

Statement of Environmental Effects
S4.55 Amendment Application
Demolition of the Existing Structures and
Reconfigure Parking, New Pickup and Dropoff
and Servicing, Construction of a New Library
and Student Services Centre; and
Alterations and Additions to existing Block M
Pittwater House School,
70 South Creek Road,
Collaroy
June 2021

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1.0 Introduction

This report has been prepared on behalf of Pittwater House School by Mersonn Pty Ltd and is submitted to the Northern Beaches Council in support of a S4.55 application to amend the approval DA2019/1274 for alterations and additions to the existing Pittwater House School at 70 South Creek Road, Collaroy (Lot 1 DP 1215531).

A development application DA2019/1274 was granted consent by the Northern Beaches Council on 28 October 2020. The application consented to the resolution of the on-site student pickup and drop off and increased on-site staff and visitor parking all accessed from South Creek Road. New bus parking and service vehicles facilities are proposed on the north of the site with access from Westmoreland Avenue.

The second aspect of the approval resolves the existing overland flow and stormwater retention on the site.

The third aspect of the approval involves the demolition of the small demountable services buildings and sheds on the southern frontage of the site and the construction of a new library and student services building and alterations and additions to the M-block connection providing a new universal access core to manage accessibility to and between the existing buildings.

The approval included an increase in student numbers to 1091.

The subject S4.55 application amends the development approval by extending the floor plates of the universal core as proposed in the approved DA application to the entire northwest façade of the South Wing Building and north east façade of the West Wing Building. This will provide greater connectivity between classrooms and will provide improved shading. The amendment includes new full height glazed openings onto proposed verandahs across all levels of the South and West Wing Buildings and new shade umbrellas to amphitheatre. The amendment includes a new universal access pathway from Kiss and

Drop Zone to school canteen and a new external stair to the southwest façade of the South Wing Building.

It is also intended to implement a number of construction certificates for the various aspects of the approval to minimise the disruption to the operation of the school during the construction works by focussing on limited localities so that the operation of the school can continue. For this reason the S4.55 amendment seeks to amend the Conditions of consent to remove the wording such as “prior to any, or the first CC/OC” and replace it with wording such as “the relevant, or the relevant CC/OC” to allow more flexibility with the timing and allow the school to continue to function efficiently during the construction works. The proposed changes to the conditions are shown in red below.

8. Stormwater Disposal

The applicant is to demonstrate how stormwater from the new development within this consent is disposed of to an existing approved system or in accordance with Northern Beaches Council’s Warringah Water Management Policy PL850, and generally in accordance with the concept drainage plans prepared by Stellen Consulting, drawing number DR-000, DR-100 to DR-106, DR-200 and DR-201, revision 1, dated 30/10/19. Details by an appropriately qualified and practicing Civil Engineer demonstrating that the existing approved stormwater system can accommodate the additional flows, or compliance with the Council’s specification are to be submitted to the Certifying Authority for approval prior to the issue of the **relevant** Construction Certificate.

Reason: To ensure appropriate provision for disposal and stormwater management arising from development.

11. Traffic Management and Control

The Applicant is to submit an application for Traffic Management Plan to Council for approval prior to issue of the **relevant** Construction Certificate. The Traffic Management Plan shall be prepared to RMS standards by an appropriately certified person.

Reason: To ensure appropriate measures have been considered for site access, storage and the operation of the site during all phases of the construction process.

12. Traffic Facilities Plans - Local road impact mitigation

The applicant must provide additional detailed engineering plans to address:

1. Impacts on the free flow of through traffic on South Creek Road.

The applicant must provide a median island to restrict right turn movements into and out of the car parks that are accessible from South Creek Road, to provide an engineering control to enhance the left in left out operation of this access.

2. Impacts on through traffic in Westmoreland Avenue.

The applicant is required to provide an inlaid bus bay along the road carriageway to allow for parking on the northern kerb of Westmoreland Avenue, two (2) 3.0 metre wide traffic lanes, and a bus bay to facilitate school services provided by STA and other operators.

3. The relocation of the existing pedestrian crossing in South Creek Road adjoining the proposed staff car park and relocated bus zone. The detailed engineering plans must be provided to Council's Traffic Engineers for approval prior to the issue of the **relevant** Construction Certificate.

Reason: To reduce the impact of the development on the local road network and amenity of the adjoining residents.

13. Building Code of Australia Report

The recommendations made in the Building Code of Australia Assessment Report prepared by Steve Watson & Partners, dated 29 October 2019, Report Ref No. 2019/1167 are to be carried out in full to the building.

Details demonstrating compliance are to be provided to the Certifying Authority prior to the issue of the **relevant** Construction Certificate.

Reason: To ensure adequate provision is made for Health, Amenity, access and Fire safety for building occupant health and safety.

14. Vehicle Crossings Application

The Applicant is to submit an application for driveway levels with Council in accordance with Section 138 of the Roads Act 1993. The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

An approval is to be submitted to the Certifying Authority prior to the issue of the **relevant** Construction Certificate.

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The applicant is to provide a stormwater drainage application under Section 68 of the Local Government Act 1993 to Council for approval. The submission is to include four (4) copies of Civil Engineering plans for the design of the stormwater connection to Council's stormwater infrastructure which are to be generally in accordance with the civil design approved with the Development Application and Council's specification for engineering works - AUS-SPEC #1.

The form can be found on Council's website at www.northernbeaches.nsw.gov.au > Council Forms > Stormwater Drainage Application Form.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fees and Charges. Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the **relevant** Construction Certificate.

Reason: To ensure appropriate provision for disposal and maintenance stormwater management and compliance with the BASIX requirements, arising from the development.

16. Pre-Construction Stormwater Assets Dilapidation Report

The Applicant is to submit a pre-construction/demolition Dilapidation Survey of Council's Stormwater Assets is to be prepared by a suitably qualified person in accordance with Council's Guidelines for Preparing a Dilapidation Survey of Council Stormwater Asset, to record the existing condition of the asset prior to the commencement of works.

Council's Guidelines are available at:

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/generalinformation/engineeringspecifications/preparingdilapidationsurveyforcouncilstormwaterassets.pdf>

The pre-construction/demolition dilapidation report must be submitted to Council for written approval and the written approval is then to be submitted to the Certifying Authority prior to the issue of the **relevant** Construction Certificate.

Reason: Protection of Council's infrastructure

17. Compliance with Standards

The development is required to be carried out in accordance with all relevant Australian Standards.

Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Certifying Authority prior to the issue of the **relevant** Construction Certificate.

Reason: To ensure the development is constructed in accordance with appropriate standards

32. Landscape completion certification

a) Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with the approved landscape plan and inclusive of any conditions of consent.

b) Prior to the issue of **the relevant** Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works have been established and maintained in accordance with the approved landscape plan.

Reason: To ensure that the landscape treatments are installed to provide landscape amenity.

33. Stormwater Disposal

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of **the relevant** interim / final Occupation Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development.

35. Certification of Structures Located Adjacent to Council Pipeline or Council Easement

The Applicant shall submit a suitably qualified Civil Engineer's certification that the completed footing works have been constructed in

accordance with this consent, Northern Beaches Council's Warringah Water Management Policy PL850 and the approved Construction Certificate plans. Civil Engineer demonstrating compliance is to be submitted to the Principal Certifying Authority prior to the issue of **the relevant** Occupation Certificate.

Reason: Protection of Council's Infrastructure.

36. Restriction as to User for Overland Flow

The Applicant shall lodge the Legal Documents Authorisation Application with the original completed request forms (NSW Land Registry standard forms 13PC and/or 13RPA) to Council and a copy of the Works-as-Executed plan (details overdrawn on a copy of the approved drainage plan), hydraulic engineers' certification.

The Applicant shall create a restriction as to user on the title over the overland flow path and any associated structures, restricting any alteration to the levels and/or any construction on the land. The terms of such restriction are to be prepared by a registered surveyor with terms acceptable to Council at the applicant's expense. Council shall be nominated as a party to release, vary or modify such restriction.

A copy of the certificate of title demonstrating the creation of the restriction as to user for overland flow is to be submitted.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of **the relevant** final Occupation Certificate.

Reason: To ensure no modification of the overland flow path without Council's approval.

37. Required Planting

a) Trees shall be planted in accordance with the following schedule:
As indicated on the approved Landscape Plans

b) Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of **the relevant** interim / final Occupation Certificate.

Reason: To maintain environmental amenity.

38. Waste Management Confirmation

Prior to the issue of **the relevant** Occupation Certificate, evidence / documentation must be submitted to the Principal Certifying Authority that all waste material from the development site arising from demolition and/or construction works has been appropriately recycled, reused or disposed of generally in accordance with the approved Waste Management Plan.

Reason: To ensure demolition and construction waste is recycled or reused and to limit landfill.

39. Fire Safety Matters

At the completion of all works, a Fire Safety Certificate will need to be prepared which references all the Essential Fire Safety Measures applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Council and Fire and Rescue NSW.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of **the relevant** Interim or Final Occupation Certificate.

Each year the Owners must send to the Council and Fire and Rescue NSW, an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

Reason: Statutory requirement under Part 9 Division 4 & 5 of the Environmental Planning and Assessment Regulation 2000.

40. Traffic Facilities Plans - Local road impact mitigation

The following works must be completed, in accordance with the plans approved by Council's

Traffic Engineers:

1. A median island to restrict right turn movements into and out of the car parks that are accessible from South Creek Road, to provide an engineering control to enhance the left in left out operation of this access.

2. An inlaid bus bay along the road carriageway to allow for parking on the northern kerb of Westmoreland Avenue, two (2) 3.0 metre wide

traffic lanes, and a bus bay to facilitate school services provided by TfNSW and other operators.

3. The relocation of the existing pedestrian crossing in South Creek Road adjoining the proposed staff car park and relocated bus zone. Details demonstrating compliance must be provided to the Principal Certifying Authority prior to the issue of **the relevant** Occupation Certificate.

Reason: To reduce the impact of the development on the local road network and amenity of the adjoining residents.

41. Operational Management Plan

An Operational Management Plan (OMP) is required to be prepared and submitted to Council detailing the operation of the development. The OMP shall include, but not be limited to the following:

- Vehicle access and egress.
- Through-site circulation of vehicle movements.
- Management of car parking areas.
- The location and content of directional signage.
- Complaints management.
- Noise management.
- Truck delivery times and methods of control to manage the sequencing of the loading docks.
- Waste management.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of **the relevant** Occupation Certificate.

Reason: To ensure that the development operates with minimum disruption to the surrounding area.

42. Signage and Linemarking – External

A plan demonstrating the proposed signage and line marking within Council's Public Domain shall be prepared by a suitably qualified person and submitted to and approved by the Local Traffic Committee prior to the issue of **the relevant** Occupation Certificate.

Note: The applicant is advised that the plan will require approval by the local Traffic Committee if the proposal requires change in existing

parking conditions and hence, adequate time should be allowed for this process.

Reason: To ensure consistent parking amenity.

45. Allocation of Spaces

The car parking spaces shall be provided, made accessible, and maintained, at all times. The spaces shall be allocated as outlined on the approved plans.

Car-parking provided shall be used solely in conjunction with the school. Each car parking space allocated to a particular person/position shall be line marked and numbered or signposted to indicate the person/position to which it is allocated.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of **the relevant** Occupation Certificate.

Reason: To ensure that adequate parking facilities to service the development are provided on site.

The full schedule of proposed amendments include:

DA 01 – Cover sheet

- Additional pages have been added to drawing schedule;

DA 02 – Site Analysis

- No change

DA 03 – Site Analysis

- 8.5m height plane axonometric diagram has been updated to show new proposed works along the façade of the South and West Wing Buildings;

DA 04 – Site Plan

- Site plan has been updated to show the extent of the new covered verandahs along the façade of the South and West Wing Buildings, as well as new landscape connection from the kiss and drop zone up to the West Wing Building;

DA 05 – Demolition Plans

- Removal of amphitheatre roof;
- Partial demolition of amphitheatre wall;
- Removal of shade sails along West Wing façade;
- Demolition of existing walls and windows along the façade of the South and West Wing building to allow for new openings onto the verandahs;
- Removal of existing central internal stair in West Wing Building;
- Removal of existing southern stair in South Wing Building;

DA 06 – Library + Student Services Plans

- No change;

DA 07 – Library + Student Services Elevations + Sections

- No change;

DA 08 – South + West Wing Universal Core Plans

- The floor plates of the universal core as proposed in the approved DA application have been extended to the entire northwest façade of the South Wing Building and north east façade of the West Wing Building. This will provide greater connectivity between classrooms and also shade;
- New full height glazed openings onto proposed verandahs across all levels of the South and West Wing Buildings;
- New shade umbrellas to amphitheatre;
- New universal access pathway from Kiss and Drop Zone to school canteen;
- New external stair to the southwest façade of the South Wing Building;

DA 08.1 – South + West Wing Universal Core Plans

- As above (DA 08);

DA 08.2 – South + West Wing Universal Core Plans

- As above (DA 08);

DA 08.3 – South + West Wing Universal Core Elevations + Sections

- As above (DA 08);
- Perforated mesh balustrade to new covered verandahs along West and South Wing Buildings, powder coated paint finish;
- Render and paint finish to South façade of South Wing Building, ground level of north façade of West Wing Building and ground level of east façade of South Wing Building;

DA 09– Traffic

- No change ;

DA 10 – Shadow Diagrams

- Diagrams have been updated to include extent of new shadows cast by proposed Section 4.55 works;

DA 11 – Schedule of Colours and Materials

- Schedule of materials has been updated to include additional materials proposed by the Section 4.55 works;

DA 12.1 Notification Plan

- No change ;

DA 12.2 Notification Plan

- No change ;

DA 12.3 Notification Plan

- Notification has been updated to illustrate proposed Section 4.55 works;

DA 16.1 Construction Methodology

- No change ;

DA 16.1 Construction Methodology

- No change ;

