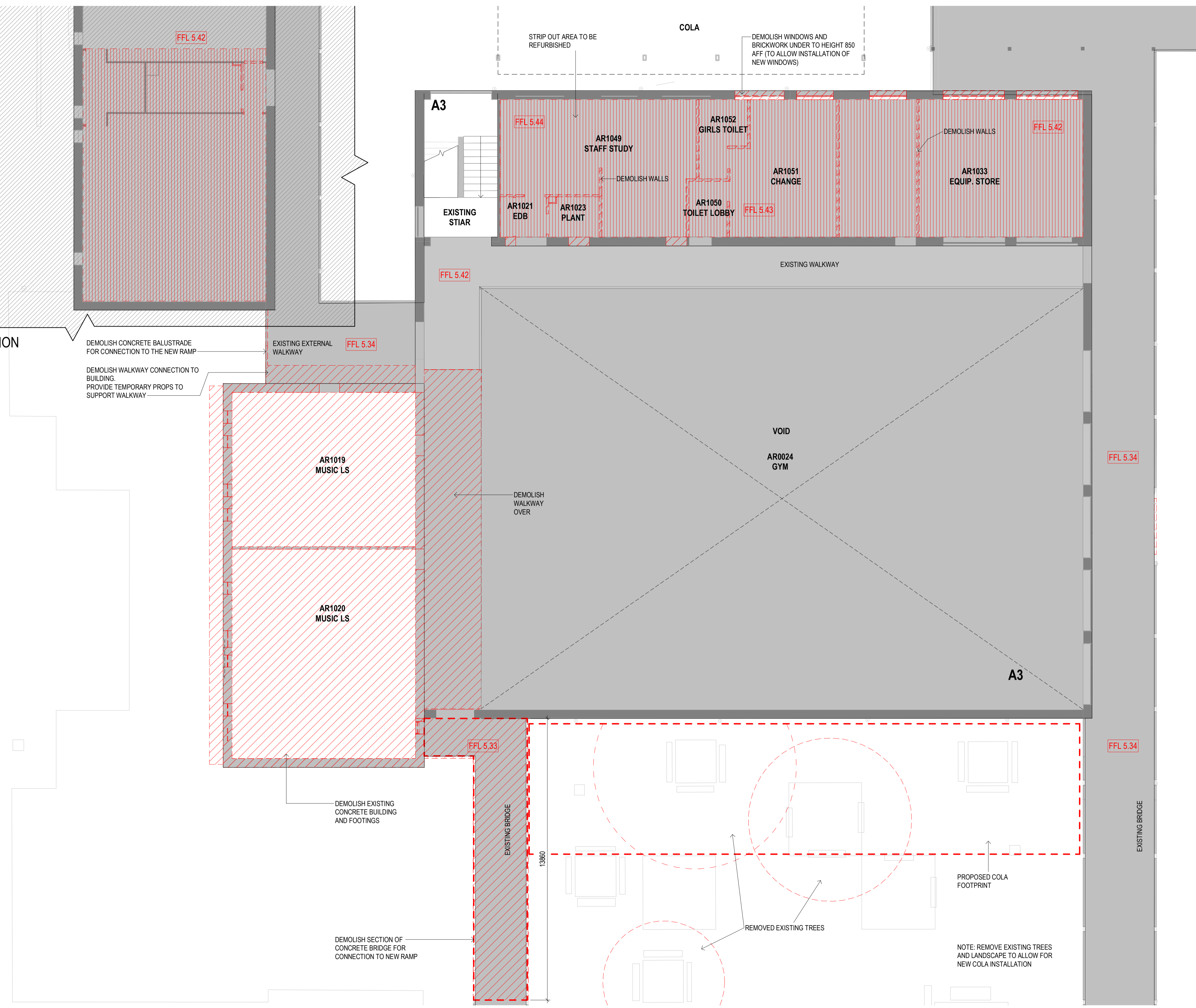
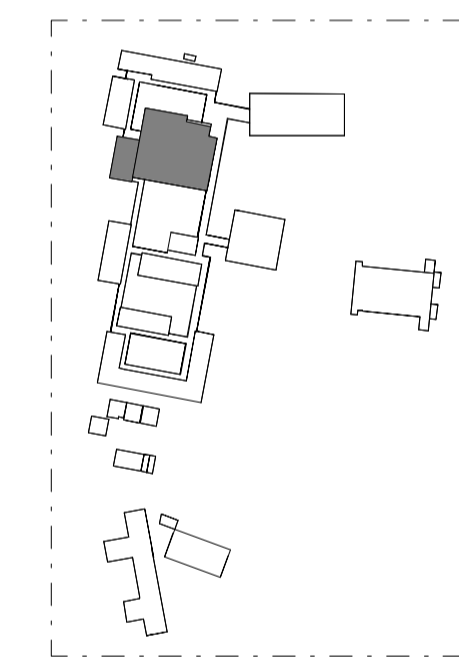
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3	09/09/2022	FOR INFORMATION	RF
A	15/09/2022	ISSUE FOR DA	

REFER REF APPLICATION  
 REFER DEVELOPMENT APPLICATION

**LEGEND**

- DEMOLISHED/REMOVED WALL
- DEMOLISHED BUILDING
- REMOVED FINISHES
- OUT OF SCOPE



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Nominated Architects  
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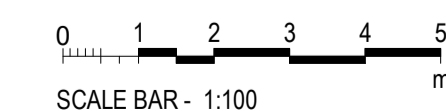


PROJECT  
**NARRABEEN EDUCATION PRECINCT**  
 NAMONA ST, NORTH NARRABEEN NSW 2101  
**NARRABEEN SPORTS HIGH SCHOOL**

DETAILS  
 DRAWN VB, JJ  
 CHECKED RF  
 APPROVED CM  
 SCALE 1:100 @ A1

TITLE  
**DEMOLITION SITE PLAN\_BLOCK A**  
**SOUTH\_LEVEL 1**

DRAWING NUMBER  
**AR-H-0554**  
 REVISION  
**A**





ARCHITECTURE:

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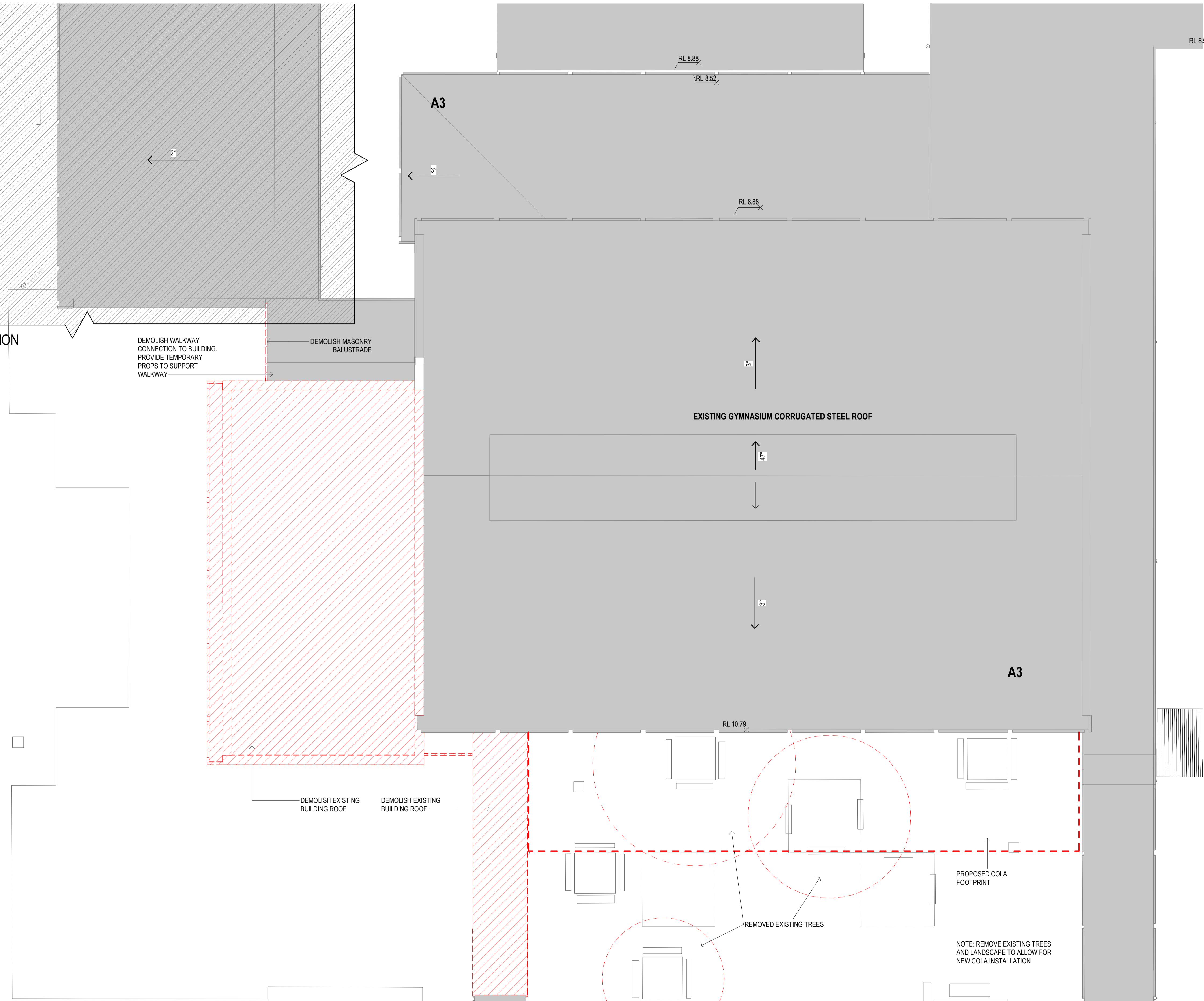
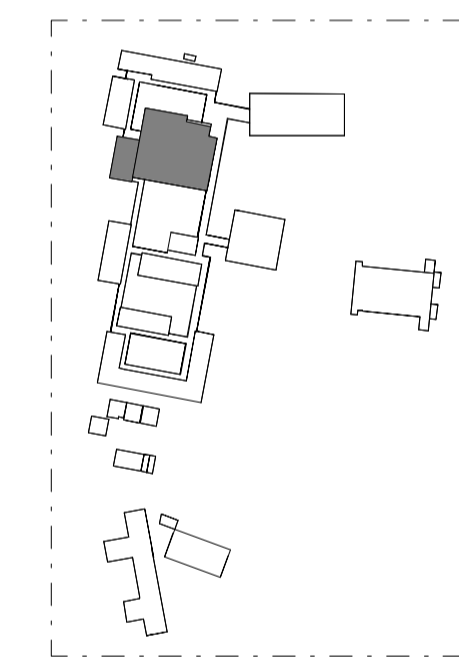
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 REFER DEVELOPMENT APPLICATION

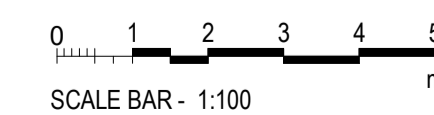
**LEGEND**

-  DEMOLISHED/REMOVED WALL
-  DEMOLISHED BUILDING
-  REMOVED FINISHES
-  OUT OF SCOPE



PROPOSED COLA FOOTPRINT

NOTE: REMOVE EXISTING TREES AND LANDSCAPE TO ALLOW FOR NEW COLA INSTALLATION



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 sydney@designinc.com.au

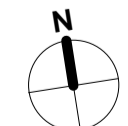
Nominated Architects  
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PROJECT  
**NARRABEEN EDUCATION PRECINCT**  
 NAMONA ST, NORTH NARRABEEN NSW 2101  
**NARRABEEN SPORTS HIGH SCHOOL**

DETAILS

DRAWN	VB	SCALE	
CHECKED	TF	1:100 @ A1	
APPROVED	CM		

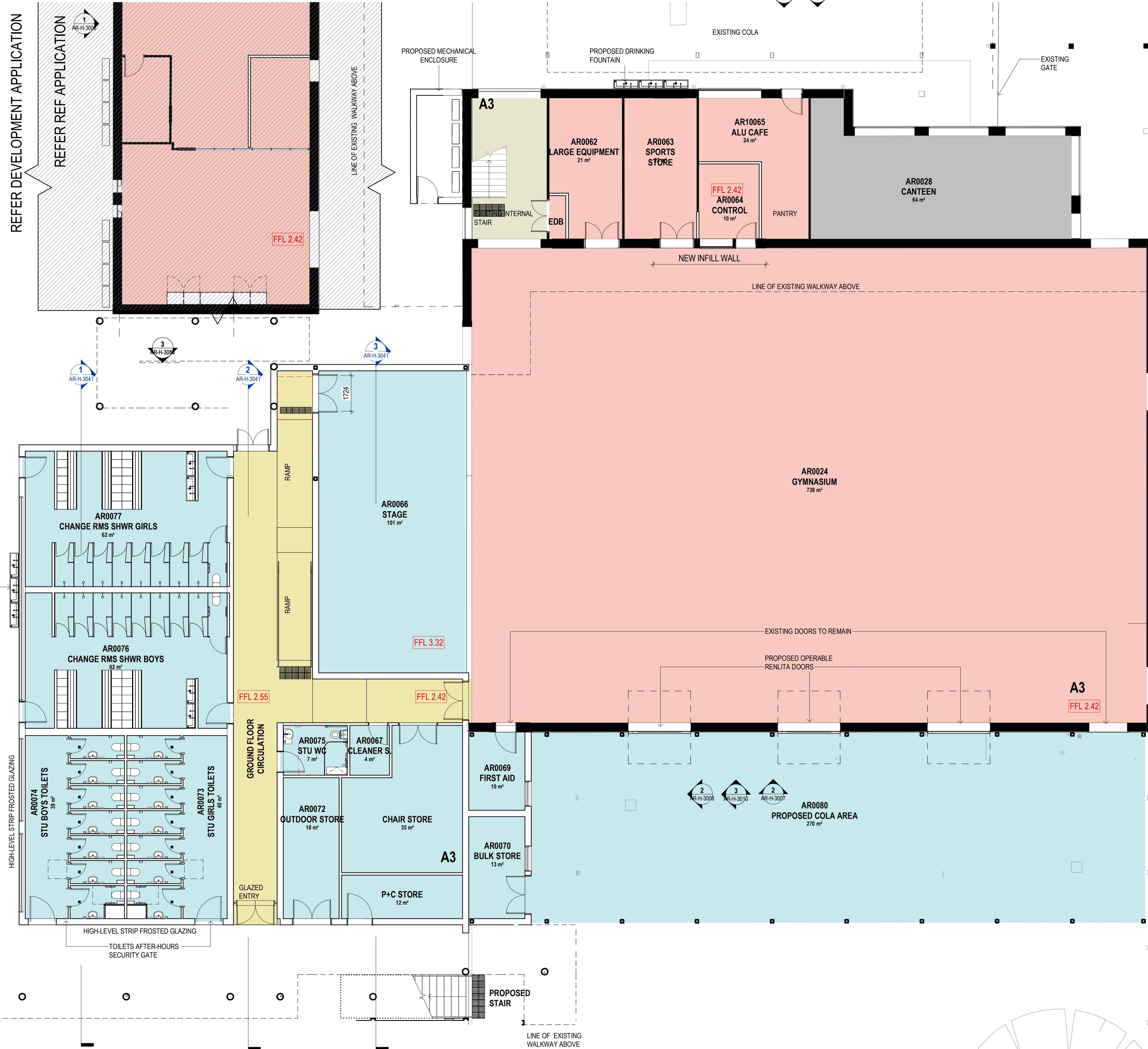
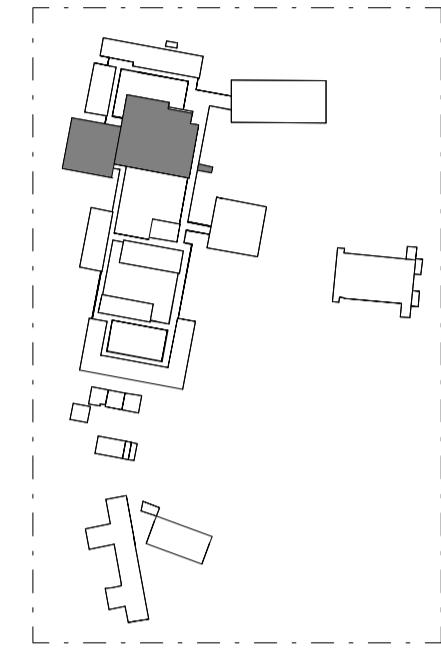
TITLE  
**DEMOLITION PLAN\_BLOCK A SOUTH\_ROOF PLAN**

DRAWING NUMBER	REVISION
AR-H-0555	A



**LEGEND**

- EXISTING
- REFURBISHMENT
- NEW BUILDING
- EXISTING CIRCULATION
- NEW CIRCULATION
- EXISTING WALLS
- NEW WALLS



NOTE: FFL FOR NEW EXTENSION ALLOWS GPO'S TO BE LOCATED AT RL 3.45, WHICH IS 900MM AFFL OF FFL 2.55.

**1000 - GA PLANS**

- ARCHITECTURE:**
- 0000 GENERAL & SITE INFORMATION
  - 1000 GENERAL ARRANGEMENT PLANS
  - 2000 GA RCPS
  - 3000 GA SECTIONS & ELEVATIONS
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  - 5000 STRUCTURAL SET-OUT
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1	13/05/2022	SCHEMATIC DESIGN	RF
2	26/05/2022	SCHEMATIC DESIGN - DRAFT	JO
3	08/06/2022	PRE-DA - DRAFT	JO
4	29/06/2022	FOR INFORMATION	
5	07/07/2022	FOR INFORMATION	
6	12/07/2022	FOR INFORMATION	RF
7	02/08/2022	FOR CONSULTANT	RF
8	03/08/2022	FOR INFORMATION	RF
9	10/08/2022	FOR INFORMATION	RF
10	24/08/2022	FOR INFORMATION	
11	31/08/2022	FOR REVIEW	TJF
12	03/09/2022	FOR REVIEW	TJF
13	09/09/2022	FOR INFORMATION	RF
14	14/09/2022	FOR INFORMATION	RF
A	15/09/2022	ISSUE FOR DA	

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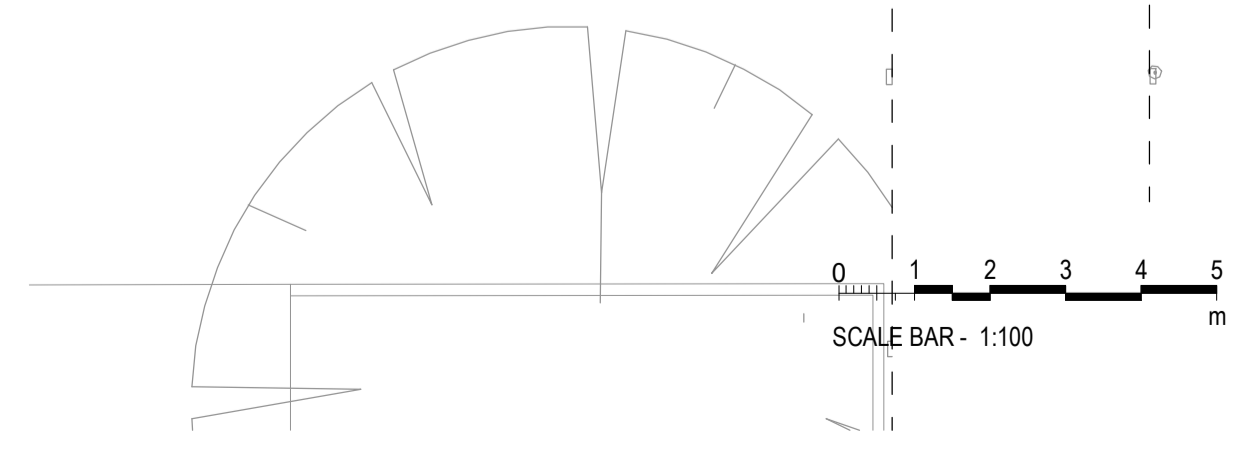


PROJECT  
**NARRABEEN EDUCATION PRECINCT**  
 NAMONA ST, NORTH NARRABEEN NSW 2101  
**NARRABEEN SPORTS HIGH SCHOOL**

DETAILS  
 DRAWN VB, JJ  
 CHECKED RF  
 APPROVED CM  
 SCALE 1:100 @ A1

TITLE  
**PROPOSED PLAN\_ BLOCK A**  
**SOUTH\_GROUND FLOOR**

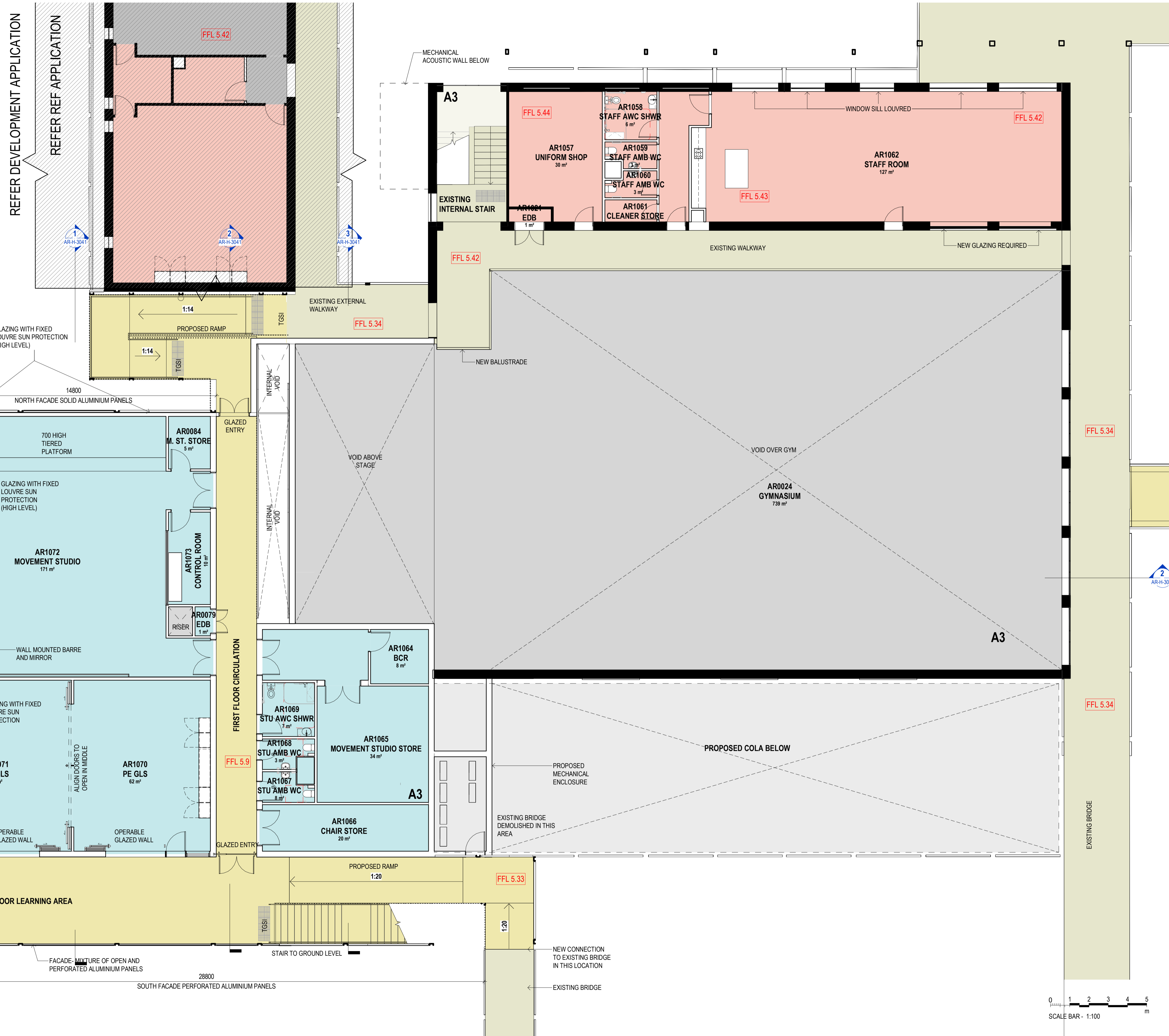
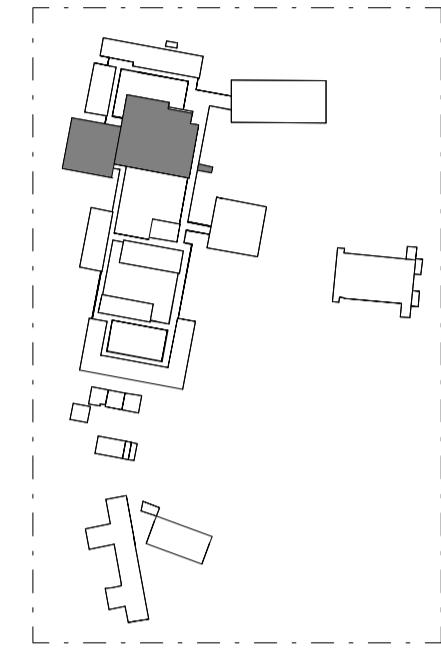
DRAWING NUMBER  
**AR-H-1010**  
 REVISION  
**A**





**LEGEND**

- EXISTING
- REFURBISHMENT
- NEW BUILDING
- EXISTING CIRCULATION
- NEW CIRCULATION
- EXISTING WALLS
- NEW WALLS



**1000 - GA PLANS**

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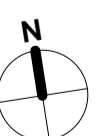
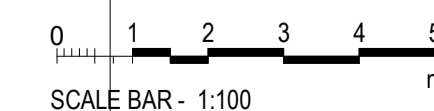


**PROJECT**  
**NARRABEEN EDUCATION PRECINCT**  
 NAMONA ST, NORTH NARRABEEN NSW 2101  
**NARRABEEN SPORTS HIGH SCHOOL**

**DETAILS**  
 DRAWN VB, JJ  
 CHECKED RF  
 APPROVED CM  
 SCALE 1:100 @ A1

**TITLE**  
**PROPOSED PLAN\_BLOCK A SOUTH\_LEVEL 1**

**DRAWING NUMBER**  
 AR-H-1011  
**REVISION**  
 A





**ARCHITECTURE:**

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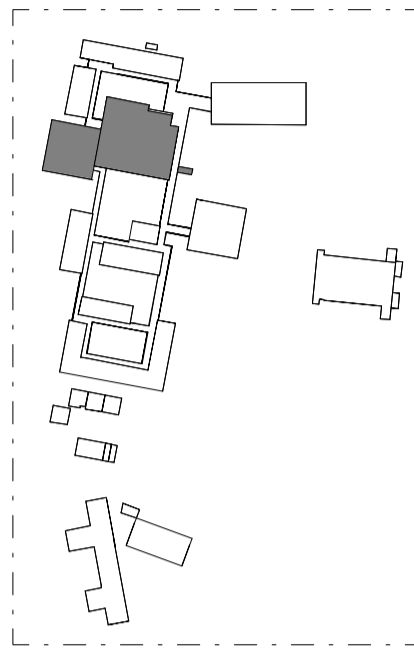
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1	29/06/2022	FOR INFORMATION	
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3	12/07/2022	FOR INFORMATION	RF
4	02/08/2022	FOR CONSULTANT	RF
5	03/08/2022	FOR INFORMATION	RF
6	10/08/2022	FOR INFORMATION	RF
7	24/08/2022	FOR INFORMATION	
8	31/08/2022	FOR REVIEW	TJF
9	03/09/2022	FOR REVIEW	TJF
10	09/09/2022	FOR INFORMATION	RF
11	14/09/2022	FOR INFORMATION	RF
A	15/09/2022	ISSUE FOR DA	