DA 16.1 Construction Methodology

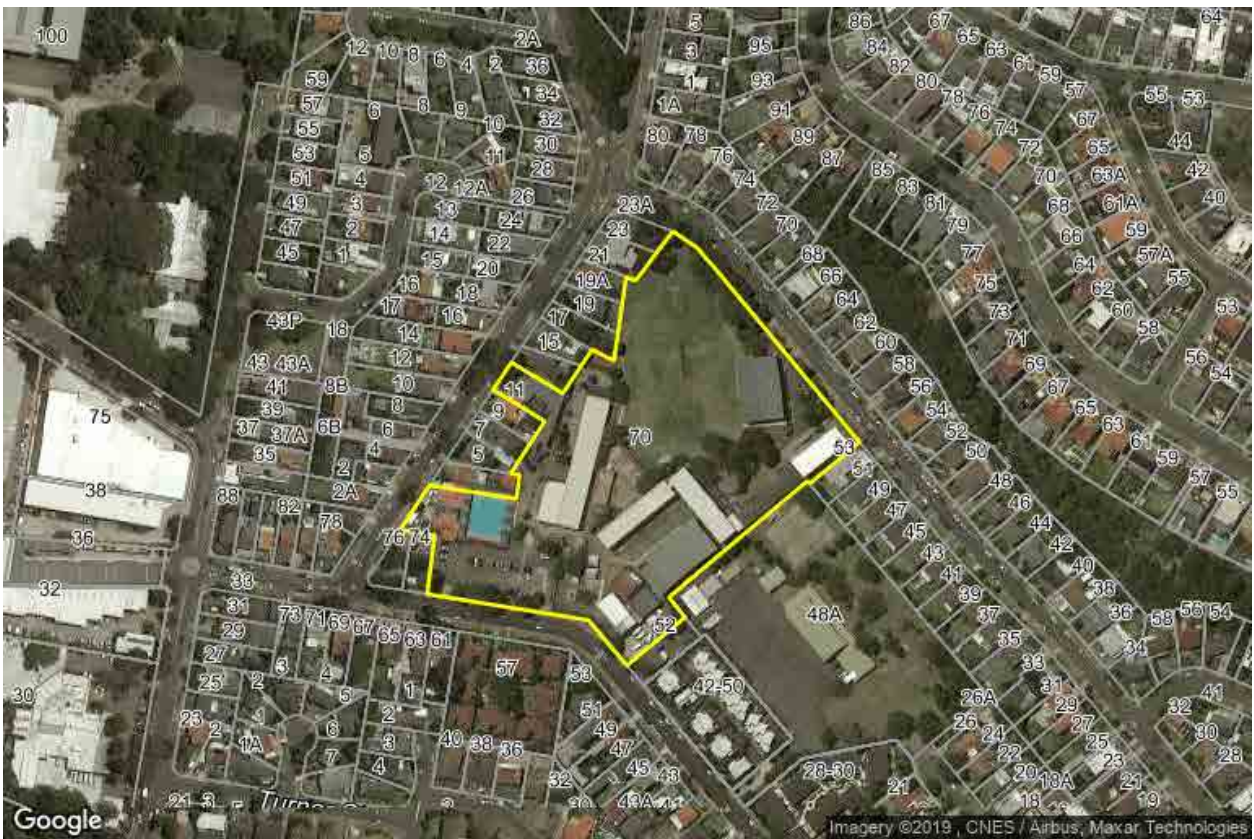
- No change .

The proposal generally retains the envelope, layout and orientation of the approved development application DA2019/1274 and the proposal retains the height, roof form and generally retains the exterior design elements of the approval.

This Statement has been prepared pursuant to Section 4.12 of the Environmental Planning and Assessment Act, 1979 and Clause 50 of the Environmental Planning and Assessment Regulation, 2000. The purpose of this document is to describe the existing improvements on the site, detail the proposed development, review the applicable planning regime relating to the proposal, assess the degree of compliance and examine the environmental effects of the development when measured against the Evaluation Criteria prescribed under Section 4.15(1) of the Environmental Planning and Assessment Act, 1979. In respect of the assessment of the proposal, where impacts are identified, measures proposed to mitigate any harm to environmental amenity have been addressed in this report.

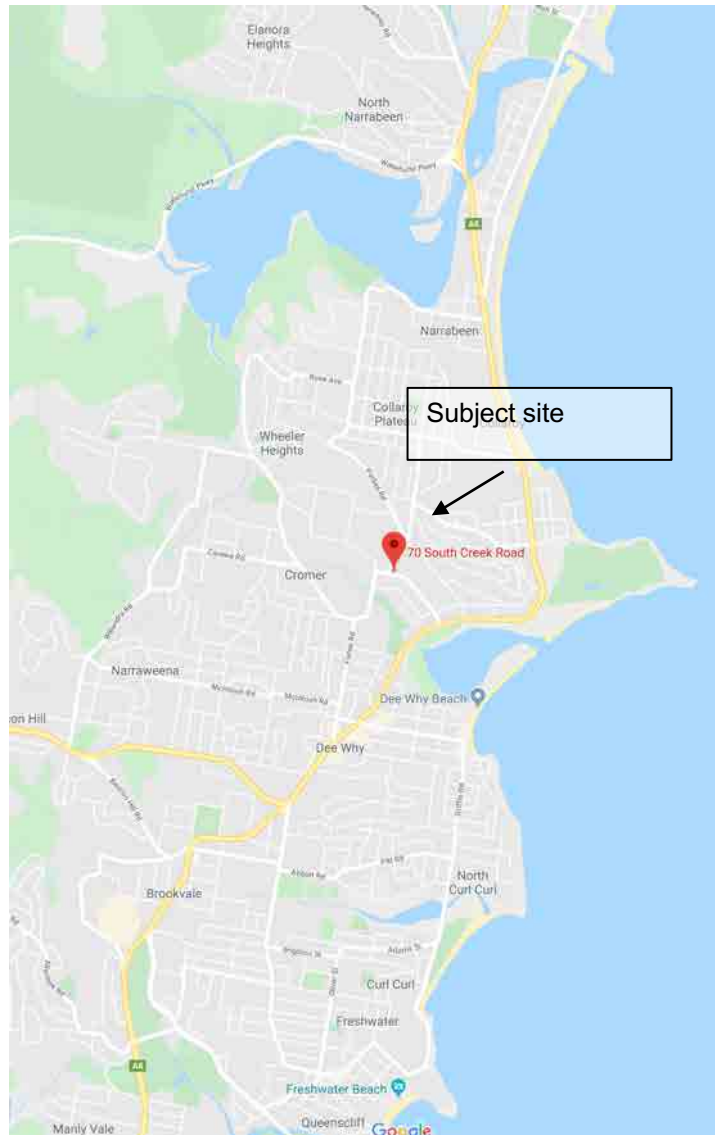
This report should be read in conjunction with:

- Amended architectural plans prepared by Neeson Murcutt + Neille Architects;
- Amended shadow diagrams prepared by Neeson Murcutt + Neille Architects;
- Amended Landscape Plan prepared by Jane Irwin Landscape;
- Amended arboriculture Impact Assessment Report prepared by Arbor Safe;
- Amended BCA Report prepared by Steve Watson and Partners;
- Amended Flood Report/Overland Flow Study prepared by Stellen Consulting;
- Amended Access report prepared by Funktion;



Source: RPData 2021

2.0 The Site and Context



Location Plan

Source: GoogleMaps 2021

The site is located approximately 20 kilometres north of the CBD on the fringe of the low density residential precinct and adjoining the 305 Squadron Australian Air Force cadet base and medium density residential development. The site is within 1.5km from Dee Why local centre and is served by bus routes on Campbell Avenue and Pittwater Road.

The site located on the northern side of South Creek Road and extends between the intersection with Parkes Road (west) to the adjoining 305 Squadron Australian Air Force cadet base (east). The site extends north and north-east to Westmoreland Avenue.

The school has occupied the site since 1961 and comprises an area of 3.38 hectares with a primary frontage to South Creek Road, a secondary frontage to Westmoreland Avenue and a limited frontage to Parkes Road. The site accommodates a range of buildings and structures predominantly located on the south-eastern portion of the site, with the northern portion of the site occupied by the main oval and sport and recreation areas. The site interfaces with residential neighbours on the western (and to a lesser extent) north-eastern and south-eastern boundaries.



Source: RPData 2020

The development in the immediate vicinity generally comprises low scale single storey dwellings to the north and west, interspersed with medium density large scale residential developments to the south and

south-west. The site adjoins the 305 Squadron Australian Air Force cadet base to the east. Large scale commercial and light industrial buildings occupy the land across Campbell Avenue to the north-west and west.

The subject site is legally described as Lot 1 DP 1215531 and is known as Pittwater House Schools, 70 South Creek Road, Collaroy. The site has an area of approximately 3.38 hectares and is irregular in shape.

The site has a northern boundary to the Westmoreland Avenue of approximately 175m. The southern boundary has a frontage to South Creek Road of approximately 137m. The common eastern boundary has a frontage of approximately 196m. and the common western boundary is stepped with two limited frontages to Parkes Road of approximately 33m and 20m and otherwise adjoins the rear of the single dwellings fronting Parkes Road.

The site has its predominant pedestrian and vehicular access from South Creek Road in the south.

The land rises from south-west to north-east across the site approximately 15m. The gradient across the frontage of the site on South Creek Road rises from RL12.53 (west) to RL13.8 (east) a rise of approximately 1.3m. The land rises to the north with the existing building platforms formed through a series of retaining walls.

The northern boundary of the site is heavily treed along the Westmoreland Avenue frontage and fringing the southern portion of the oval.



Site with 5m contour overlay

Source: RPData 2020



Site with 5m contour overlay

Source: RPData 2020



South Creek frontage main entry



South Creek frontage exit and main car park on western interface.



South Creek frontage on eastern interface.



View south-west of the existing car park.



Ancillary demountable service buildings and sheds to be demolished.



View of south-wing looking north.



View south-east on oval towards the Main Hall and the West Wing.



View south-east on oval towards the Main Hall, the West Wing and M Block.



View east on oval towards the Main Hall



View south to South-Wing.



View north towards West Wing with the Sports Hall to the right and South Wing to the left.



View north-east from the car park towards M Block.



View north-east of M Block.



View west towards the pool, school facilities buildings fronting Parke Road.



View east towards M Block.



View north along M Block.

43 – 73 & 42 – 76 South Creek Road



Source: RPData 2020

The sites immediately adjoining to the south comprise a mix of single dwellings and medium density residential properties. The dwellings generally address South Creek Road and are setback behind significant landscaping.

The dwellings generally address the street but have private open space oriented to the rear of the dwellings well removed from the subject site.



View south-west along South Creek Road showing a mix of dwellings and medium density opposite the school entry.



View south-west of 63 - 67 South Creek Road



View south-west of 67 - 73 South Creek Road



57 South Creek Road medium density and 61 – 65 South Creek Road.



View south to 57 South Creek Road medium density to the south of the subject site entry.



View south-east to 57 South Creek Road medium density.



42 – 50 South Creek Road medium density adjoining to the east.



View west along South Creek Road of the eastern interface.



Existing pedestrian crossing on South Creek Road.



74 South Creek Road adjoining to the west.

5 – 23 & 2A – 28 Parkes Road



Source: RPData 2020

The sites immediately adjoining to the west comprise predominantly single dwellings. The dwellings generally address Parkes Road and are setback behind significant landscaping.

The dwellings generally address the street but have private open space oriented to the rear of the dwellings well removed from the subject site. The dwellings on the east of the street generally have rear yards that interface with the school boundary.



View north-east on Parkes Road single dwelling interface.



View north-west on Parkes Road single dwelling interface directly across the road.

54 - 78 Westmoreland Avenue



Source: RPData 2020

The sites immediately adjoining to the north comprise predominantly single dwellings. The dwellings generally address Westmoreland Avenue and are elevated above the street and setback behind significant landscaping.

The dwellings generally address the street but have private open space oriented to the rear of the dwellings well removed from the subject site.

3.0 Approved Development

A development application DA2019/1274 was granted consent by the Northern Beaches Council on 28 October 2020. The application consented to the resolution of the on-site student pickup and drop off and increased on-site staff and visitor parking all accessed from South Creek Road. New bus parking and service vehicles facilities are proposed on the north of the site with access from Westmoreland Avenue.

The second aspect of the approval resolves the existing overland flow and stormwater retention on the site.

The third aspect of the approval involves the demolition of the small demountable services buildings and sheds on the southern frontage of the site and the construction of a new library and student services building and alterations and additions to the M-block connection providing a new universal access core to manage accessibility to and between the existing buildings.

The approval included an increase in student numbers to 1091.

4.0 Proposed Amendment

This section should be read in conjunction with the architectural plans and Design Statement prepared by Neeson Murcutt +Neille Architects.

In summary the development proposes:

- The subject S4.55 application amends the development approval by extending the floor plates of the universal core as proposed in the approved DA application to the entire northwest façade of the South Wing Building and north east façade of the West Wing Building. This will provide greater connectivity between classrooms will provide improved shading.
- The amendment includes new full height glazed openings onto proposed verandahs across all levels of the South and West Wing Buildings and new shade umbrellas to amphitheatre.
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Reason: To ensure appropriate provision for disposal and stormwater management arising from development.

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Details demonstrating compliance are to be provided to the Certifying Authority prior to the issue of the **relevant** Construction Certificate.

Reason: To ensure adequate provision is made for Health, Amenity, access and Fire safety for building occupant health and safety.

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The form can be found on Council's website at www.northernbeaches.nsw.gov.au > Council Forms > Stormwater Drainage Application Form.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fees and Charges. Details

demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the **relevant** Construction Certificate.
Reason: To ensure appropriate provision for disposal and maintenance stormwater management and compliance with the BASIX requirements, arising from the development.

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The pre-construction/demolition dilapidation report must be submitted to Council for written approval and the written approval is then to be submitted to the Certifying Authority prior to the issue of the **relevant** Construction Certificate.

Reason: Protection of Council's infrastructure

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Reason: To ensure that the landscape treatments are installed to provide landscape amenity.

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The Applicant shall lodge the Legal Documents Authorisation Application with the original completed request forms (NSW Land Registry standard forms 13PC and/or 13RPA) to Council and a copy of the Works-as-Executed plan (details overdrawn on a copy of the approved drainage plan), hydraulic engineers' certification.

The Applicant shall create a restriction as to user on the title over the overland flow path and any associated structures, restricting any alteration to the levels and/or any construction on the land. The terms

of such restriction are to be prepared by a registered surveyor with terms acceptable to Council at the applicant's expense. Council shall be nominated as a party to release, vary or modify such restriction. A copy of the certificate of title demonstrating the creation of the restriction as to user for overland flow is to be submitted.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of **the relevant** final Occupation Certificate.

Reason: To ensure no modification of the overland flow path without Council's approval.

37. Required Planting

a) Trees shall be planted in accordance with the following schedule:
As indicated on the approved Landscape Plans

b) Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of **the relevant** interim / final Occupation Certificate.

Reason: To maintain environmental amenity.

38. Waste Management Confirmation

Prior to the issue of **the relevant** Occupation Certificate, evidence / documentation must be submitted to the Principal Certifying Authority that all waste material from the development site arising from demolition and/or construction works has been appropriately recycled, reused or disposed of generally in accordance with the approved Waste Management Plan.

Reason: To ensure demolition and construction waste is recycled or reused and to limit landfill.

39. Fire Safety Matters

At the completion of all works, a Fire Safety Certificate will need to be prepared which references all the Essential Fire Safety Measures applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Council and Fire and Rescue NSW.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of **the relevant** Interim or Final Occupation Certificate.

Each year the Owners must send to the Council and Fire and Rescue NSW, an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

Reason: Statutory requirement under Part 9 Division 4 & 5 of the Environmental Planning and Assessment Regulation 2000.

40. Traffic Facilities Plans - Local road impact mitigation

The following works must be completed, in accordance with the plans approved by Council's

Traffic Engineers:

1. A median island to restrict right turn movements into and out of the car parks that are accessible from South Creek Road, to provide an engineering control to enhance the left in left out operation of this access.
2. An inlaid bus bay along the road carriageway to allow for parking on the northern kerb of Westmoreland Avenue, two (2) 3.0 metre wide traffic lanes, and a bus bay to facilitate school services provided by TfNSW and other operators.
3. The relocation of the existing pedestrian crossing in South Creek Road adjoining the proposed staff car park and relocated bus zone. Details demonstrating compliance must be provided to the Principal Certifying Authority prior to the issue of **the relevant** Occupation Certificate.

Reason: To reduce the impact of the development on the local road network and amenity of the adjoining residents.

41. Operational Management Plan

An Operational Management Plan (OMP) is required to be prepared and submitted to Council detailing the operation of the development. The OMP shall include, but not be limited to the following:

- Vehicle access and egress.
- Through-site circulation of vehicle movements.

-
- Management of car parking areas.
 - The location and content of directional signage.
 - Complaints management.
 - Noise management.
 - Truck delivery times and methods of control to manage the sequencing of the loading docks.
 - Waste management.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of **the relevant** Occupation Certificate.

Reason: To ensure that the development operates with minimum disruption to the surrounding area.

42. Signage and Linemarking – External

A plan demonstrating the proposed signage and line marking within Council's Public Domain shall be prepared by a suitably qualified person and submitted to and approved by the Local Traffic Committee prior to the issue of **the relevant** Occupation Certificate.

Note: The applicant is advised that the plan will require approval by the local Traffic Committee if the proposal requires change in existing parking conditions and hence, adequate time should be allowed for this process.

Reason: To ensure consistent parking amenity.

45. Allocation of Spaces

The car parking spaces shall be provided, made accessible, and maintained, at all times. The spaces shall be allocated as outlined on the approved plans.

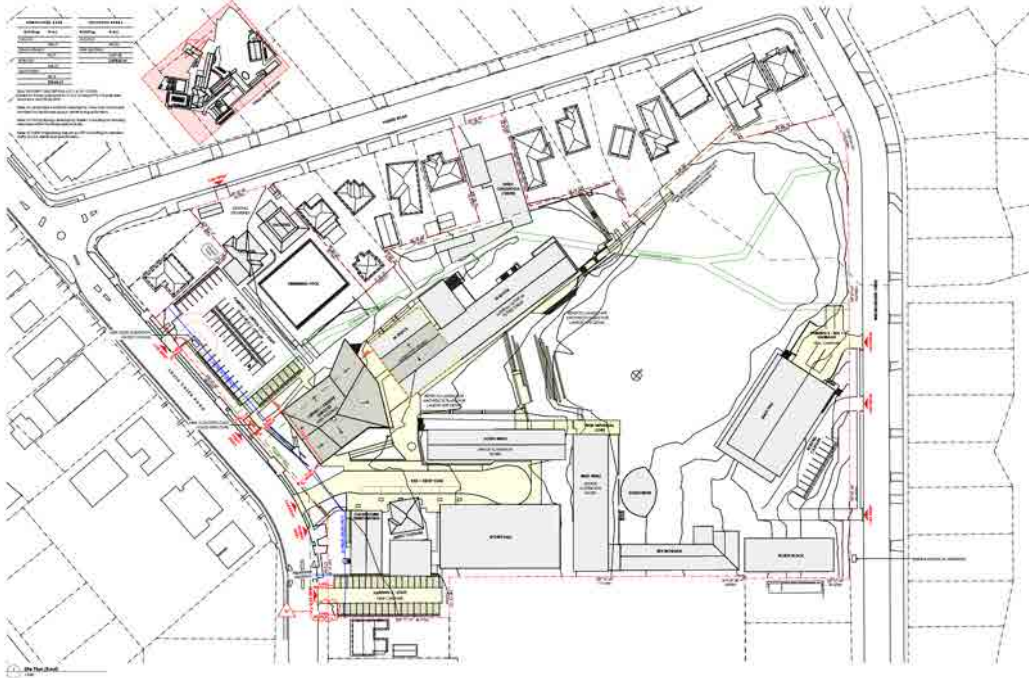
Car-parking provided shall be used solely in conjunction with the school. Each car parking space allocated to a particular person/position shall be line marked and numbered or signposted to indicate the person/position to which it is allocated.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of **the relevant** Occupation Certificate.

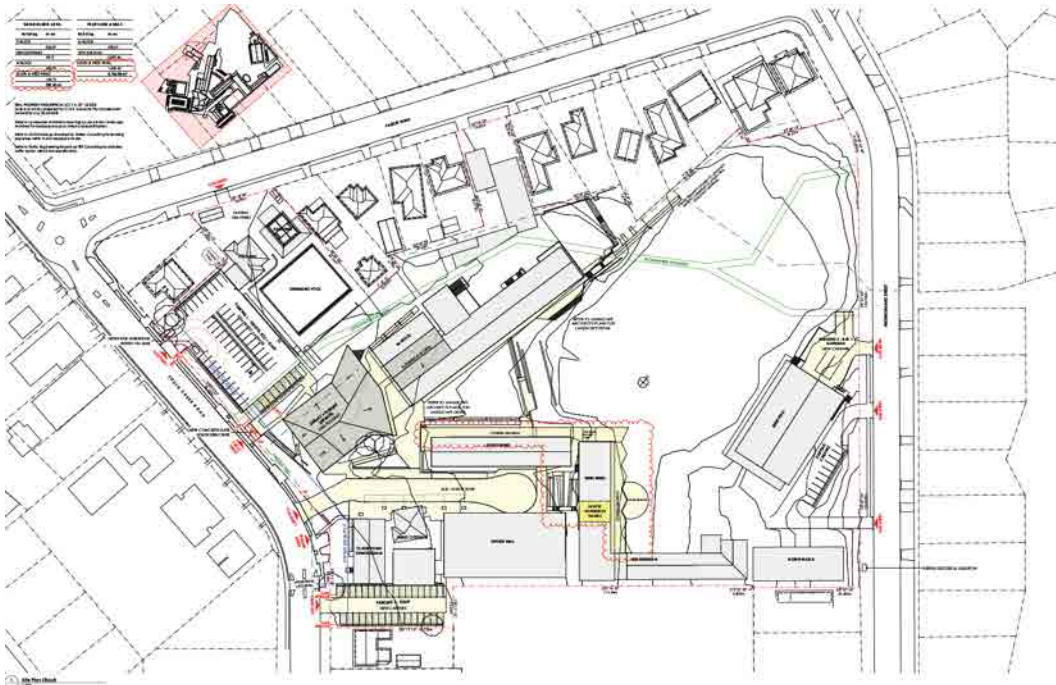
Reason: To ensure that adequate parking facilities to service the development are provided on site.

Detail Description

Site Plan

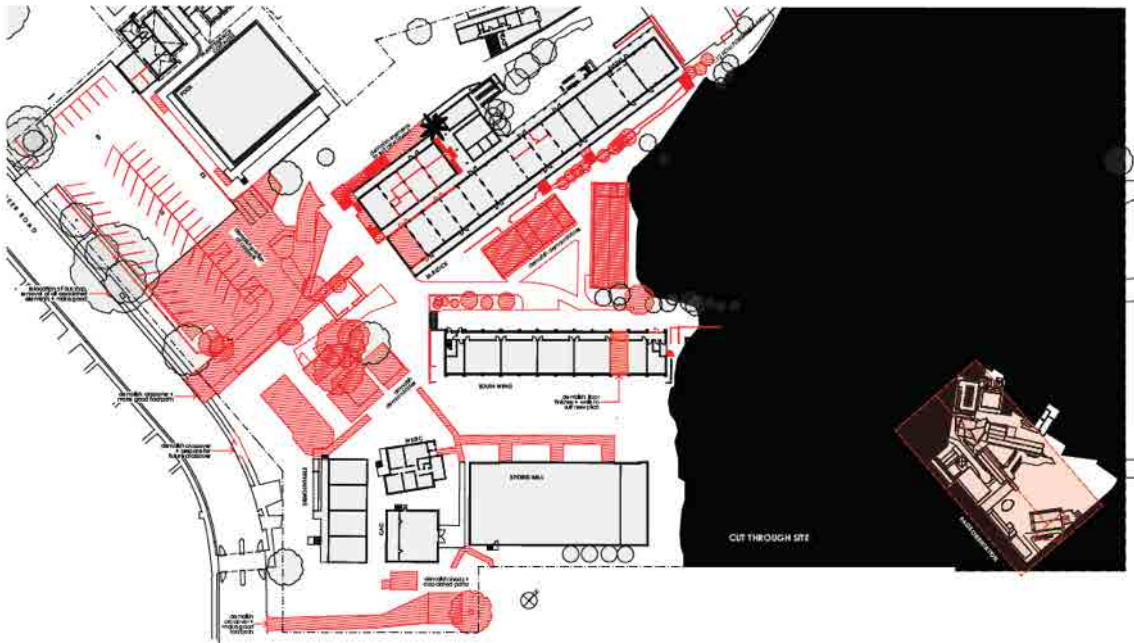


Approved Site Plan

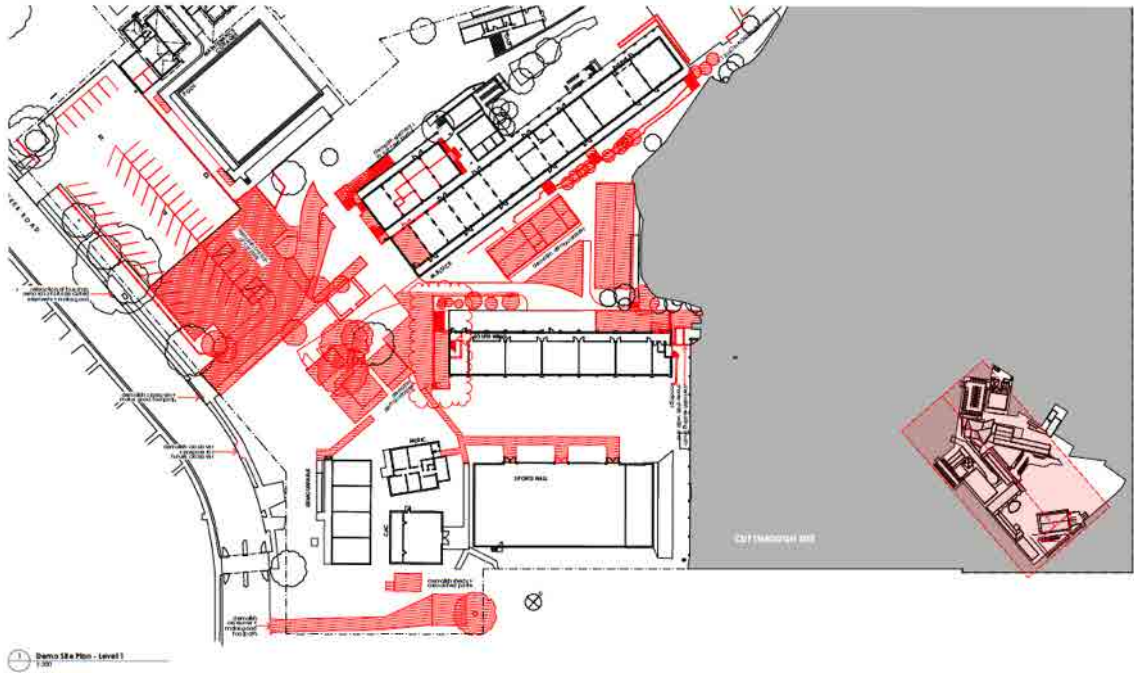


Proposed S4.55 Site Plan

Approved Demolition Plan Level 1

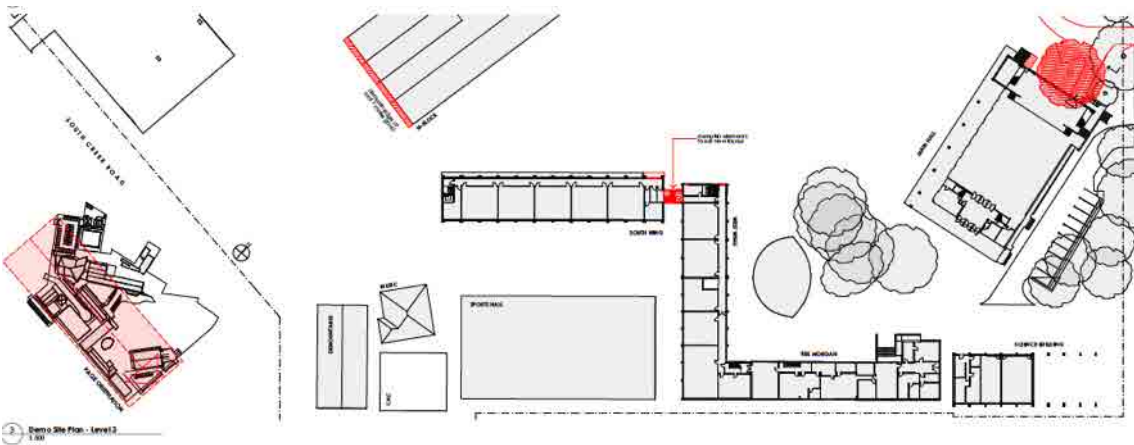


Proposed S4.55 Demolition Plan Level 1

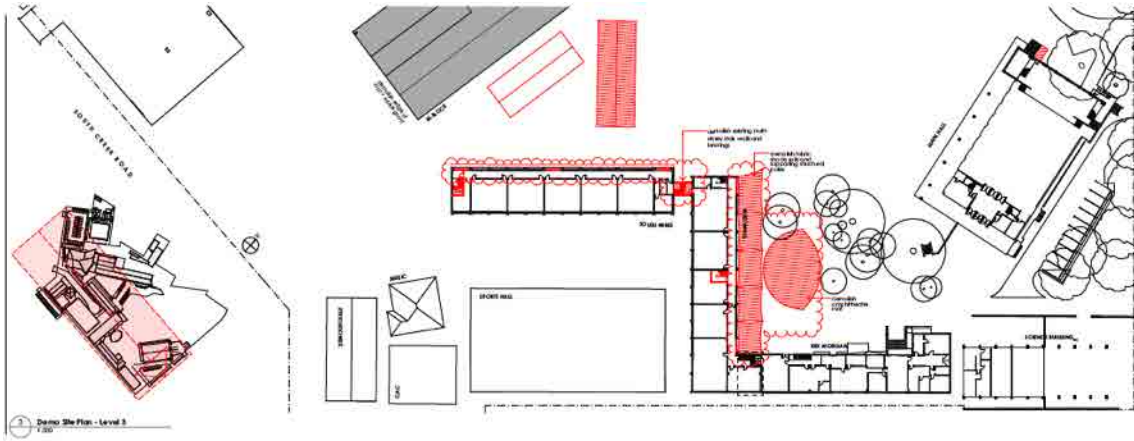


Denver State Plan - Level 2

Approved Demolition Plan Level 3



Proposed S4.55 Demolition Plan Level 3



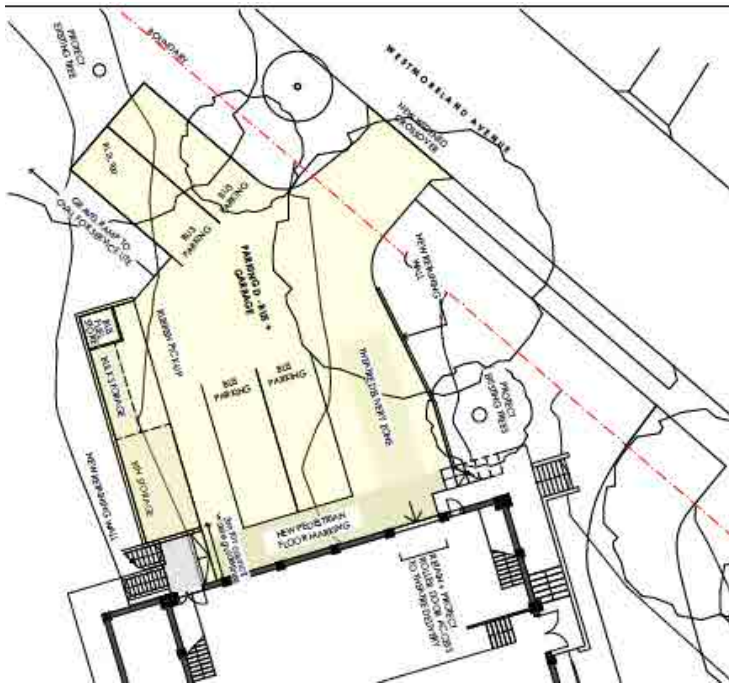
DA 05 – Demolition Plans

- Removal of amphitheatre roof;
- Partial demolition of amphitheatre wall;
- Removal of shade sails along West Wing façade;
- Demolition of existing walls and windows along the façade of the South and West Wing building to allow for new openings onto the verandahs;
- Removal of existing central internal stair in West Wing Building;
- Removal of existing southern stair in South Wing Building;