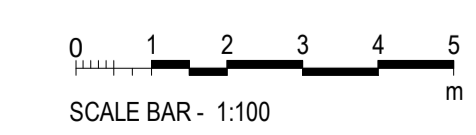
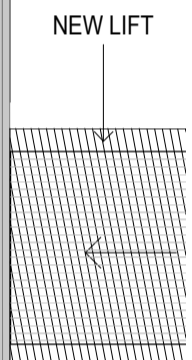
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- EXISTING
- NEW



REFER DEVELOPMENT APPLICATION

REFER REF APPLICATION



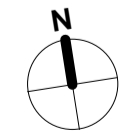
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 +61 2 8905 7100  
 sydney@designinc.com.au

Nominated Architects  
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PROJECT  
**NARRABEEN EDUCATION PRECINCT**  
 NAMONA ST, NORTH NARRABEEN NSW 2101  
**NARRABEEN SPORTS HIGH SCHOOL**

DETAILS  
 DRAWN VB, JJ  
 CHECKED RF  
 APPROVED CM  
 SCALE 1:100 @ A1



TITLE  
**PROPOSED PLAN\_BLOCK A SOUTH\_ROOF PLAN**

DRAWING NUMBER AR-H-1012  
 REVISION A

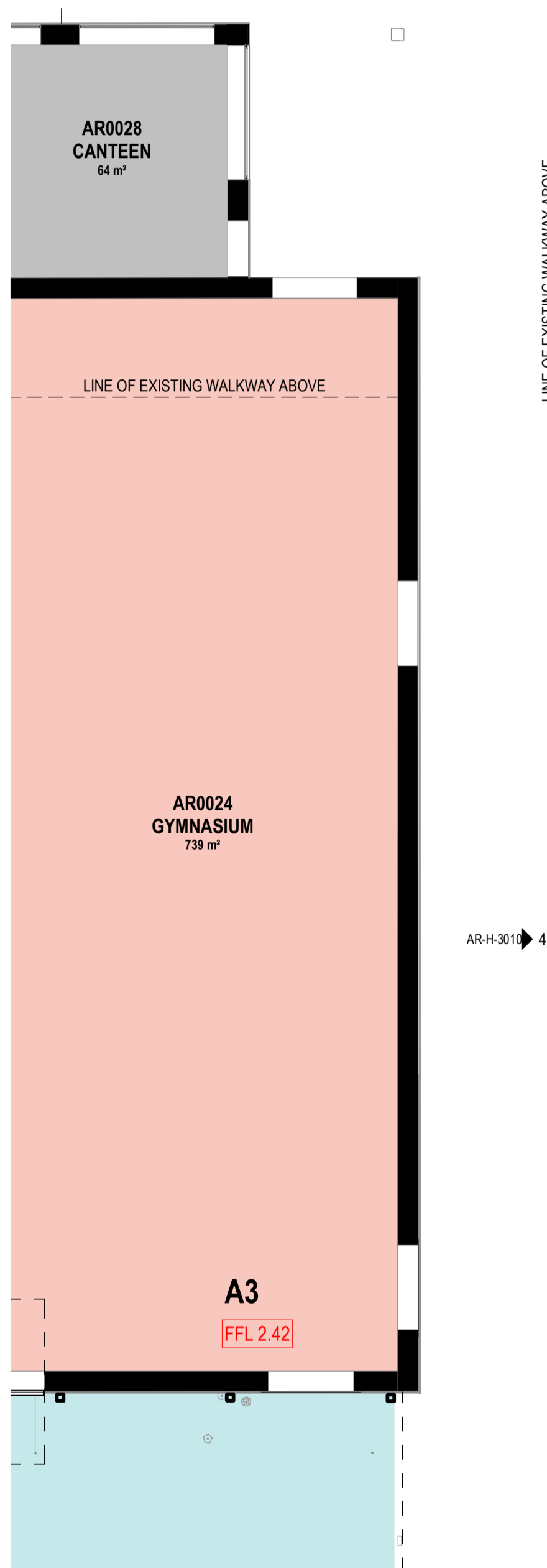
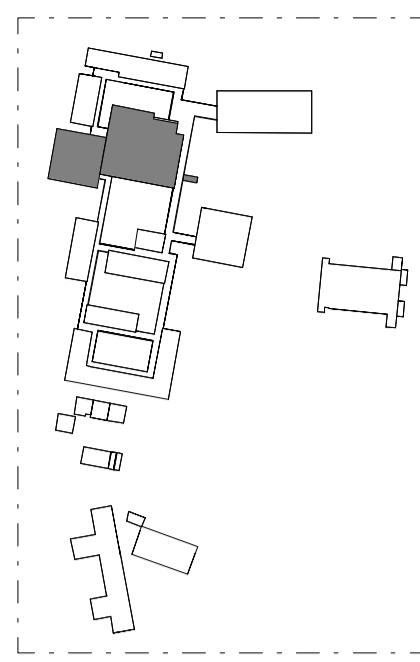


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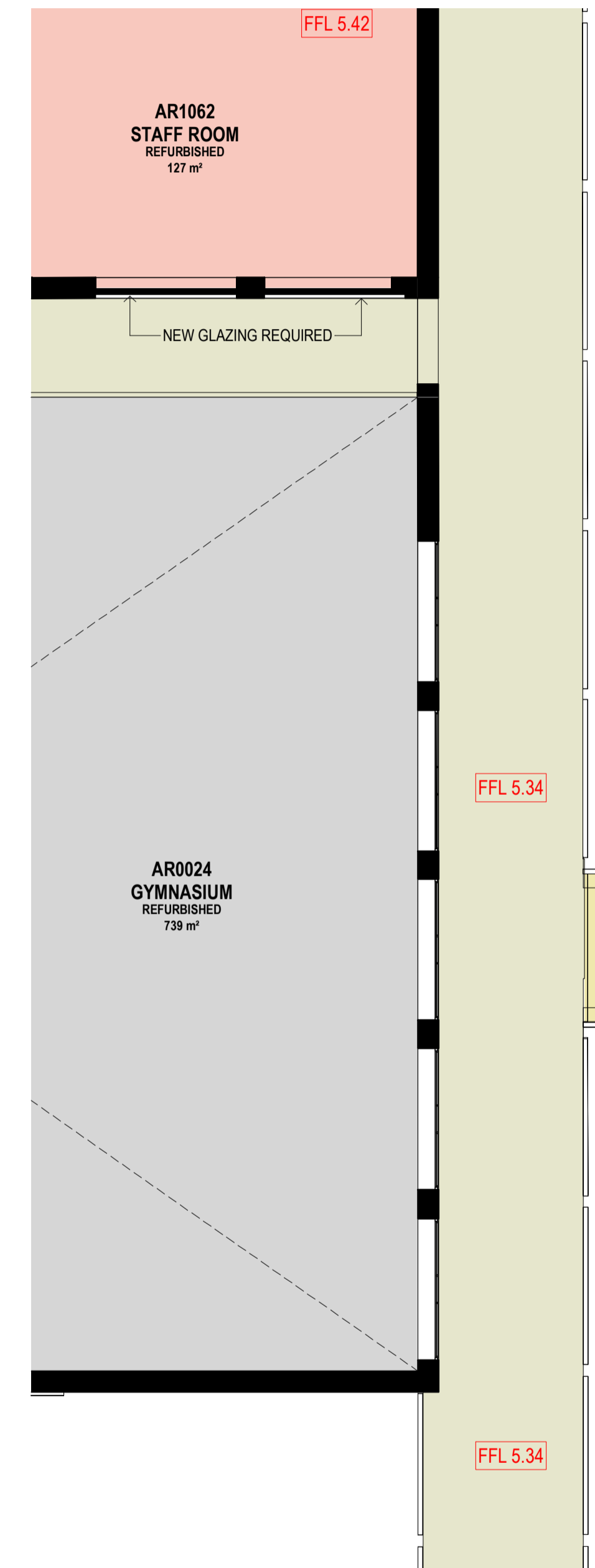
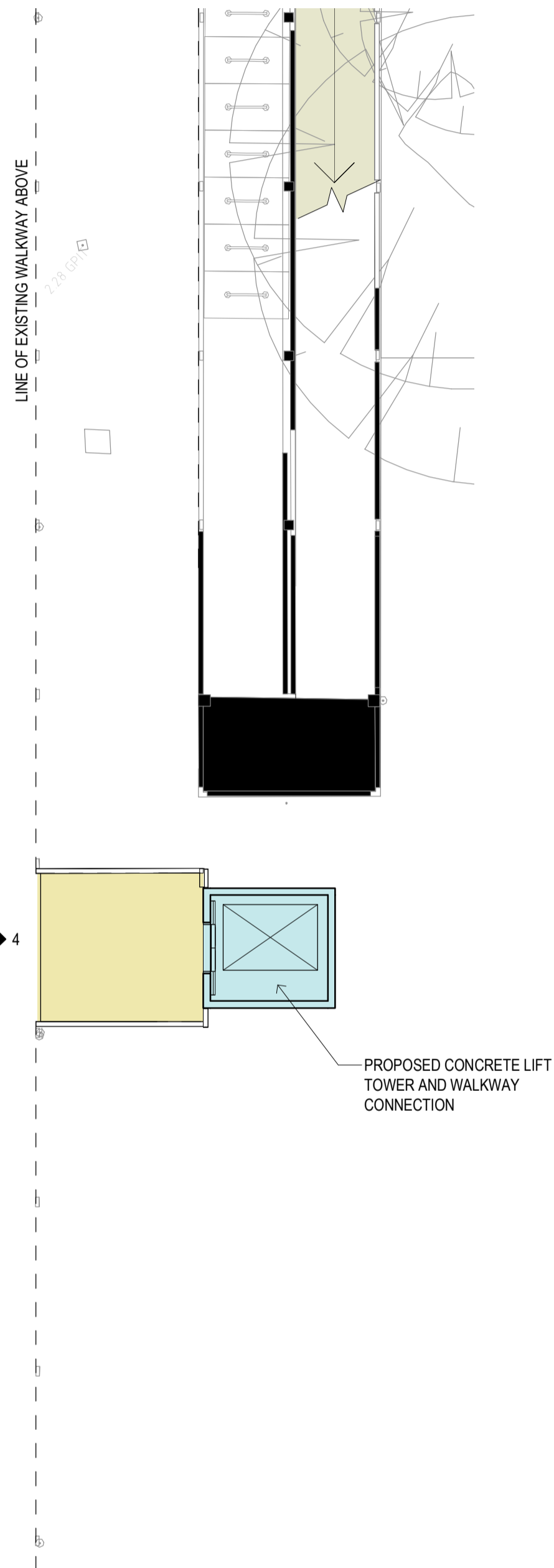
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- REFURBISHMENT
- NEW BUILDING
- EXISTING CIRCULATION
- NEW CIRCULATION
- EXISTING WALLS
- NEW WALLS

**LEGEND**

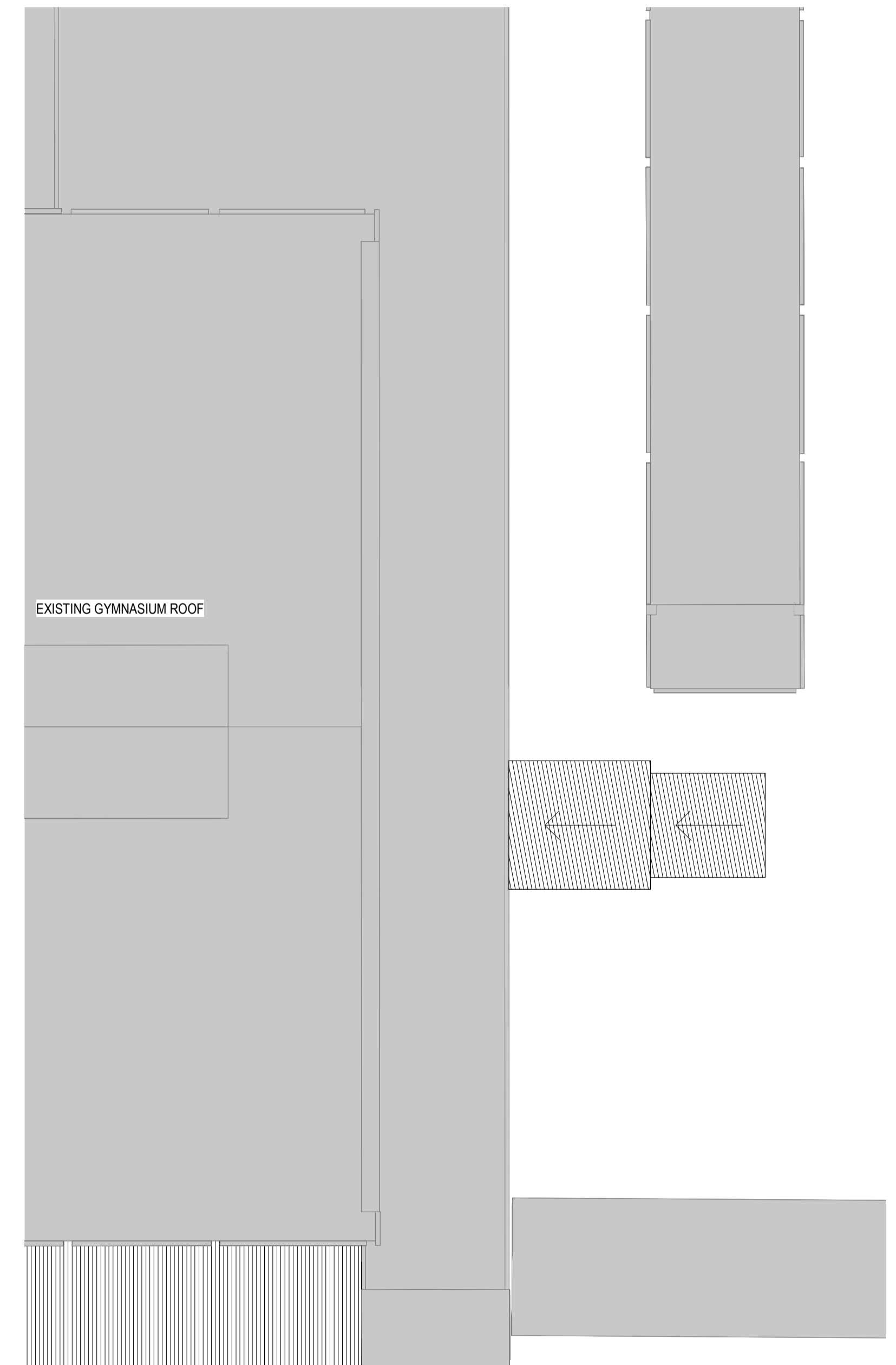
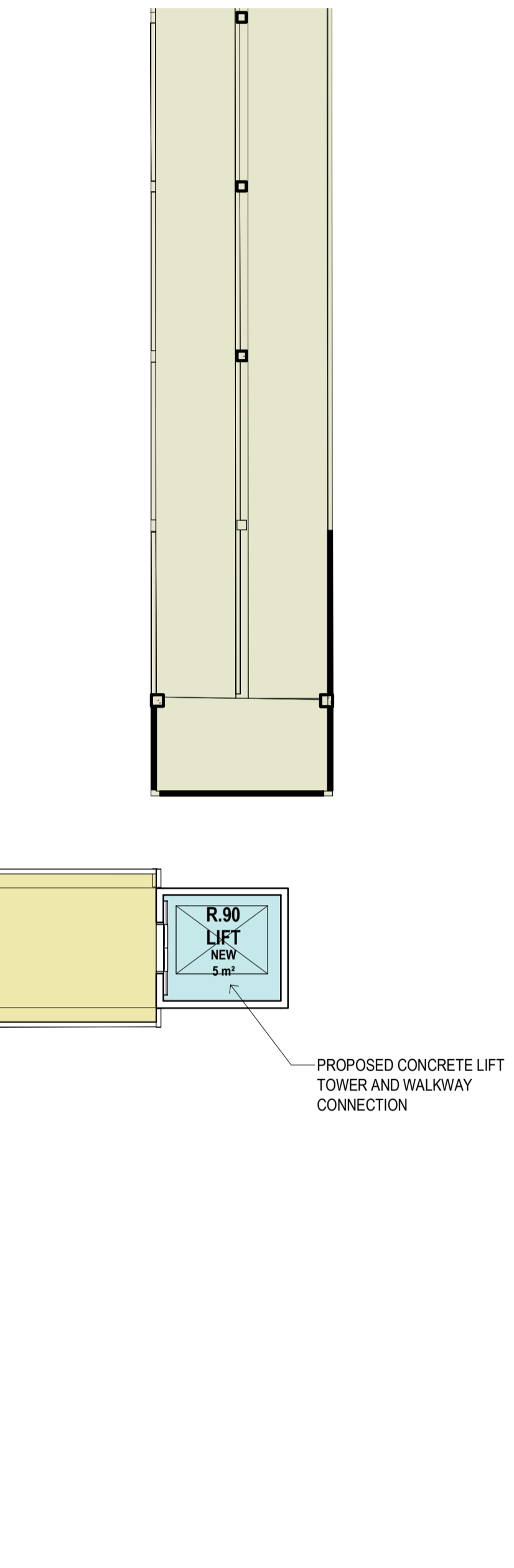
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- NEW



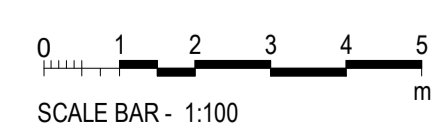
1 PROPOSED GROUND FLOOR PLAN - BLOCK A LIFT



2 PROPOSED LEVEL 1 PLAN - BLOCK A LIFT



3 PROPOSED ROOF PLAN - BLOCK A LIFT



**1000 - GA PLANS**

- ARCHITECTURE:**
- 0000 GENERAL & SITE INFORMATION
  - 1000 GENERAL ARRANGEMENT PLANS
  - 2000 GA RCPS
  - 3000 GA SECTIONS & ELEVATIONS
  - 4000 REFERENCE PLANS
  - 5000 STRUCTURAL SET-OUT
  - 6000 VERTICAL CIRCULATION
  - 7000 INTERIOR DESIGN DETAILS
  - 8000 EXTERIOR & FACADE DETAILS
  - 9000 DRAWN SCHEDULES
  - 9000 SCHEDULES & SPECIFICATIONS

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PROJECT  
**NARRABEEN EDUCATION PRECINCT**  
 NAMONA ST, NORTH NARRABEEN NSW 2101  
**NARRABEEN SPORTS HIGH SCHOOL**

DETAILS

DRAWN	JJ	SCALE
CHECKED	TF	1 : 100 @ A1
APPROVED	CM	

TITLE  
**PROPOSED PLAN\_ BLOCK A LIFT**

DRAWING NUMBER	REVISION
AR-H-1013	A



**LEGEND**

DEVELOPMENT APPLICATION

**3000 - ELEVATIONS & SECTIONS**

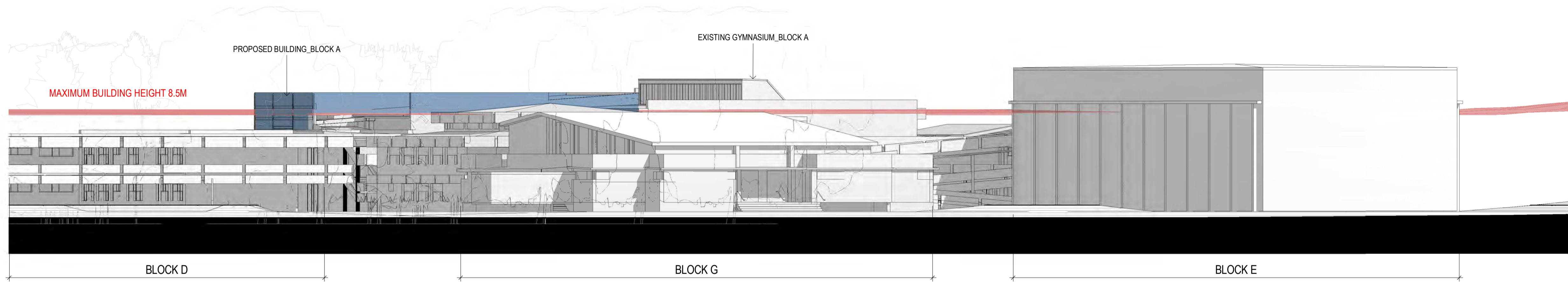
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- 1000 GENERAL ARRANGEMENT PLANS
- 2000 GA RCPS
- 3000 GA SECTIONS & ELEVATIONS
- 4000 REFERENCE PLANS
- 5000 STRUCTURAL SET-OUT
- 6000 VERTICAL CIRCULATION
- 7000 INTERIOR DESIGN DETAILS
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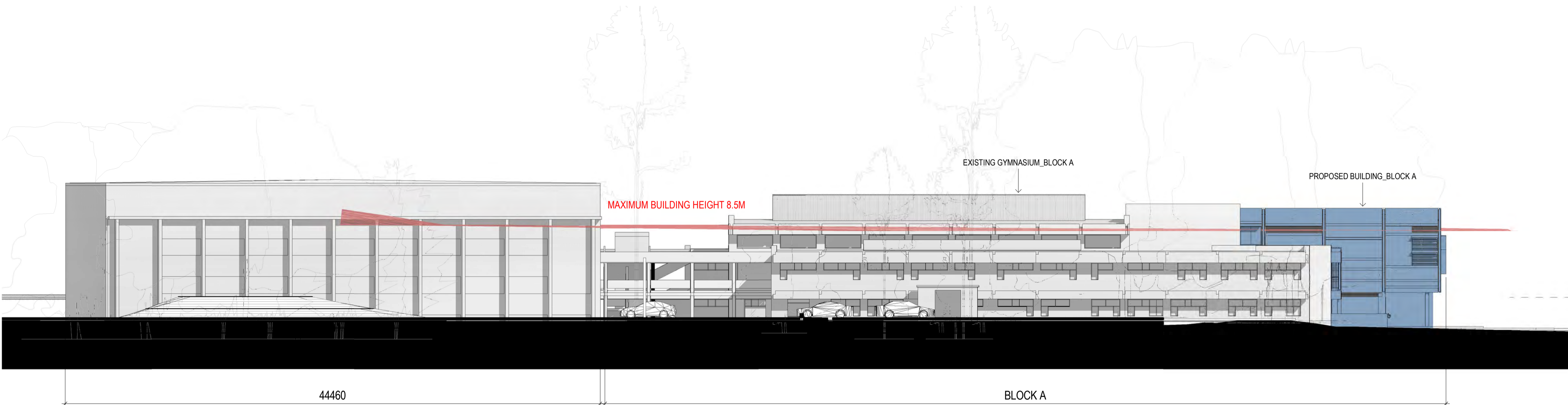
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1 PITTWATER ROAD STREET VIEW



2 NAMONA STREET STREET VIEW

**DA**

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 sydney@designinc.com.au

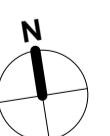
Nominated Architects  
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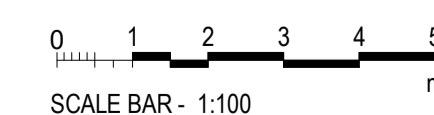
PROJECT  
**NARRABEEN EDUCATION PRECINCT**  
 NAMONA ST, NORTH NARRABEEN NSW 2101  
**NARRABEEN SPORTS HIGH SCHOOL**

DETAILS  
 DRAWN VB SCALE  
 CHECKED RF  
 APPROVED CM As indicated @ A1



TITLE  
**ELEVATIONS- STREET ELEVATIONS**

DRAWING NUMBER REVISION  
**AR-H-3000 2**



SCALE BAR - 1:100



# 3000 - ELEVATIONS & SECTIONS

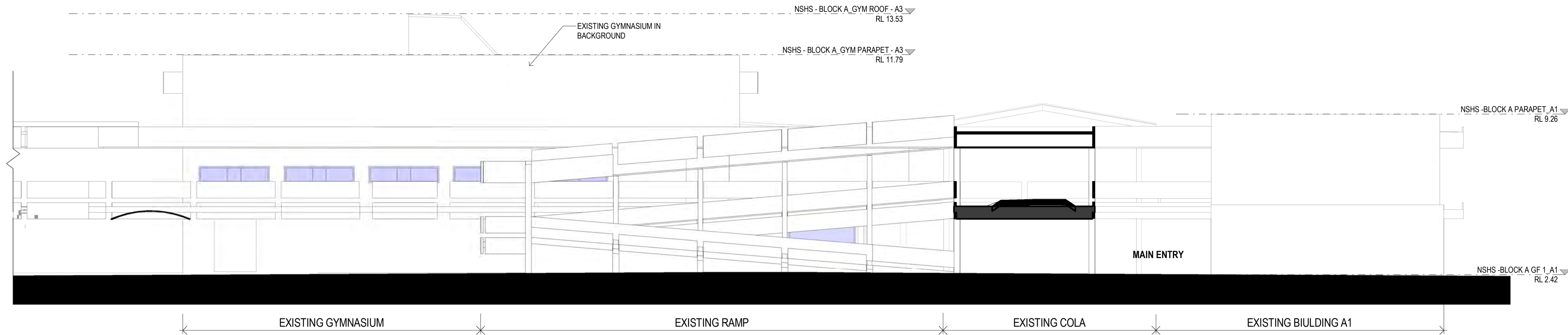
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- 6000 VERTICAL CIRCULATION
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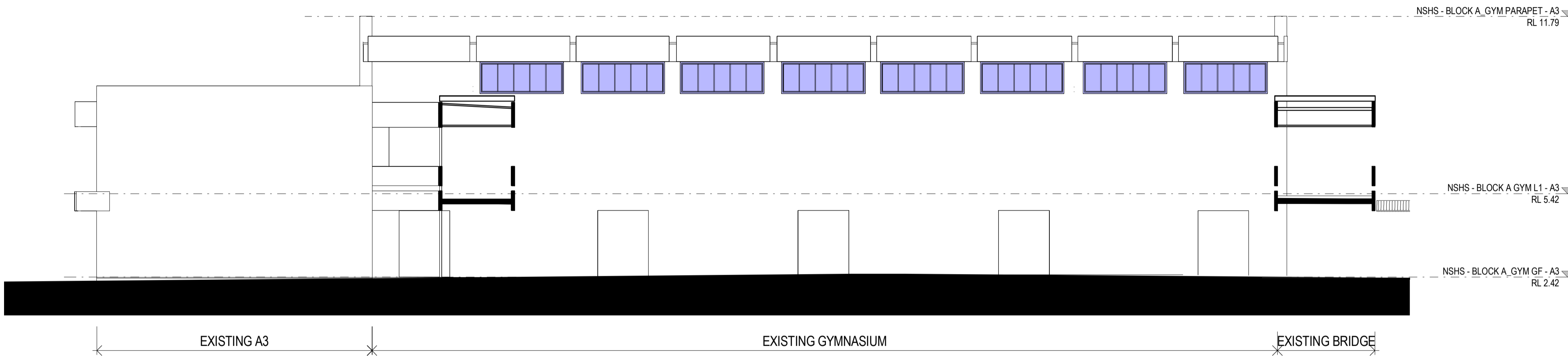
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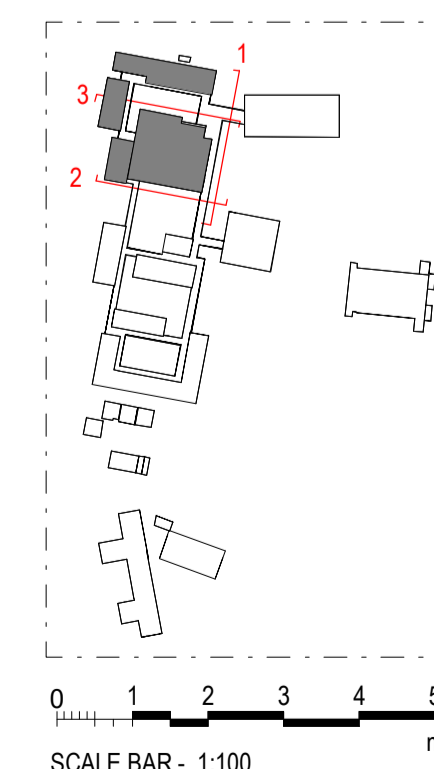
1 EXISTING EAST ELEVATION - GYMNASIUM