Approved Parking 2 and Drop off

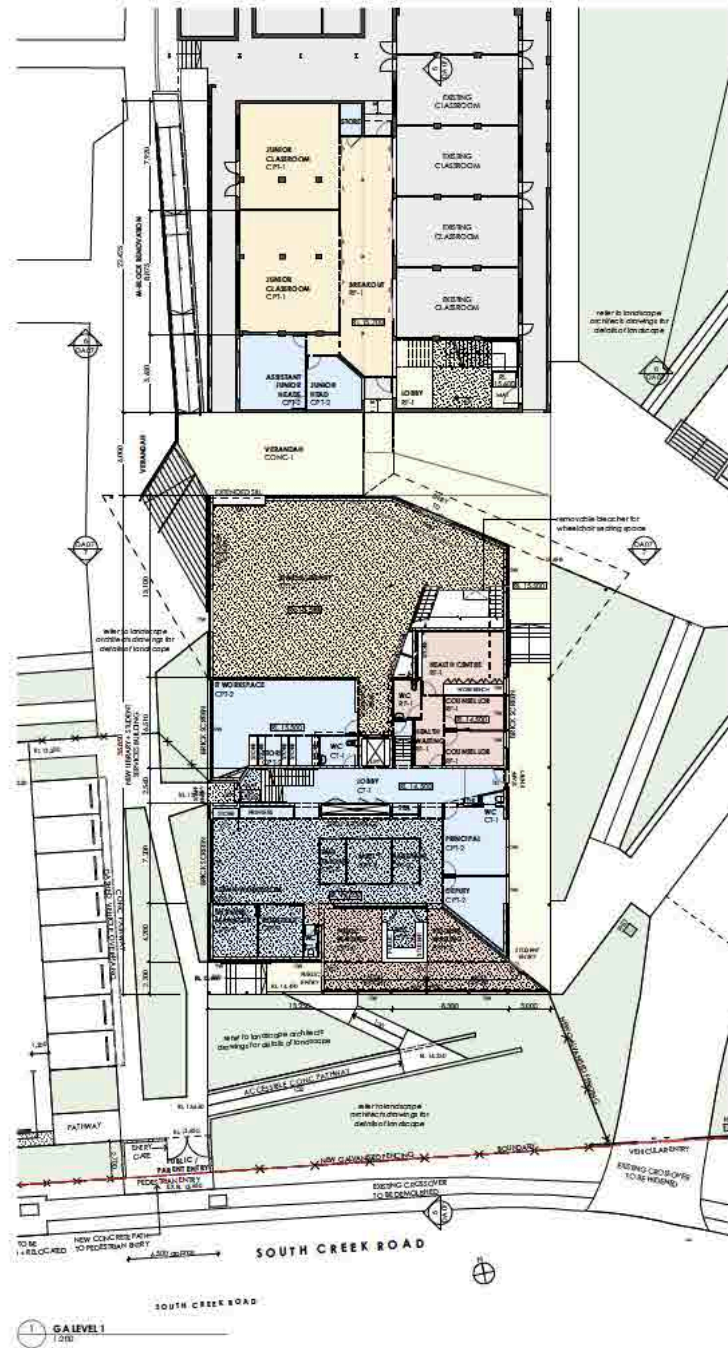
No change



Approved Parking 3

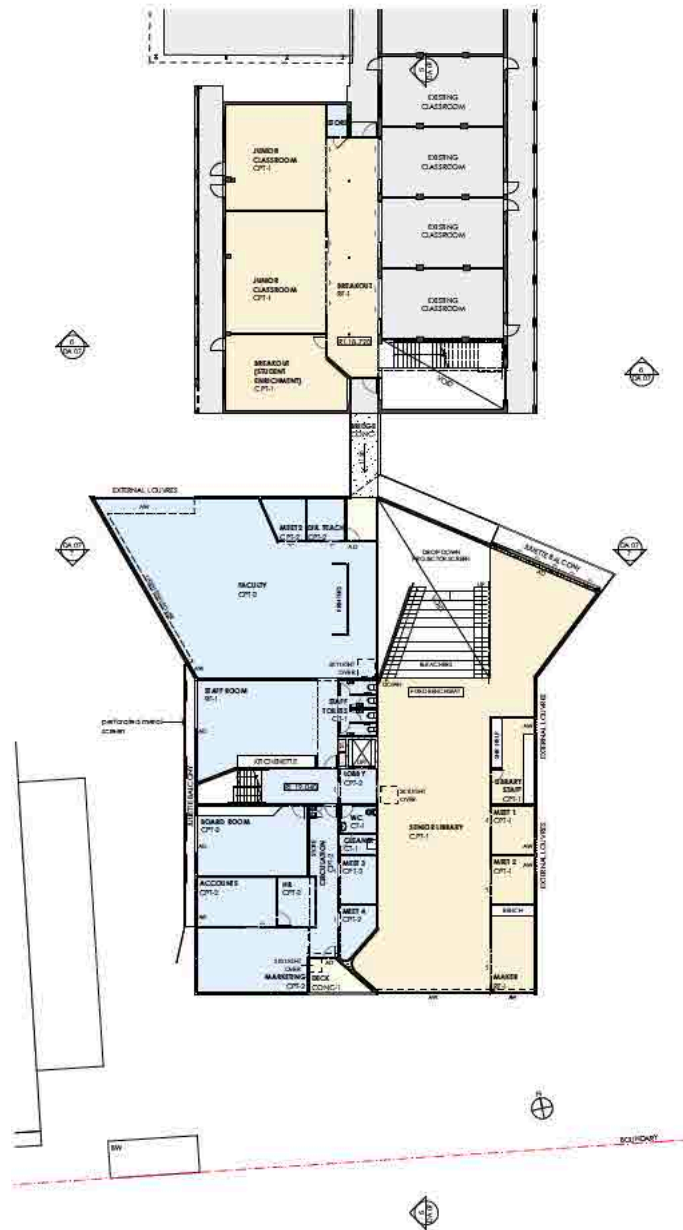
No change

Library and Student Services Detail Approved Level 1 Plan



No change

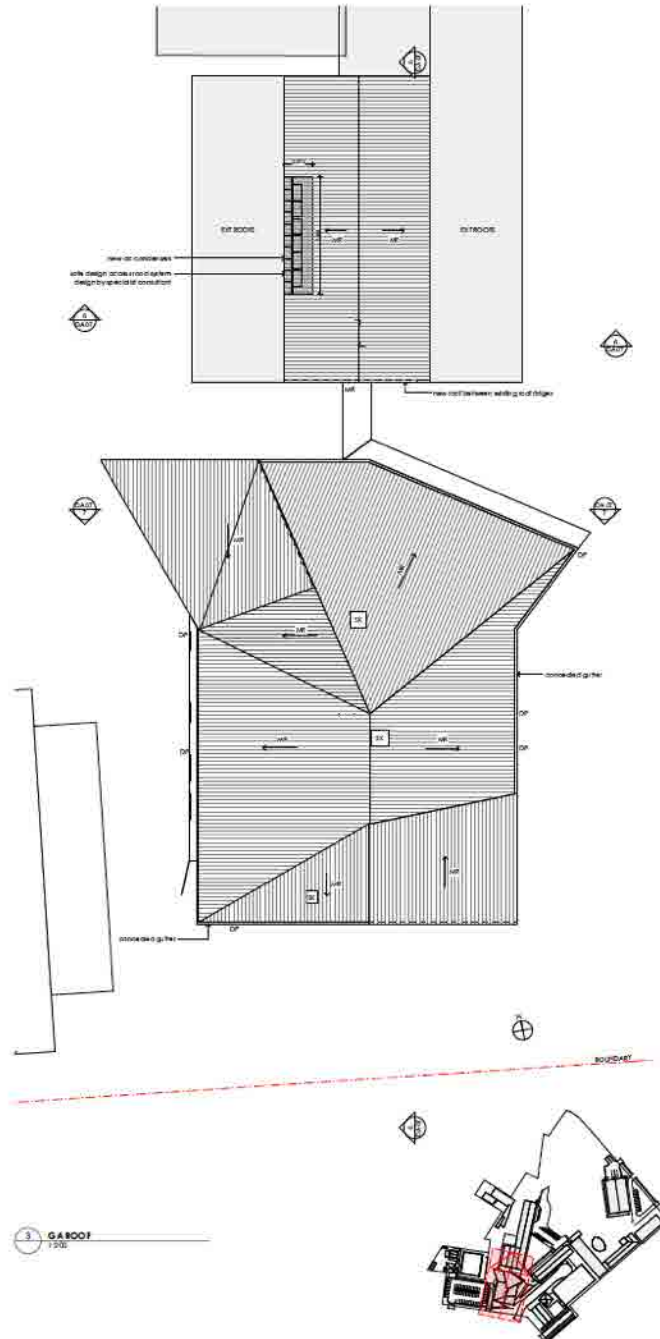
Library and Student Services
Approved Level 2 Plan



2 GA LEVEL 2
1/300

No change

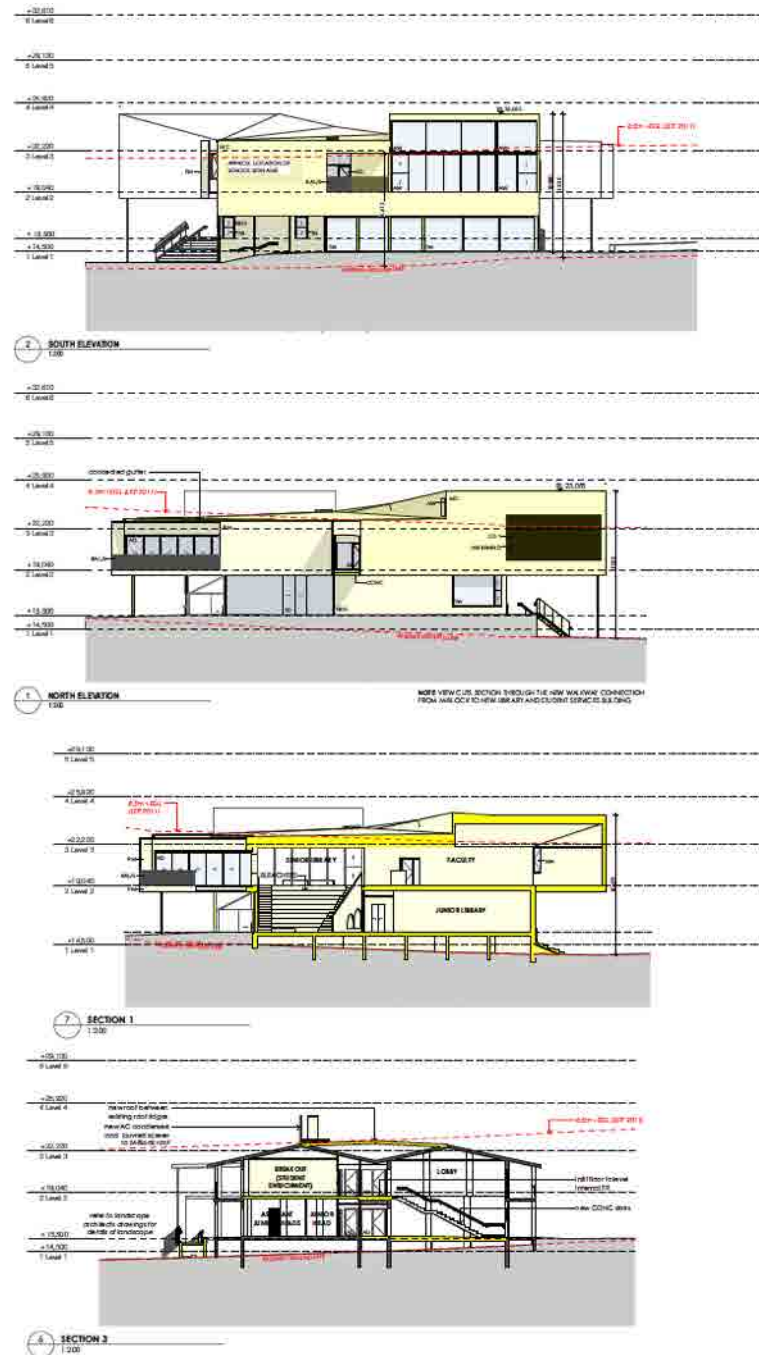
Library and Student Services
Approved Roof Plan