2 EXISTING SOUTH ELEVATION - GYM



3 EXISTING NORTH ELEVATION - GYM



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 NAMONA ST, NORTH NARRABEEN NSW 2101  
**NARRABEEN SPORTS HIGH SCHOOL**

DETAILS  
 DRAWN JJ  
 CHECKED RF  
 APPROVED CM  
 SCALE  
 1 : 100 @ A1

TITLE  
**EXISTING ELEVATION - BLOCK A3**

DRAWING NUMBER  
**AR-H-3005**  
 REVISION  
**A**



# 3000 - ELEVATIONS & SECTIONS

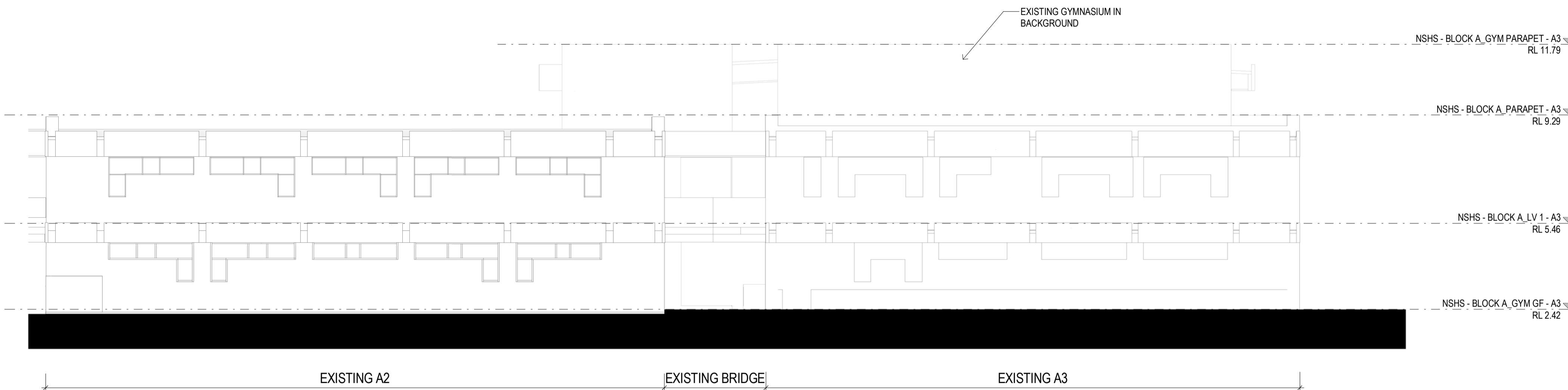
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- 4000 REFERENCE PLANS
- 5000 STRUCTURAL SET-OUT
- 6000 VERTICAL CIRCULATION
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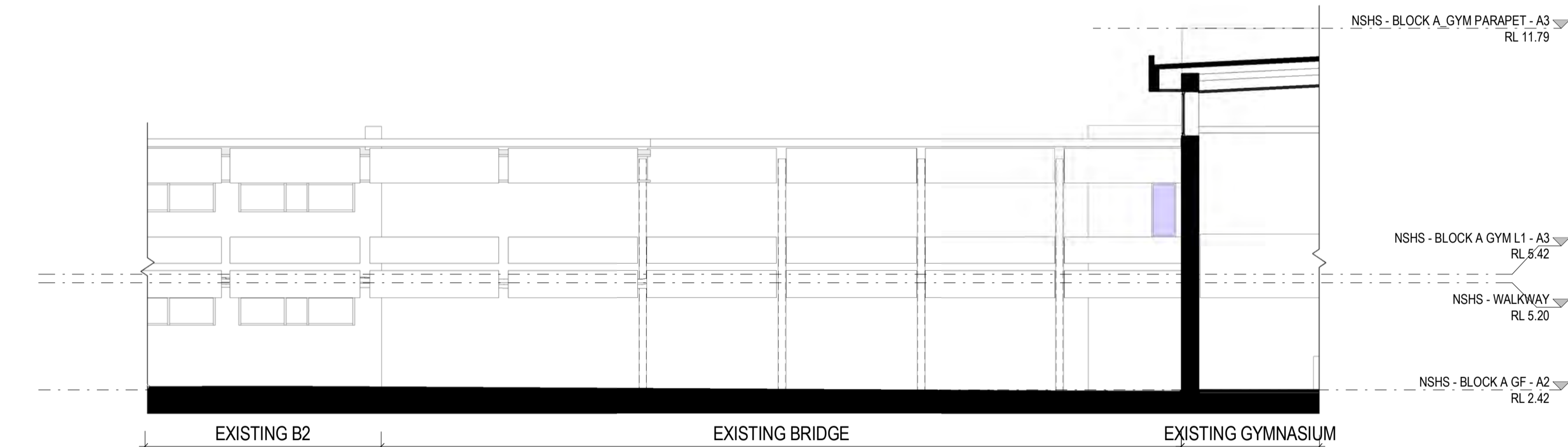
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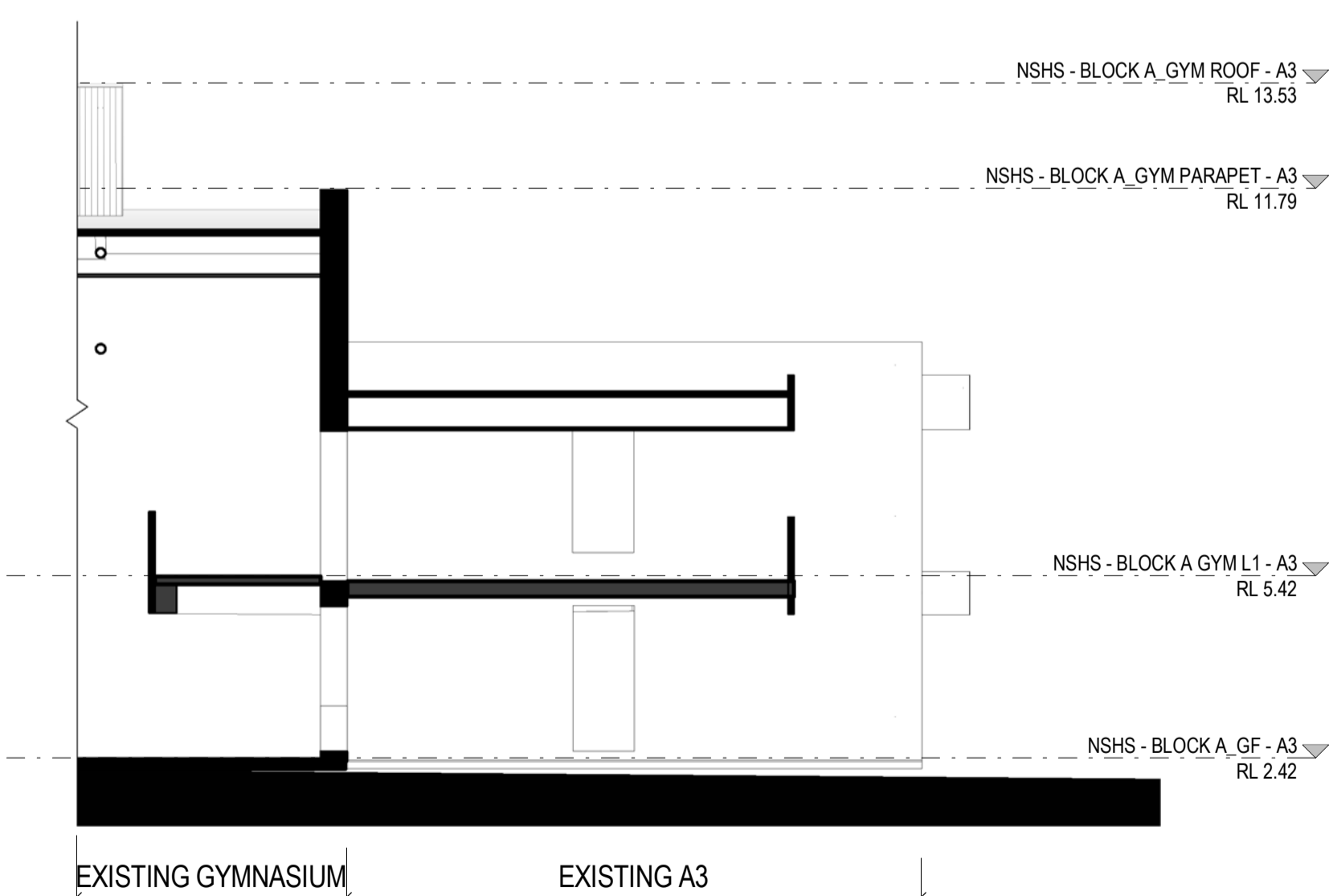
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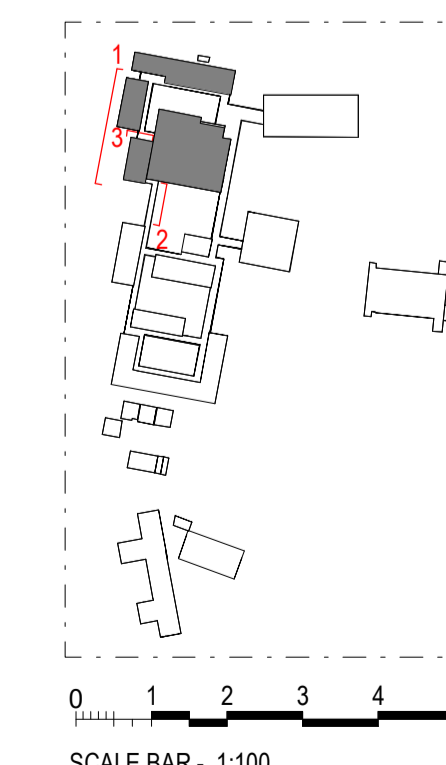
1 EXISTING WEST ELEVATION - BLOCK A2 AND A3



2 EXISTING EAST ELEVATION - BLOCK A3



3 EXISTING NORTH ELEVATION - BLOCK A3



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**PROJECT**  
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 NAMONA ST, NORTH NARRABEEN NSW 2101  
**NARRABEEN SPORTS HIGH SCHOOL**

**DETAILS**

DRAWN	JJ	SCALE
CHECKED	RF	1 : 100 @ A1
APPROVED	CM	

**TITLE**  
**EXISTING ELEVATION - BLOCK A3**

<b>DRAWING NUMBER</b>	<b>REVISION</b>
AR-H-3006	A



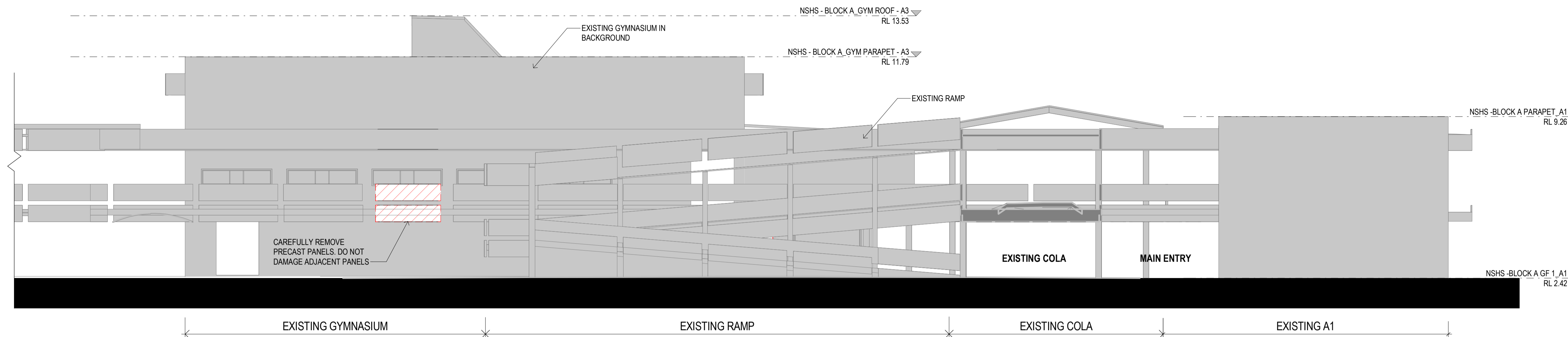
**3000 - ELEVATIONS & SECTIONS**

**ARCHITECTURE:**

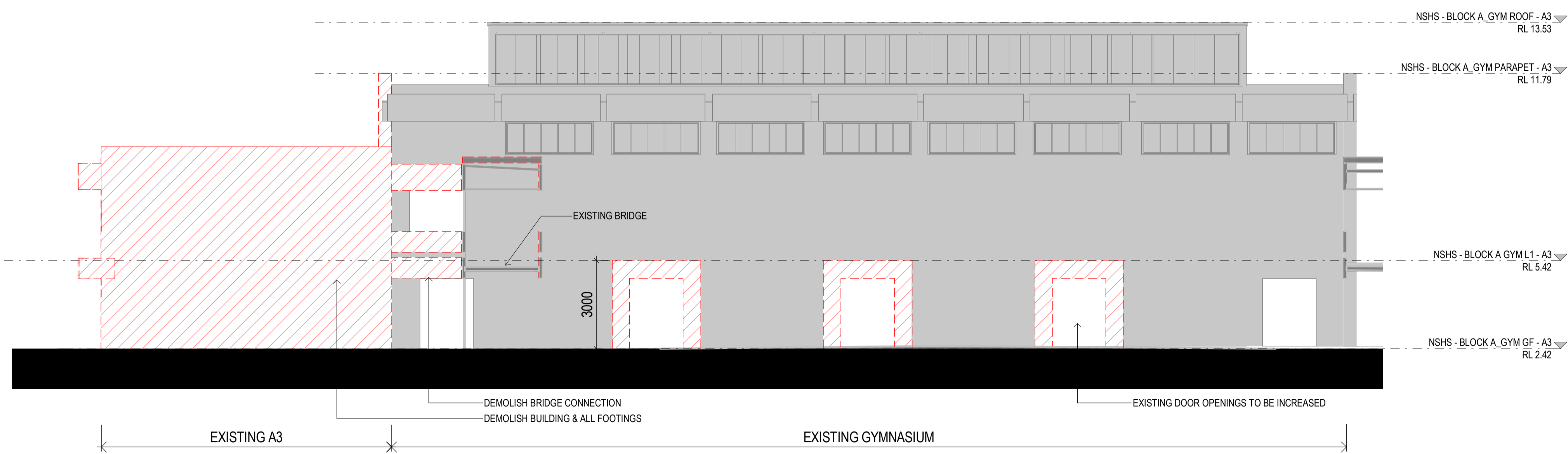
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- 1000 GENERAL ARRANGEMENT PLANS
- 2000 GA RCPS
- 3000 GA SECTIONS & ELEVATIONS
- 4000 REFERENCE PLANS
- 5000 STRUCTURAL SET-OUT
- 6000 VERTICAL CIRCULATION
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A	15/09/2022	ISSUE FOR DA	



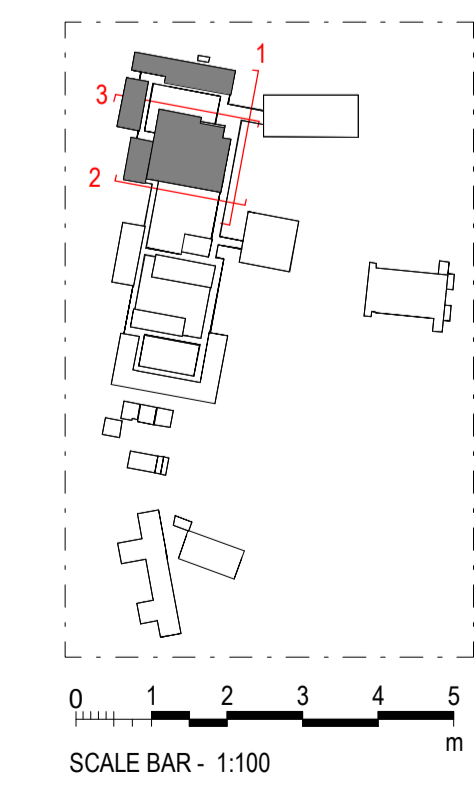
**1 DEMOLITION EAST ELEVATION - GYMNASIUM**



**2 DEMOLITION SOUTH ELEVATION - GYM**



**3 DEMOLITION NORTH ELEVATION - GYM**



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**CLIENT**

**PROJECT**  
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 NAMONA ST, NORTH NARRABEEN NSW 2101  
**NARRABEEN SPORTS HIGH SCHOOL**

**DETAILS**

DRAWN	JJ	SCALE
CHECKED	RF	
APPROVED	CM	1:100 @ A1

**TITLE**  
**DEMOLITION ELEVATION - BLOCK A3**

**DRAWING NUMBER**  
**AR-H-3007**

**REVISION**  
**A**



# 3000 - ELEVATIONS & SECTIONS

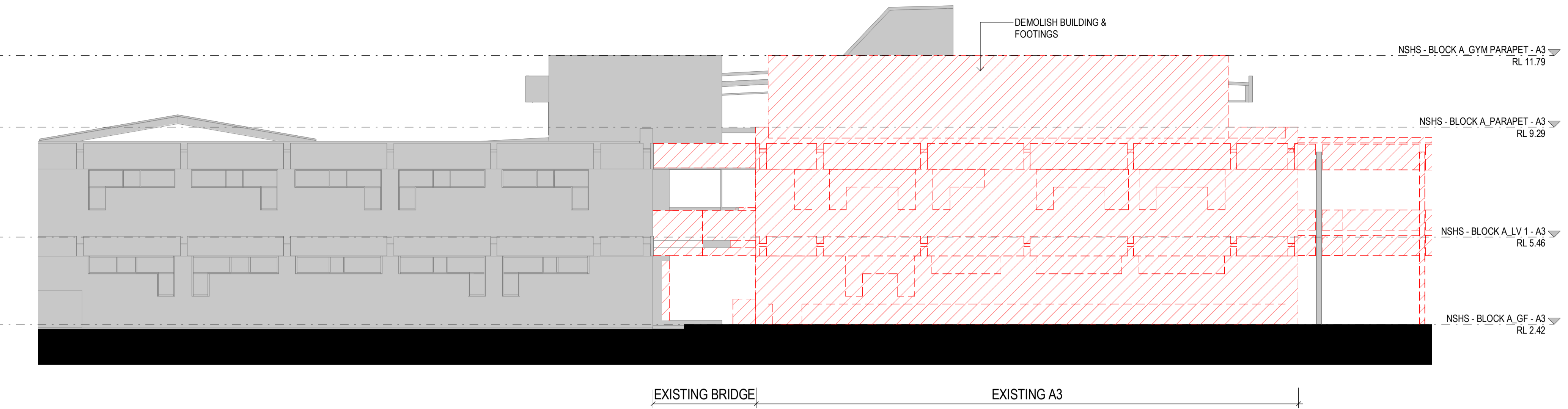
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- 0000 GENERAL & SITE INFORMATION
- 1000 GENERAL ARRANGEMENT PLANS
- 2000 GA RCPS
- 3000 GA SECTIONS & ELEVATIONS
- 4000 REFERENCE PLANS
- 5000 STRUCTURAL SET-OUT
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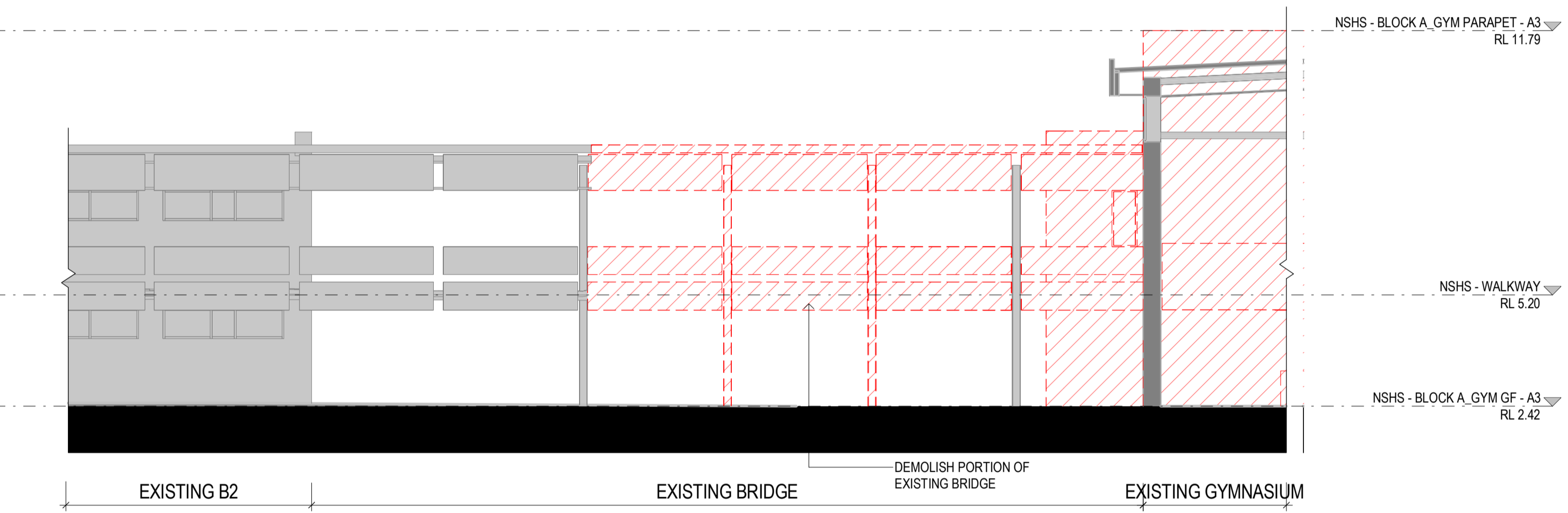
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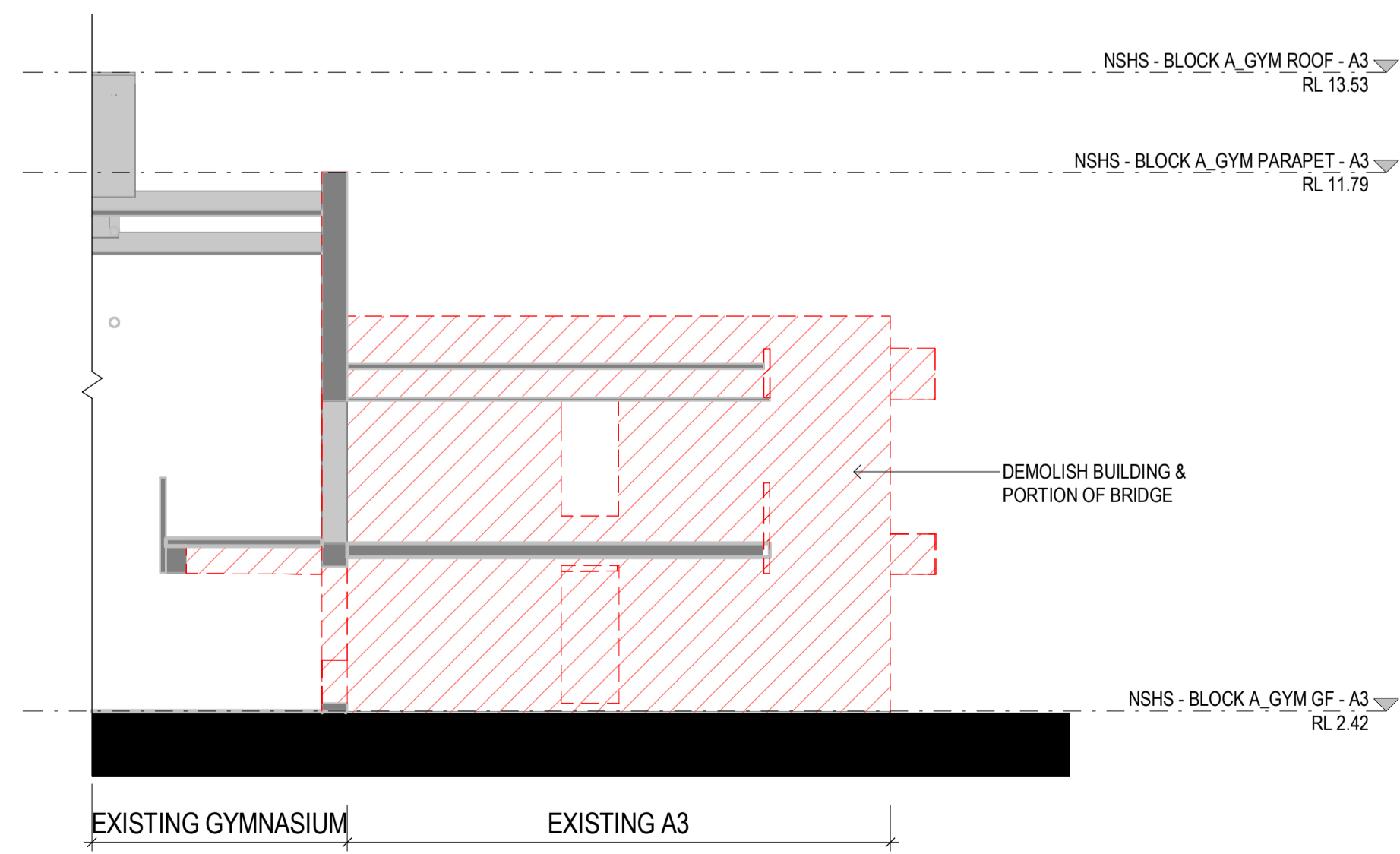
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1	09/09/2022	FOR INFORMATION	RF
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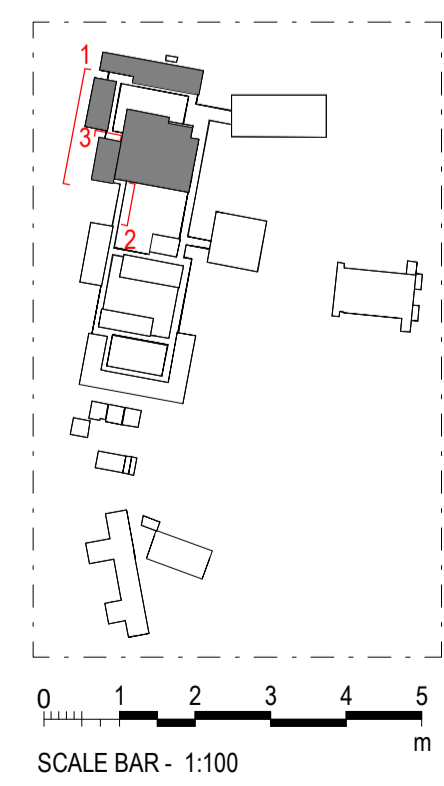
1 DEMOLITION WEST ELEVATION - BLOCK A2 AND A3



2 DEMOLITION EAST ELEVATION - BLOCK A3



3 DEMOLITION NORTH ELEVATION - BLOCK A3



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**CLIENT**  
 **Education**

**PROJECT**  
**NARRABEEN EDUCATION PRECINCT**  
 NAMONA ST, NORTH NARRABEEN NSW 2101  
**NARRABEEN SPORTS HIGH SCHOOL**

**DETAILS**

DRAWN	JJ	SCALE
CHECKED	RF	
APPROVED	CM	1:100 @ A1

**TITLE**  
 DEMOLITION ELEVATION - BLOCK A3

**DRAWING NUMBER**  
 AR-H-3008

**REVISION**  
 A



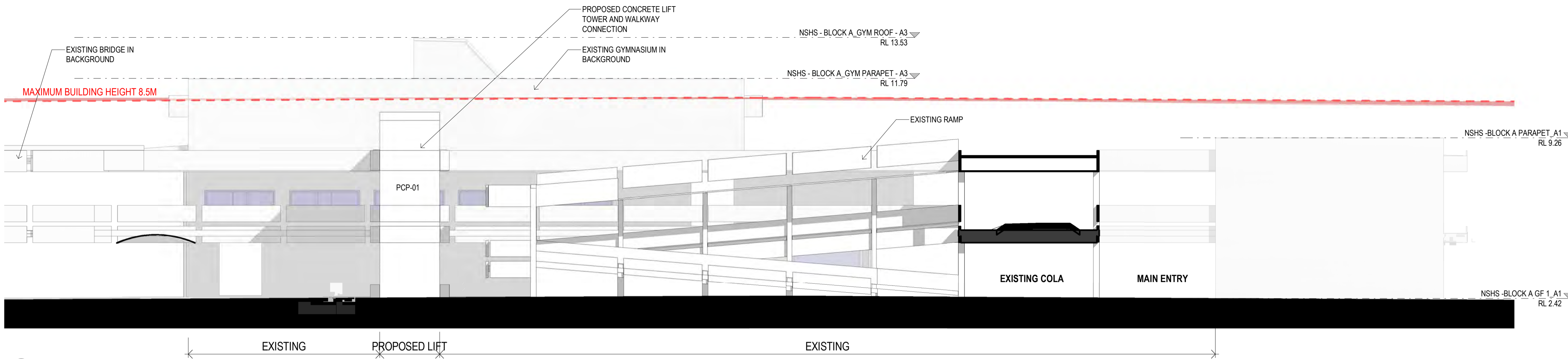
**ARCHITECTURE:**

- 0000 GENERAL & SITE INFORMATION
- 1000 GENERAL ARRANGEMENT PLANS
- 2000 GA RCPS
- 3000 GA SECTIONS & ELEVATIONS
- 4000 REFERENCE PLANS
- 5000 STRUCTURAL SET-OUT
- 6000 VERTICAL CIRCULATION
- 7000 INTERIOR DESIGN DETAILS
- 8000 EXTERIOR & FACADE DETAILS
- 9000 DRAWN SCHEDULES
- 9000 SCHEDULES & SPECIFICATIONS

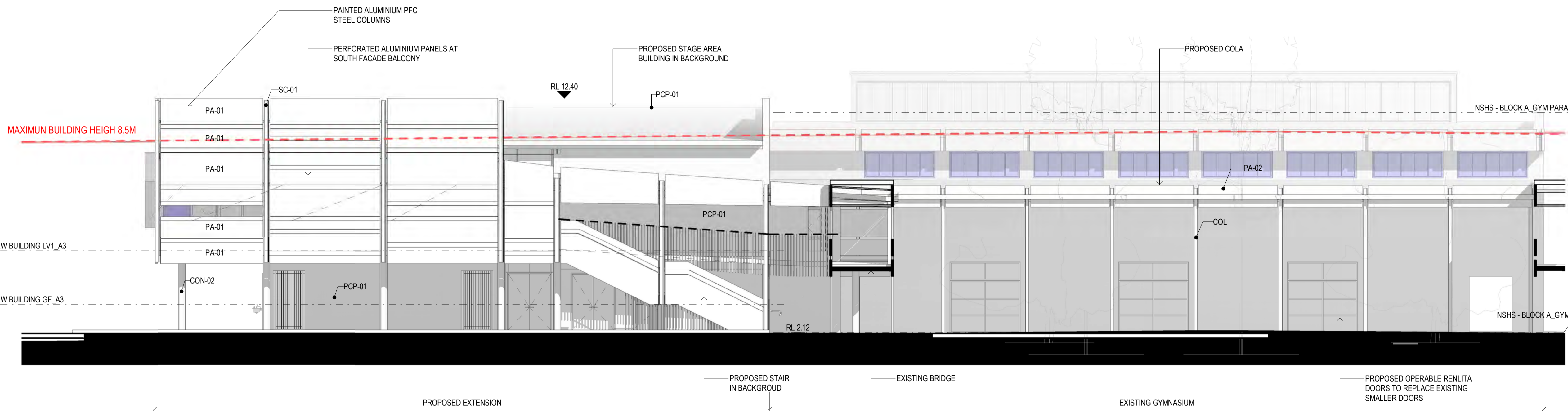
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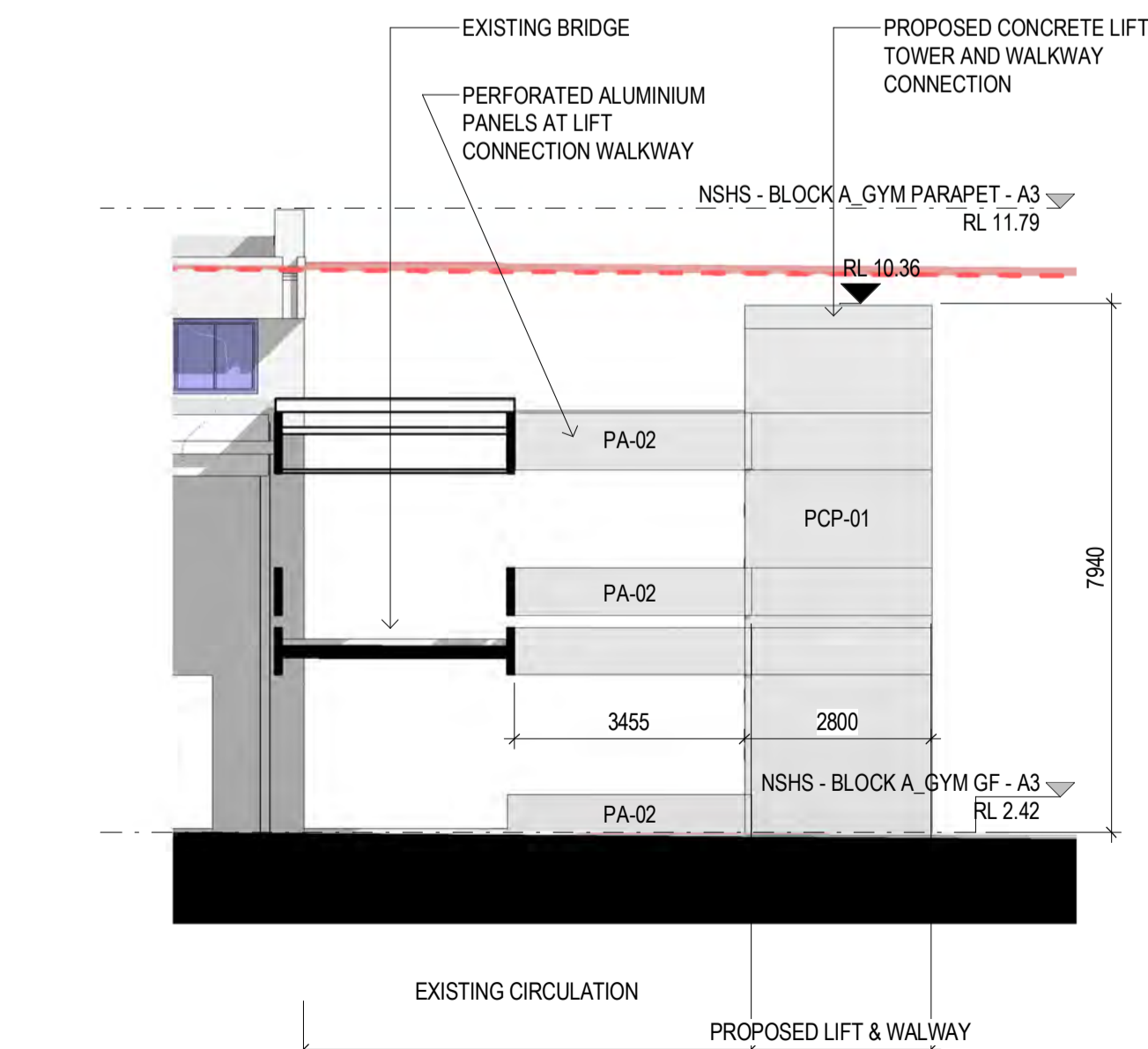
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2	08/06/2022	PRE-DA - DRAFT	JO
3	29/06/2022	FOR INFORMATION	
4	12/07/2022	FOR INFORMATION	RF
5	02/08/2022	FOR CONSULTANT	RF
6	03/08/2022	FOR INFORMATION	RF
7	03/09/2022	FOR REVIEW	TJF
8	09/09/2022	FOR INFORMATION	RF
A	15/09/2022	ISSUE FOR DA	



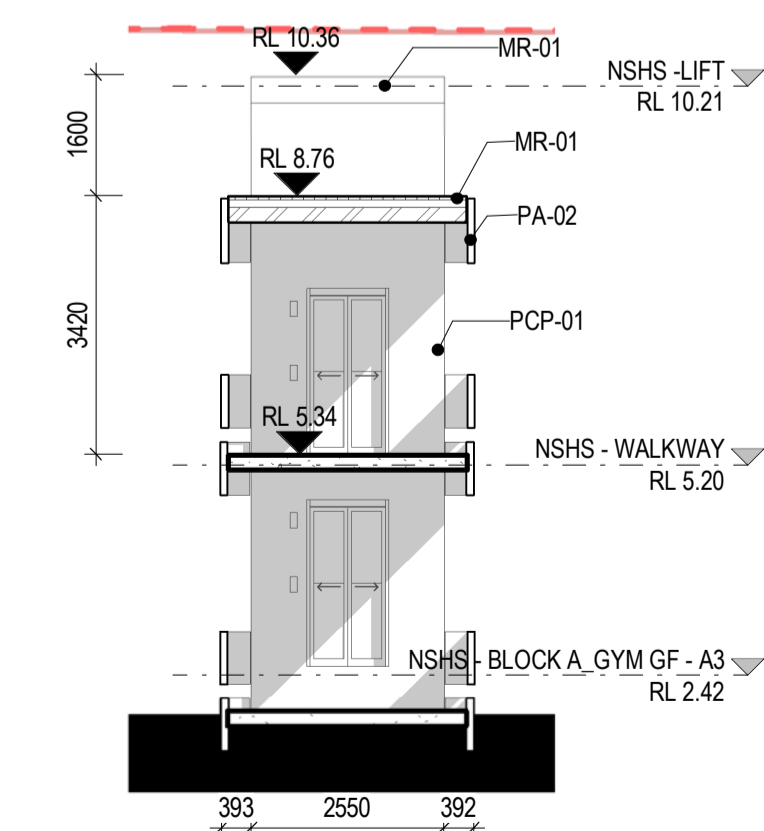
2 EAST ELEVATION - GYMNASIUM AND PROPOSED LIFT  
 SMT-AR-H-093 SCALE 1:100



1 SOUTH ELEVATION - PROPOSED EXTENSION AND GYMNASIUM

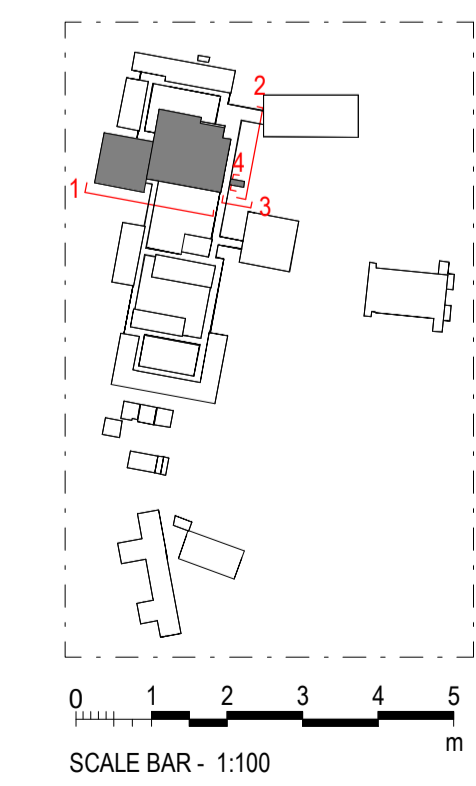


3 SOUTH ELEVATION - PROPOSED EXTENSION AND GYMNASIUM



4 WEST ELEVATION - PROPOSED LIFT

KEYNOTE LEGEND	
Key Value	Keynote Text
COL	CONCRETE COLUMN
CON-02	CONCRETE COLUMN
MR-01	METAL ROOF
PA-01	PERFORATED ALUMINIUM
PA-02	PAINTED ALUMINIUM PANEL
PCP-01	PRECAST CONCRETE PANEL
SC-01	STEEL COLUMN



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**PROJECT**  
**NARRABEEN EDUCATION PRECINCT**  
**NAMONA ST, NORTH NARRABEEN NSW 2101**  
**NARRABEEN SPORTS HIGH SCHOOL**

**DETAILS**  
 DRAWN: VB, JJ  
 CHECKED: RF  
 APPROVED: Approver  
 SCALE: 1:100 @ A1

**TITLE**  
**PROPOSED ELEVATIONS- BLOCK A- SOUTH AND EAST**

**DRAWING NUMBER**  
 AR-H-3010  
**REVISION**  
 A



# 3000 - ELEVATIONS & SECTIONS

**ARCHITECTURE:**

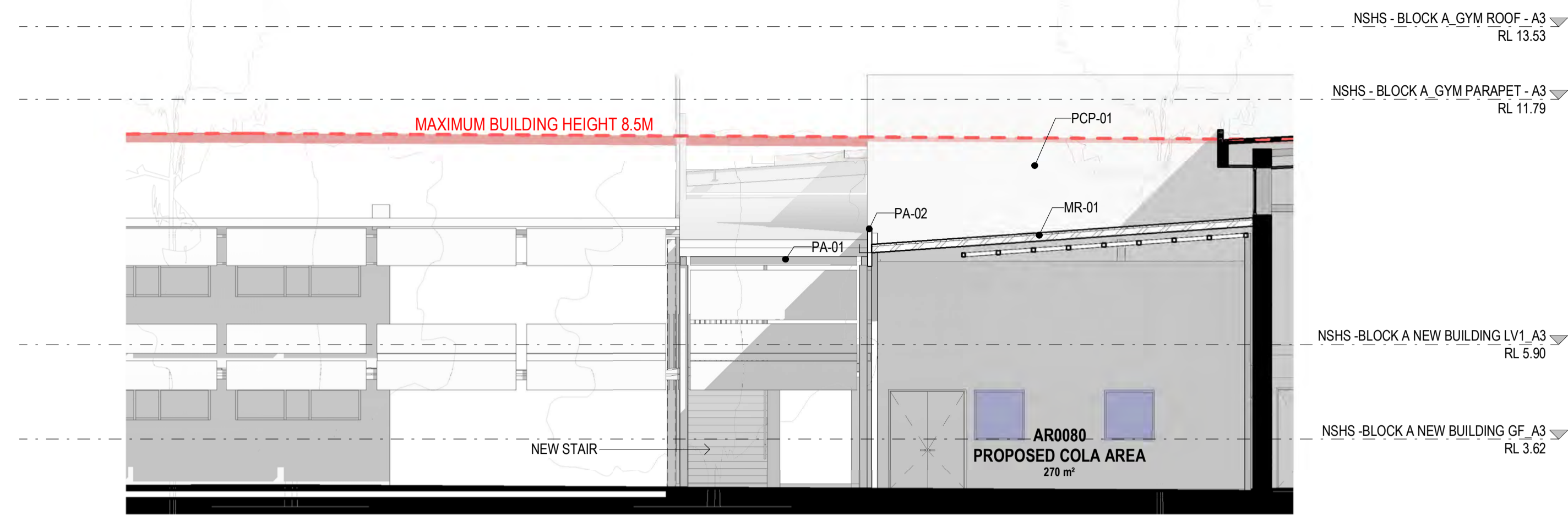
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- 1000 GENERAL ARRANGEMENT PLANS
- 2000 GA RCPS
- 3000 GA SECTIONS & ELEVATIONS
- 4000 REFERENCE PLANS
- 5000 STRUCTURAL SET-OUT
- 6000 VERTICAL CIRCULATION
- 7000 INTERIOR DESIGN DETAILS
- 8000 EXTERIOR & FACADE DETAILS
- 9000 DRAWN SCHEDULES
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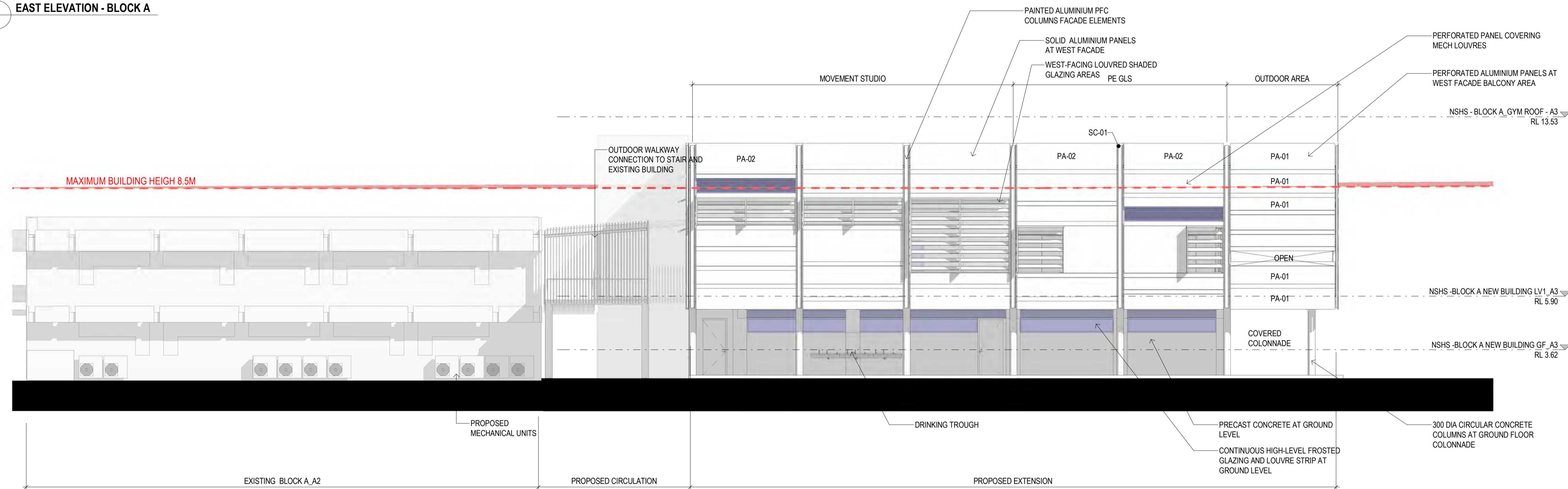
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No	DATE	REVISIONS	BY
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2	09/09/2022	FOR INFORMATION	RF
A	15/09/2022	ISSUE FOR DA	

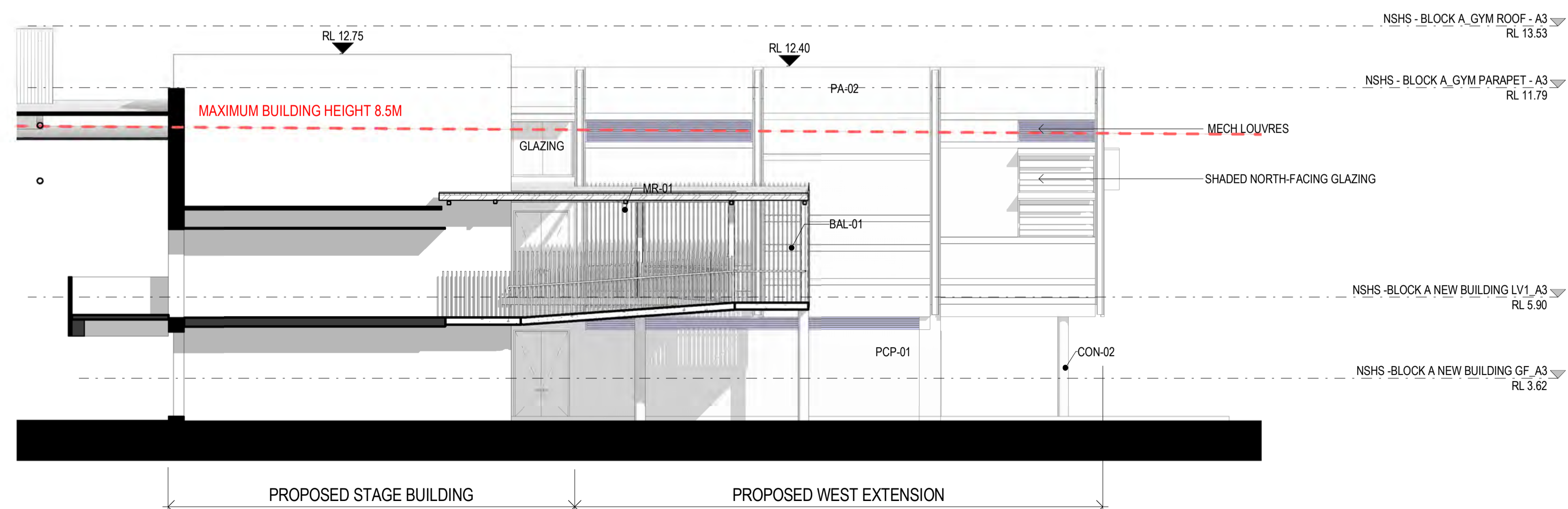
**1 EAST ELEVATION - BLOCK A**



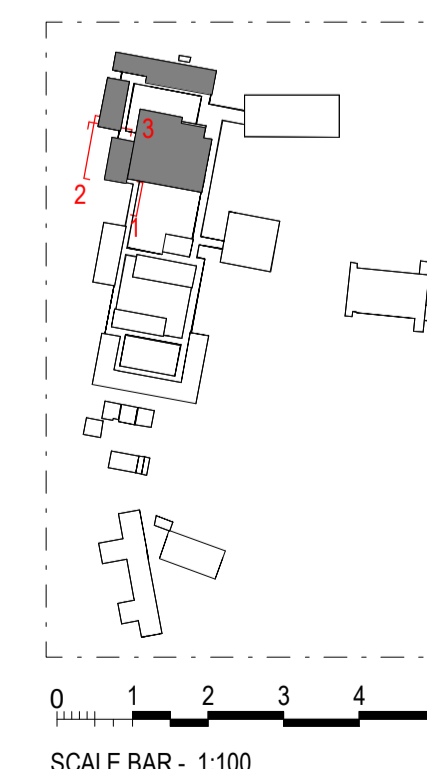
**2 WEST ELEVATION - BLOCK A2 AND PROPOSED EXTENSION**



**3 NORTH ELEVATION - PROPOSED EXTENSION**



KEYNOTE LEGEND	
Key Value	Keynote Text
BAL-01	BALUSTRADE - GALVANISED FINISH
CON-02	CONCRETE COLUMN
MR-01	METAL ROOF
PA-01	PERFORATED ALUMINIUM
PA-02	PAINTED ALUMINIUM PANEL
PCP-01	PRECAST CONCRETE PANEL
SC-01	STEEL COLUMN



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**PROJECT**  
**NARRABEEN EDUCATION PRECINCT**  
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**NARRABEEN SPORTS HIGH SCHOOL**

**DETAILS**  
 DRAWN VB, JJ  
 CHECKED RF  
 APPROVED CM  
 SCALE 1:100 @ A1

**TITLE**  
**PROPOSED ELEVATIONS- BLOCK A- EAST, NORTH AND WEST**

**DRAWING NUMBER**  
 AR-H-3011  
**REVISION**  
 A



# 3000 - ELEVATIONS & SECTIONS

**ARCHITECTURE:**

- 0000 GENERAL & SITE INFORMATION
- 1000 GENERAL ARRANGEMENT PLANS
- 2000 GA RCPS
- 3000 GA SECTIONS & ELEVATIONS
- 4000 REFERENCE PLANS
- 5000 STRUCTURAL SET-OUT
- 6000 VERTICAL CIRCULATION
- 7000 INTERIOR DESIGN DETAILS
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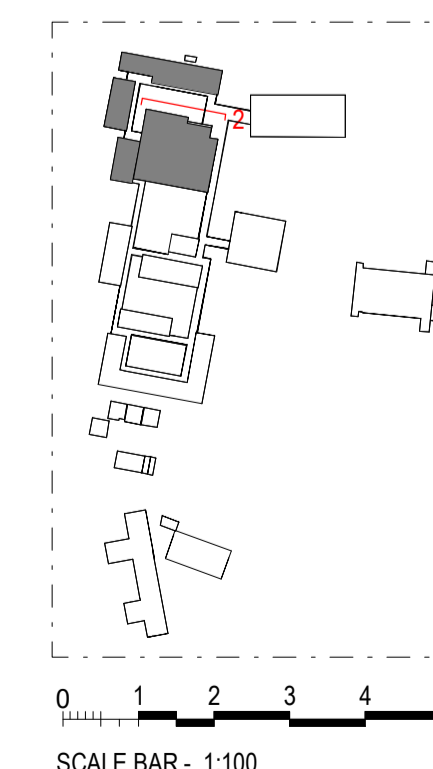
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A	15/09/2022	ISSUE FOR DA	