No change

Library and Student Services

Approved Elevations and Sections



No change

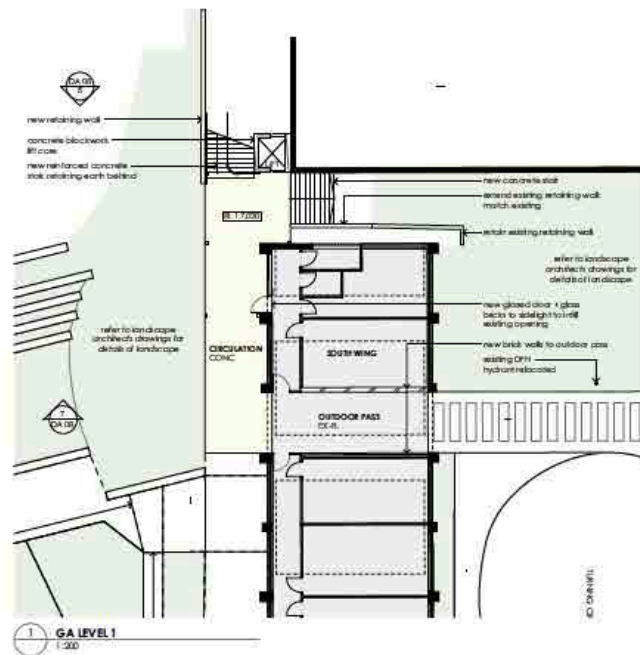
Library and Student Services
Approved Elevations and Sections



No change

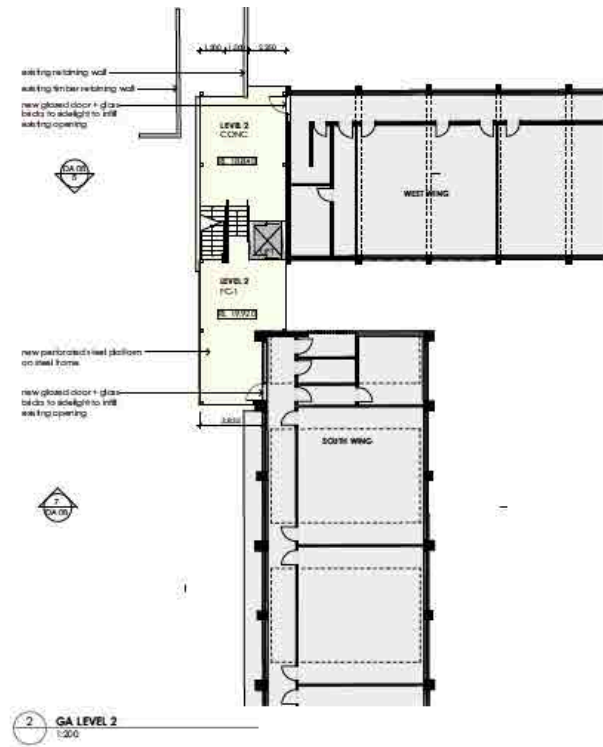
Universal Core Plan

Approved Level 1

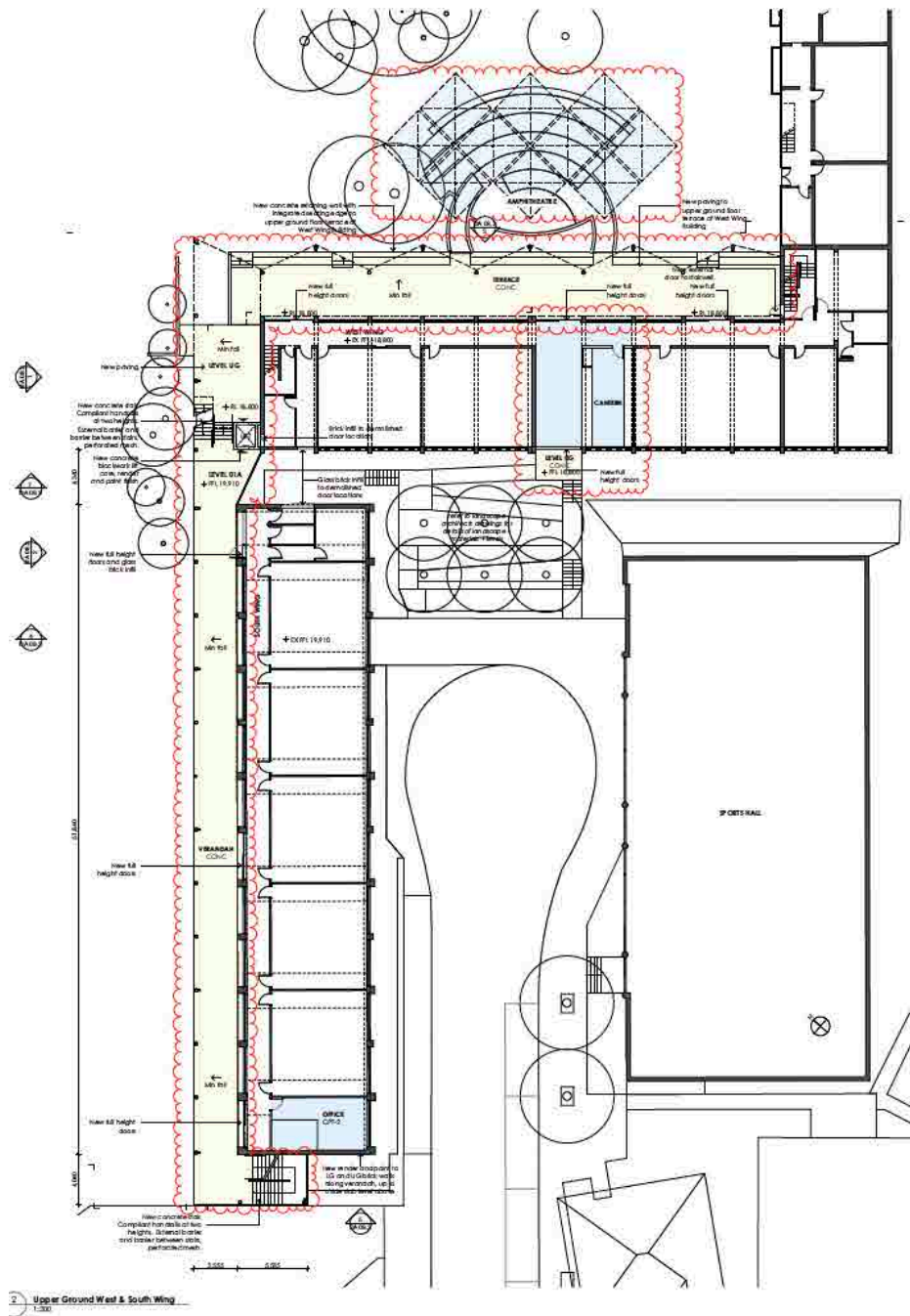


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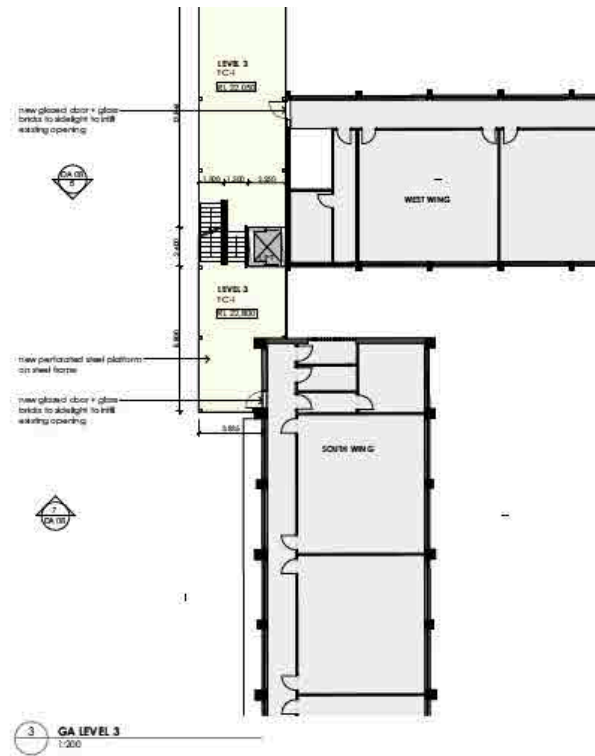
Approved Level 2



Proposed S4.55 Level 2

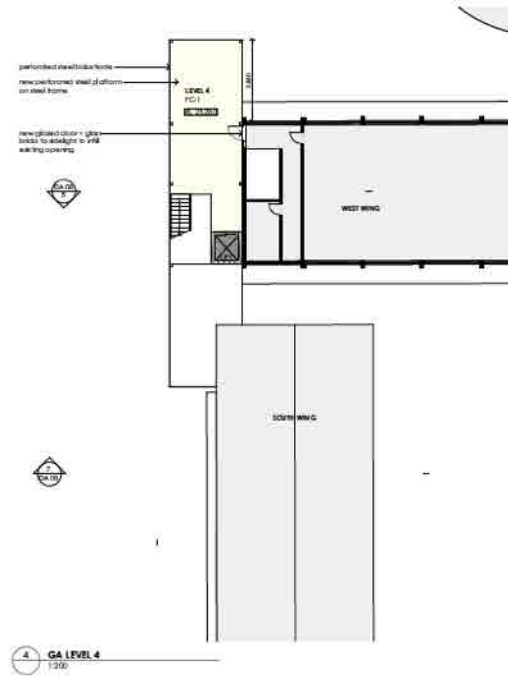


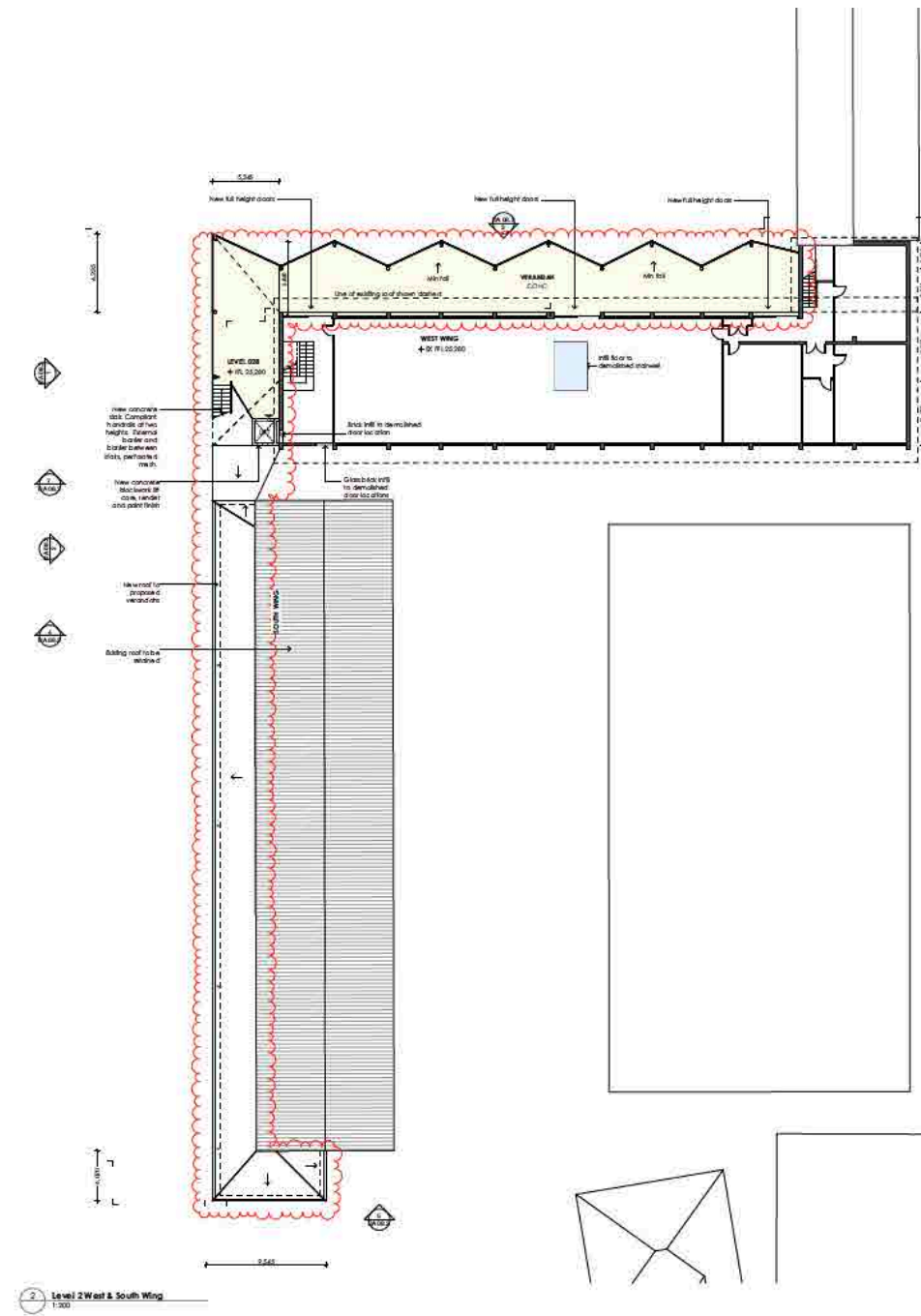
Approved Level 3



[illegible]

Approved Level 4





DA 08 – South + West Wing Universal Core Plans

- The floor plates of the universal core as proposed in the approved DA application have been extended to the entire northwest façade of the South Wing Building and northeast façade of the West Wing Building. This will provide greater connectivity between classrooms and also shade;
- New full height glazed openings onto proposed verandahs across all levels of the South and West Wing Buildings;
- New shade umbrellas to amphitheatre;
- New universal access pathway from Kiss and Drop Zone to school canteen;
- New external stair to the southwest façade of the South Wing Building;

DA 08.1 – South + West Wing Universal Core Plans

- As above (DA 08);