1 NORTH ELEVATION - GYM

KEYNOTE LEGEND	
Key Value	Keynote Text



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**NARRABEEN SPORTS HIGH SCHOOL**

DETAILS  
 DRAWN JJ SCALE  
 CHECKED RF  
 APPROVED CM 1:100 @ A1

TITLE  
**PROPOSED ELEVATIONS- BLOCK A\_GYM\_NORTH ELEVATION**

DRAWING NUMBER REVISION  
**AR-H-3012 A**



# 3000 - ELEVATIONS & SECTIONS

**ARCHITECTURE:**

- 0000 GENERAL & SITE INFORMATION
- 1000 GENERAL ARRANGEMENT PLANS
- 2000 GA RCPS
- 3000 GA SECTIONS & ELEVATIONS
- 4000 REFERENCE PLANS
- 5000 STRUCTURAL SET-OUT
- 6000 VERTICAL CIRCULATION
- 7000 INTERIOR DESIGN DETAILS
- 8000 EXTERIOR & FACADE DETAILS
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2	03/08/2022	FOR INFORMATION	RF
3	09/09/2022	FOR INFORMATION	RF
	15/09/2022	ISSUE FOR DA	

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**PROJECT**  
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 NAMONA ST, NORTH NARRABEEN NSW 2101  
**NARRABEEN SPORTS HIGH SCHOOL**

**DETAILS**

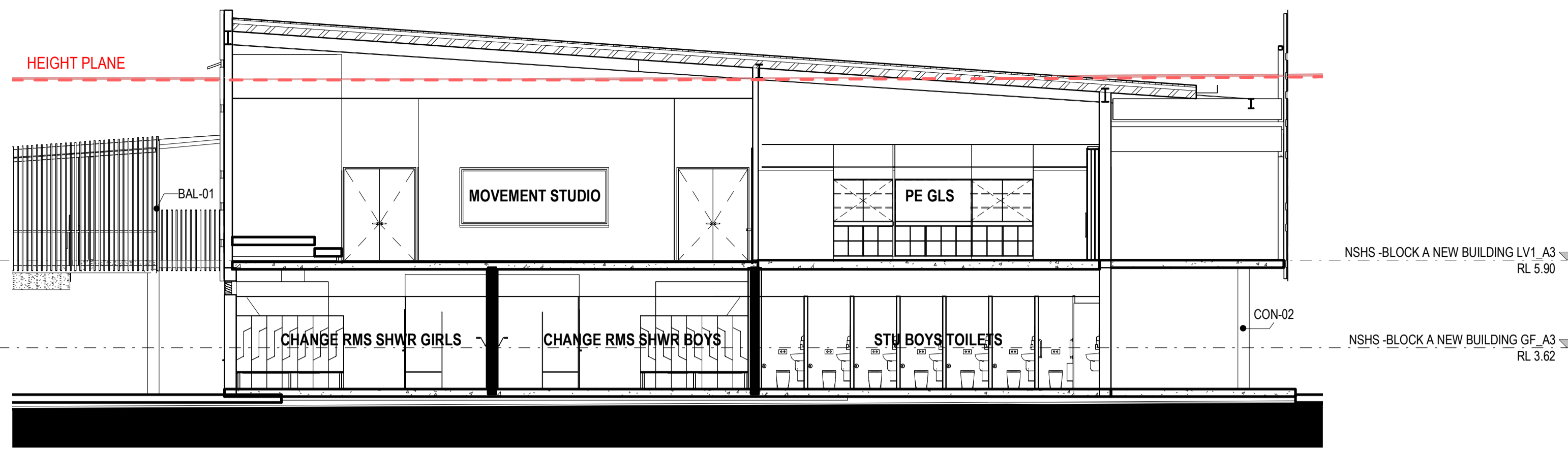
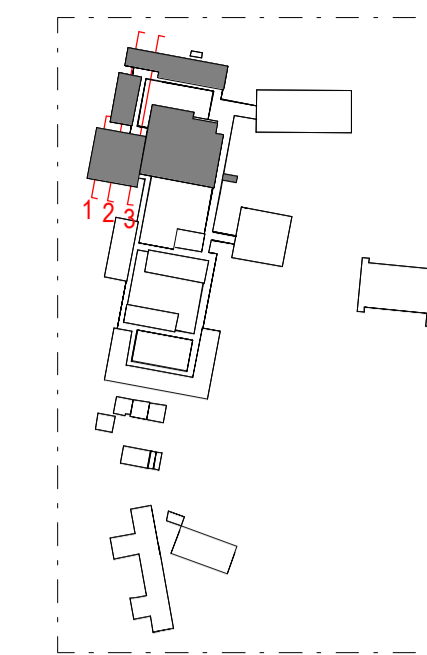
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CHECKED	RF	
APPROVED	CM	1 : 100 @ A1

**TITLE**  
**SECTIONS- BLOCK A**

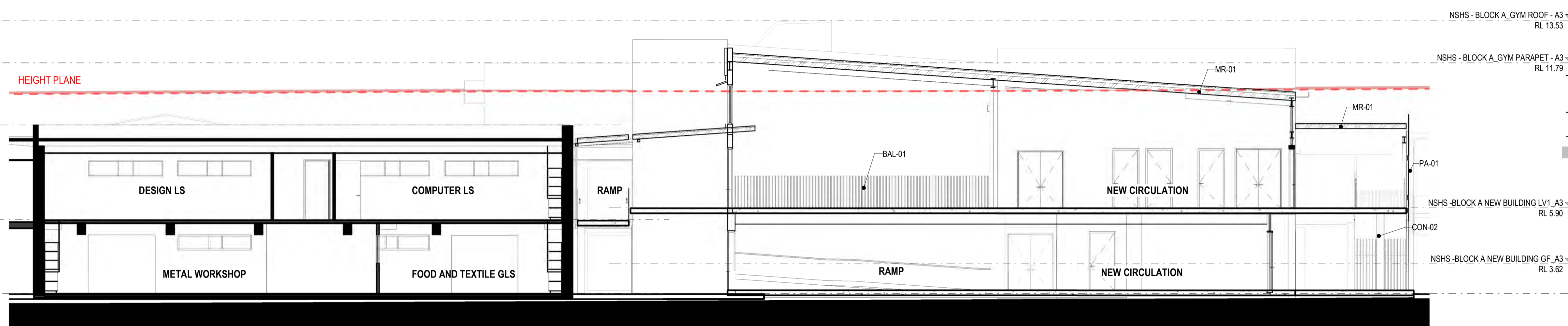
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 AR-H-3041 **REVISION**  
A

**KEYNOTE LEGEND**

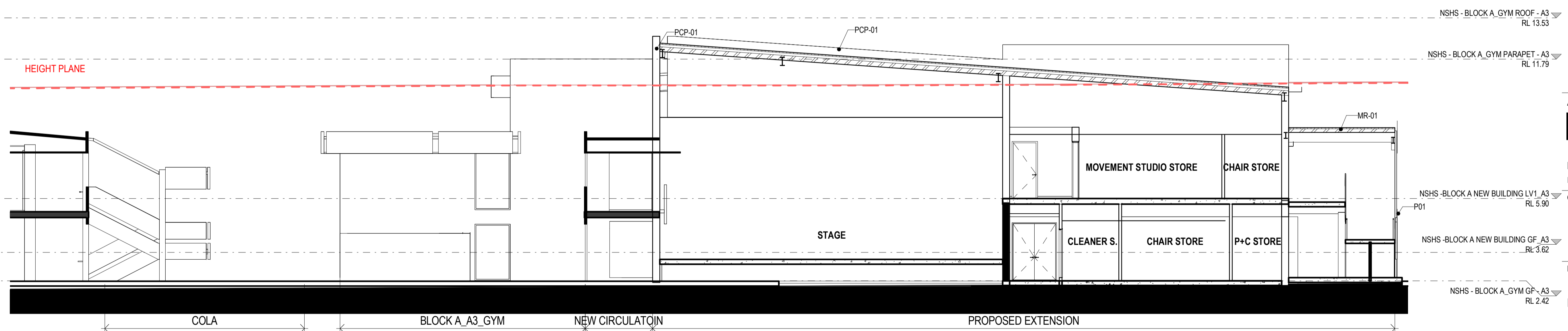
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CON-02	CONCRETE COLUMN
MR-01	METAL ROOF
P01	
PA-01	PERFORATED ALUMINIUM
PCP-01	PRECAST CONCRETE PANEL



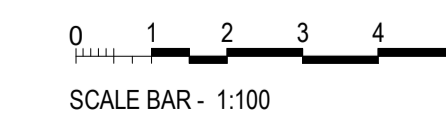
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**2 BLOCK A\_NEW BUILDING\_SECTION 2**



**3 BLOCK A\_NEW BUILDING\_SECTION 3**





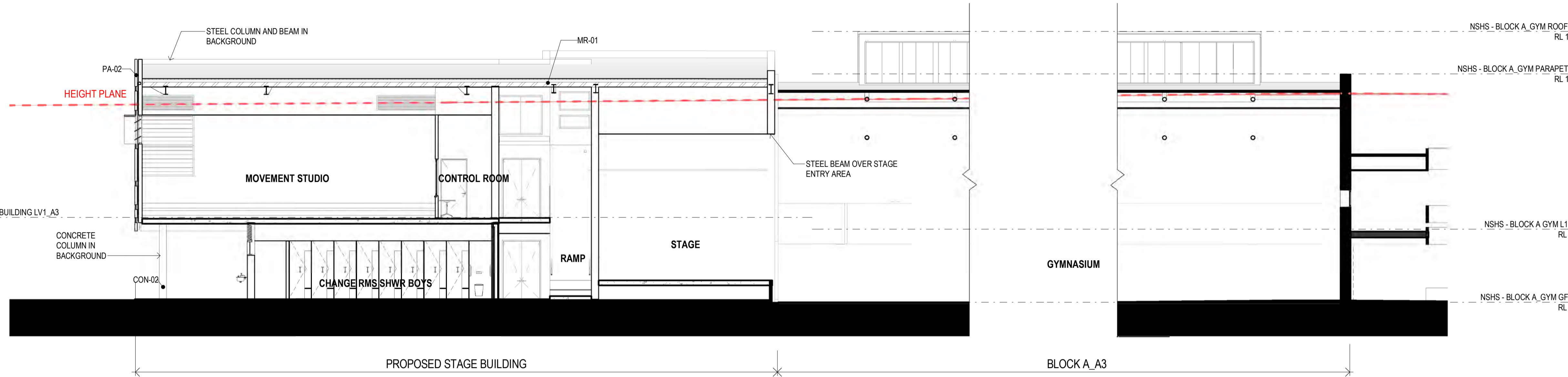
**3000 - ELEVATIONS & SECTIONS**

**ARCHITECTURE:**

- 0000 GENERAL & SITE INFORMATION
- 1000 GENERAL ARRANGEMENT PLANS
- 2000 GA RCPS
- 3000 GA SECTIONS & ELEVATIONS
- 4000 REFERENCE PLANS
- 5000 STRUCTURAL SET-OUT
- 6000 VERTICAL CIRCULATION
- 7000 INTERIOR DESIGN DETAILS
- 8000 EXTERIOR & FACADE DETAILS
- 9000 DRAWN SCHEDULES
- 9000 SCHEDULES & SPECIFICATIONS

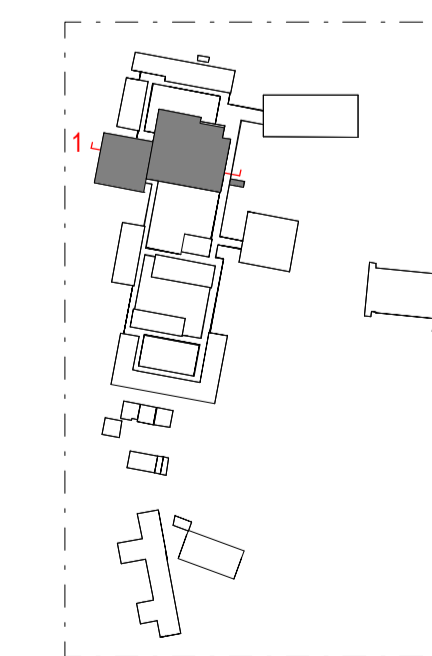
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No	DATE	REVISIONS	BY
1	09/09/2022	FOR INFORMATION	RF
A	15/09/2022	ISSUE FOR DA	



**2 BLOCK A\_NEW BUILDING + GYM\_PROPOSED SECTION 4**

KEYNOTE LEGEND	
Key Value	Keynote Text
CON-02	CONCRETE COLUMN
MR-01	METAL ROOF
PA-02	PAINTED ALUMINIUM PANEL



SCALE BAR - 1:100  
 0 1 2 3 4 5 m

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**NARRABEEN SPORTS HIGH SCHOOL**

**DETAILS**  
 DRAWN VB, JJ  
 CHECKED RF  
 APPROVED CM  
 SCALE 1:100 @ A1

**TITLE**  
**SECTIONS- BLOCK A**

**DRAWING NUMBER**  
 AR-H-3042  
**REVISION**  
 A





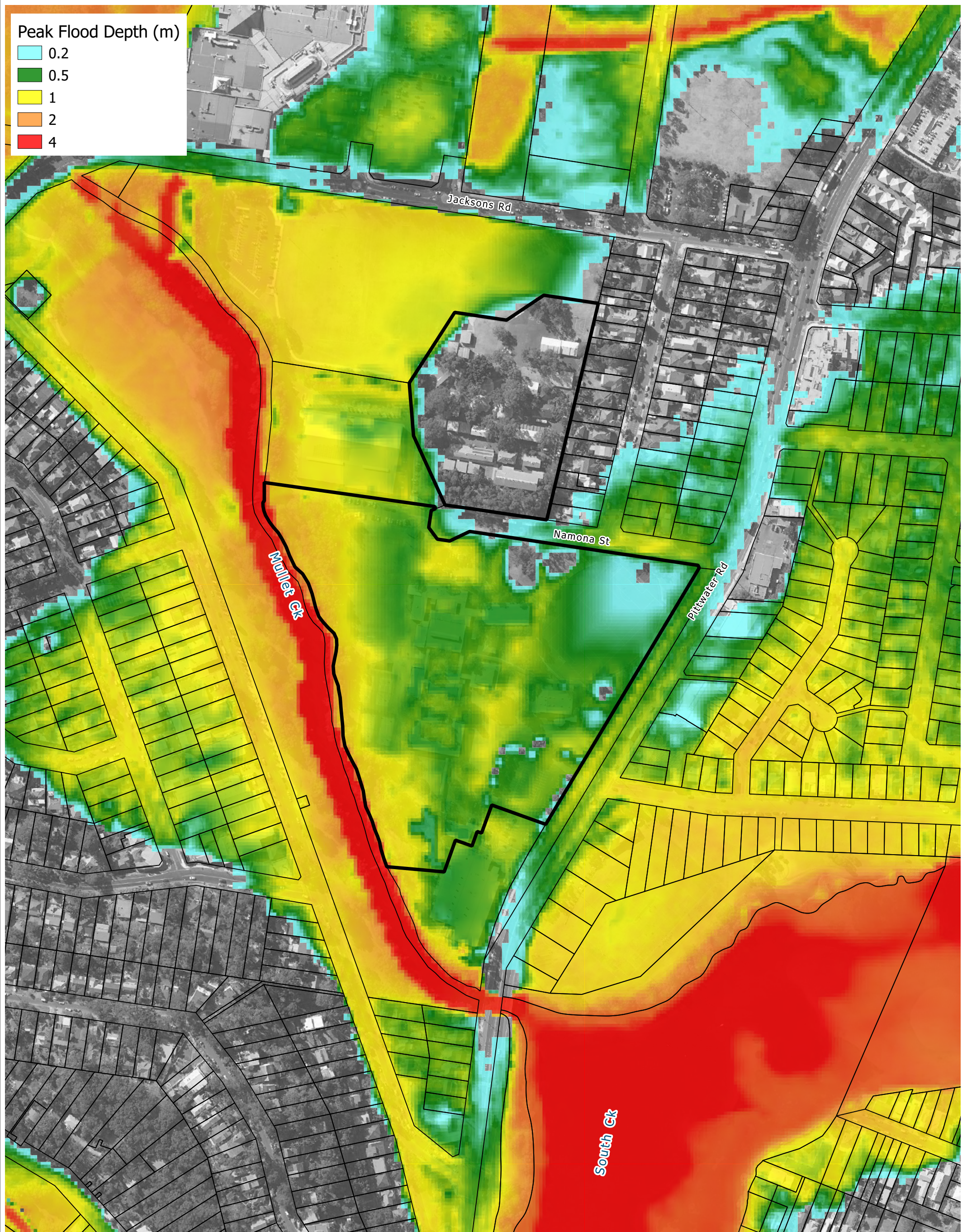
## **Annex C Flood Mapping for Existing Conditions**

---



Peak Flood Depth (m)

- 0.2
- 0.5
- 1
- 2
- 4



Legend

- Site Boundary
- Cadastral Boundary

Title:

**Peak Flood Depth - Existing Scenario - 1% AEP Flood**

Drawing:

**C-01**

Rev:

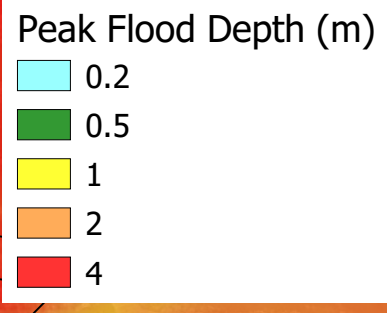
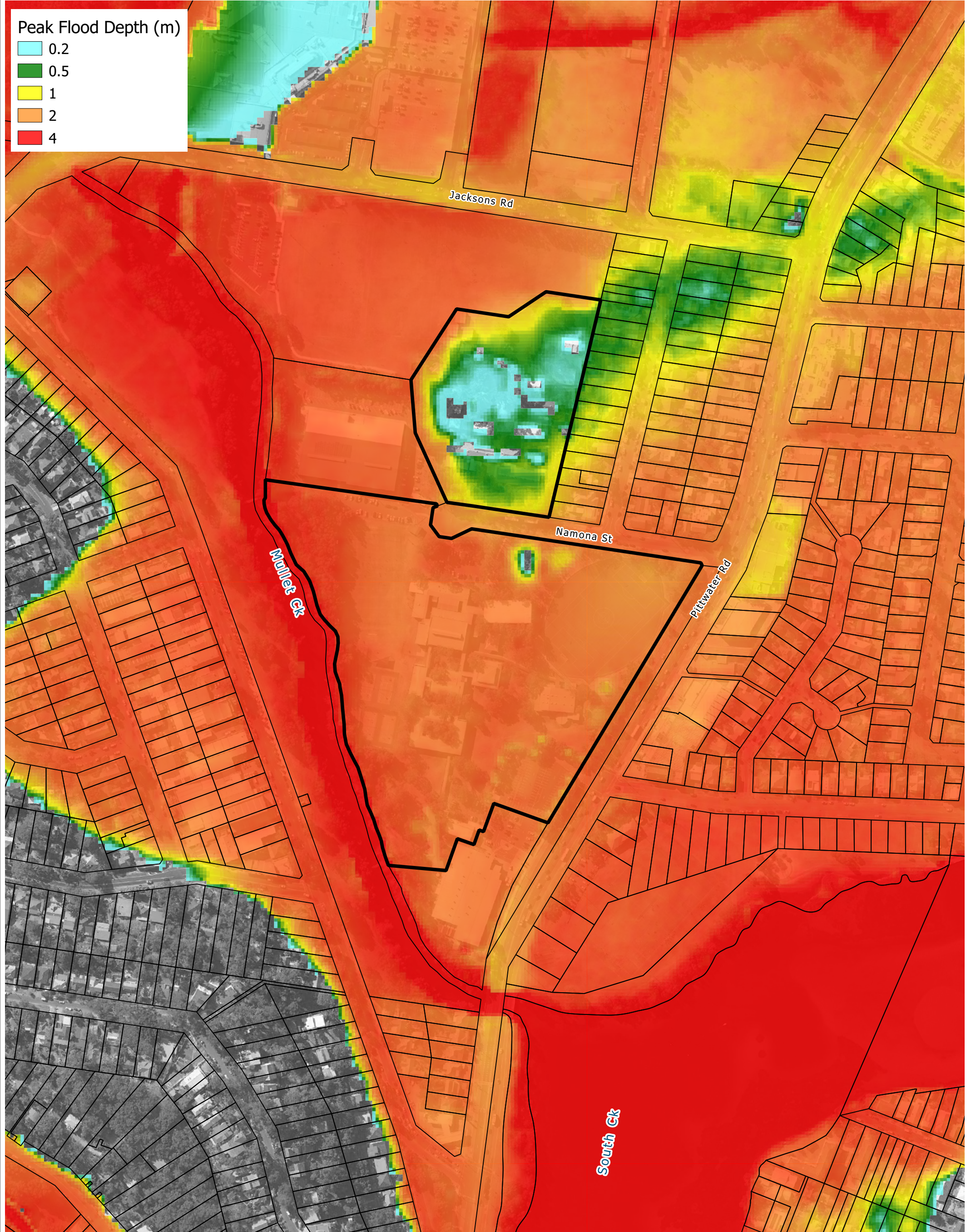
**A**

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0 70 140 m







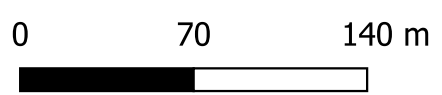
**Legend**

- Site Boundary
- Cadastral Boundary

Title: **Peak Flood Depth - Existing Scenario - PMF**

Drawing: **C-02** Rev: **A**

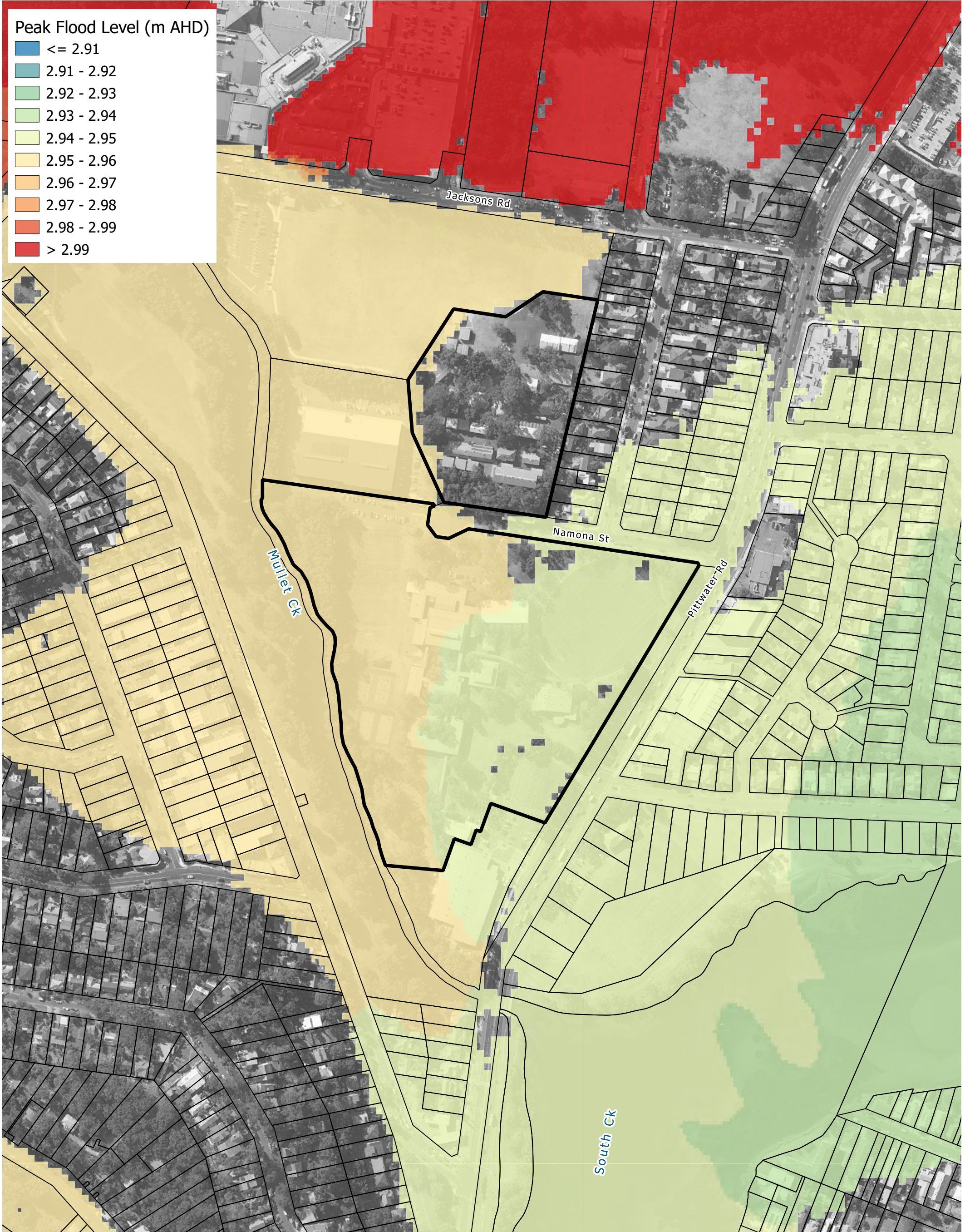
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Peak Flood Level (m AHD)

- <= 2.91
- 2.91 - 2.92
- 2.92 - 2.93
- 2.93 - 2.94
- 2.94 - 2.95
- 2.95 - 2.96
- 2.96 - 2.97
- 2.97 - 2.98
- 2.98 - 2.99
- > 2.99



Legend

- Site Boundary
- Cadastral Boundary

Title:

**Peak Flood Level - Existing Scenario - 1% AEP Flood**

Drawing:

**C-03**

Rev:

**A**

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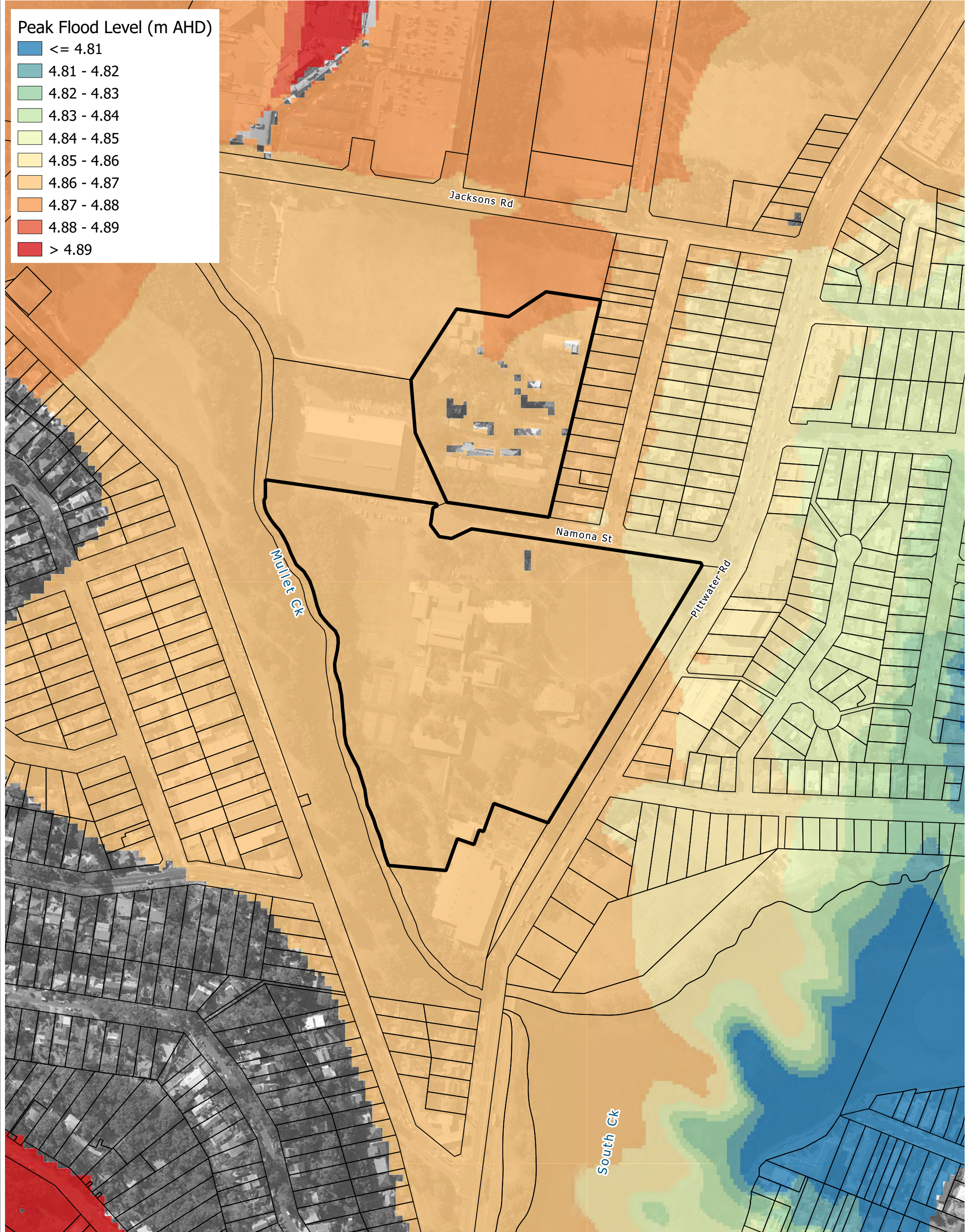
0 70 140 m





Peak Flood Level (m AHD)

- <= 4.81
- 4.81 - 4.82
- 4.82 - 4.83
- 4.83 - 4.84
- 4.84 - 4.85
- 4.85 - 4.86
- 4.86 - 4.87
- 4.87 - 4.88
- 4.88 - 4.89
- > 4.89



Legend

- Site Boundary
- Cadastral Boundary

Title:

**Peak Flood Level - Existing Scenario - PMF**

Drawing:

**C-04**

Rev:

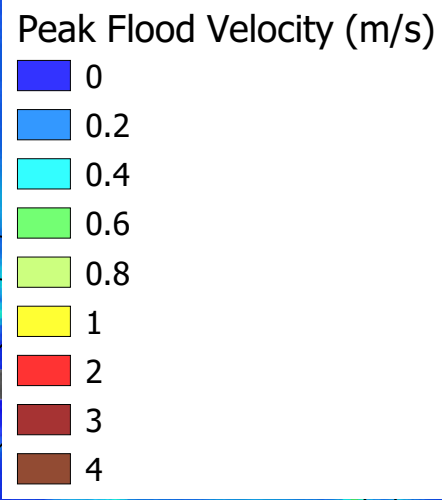
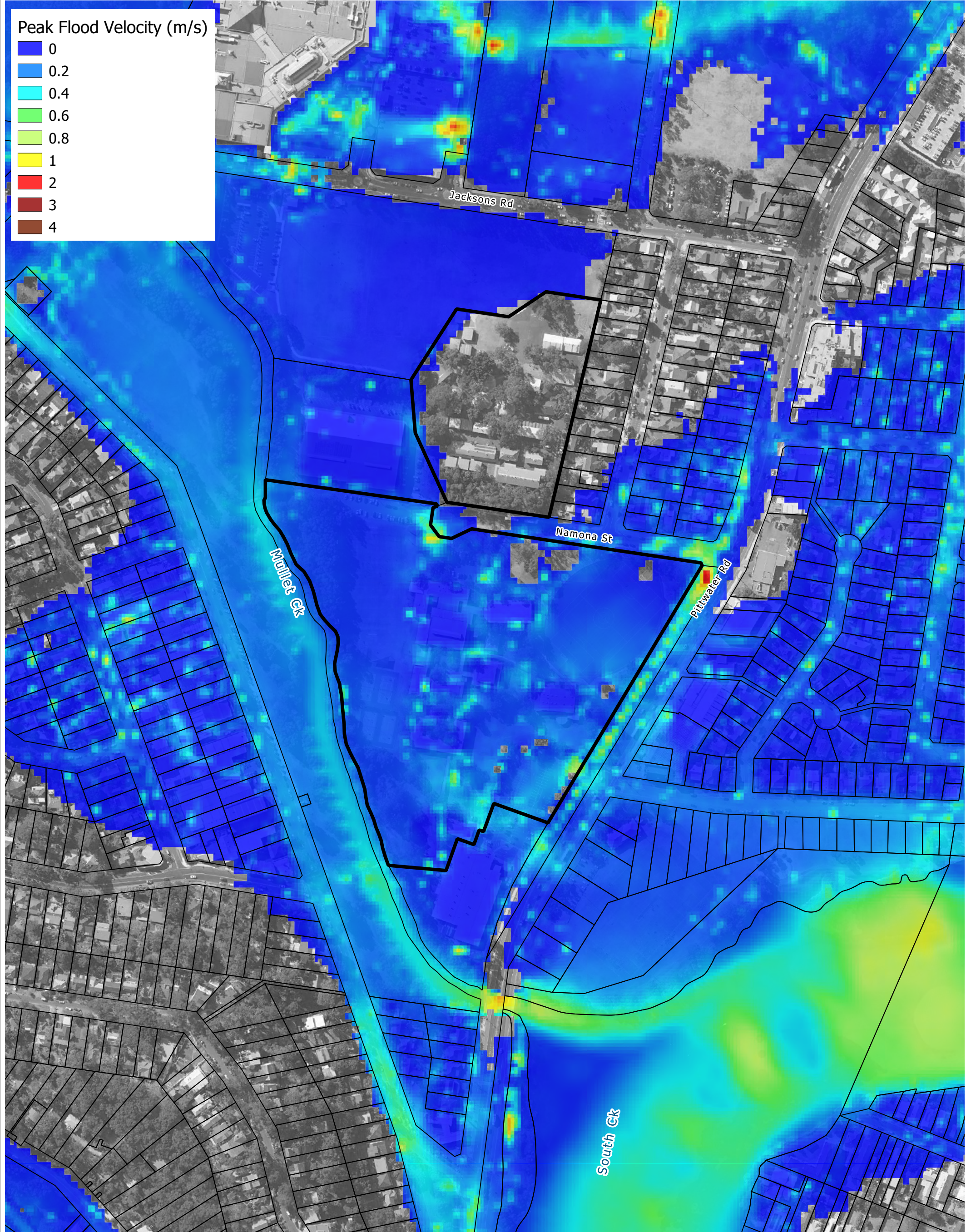
**A**

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0 70 140 m







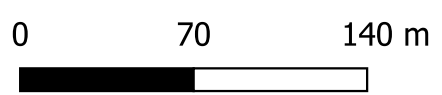
**Legend**

- Site Boundary
- Cadastral Boundary

Title: **Peak Flood Velocity - Existing Scenario - 1% AEP Flood**

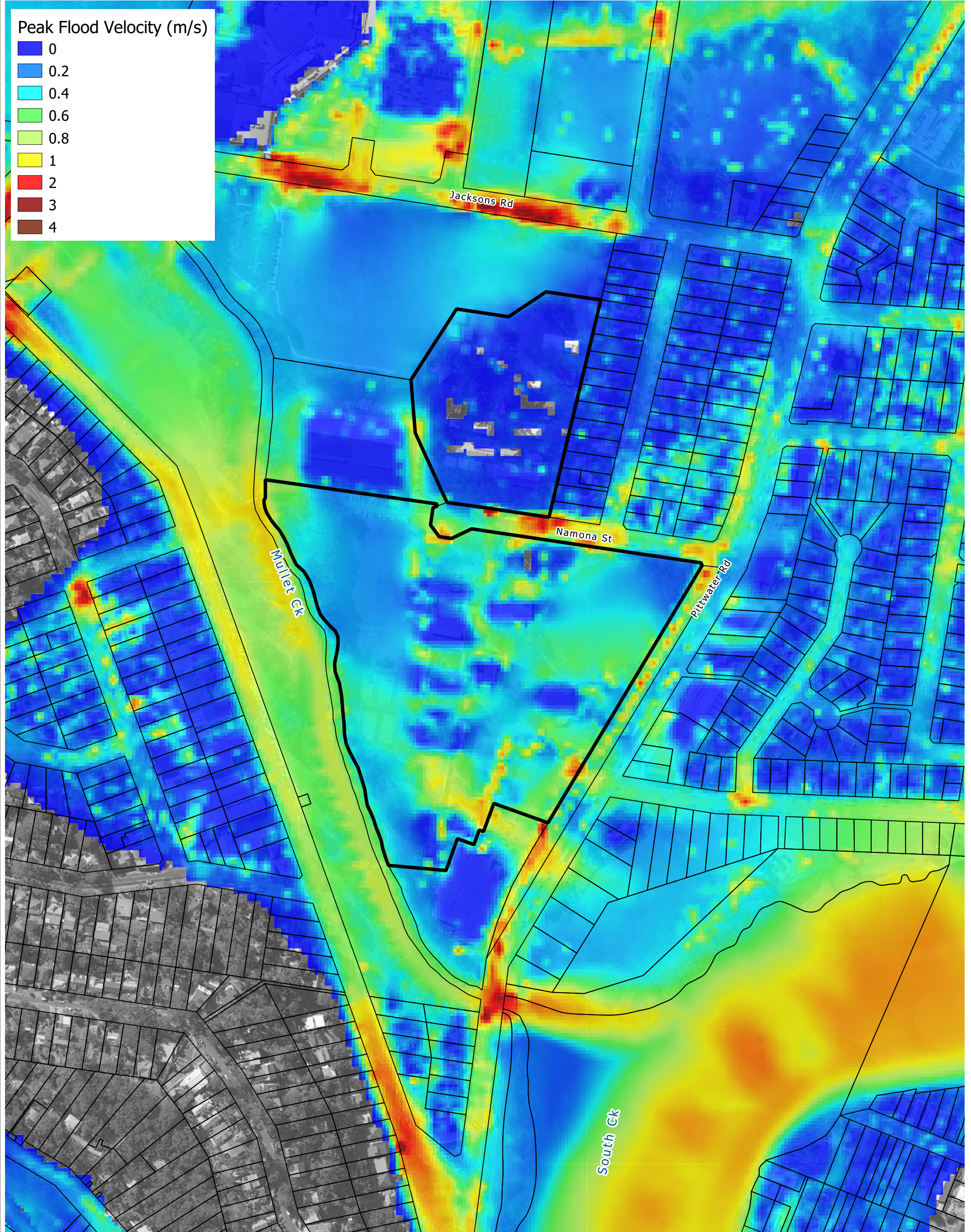
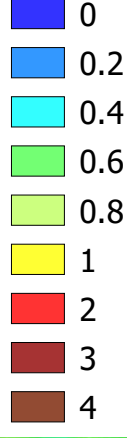
Drawing: **C-05** Rev: **A**

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Peak Flood Velocity (m/s)



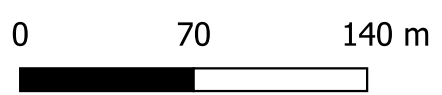
Legend

- Site Boundary
- Cadastral Boundary

Title: **Peak Flood Velocity - Existing Scenario - PMF**

Drawing: **C-06** Rev: **A**

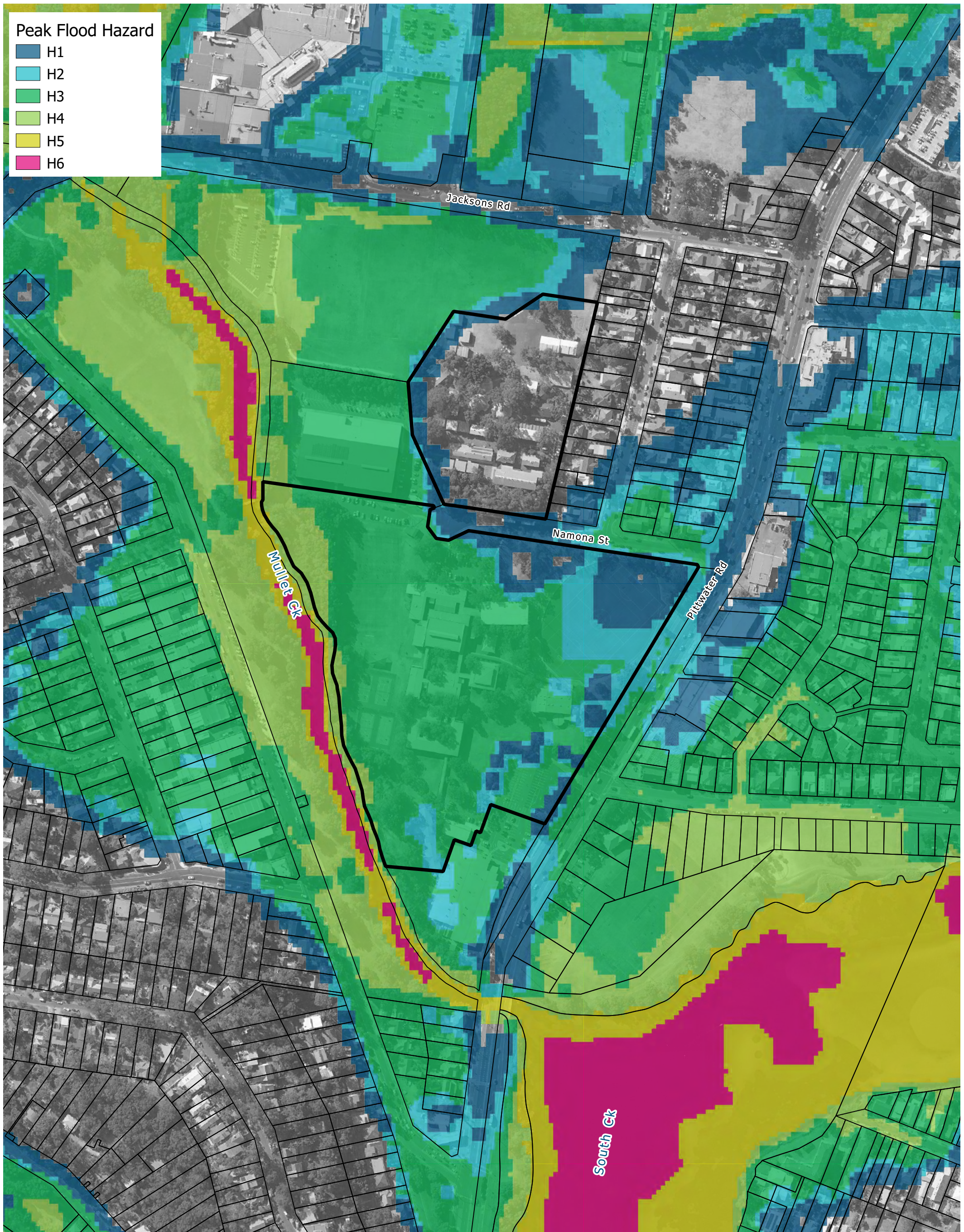
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**Peak Flood Hazard**

- H1
- H2
- H3
- H4
- H5
- H6



**Legend**

- Site Boundary
- Cadastral Boundary

Title:

**Peak Flood Hazard - Existing Scenario - 1% AEP Flood**

Drawing:

**C-07**

Rev:

**A**

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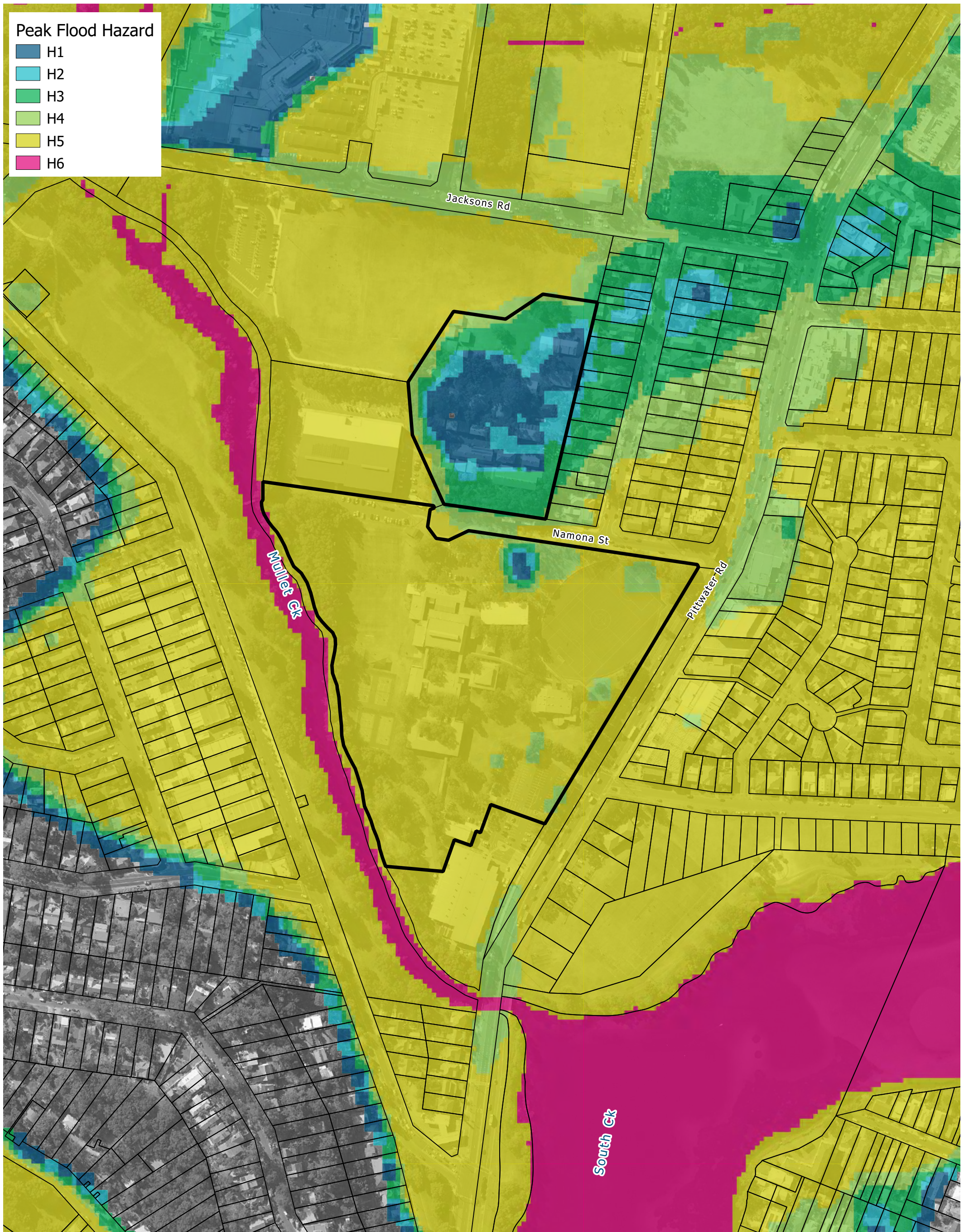
0                      70                      140 m





**Peak Flood Hazard**

- H1
- H2
- H3
- H4
- H5
- H6



**Legend**

- Site Boundary
- Cadastral Boundary

Title:

**Peak Flood Hazard - Existing Scenario - PMF**

Drawing:

**C-08**

Rev:

**A**

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0 70 140 m







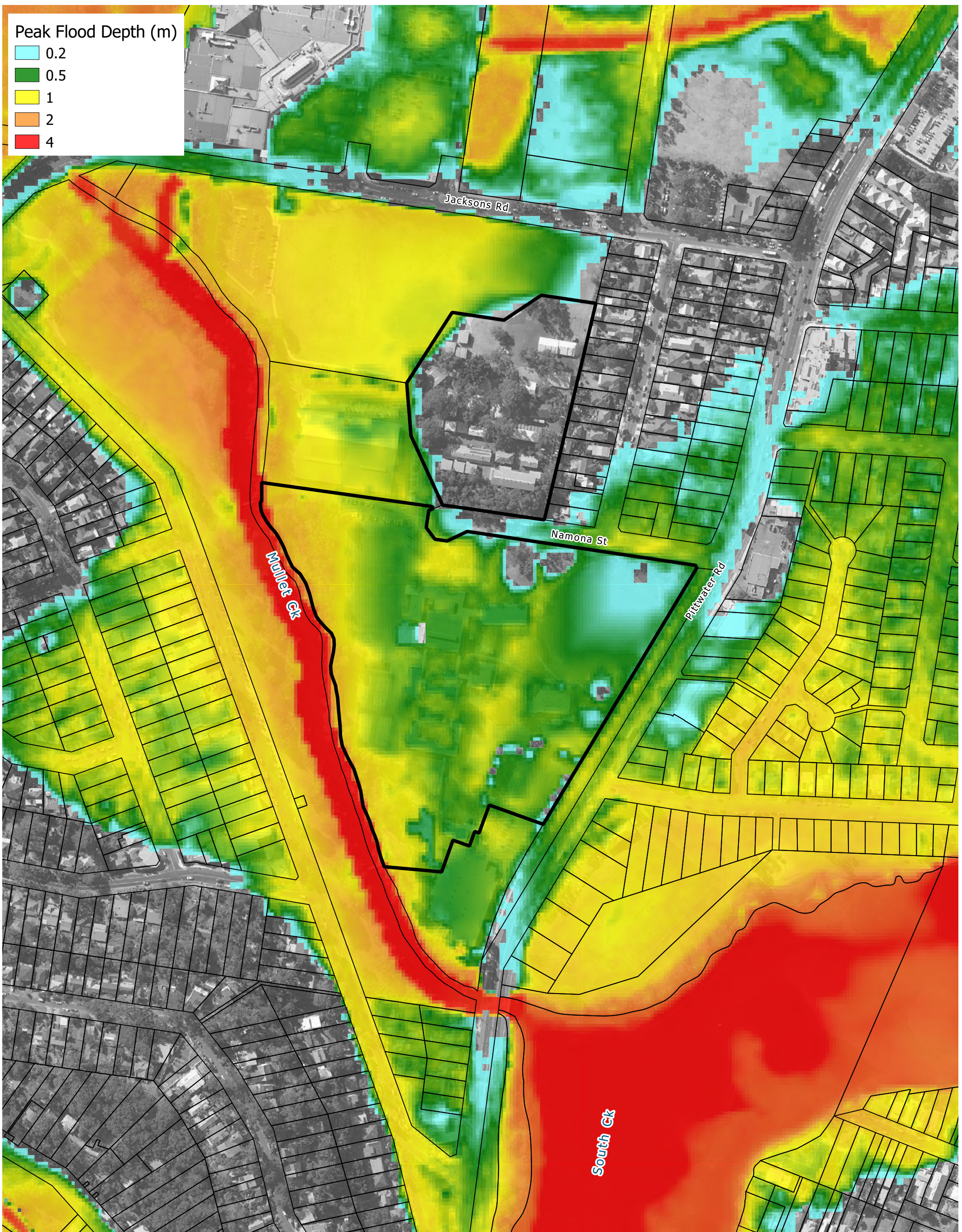
## **Annex D Flood Mapping for Proposed Conditions**

---



Peak Flood Depth (m)

- 0.2
- 0.5
- 1
- 2
- 4



Legend

- Site Boundary
- Cadastral Boundary

Title:

**Peak Flood Depth - Proposed Scenario - 1% AEP Flood**

Drawing:

**D-01**

Rev:

**A**

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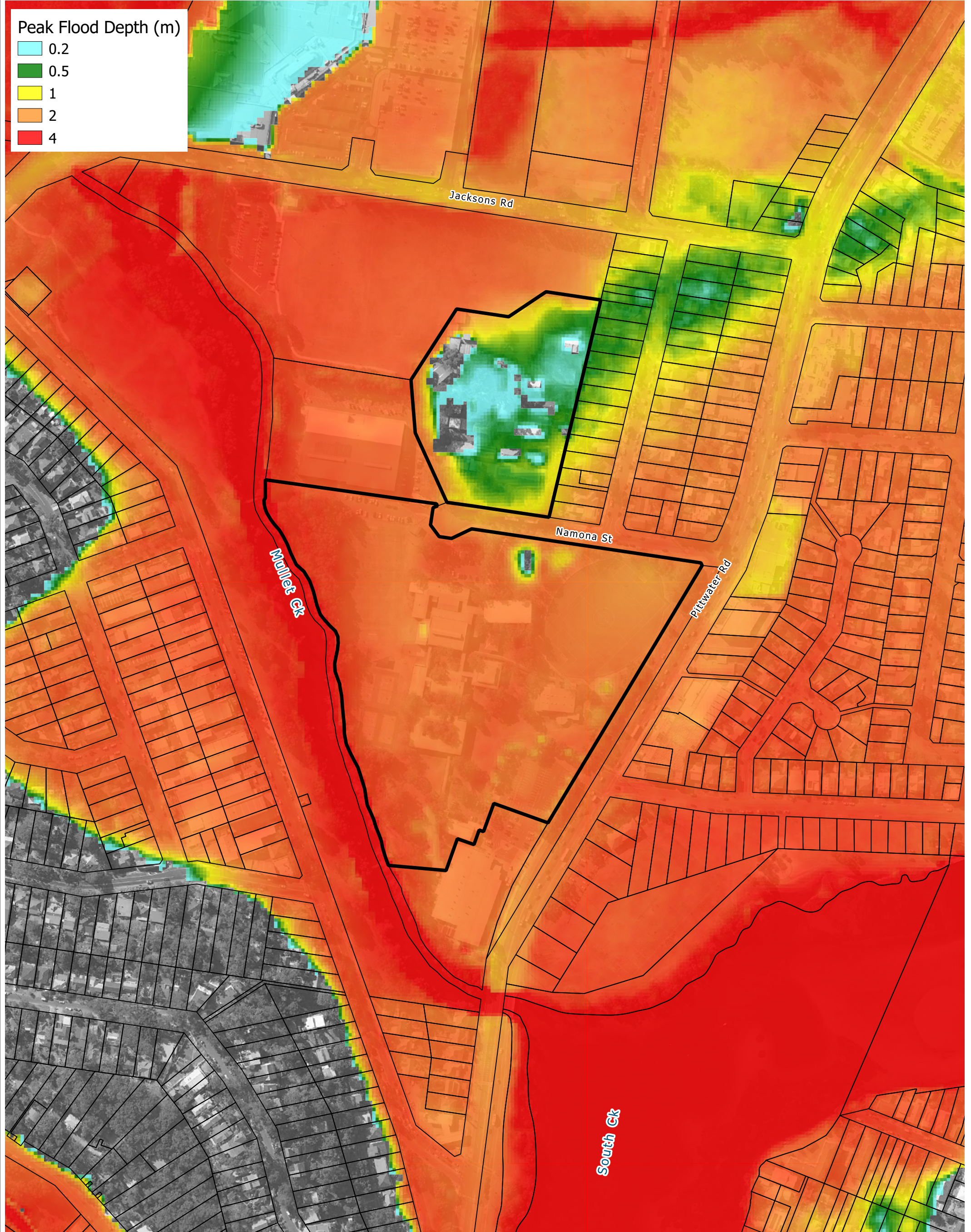
0 70 140 m