DA 08.2 – South + West Wing Universal Core Plans

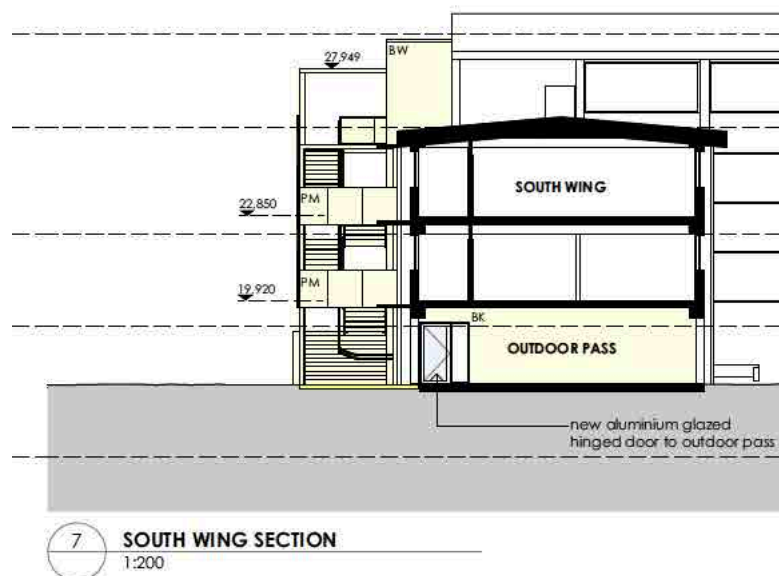
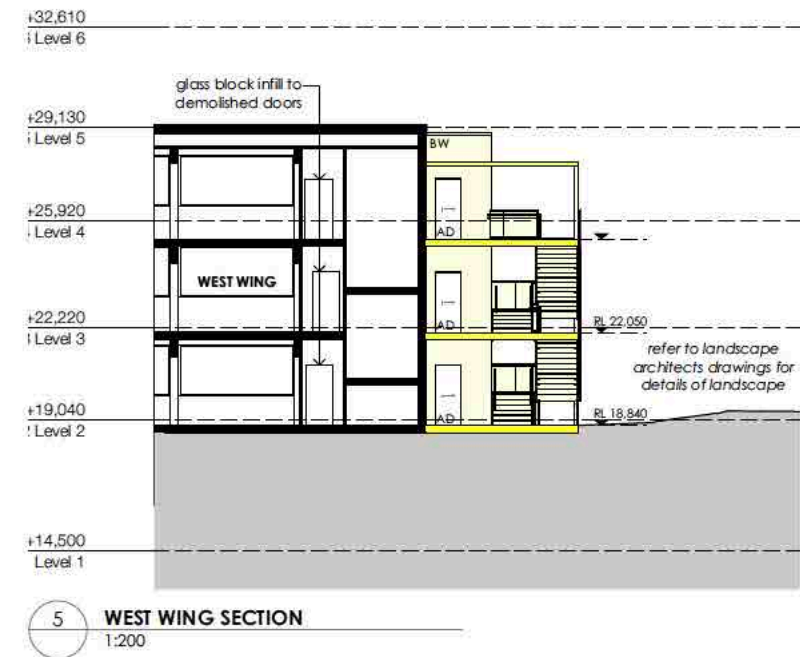
- As above (DA 08);

DA 08.3 – South + West Wing Universal Core Elevations + Sections

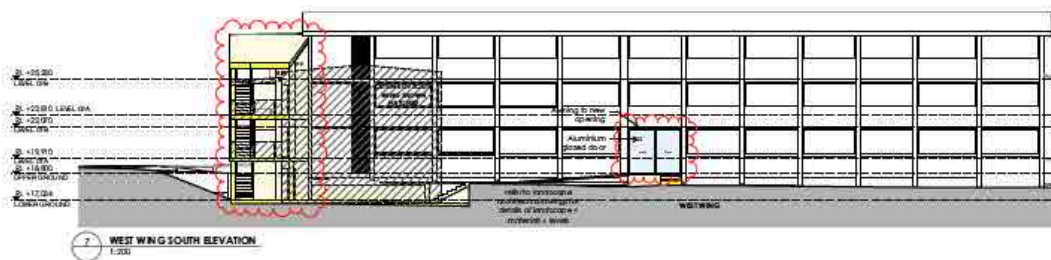
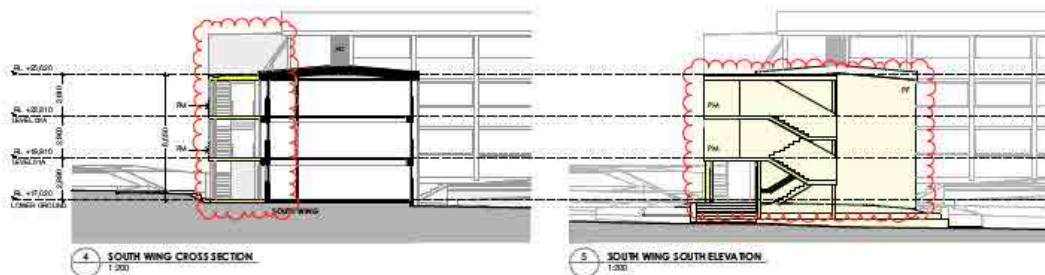
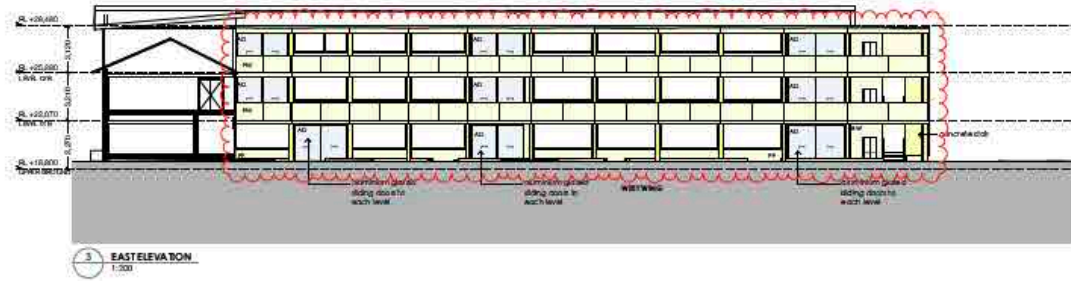
- As above (DA 08);
- Perforated mesh balustrade to new covered verandahs along West and South Wing Buildings, powder coated paint finish;
- Render and paint finish to South façade of South Wing Building, ground level of north façade of West Wing Building and ground level of east façade of South Wing Building;

Architectural drawings showing the North Elevation and North Elevation in the Balcony Section of the 10th Floor. The drawings include structural details, dimensions, and labels for various components such as 'North Elevation', 'North Elevation in the Balcony Section', and '10th Floor'. The drawings are presented in a technical, line-art style with color highlights in yellow and red.

Universal Core Approved Sections

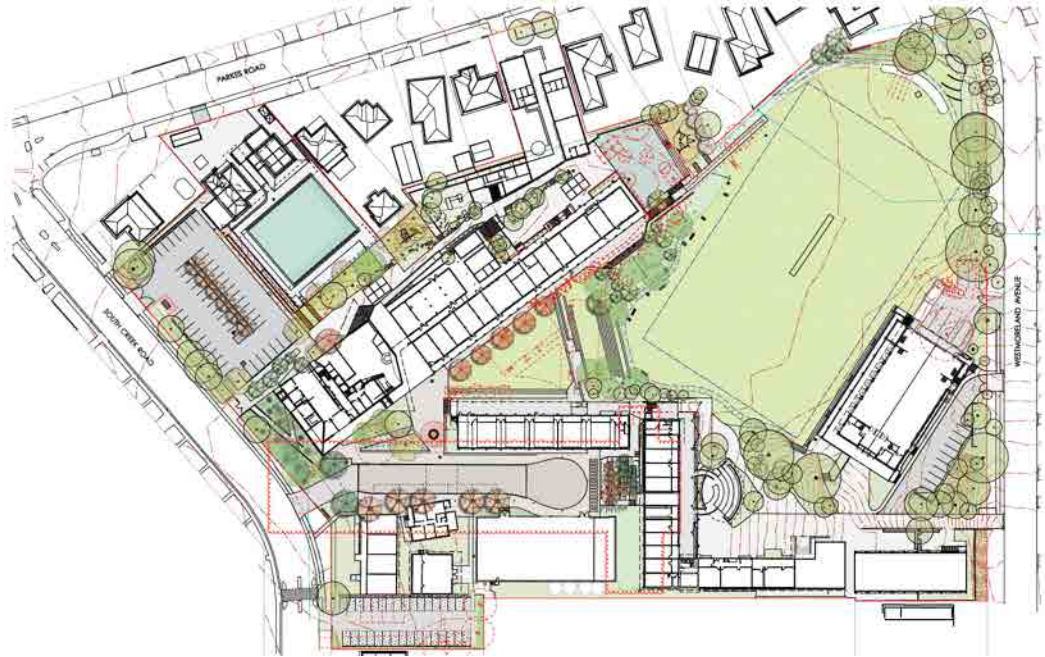


Universal Core Proposed S4.55 Sections





Amended Landscape Plan



5.0 Planning Controls

The proposed development has been assessed against the relevant requirements and guidelines set by Northern Beaches Council. These are contained within the:

- SEPP 55 - Remediation Of Land
- SEPP Education Establishments and Childcare Centres
- Warringah Local Environmental Plan (LEP) 2011
- Warringah Development Control Plan (DCP) 2011

4.1 SEPP 55 - Remediation Of Land

Clause 7 (1) (A) of SEPP 55 requires Council to consider whether the land is contaminated. The on-going use of the site as a school for the past 50 years makes the prospect of contamination unlikely.

4.2 SEPP Education Establishments and Childcare Centres 2017

Part 4 Schools —specific development controls
<p>35 Schools—development permitted with consent</p> <p>(1) Development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone.</p> <p>(2) Development for a purpose specified in clause 39 (1) or 40 (2) (e) may be carried out by any person with development consent on land within the boundaries of an existing school.</p> <p>(3) Development for the purpose of a school may be carried out by any person with development consent on land that is not in a prescribed zone if it is carried out on land within the boundaries of an existing school.</p> <p>(4) Subclause (3) does not require development consent to carry out development on land if that development could, but for this Policy, be carried out on that land without development consent.</p> <p>(5) A school (including any part of its site and any of its facilities) may be used, with development consent, for the physical, social, cultural or</p>

intellectual development or welfare of the community, whether or not it is a commercial use of the establishment.

(6) Before determining a development application for development of a kind referred to in subclause (1), (3) or (5), the consent authority must take into consideration:

(a) the design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 4, and
(b) whether the development enables the use of school facilities (including recreational facilities) to be shared with the community.

(7) Subject to subclause (8), the requirement in subclause (6) (a) applies to the exclusion of any provision in another environmental planning instrument that requires, or that relates to a requirement for, excellence (or like standard) in design as a prerequisite to the granting of development consent for development of that kind.

(8) A provision in another environmental planning instrument that requires a competitive design process to be held as a prerequisite to the granting of development consent does not apply to development to which subclause (6) (a) applies that has a capital investment value of less than \$50 million.

(9) A provision of a development control plan that specifies a requirement, standard or control in relation to development of a kind referred to in subclause (1), (2), (3) or (5) is of no effect, regardless of when the development control plan was made.

(10) Development for the purpose of a centre-based child care facility may be carried out by any person with development consent on land within the boundaries of an existing school.

(11) Development for the purpose of residential accommodation for students that is associated with a school may be carried out by any person with development consent on land within the boundaries of an existing school.

The school is within a prescribed zone and is a permissible use.

The development enables the use of school facilities (including recreational facilities) to be shared with the community.

Pittwater House currently make the pool and the tennis court available for community use, public functions occur in the library, the Hall and the sports centre are available for community use , community sport is played on the Oval where our school fields a team in that sport. This is considered to meet the requirements of Clause 35 (6)(b).

Consideration of the design quality principles in Schedule 4 are included below.

36 Schools—development permitted without consent

(1) Development for any of the following purposes may be carried out by or on behalf of a public authority without development consent on land within the boundaries of an existing school:

- (a) construction, operation or maintenance, more than 5 metres from any property boundary with land in a residential zone and more than 1 metre from any property boundary with land in any other zone, of:
 - (i) a library or an administration building that is not more than 1 storey high, or
 - (ii) a portable classroom (including a modular or prefabricated classroom) that is not more than 1 storey high, or
 - (iii) a permanent classroom that is not more than 1 storey high to replace an existing portable classroom and that is used for substantially the same purpose as the portable classroom, or
 - (iv) a kiosk, cafeteria or bookshop for students and staff that is not more than 1 storey high, or
 - (v) a car park that is not more than 1 storey high,
- (b) minor alterations or additions, such as:
 - (i) internal fitouts, or
 - (ii) alterations or additions to address work health and safety requirements or to provide access for people with a disability, or
 - (iii) alterations or additions to the external facade of a building that do not increase the building envelope (for example, porticos, balcony enclosures or covered walkways),
- (c) restoration, replacement or repair of damaged buildings or structures,

-
- (d) security measures, including fencing, lighting and security cameras,
- (e) demolition of structures or buildings (unless a State heritage item or local heritage item).
- (2) However, subclause (1) applies only to development that:
- (a) does not require an alteration of traffic arrangements (for example, a new vehicular access point to the school or a change in location of an existing vehicular access point to the school), or
- (b) in the case of development referred to in subclause (1) (a)—does not allow for an increase in:
- (i) the number of students the school can accommodate, or
- (ii) the number of staff employed at the school,
- that is greater than 10% (compared with the average of each of those numbers for the 12-month period immediately before the commencement of the development).
- (3) Nothing in this clause authorises the carrying out of development in contravention of any existing condition of the most recent development consent (other than a complying development certificate) that applies to any part of the school, relating to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers.
- (4) A reference in this clause to development for a purpose referred to in subclause (1) (a), (b) or (c) includes a reference to development for the purpose of construction works in connection with the purpose referred to in subclause (1) (a), (b) or (c).

Note.

Section 100B (3) of the *Rural Fires Act 1997* requires a person to obtain a bush fire safety authority under that Act before developing bush fire prone land for a special fire protection purpose such as a school.

Not applicable.

37 Notification of carrying out of certain development without consent
(1) This clause applies to development to which clause 36 (1) (a) applies.

(2) Before development to which this clause applies is carried out, the proponent of the development must:

- (a) give written notice of the intention to carry out the development to the council for the area in which the land is located (unless the proponent is that council) and to the occupiers of adjoining land, and
- (b) take into consideration any response to the notice that is received within 21 days after the notice is given.

Not applicable.

38 Existing schools—exempt development

(1) Development for any of the following purposes is exempt development if it is on land within the boundaries of an existing school and complies with any requirements of this subclause that apply to the development:

- (a) an awning or canopy attached to a building, that is more than 1 metre from any property boundary,
- (b) the removal or pruning of a tree that has been assessed by a Level 5 qualified arborist as posing a risk to human health or safety or of damage to infrastructure, but only if a replacement tree that is capable of achieving a mature height of 3 metres or more is planted within the grounds of the school,
- (c) landscaping, including irrigation schemes (whether using recycled or other water),
- (d) play equipment where adequate safety provisions (including soft landing surfaces) are provided, but only if any structure is more than 1.2 metres from any fence,
- (e) routine maintenance (including earthworks associated with playing field regrading or landscaping),
- (f) walking paths (including raised walking paths), boardwalks, ramps, minor pedestrian bridges, stairways, gates, seats, barbecues, shelters and shade structures,
- (g) a sporting field, tennis court, basketball court or any other type of court used for sport, and associated awnings or canopies,
- (h) directional signage for pedestrians and information boards,
- (i) the use of existing facilities or buildings for the purposes of school-based child care, or for the physical, social, cultural or intellectual

development or welfare of the community (whether or not it is a commercial use of the establishment),

(j) an amenities building, workshop or storage shed:

(i) that is not more than 1 storey high, and

(ii) that is more than 5 metres from any property boundary with land in a residential zone and more than 1 metre from any property boundary with land in any other zone,

(k) environmental management works,

(l) a short-term portable classroom (including its removal):

(i) that is not more than 1 storey high, and

(ii) that is more than 5 metres from any property boundary with land in a residential zone and more than 1 metre from any property boundary with land in any other zone, and

(iii) that is removed within 24 months of being installed,

(m) demolition of development that would be exempt development under this or any other environmental planning instrument if it were being constructed or installed, if it is not carried out on or in a State or local heritage item or in a heritage conservation area.