Peak Flood Depth (m)

- 0.2
- 0.5
- 1
- 2
- 4



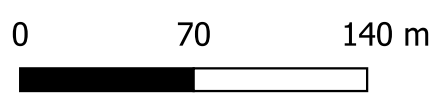
**Legend**

- Site Boundary
- Cadastral Boundary

Title:  
**Peak Flood Depth - Proposed Scenario - PMF**

Drawing: **D-02**  
Rev: **A**

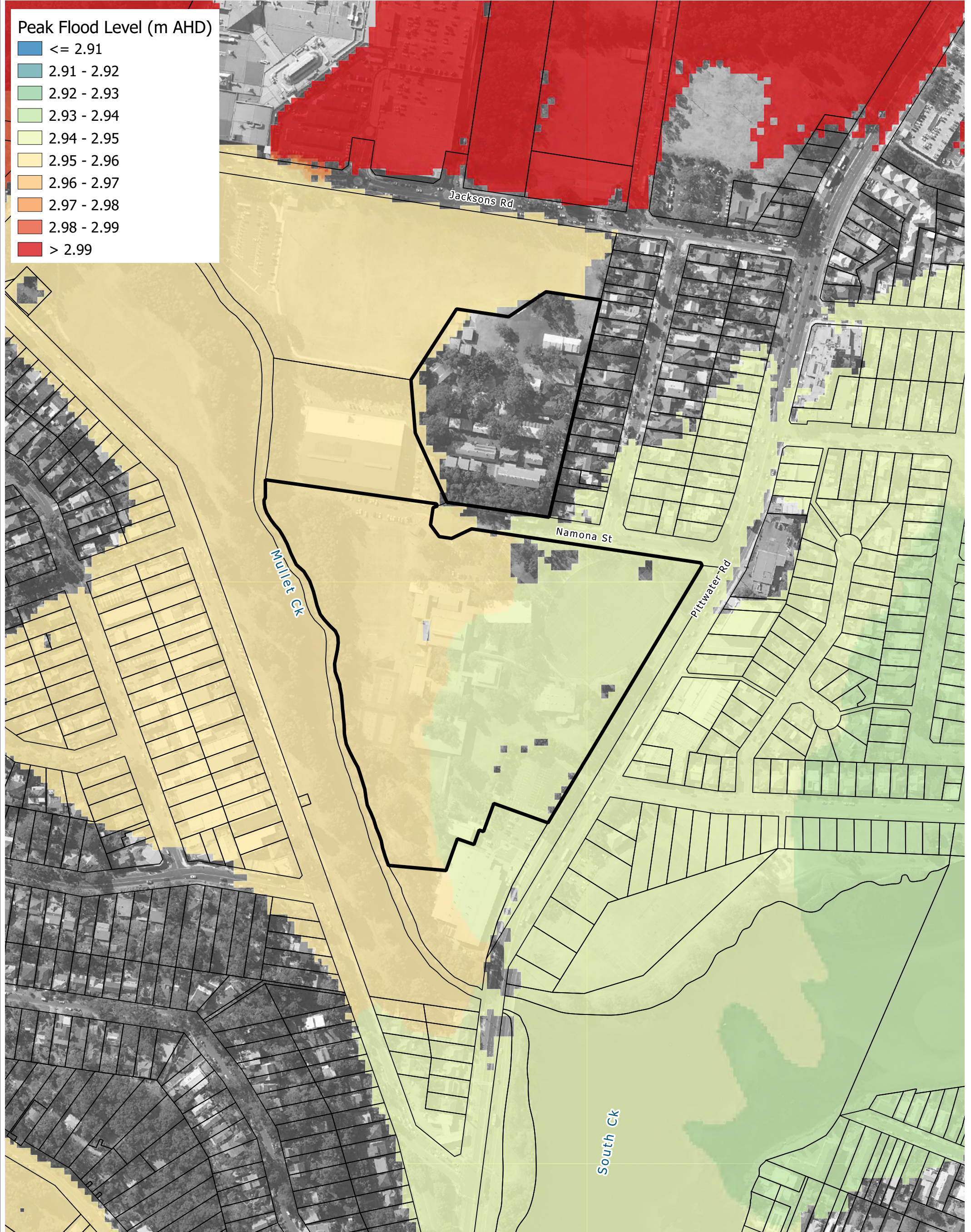
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**Peak Flood Level (m AHD)**

- <= 2.91
- 2.91 - 2.92
- 2.92 - 2.93
- 2.93 - 2.94
- 2.94 - 2.95
- 2.95 - 2.96
- 2.96 - 2.97
- 2.97 - 2.98
- 2.98 - 2.99
- > 2.99



**Legend**

- Site Boundary
- Cadastral Boundary

Title:

**Peak Flood Level - Proposed Scenario - 1% AEP Flood**

Drawing:

**D-03**

Rev:

**A**

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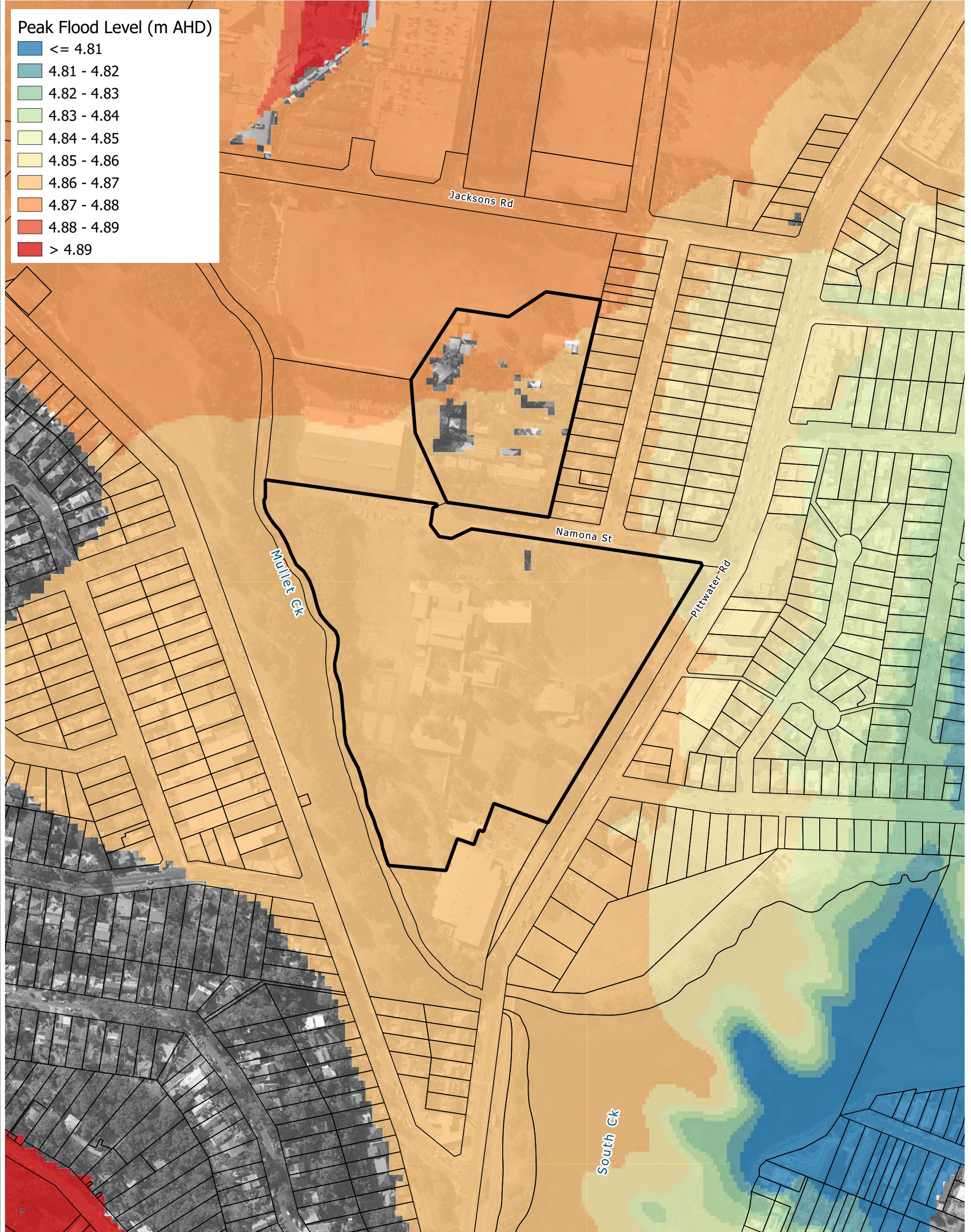
0 70 140 m





Peak Flood Level (m AHD)

- <= 4.81
- 4.81 - 4.82
- 4.82 - 4.83
- 4.83 - 4.84
- 4.84 - 4.85
- 4.85 - 4.86
- 4.86 - 4.87
- 4.87 - 4.88
- 4.88 - 4.89
- > 4.89



Legend

- Site Boundary
- Cadastral Boundary

Title:

**Peak Flood Level - Proposed Scenario - PMF**

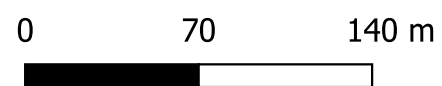
Drawing:

**D-04**

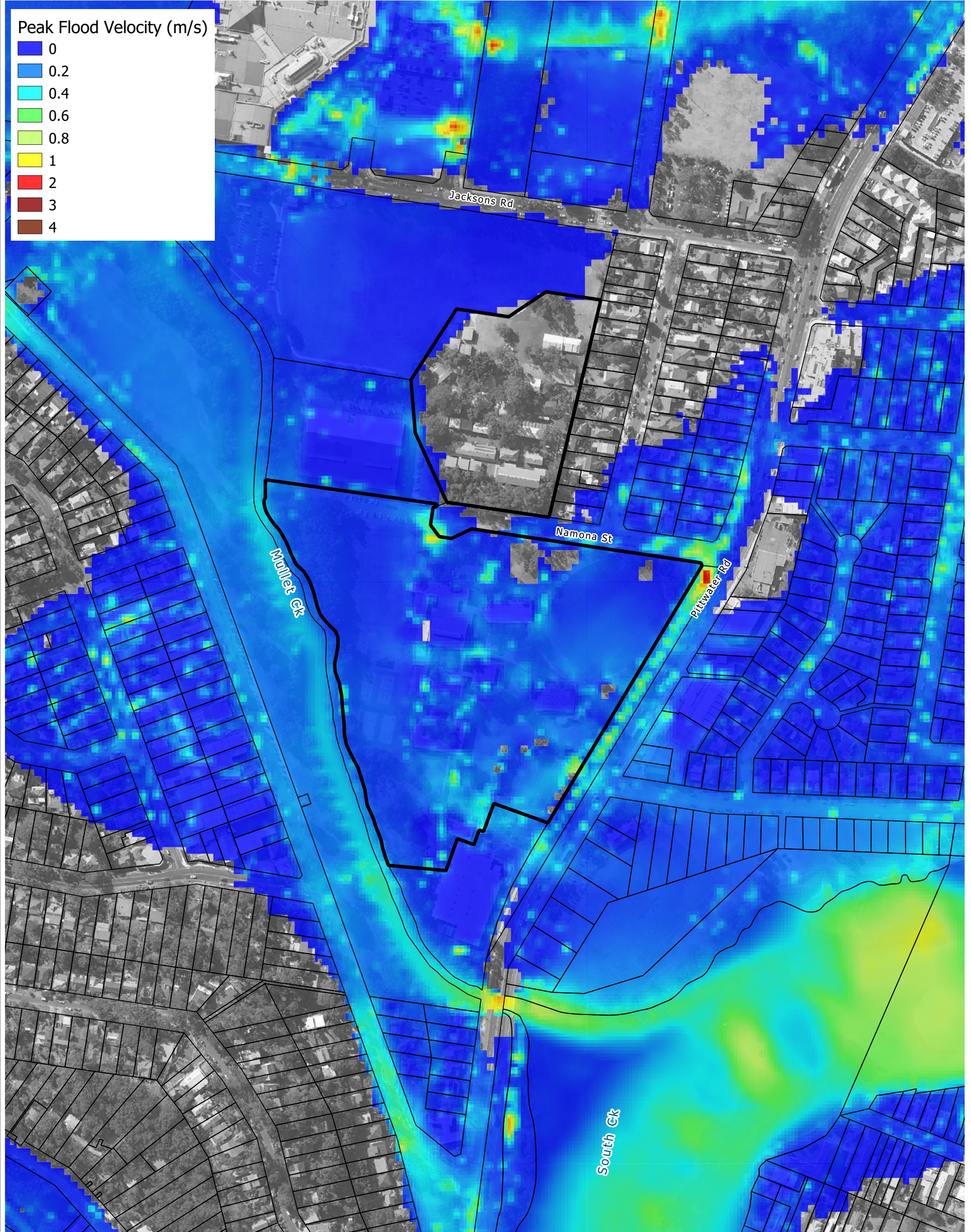
Rev:

**A**



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**Legend**

-  Site Boundary
-  Cadastral Boundary

Title:

**Peak Flood Velocity - Proposed Scenario - 1% AEP Flood**

Drawing:

**D-05**

Rev:

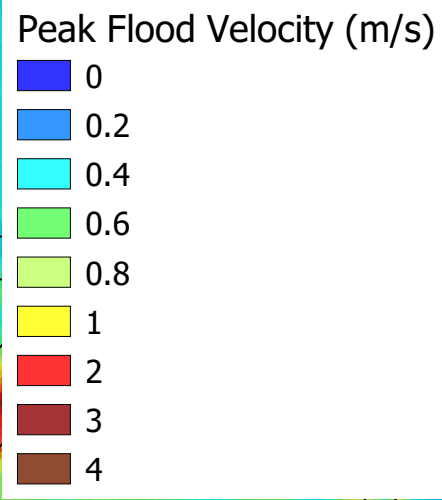
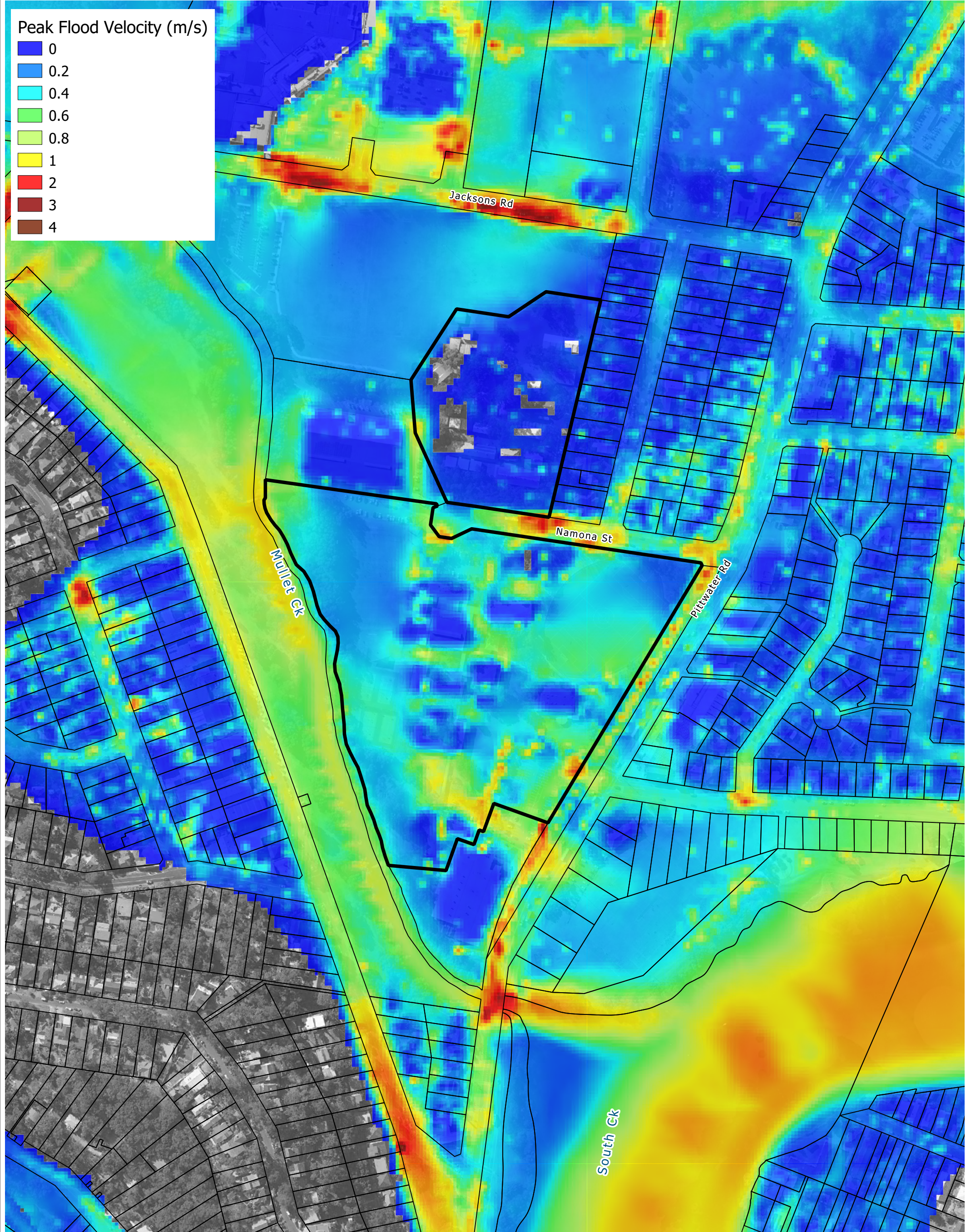
**A**

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0 70 140 m







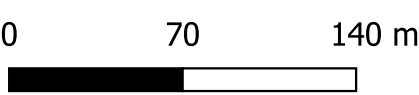
**Legend**

- Site Boundary
- Cadastral Boundary

Title: **Peak Flood Velocity - Proposed Scenario - PMF**

Drawing: **D-06** Rev: **A**

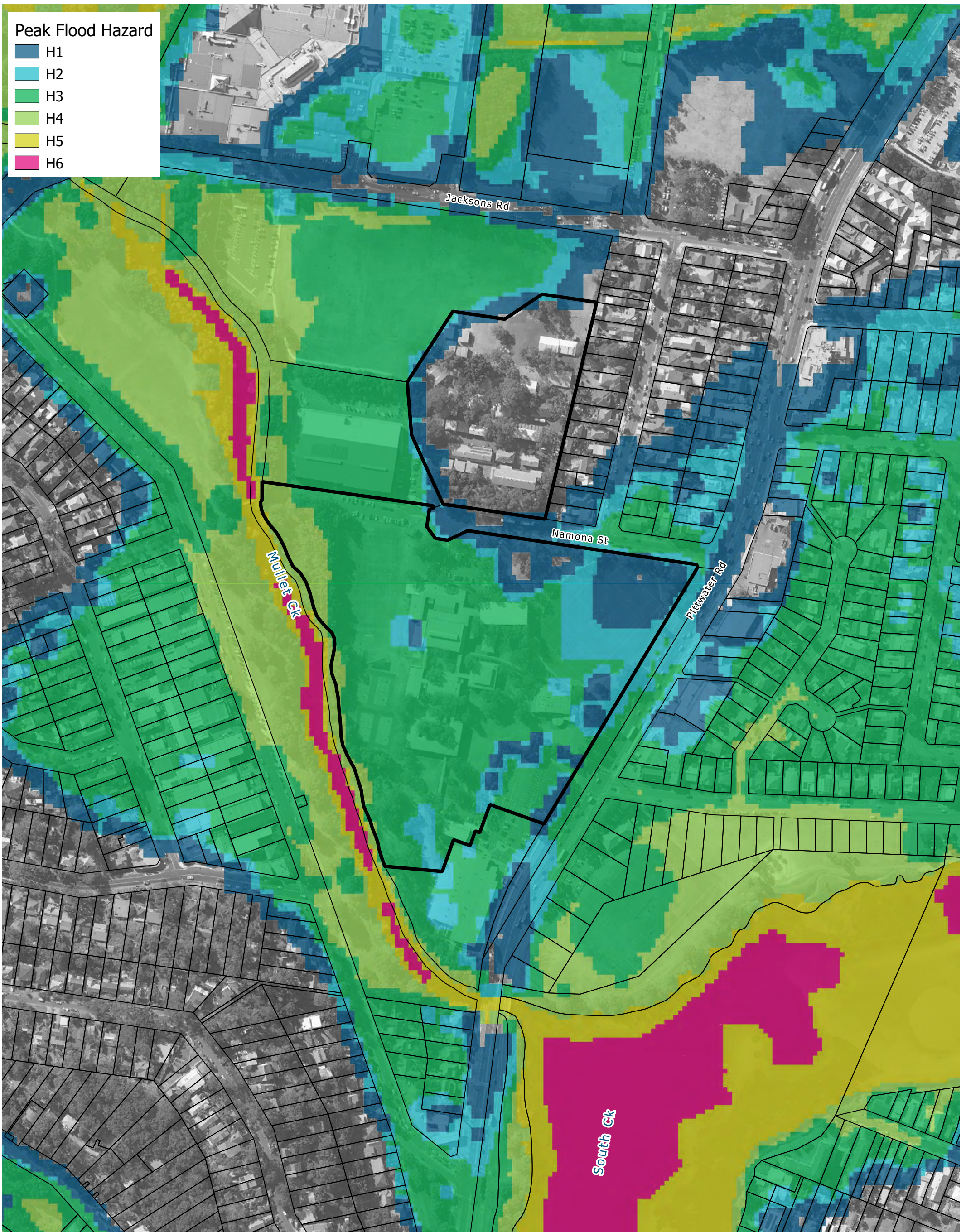
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**Peak Flood Hazard**

- H1
- H2
- H3
- H4
- H5
- H6



**Legend**

- Site Boundary
- Cadastral Boundary

Title:

**Peak Flood Hazard - Proposed Scenario - 1% AEP Flood**

Drawing:

**D-07**

Rev:

**A**

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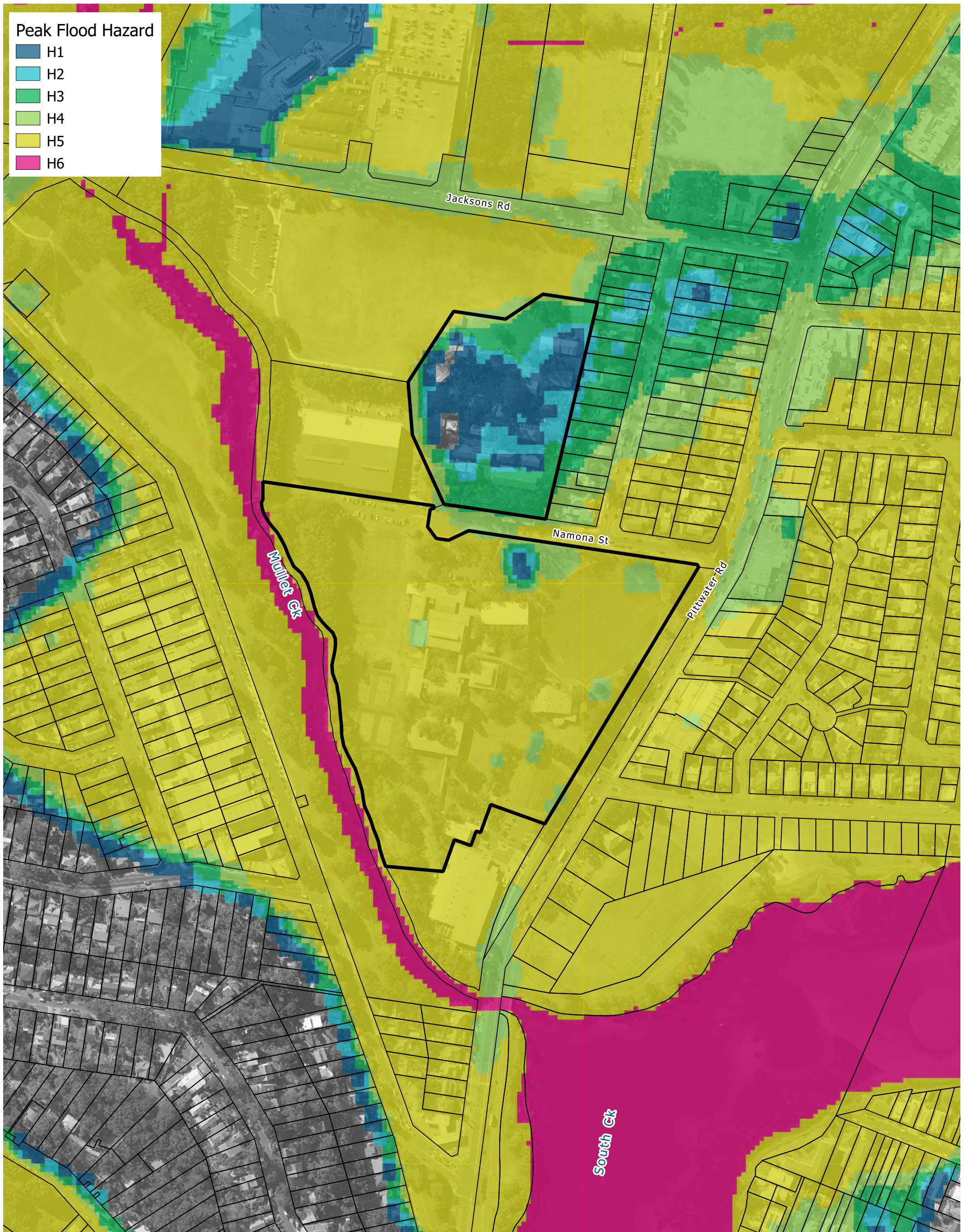
0                      70                      140 m