Note.

Exempt development must also comply with the general requirements in clause 17.

(2) Clause 17 (3) (g), to the extent that it relates to a permit or development consent required under an environmental planning instrument, does not apply in relation to development carried out under subclause (1) (b).

(3) Development for a purpose specified in Schedule 1 that is carried out by a person other than a public authority is exempt development if:

(a) it is carried out on land within the boundaries of an existing school, and

(b) it meets the development standards for the development specified in Schedule 1.

Note 1.

Exempt development must also comply with the general requirements in clause 17.

Note 2.

Clause 18 covers development carried out by or on behalf of a public authority.

Not applicable.

39 Existing schools—complying development

(1) Development carried out by or on behalf of any person on land within the boundaries of an existing school is complying development if:

(a) it consists of the construction of, or alterations or additions to, any of the following:

(i) a library, an administration building or office premises for the purposes of the school,

(ii) a gym, indoor sporting facility or hall,

(iii) a teaching facility (including lecture theatre), laboratory, trade facility or training facility,

(iv) a cafeteria that is carried out in accordance with AS 4674—2004, *Design, construction and fit-out of food premises*, published by Standards Australia on 11 February 2004,

(v) a kiosk or bookshop for students or staff (or both),

(vi) a hall with associated covered outdoor learning area or kiosk,

(vii) an outdoor learning or play area and associated awning or canopy,

(viii) demolition of a building or structure (unless a State heritage item or local heritage item),

(ix) minor alterations or additions (such as internal fitouts, structural upgrades, or alterations or additions to enable plant or equipment to be installed, to address work health and safety requirements or to provide access for people with a disability),

(x) restoration, replacement or repair of a damaged building or structure, and

(b) it complies with this clause.

Note.

Complying development must also comply with the general requirements in clause 19.

(2) Development carried out by or on behalf of any person on land within the boundaries of an existing school is complying development if:

-
- (a) it is an alteration or addition referred to in subclause (1) or clause 40 (2) (e) that is carried out for the purpose of a change of use to another use specified in subclause (1), and
 - (b) it complies with this clause.

Note 1.

Complying development must also comply with the general requirements in clause 19.

Note 2.

Development to which section 100B (1) of the *Rural Fires Act 1997* applies is not complying development under this Policy.

(3) The development standards for complying development under this clause (other than for development referred to in subclause (1) (a) (viii), (ix) or (x)) are set out in Schedule 2.

(4) Nothing in this clause authorises the carrying out of development in contravention of any existing condition of the most recent development consent (other than a complying development certificate) that applies to any part of the school, relating to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers.

Not applicable.

40 School-based child care—complying development

(1) Development carried out by or on behalf of any person for the purpose of school-based child care is complying development for the purposes of this Policy if it complies with this clause.

Note.

Complying development must also comply with the general requirements in clause 19.

(2) The standards specified for the development are as follows:

- (a) the development must be carried out within the boundaries of an existing school,
- (b) the development must not be on bush fire prone land,
- (c) the current use of the premises must not be an existing use within the meaning of section 4.65 of the Act,
- (d) if there is no existing condition on development consent applying to the school relating to the hours of operation—the school-based child

care must not operate on a Saturday or Sunday, or before 7.00 am or after 7.00 pm on a weekday,

(e) if the development consists of the construction of, or alterations or additions to, school-based child care—the development must comply with the standards set out in Schedule 2.

Note.

A service approval is required to operate an early education and care facility that is an education and care service to which the *Children (Education and Care Services) National Law (NSW)* applies or a State regulated education and care service to which the *Children (Education and Care Services) Supplementary Provisions Act 2011* applies.

Approved services are subject to various operational requirements under that legislation, including requirements for the physical environment of the approved service (for example, minimum requirements for indoor and outdoor space).

(3) Nothing in this clause authorises the carrying out of development in contravention of any existing condition of the most recent development consent (other than a complying development certificate) that applies to any part of the school, relating to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers.

Not applicable

41 Complying development certificates—additional conditions

A complying development certificate for development that is complying development under this Part is subject to the following conditions (in addition to the conditions set out in clause 19):

(a) any demolition work must be carried out in accordance with AS 2601—2001 *The demolition of structures*, published by Standards Australia on 13 September 2001,

(b) any removal or pruning of vegetation must be carried out in accordance with AS 4970—2009 *Protection of trees on development sites*,

(c) development must be carried out in accordance with all relevant requirements of the Blue Book,

(d) the person having the benefit of the complying development certificate must give at least 2 days notice in writing of the intention to commence the works to the owner or occupier of any dwelling that is situated within 20 metres of the lot on which the works will be carried out.
Not applicable
<p>42 State significant development for the purpose of schools—application of development standards in environmental planning instruments</p> <p>Development consent may be granted for development for the purpose of a school that is State significant development even though the development would contravene a development standard imposed by this or any other environmental planning instrument under which the consent is granted.</p>
Not applicable

4.3 Schedule 4 Schools – Design quality principles

Design quality principles
<p>Principle 1—context, built form and landscape</p> <p>Schools should be designed to respond to and enhance the positive qualities of their setting, landscape and heritage, including Aboriginal cultural heritage. The design and spatial organisation of buildings and the spaces between them should be informed by site conditions such as topography, orientation and climate.</p> <p>Landscape should be integrated into the design of school developments to enhance on-site amenity, contribute to the streetscape and mitigate negative impacts on neighbouring sites.</p> <p>School buildings and their grounds on land that is identified in or under a local environmental plan as a scenic protection area should be designed to recognise and protect the special visual qualities and natural environment of the area, and located and designed to minimise the development's visual impact on those qualities and that natural environment.</p>

Context

The suburb of Collaroy means “big reeds” in a local indigenous language. The suburb began its life as part of Narrabeen. The name was given to the area when in 1881 a steamer named ‘Collaroy’ ran aground on ‘Long Reef’ at the southern point of the suburb. The major historic landowner in Collaroy, James Jenkins, was responsible for constructing thirteen bridges from Collaroy to the water’s edge of North Harbour. This connected the suburb of Collaroy with the city centre for transportation of livestock and produce. The majority of Collaroy’s development occurred since the mid-twentieth century.

The site is located in a residential area. It is bounded by detached dwellings to the east, preventing any significant connection to Parkes Road. The site also neighbours detached dwellings over both Westmoreland Avenue and South Creek Road. The site is located adjacent defence zoned land, benefitting from the shared use of an outdoor sports court. The school has minimal built form on its street edges which both minimises its visual impact and its sense of identity. Opportunities are available to improve street presence through re-consideration of car-parking, new built form and landscape.

A creek was found evident in the 1943 aerial photo on the western edge of the site connecting into Dee Why Park. It has since been enclosed in stormwater drainage underground, generally successful in its managing overland flow but occasionally creating subsequent localised ponding and flooding during heavy rain periods. There is opportunity through landscape works to address these issues.

The site has a beautiful park-like quality when approached from the north, with mature trees edging Westmoreland Avenue and the sports oval, providing a landscape threshold to residential neighbours. This quality differs greatly from the southern approach which is currently dominated by a carpark and solid wall. The oval is a significant open space asset within the site. Other special areas include the ‘secret garden’ adjacent the Great Hall – an area of tall gums and native understorey – and the reinterpreted creek-bed landscape in the junior playground with its sheltering brushbox.

Built form + material

The site organisation demonstrates a piecemeal approach to development over the years in response to immediate needs. The existing buildings fall into several categories:

- 'temporary' buildings such as demountable classrooms, remnant cottages
- recent investments such as the Early Childhood Centre, BER gymnasium and Creative Arts Centre
- generic and largely robust linear buildings, capable of simple and effective upgrading (predominantly red face-brick)
- the Main Hall, a stand-alone building with weight and presence (red face-brick)

The strategic removal of buildings and portions of buildings has the opportunity to transform this school campus.

The entire school campus is designed to make a positive impact. The proposal and new buildings respond to the existing topography, the scale of existing buildings and landscape. Buildings and landscape are considered in unison to create a whole-of-school environment that provides a positive and engaging setting.

The campus plan is intentionally designed to make an appropriate contribution to the streetscape and to mitigate visual and acoustic impacts on neighbouring sites. Public and civic functions such as administration and library are set back from, but orientated towards, the street frontage. They are accessed directly from carparks and pedestrian footpaths to consciously build a public minded street address. Landscaped carparking is located at the perimeter to create spatial buffers and minimise overlooking.

The strategic removal of buildings and portions of buildings has the opportunity to transform this school into a landscaped campus that balances building and vegetation. Temporary buildings, in poor condition, are removed to create landscaped spatial corridors through the campus, creating a sense of improved continuity appropriate to the spatial character surrounding neighbourhood.

Levels

A new stair and a lift resolves the mis-alignment of levels between South and West Wings to provide equitable access to these buildings. Removal of one bay in South Wing at ground level allows important east-west covered access across the site between the eastern landscape spine (playground / drop-off) and main central landscape spine.

Landscape

The site has a beautiful park-like quality when approached from the north, with mature trees edging Westmoreland Avenue and the sports oval, providing a landscape threshold to residential neighbours. This quality differs greatly from the southern approach which is currently dominated by a carpark and solid wall. The oval is a significant open space asset within the site. Other special areas include the 'secret garden' adjacent the Great Hall – an area of tall gums and native understorey – and the reinterpreted creek-bed landscape in the junior playground with its sheltering brushbox.

Landscape spines extend the existing landscape and provides an order to the school.

The central spine is made up of a series of paths and planted landscapes that lead from the entry gardens on South Creek Road, through the centre of the school, to the oval. A generous new open green space in the middle of the school will create a new play area for the Junior School, and accommodate ceremony and assembly on the broad flat area and terraces.

The Western spine takes the idea of the creek bed, instigated by the school in a series of thematic gardens, and extends this north, connecting with the oval. This spine will control drainage through planted swales, and build on the narrative of the former creek line, enhancing the identity of the school. This spine also has a number of existing and renewed play areas.

The eastern spine connects through the senior school, from the new multi-purpose hard play space and drop off zone at South Creek Road, weaving through new and existing gardens and courtyards.

Principle 2—sustainable, efficient and durable

Good design combines positive environmental, social and economic outcomes. Schools and school buildings should be designed to minimise the consumption of energy, water and natural resources and reduce waste and encourage recycling.

Schools should be designed to be durable, resilient and adaptable, enabling them to evolve over time to meet future requirements.

Sustainable

The proposal is fundamentally sustainable, retaining the majority of existing buildings, and making strategic interventions to enable these buildings to work together, with universal access, to create a better campus whole.

The proposed site works alleviate risk of flooding with strategically located landscape berms, swales and retaining walls. The proposal significantly increases the permeable landscape area and incorporates soft drainage systems utilising landscape as part of the stormwater management and water quality.

The new building is designed for longevity with floor levels set above the PMF, robust materials, and heat reflective cladding, informed by the recent Heatwave Guide of Cities published by the International Federation of Red Cross.

www.climatecentre.org

Landscape materials are simple and durable, incorporating recycled elements, retaining or reusing existing materials where possible. The planting palette is primarily native, low water use plants from the local area, drawing on research into endemic species, including Council's *Pittwater Native Gardening Booklet*.

Proposed new buildings are designed to be durable, resilient and adaptable. Primary orientation of the proposed new library is north /

south allowing for sun control to north facing openings, generous daylight through south openings, and screening to east and west openings.

Efficient/Durable

The Library building is designed as a durable and efficient structure, primarily an efficient structural steel frame with glazed brick lower floor façade appropriate to the predominantly masonry quality of the existing school. The upper floor is an insulated light weight steel façade and roof. Strategically located windows and skylights promote passive northern sunlight heating in winter, provide appropriate natural daylighting with south facing glazing, and to allow summer cooling using cross ventilation. The façade and roofing colour is intentionally light in colour to reduce urban heat load.

This key building is specific in its essential form, structure and purpose to deliver a robust building with high level environmental performance. Within the core envelope, many interior walls are purposely built of non-load bearing construction to allow for future rearrangement and ease of adaption.

Principle 3—accessible and inclusive

School buildings and their grounds should provide good wayfinding and be welcoming, accessible and inclusive to people with differing needs and capabilities.

Note.

Wayfinding refers to information systems that guide people through a physical environment and enhance their understanding and experience of the space.

Schools should actively seek opportunities for their facilities to be shared with the community and cater for activities outside of school hours.

Welcoming / Accessible / Inclusive

The proposal finds opportunities for cross-campus pedestrian movement along contour lines, and strategic locations for stairs and lifts. Where

possible, access is provided in the natural path of travel - incorporating ramps and sloping pavements (>1:20) to enable access across the site.

Reordering of the site improves wayfinding, making clear ways to travel through the school, and enhancing associations between internal functional areas and outdoor spaces.

Public facilities and civic buildings designed to be welcoming with generous verandah spaces adjacent to seating and landscaped gardens. These facilities are located to be universally accessible from on-site carparking, public footpaths and with close proximity to public transport pickup and drop-off points.

The school hall, indoor sports hall and swimming pool are made available for shared community activities.

Principle 4—health and safety

Good school development optimises health, safety and security within its boundaries and the surrounding public domain, and balances this with the need to create a welcoming and accessible environment.

Safety

The safety of students, faculty and the general public is paramount at all times and across all places within the school.

The school campus is designed to create a safe and appealing environment – with fences providing security for students whilst integrating with landscape, merging with the natural environment.

Pedestrian safety is paramount. Student drop off and pick up is entirely rethought through this proposal to allow a highly managed and monitored procedure. The strategy maximises pedestrian safety and alleviates traffic congestion, including restricted time periods when school gates are opened and closed, coupled with strict supervision by rostered staff.

The architecture is designed to maximise passive surveillance within the building (between the faculty and student library), and between buildings and outdoor spaces (faculty work rooms overlook junior play areas, administration areas provide surveillance of the Early Child Care drop off and pick up zone, with Principal and deputy principal rooms looking across towards the central circulation spine).

Health

A healthy environment (body and mind) is achieved in numerous ways; by establishing a strong relationship between buildings and the natural environment (benefiting mental health and physical wellbeing), designing for natural daylighting of interior spaces, and providing for cross ventilation. Where possible materials with positive health impacts are purposely selected; materials with low VOC emissions, low carbon footprint, recyclable content.

Expansion of open green spaces and amplification of landscape planting, including canopy trees provides more opportunities for active play; improves air quality and reduces heat island effects, making a healthier, more comfortable school environment.

Principle 5—amenity

Schools should provide pleasant and engaging spaces that are accessible for a wide range of educational, informal and community activities, while also considering the amenity of adjacent development and the local neighbourhood.

Schools located near busy roads or near rail corridors should incorporate appropriate noise mitigation measures to ensure a high level of amenity for occupants.

Schools should include appropriate, efficient, stage and age appropriate indoor and outdoor learning and play spaces, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage and service areas.