**Peak Flood Hazard**

- H1
- H2
- H3
- H4
- H5
- H6



**Legend**

- Site Boundary
- Cadastral Boundary

Title:

**Peak Flood Hazard - Proposed Scenario - PMF**

Drawing:

**D-08**

Rev:

**A**

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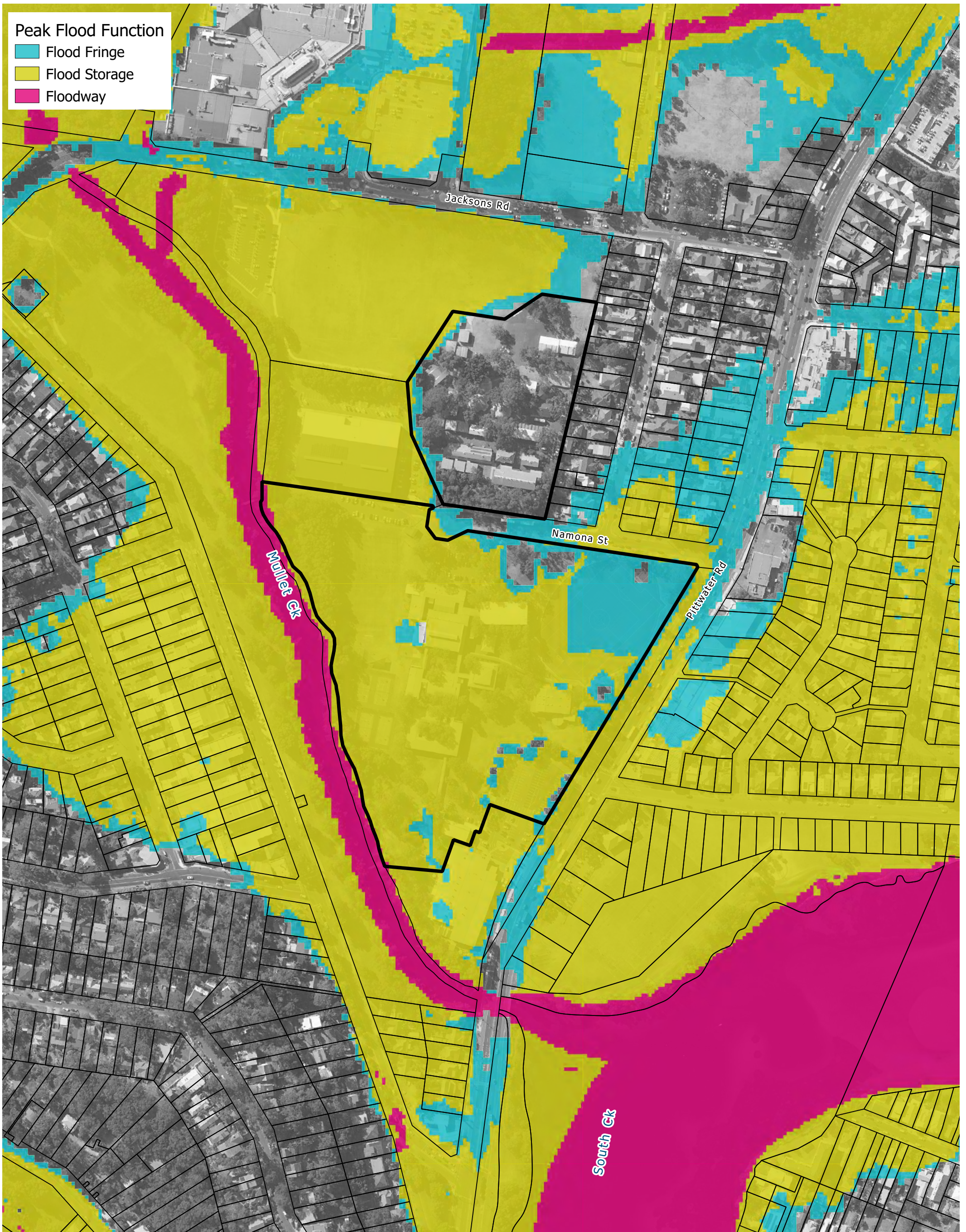
0                      70                      140 m





**Peak Flood Function**

- Flood Fringe
- Flood Storage
- Floodway



**Legend**

- Site Boundary
- Cadastral Boundary

Title:

**Peak Flood Function - Proposed Scenario - 1% AEP Flood**

Drawing:

**D-09**

Rev:

**A**

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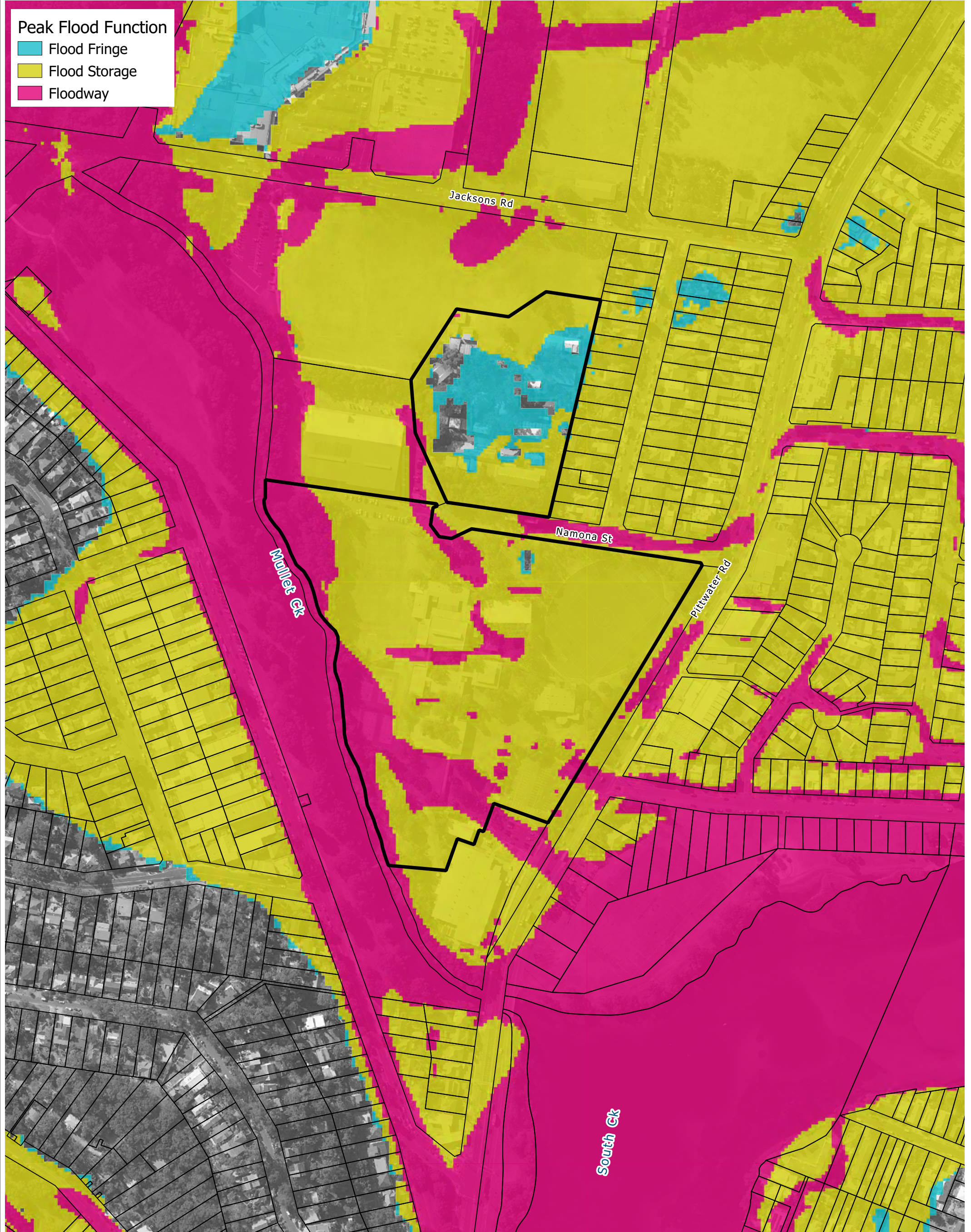
0 70 140 m





**Peak Flood Function**

- Flood Fringe
- Flood Storage
- Floodway



**Legend**

- Site Boundary
- Cadastral Boundary

Title:

**Peak Flood Function - Proposed Scenario - PMF**

Drawing:

**D-10**

Rev:

**A**

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0 70 140 m







## **Annex E Flood Impact Mapping**

---

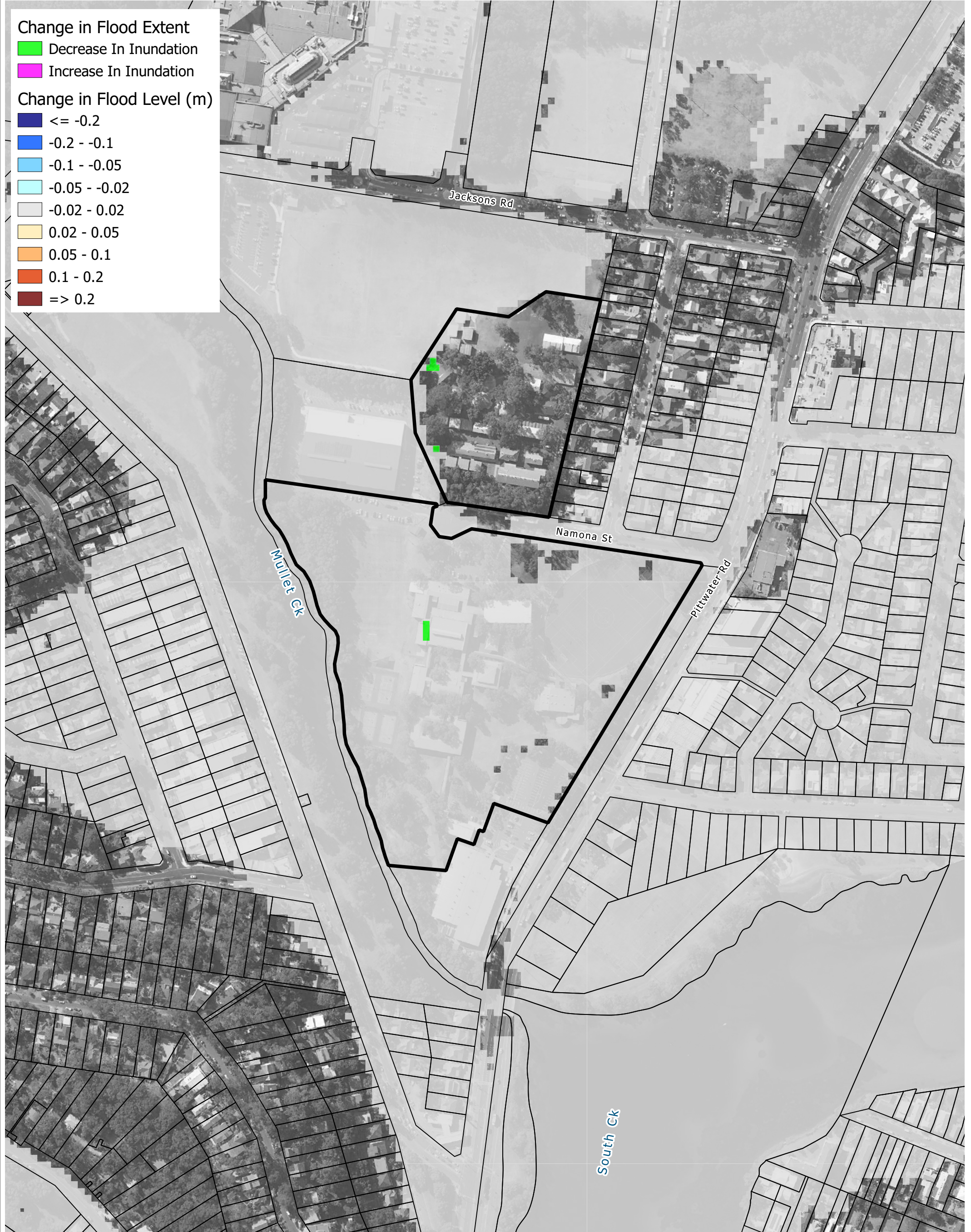


**Change in Flood Extent**

- Decrease In Inundation
- Increase In Inundation

**Change in Flood Level (m)**

- <= -0.2
- -0.2 - -0.1
- -0.1 - -0.05
- -0.05 - -0.02
- -0.02 - 0.02
- 0.02 - 0.05
- 0.05 - 0.1
- 0.1 - 0.2
- => 0.2



**Legend**

- Site Boundary
- Cadastral Boundary

Title:

**Change in Peak Flood Level - 1% AEP Flood**

Drawing:

**E-01**

Rev:

**A**

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0 70 140 m



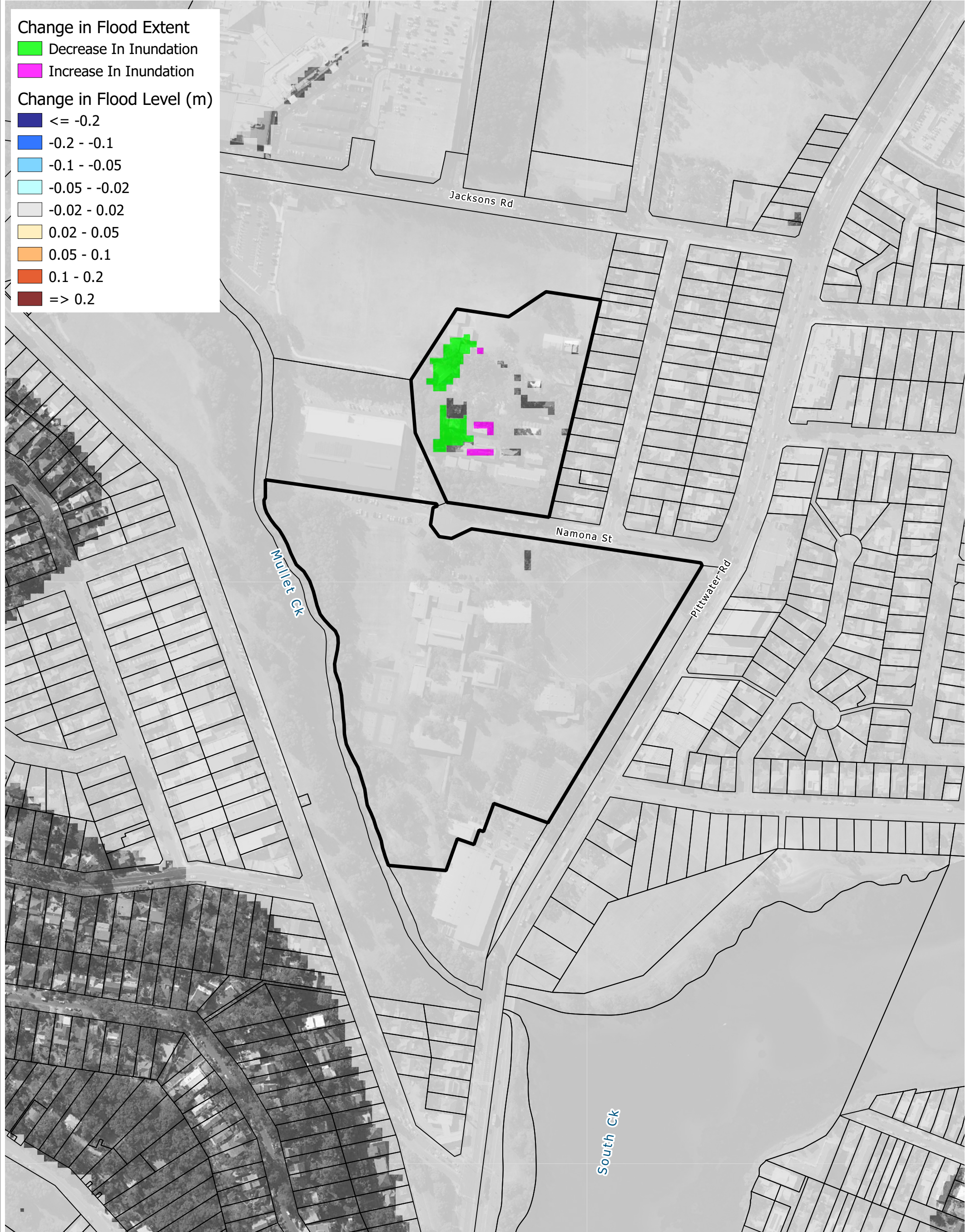


**Change in Flood Extent**

- Decrease In Inundation
- Increase In Inundation

**Change in Flood Level (m)**

- <= -0.2
- 0.2 - -0.1
- 0.1 - -0.05
- 0.05 - -0.02
- 0.02 - 0.02
- 0.02 - 0.05
- 0.05 - 0.1
- 0.1 - 0.2
- => 0.2



**Legend**

- Site Boundary
- Cadastral Boundary

Title:

**Change in Peak Flood Level - PMF**

Drawing:

**E-02**

Rev:

**A**

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0                      70                      140 m



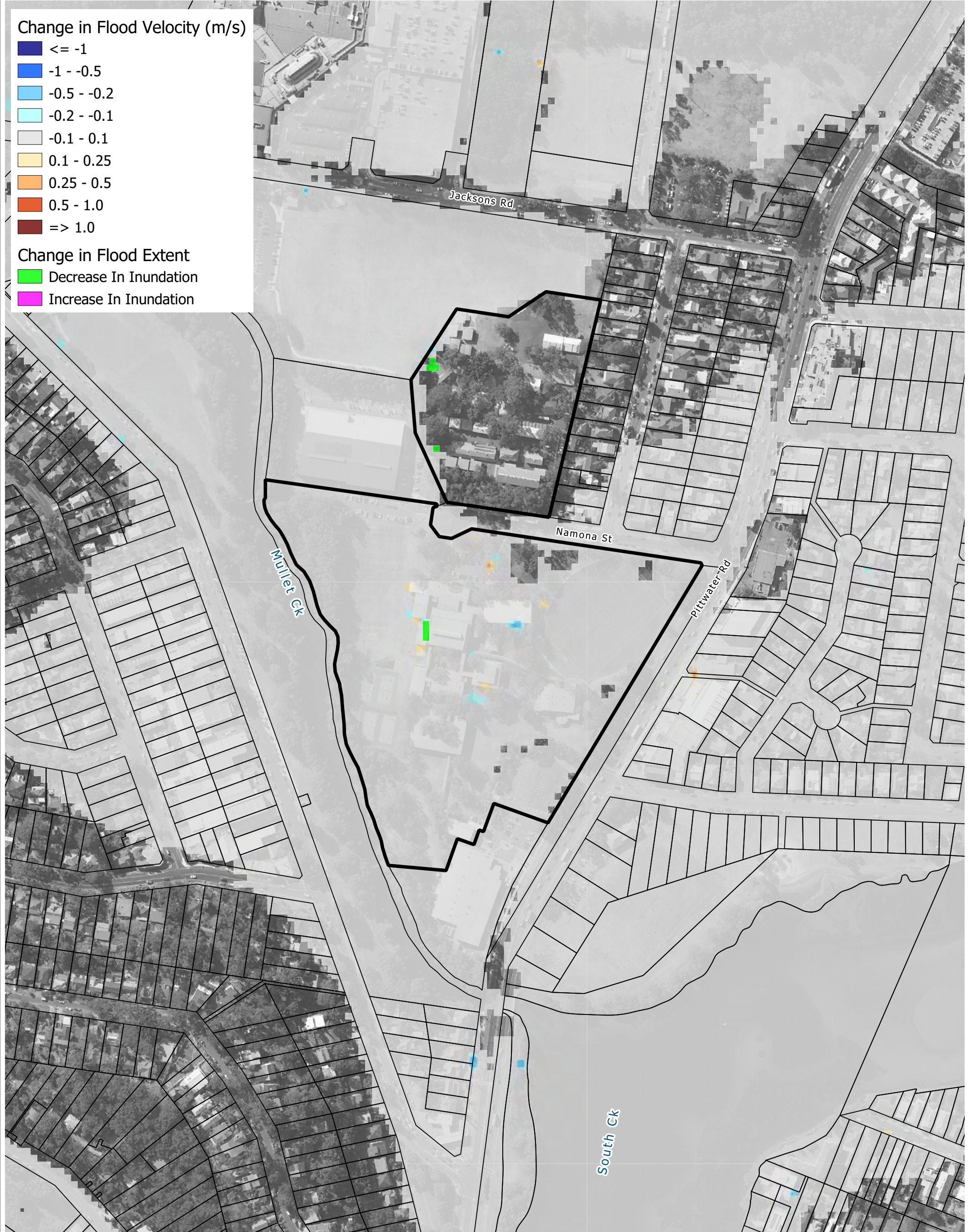


**Change in Flood Velocity (m/s)**

- <= -1
- 1 - -0.5
- 0.5 - -0.2
- 0.2 - -0.1
- 0.1 - 0.1
- 0.1 - 0.25
- 0.25 - 0.5
- 0.5 - 1.0
- => 1.0

**Change in Flood Extent**

- Decrease In Inundation
- Increase In Inundation



**Legend**

- Site Boundary
- Cadastral Boundary

Title:

**Change in Peak Flood Velocity - 1% AEP Flood**

Drawing:

**E-03**

Rev:

**A**

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0                      70                      140 m



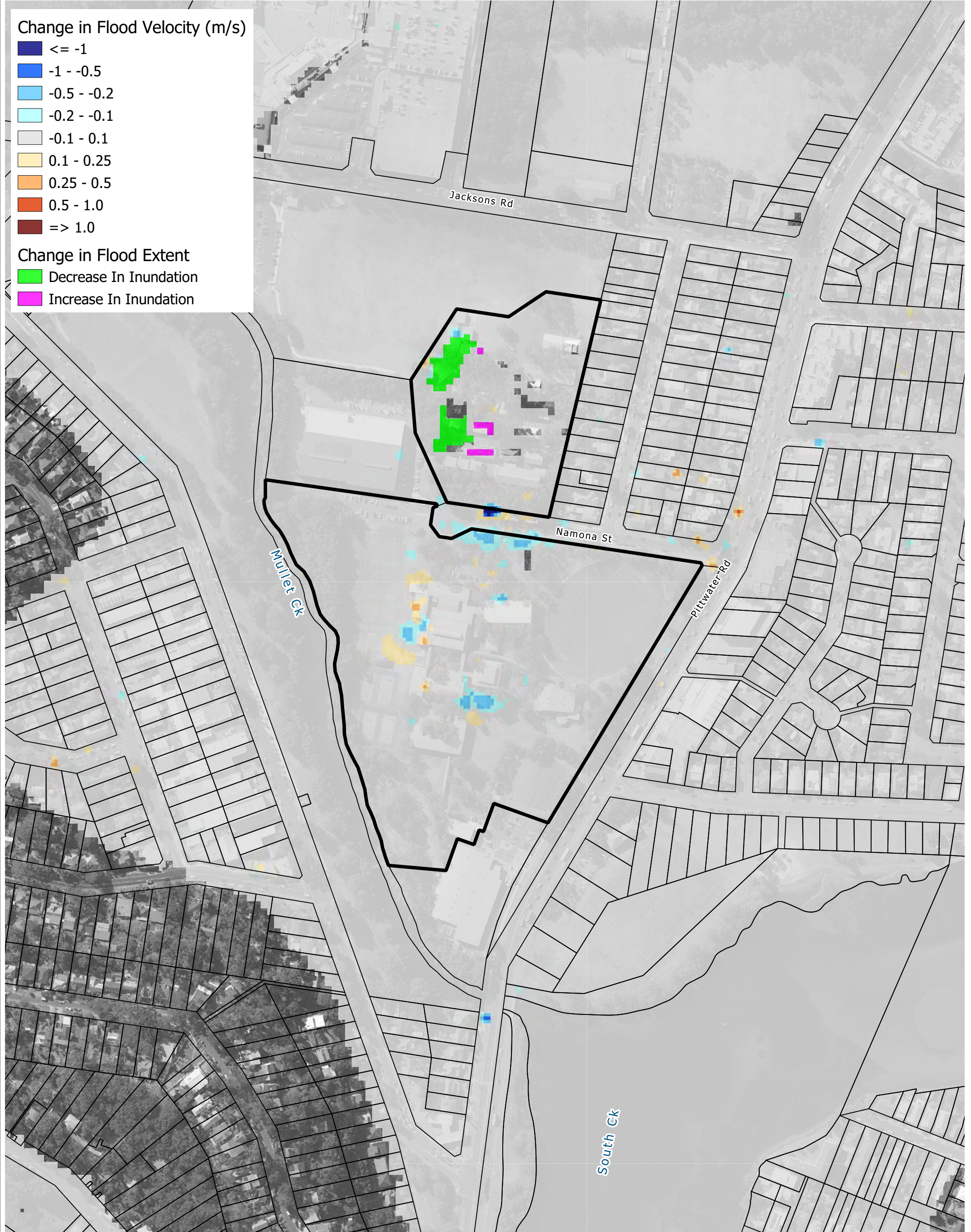


**Change in Flood Velocity (m/s)**

- <= -1
- 1 - -0.5
- 0.5 - -0.2
- 0.2 - -0.1
- 0.1 - 0.1
- 0.1 - 0.25
- 0.25 - 0.5
- 0.5 - 1.0
- => 1.0

**Change in Flood Extent**

- Decrease In Inundation
- Increase In Inundation



**Legend**

- Site Boundary
- Cadastral Boundary

Title:

**Change in Peak Flood Velocity - PMF**

Drawing:

**E-04**

Rev:

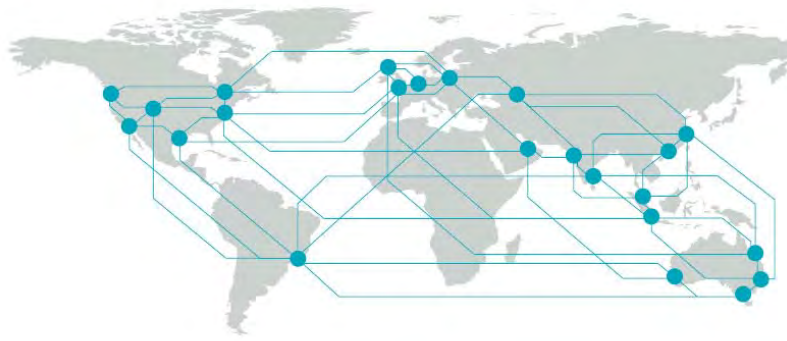
**A**

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0 70 140 m







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