The Library and Student Services Building is set back beyond the established building line to maximise landscape curtilage to the street. Aligned with the existing M-Block, it is a significant distance from

existing residences east and west, with new tree-planting within the landscape spines providing visual screening. Campus planning generally focuses new playground spaces away from neighbours.

The open space is a scaffold for an abundance of uses, flexible enough to accommodate individuals needing quiet retreat - to open play, active play and whole school gatherings. A variety of surfaces allows for different, and in some cases, multi-functional uses. Landscape planting selection creates an outdoor environment that is experiential and sensorial. It promotes contact with nature and a curiosity for exploration. Additional tree planting creates comfortable areas of shade – the selection includes native evergreens and exotic deciduous to modulate summer and winter access to sun.

Planting also includes a range of sensory, native and edible plants with texture and scents that engage the students in a relationship with the outdoors.

Principle 6—whole of life, flexible and adaptive

School design should consider future needs and take a whole-of-life-cycle approach underpinned by site wide strategic and spatial planning. Good design for schools should deliver high environmental performance, ease of adaptation and maximise multi-use facilities.

The school has implemented a strategic proposal to help guide the staged and considered long term growth of the campus. Existing buildings are retained where possible and practicable. At key movement intersections new accessible vertical circulation cores are added to provide whole-of-life access across the entire campus.

The strategic order of green circulation fingers connecting externally robust / internally flexible buildings allows for adaption over time. The new library / administration services building is purposely located at the head of the school campus, gathering key shared facilities and public functions to help establish and define the core identity right at the primary frontage. From this clear intentional school frontage, the whole campus order is understood, it provides the beginning of campus way-

finding and provides the primary place from which the individual school facilities can be accessed.

Principle 7—aesthetics

School buildings and their landscape setting should be aesthetically pleasing by achieving a built form that has good proportions and a balanced composition of elements. Schools should respond to positive elements from the site and surrounding neighbourhood and have a positive impact on the quality and character of a neighbourhood.

The built form should respond to the existing or desired future context, particularly, positive elements from the site and surrounding neighbourhood, and have a positive impact on the quality and sense of identity of the neighbourhood.

New buildings are scaled to the existing campus architecture, creating two storey structures using glazed brick to connect the new building with the existing predominantly red face-brick buildings, whilst bringing a new sense of light and fresh.

Roofs are intentionally shaped to create building forms with a picturesque quality, making a positive contribution to the predominantly suburban character of the neighbourhood.

The renewed landscape builds on the intentions of the school to make an ecologically diverse landscape that fosters environmental awareness and sense of responsibility, with planting referencing the endemic vegetation of the locality and adjacent creek and building on what is extant in the school grounds. This approach reinforces the growing identity of the school, as belonging in a wider landscape, and as a leafy and attractive site that contributes positively to the streetscape.

The South Creek Road frontage will benefit from intensification of planting, separating the car park from street views, and creating a distinctive landscape associated with the new building that introduces the defining landscape character at the street front.

Selection of materials for paving, furniture, and play elements form character-defining elements linked to the location of the school and the character of the built framework. The paving palette is selected for utility and long life, but also to create a calm and unifying ground plane for the more distinctive built and landscape elements.

4.4 Warringah Local Environmental Plan 2011

The subject site is Zoned R2 – Low Density Residential Zone. The specific objectives of the zone are:

1 *Objectives of zone*

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

2 *Permitted without consent*

Home occupations

3 *Permitted with consent*

Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Electricity generating works; Emergency services facilities; Environmental facilities; Exhibition homes; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Horticulture; Hostels; Information and education facilities; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Roadside stalls; Seniors housing; Shop top housing; Signage; Tank-based aquaculture

4 *Prohibited*

Any other development not specified in item 2 or 3

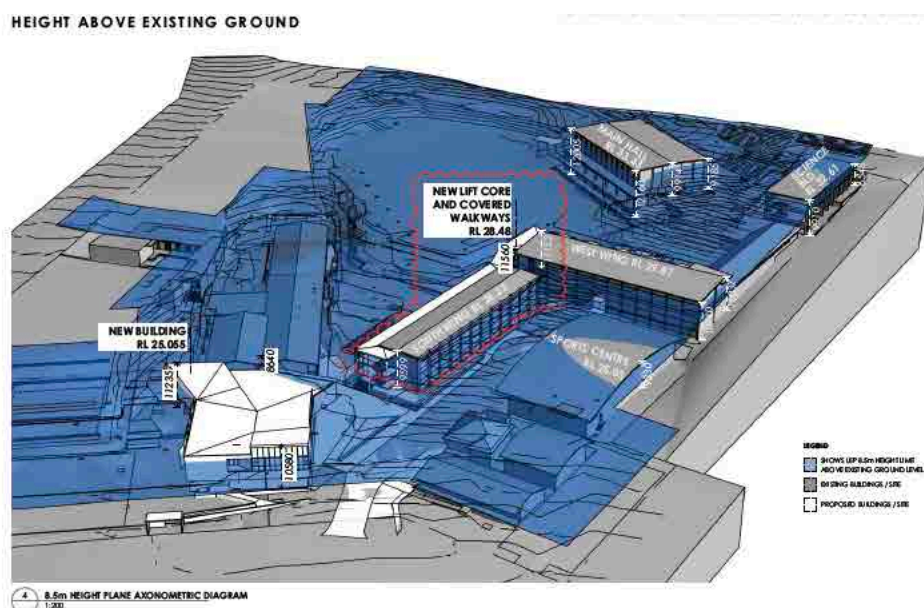
The development is permissible as an educational establishment. The proposed development complies with the objectives by providing facilities or services to meet the day to day needs of residents and provides a landscaped setting that is in harmony with the natural environment of Warringah.

The proposal is assessed under the relevant clauses of this LEP in the table below.

TABLE 1: Compliance with Warringah LEP 2011

<p>4.3 Height of buildings</p> <p>(1) The objectives of this clause are as follows:</p> <ul style="list-style-type: none">(a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,(b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access,(c) to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,(d) to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities. <p>(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.</p> <p>(2A) If the Height of Buildings Map specifies, in relation to any land shown on that map, a Reduced Level for any building on that land, any such building is not to exceed the specified Reduced Level.</p> <p>8.5 m</p>
<p>The subject site has height control of 8.5m and the proposal has a height of 11.63m in order to achieve the required freeboard above the</p>

overland flow. The S4.55 does not change the approved height.



4.4 Floor space ratio

Not adopted.

Not applicable.

5.9 Preservation of trees or vegetation

(1) The objective of this clause is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation.

(2) This clause applies to species or kinds of trees or other vegetation that are prescribed for the purposes of this clause by a development control plan made by the Council.

Note. A development control plan may prescribe the trees or other vegetation to which this clause applies by reference to species, size, location or other manner.

(3) A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation to which any such development control plan applies without the authority conferred by:

- (a) development consent, or
- (b) a permit granted by the Council.

(4) The refusal by the Council to grant a permit to a person who has duly applied for the grant of the permit is taken for the purposes of

the Act to be a refusal by the Council to grant consent for the carrying out of the activity for which a permit was sought.

(5) This clause does not apply to a tree or other vegetation that the Council is satisfied is dying or dead and is not required as the habitat of native fauna.

(6) This clause does not apply to a tree or other vegetation that the Council is satisfied is a risk to human life or property.

(7) A permit under this clause cannot allow any ringbarking, cutting down, topping, lopping, removal, injuring or destruction of a tree or other vegetation:

(a) that is or forms part of a heritage item or that is within a heritage conservation area, or

(b) that is or forms part of an Aboriginal object or that is within an Aboriginal place of heritage significance,

unless the Council is satisfied that the proposed activity:

(c) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area, and

(d) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.

Note. As a consequence of this subclause, the activities concerned will require development consent. The heritage provisions of clause 5.10 will be applicable to any such consent.

(8) This clause does not apply to or in respect of:

(a) the clearing of native vegetation:

(i) that is authorised by a development consent or property vegetation plan under the *Native Vegetation Act 2003*, or

(ii) that is otherwise permitted under Division 2 or 3 of Part 3 of that Act, or

(b) the clearing of vegetation on State protected land (within the meaning of clause 4 of Schedule 3 to the *Native Vegetation Act 2003*) that is authorised by a development consent under the provisions of the *Native Vegetation Conservation Act 1997* as continued in force by that clause, or

(c) trees or other vegetation within a State forest, or land reserved from sale as a timber or forest reserve under the *Forestry Act 1916*, or

(d) action required or authorised to be done by or under the *Electricity Supply Act 1995*, the *Roads Act 1993* or the *Surveying and Spatial Information Act 2002*, or

(e) plants declared to be noxious weeds under the *Noxious Weeds Act 1993*.

Note. Permissibility may be a matter that is determined by or under any of these Acts.

(9) [Not adopted]

It is proposed to remove a number of trees to facilitate the use. An Amended arboricultural Impact Assessment report by Arbor Safe is submitted which addresses these provisions and finds the proposal acceptable.

5.10 Heritage conservation

Note. Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Warringah,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) Requirement for consent

Development consent is required for any of the following:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):

-
- (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land:
- (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
- (f) subdividing land:
- (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(3) When consent not required

However, development consent under this clause is not required if:

- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:
 - (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and
 - (ii) would not adversely affect the heritage significance

of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or

(b) the development is in a cemetery or burial ground and the proposed development:

(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and

(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or

(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or

(d) the development is exempt development.

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

(6) Heritage conservation management plans

The consent authority may require, after considering the heritage

significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

(7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the *Heritage Act 1977* applies):

- (a) notify the Heritage Council of its intention to grant consent, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(8) Aboriginal places of heritage significance

The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:

- (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and
- (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

(9) Demolition of nominated State heritage items

The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:

- (a) notify the Heritage Council about the application, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(10) Conservation incentives

The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose

would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
- (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

The subject site is not identified as being a heritage item or in a heritage conservation area and is not located within the vicinity of a heritage item.

5.11 Bush fire hazard reduction

Bush fire hazard reduction work authorised by the *Rural Fires Act 1997* may be carried out on any land without development consent.
Note.

The *Rural Fires Act 1997* also makes provision relating to the carrying out of development on bush fire prone land.

Not applicable.

6.1 Acid sulfate soils

- (1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.
- (2) Development consent is required for the carrying out of works

described in the Table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.

(3) Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority.

(4) Despite subclause (2), development consent is not required under this clause for the carrying out of works if:

(a) a preliminary assessment of the proposed works prepared in accordance with the Acid Sulfate Soils Manual indicates that an acid sulfate soils management plan is not required for the works, and

(b) the preliminary assessment has been provided to the consent authority and the consent authority has confirmed the assessment by notice in writing to the person proposing to carry out the works.

(5) Despite subclause (2), development consent is not required under this clause for the carrying out of any of the following works by a public authority (including ancillary work such as excavation, construction of access ways or the supply of power):

(a) emergency work, being the repair or replacement of the works of the public authority, required to be carried out urgently because the works have been damaged, have ceased to function or pose a risk to the environment or to public health and safety,

(b) routine maintenance work, being the periodic inspection, cleaning, repair or replacement of the works of the public authority (other than work that involves the disturbance of more than 1 tonne of soil),

(c) minor work, being work that costs less than \$20,000 (other than drainage work).

(6) Despite subclause (2), development consent is not required under this clause to carry out any works if:

(a) the works involve the disturbance of less than 1 tonne of soil, and

(b) the works are not likely to lower the watertable.
The subject site is not listed on the ASS map. Acid Sulfate Soils Management Plan is not required for the application.
<p>6.2 Earthworks</p> <p>(1) The objectives of this clause are as follows:</p> <p>(a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,</p> <p>(b) to allow earthworks of a minor nature without requiring separate development consent.</p> <p>(2) Development consent is required for earthworks unless:</p> <p>(a) the work is exempt development under this Plan or another applicable environmental planning instrument, or</p> <p>(b) the work is ancillary to other development for which development consent has been given.</p> <p>(3) Before granting development consent for earthworks, the consent authority must consider the following matters:</p> <p>(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,</p> <p>(b) the effect of the proposed development on the likely future use or redevelopment of the land,</p> <p>(c) the quality of the fill or the soil to be excavated, or both,</p> <p>(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,</p> <p>(e) the source of any fill material and the destination of any excavated material,</p> <p>(f) the likelihood of disturbing relics,</p> <p>(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.</p> <p>Note.</p> <p>The <i>National Parks and Wildlife Act 1974</i>, particularly section 86, deals with disturbing or excavating land and Aboriginal objects.</p>

A Geotech report has been prepared and is submitted with the application. It is considered that the proposed earthworks are consistent with these provisions.

6.3 Flood planning

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

- (a) to minimise the flood risk to life and property associated with the use of land,
- (b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,
- (c) to avoid significant adverse impacts on flood behaviour and the environment.

(2) This clause applies to land at or below the flood planning level.

(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:

- (a) is compatible with the flood hazard of the land, and
- (b) is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and
- (c) incorporates appropriate measures to manage risk to life from flood, and
- (d) is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and
- (e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.

(4) A word or expression used in this clause has the same meaning as it has in the *Floodplain Development Manual* (ISBN: 0 7347 5476 0), published in 2005 by the NSW Government, unless it is otherwise defined in this clause.

(5) In this clause:

flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.

A Flood report has been prepared and is submitted with the application. It is considered that the proposed earthworks are consistent with these provisions.

<p>6.4 Development on sloping land</p>
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<p>(1) The objectives of this clause are as follows:</p>
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<p>(a) to avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land,</p>

<p>(b) to ensure the impacts of storm water runoff from development on or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land,</p>
--

<p>(c) to ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining land.</p>

<p>(2) This clause applies to land shown as Area A, Area B, Area C, Area D and Area E on the Landslip Risk Map.</p>

<p>(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:</p>
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<p>(a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and</p>

<p>(b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and</p>
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<p>(c) the development will not impact on or affect the existing subsurface flow conditions</p>

The site is located in part A and Part E zone. A Geotech report has been prepared and is submitted with the application. It is considered that the proposed earthworks are consistent with these provisions.
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It can be seen from the table that the proposal either complies with the relevant provisions of the LEP or the objectives of those provisions, where relevant.

4.6 Warringah Development Control Plan 2011

The proposed development is assessed under the relevant controls of DCP 2011 as follows:

WARRINGAH DCP 2011

Part B Built Form Controls
B1 Wall Heights Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).
The existing buildings on site exceed the wall height controls as a function of the topography and the flood levels. The proposal follows this established form to provide accessibility between the buildings and within the levels.
B3 Side Boundary Envelope Objectives <ul style="list-style-type: none">• To ensure that development does not become visually dominant by virtue of its height and bulk.• To ensure adequate light, solar access and privacy by providing spatial separation between buildings.• To ensure that development responds to the topography of the site. 1. Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of: <ul style="list-style-type: none">• 5 metres
The existing buildings on site exceed the building envelope controls as a function of the topography and the flood levels. The proposal follows this established form to provide accessibility between the buildings and within the levels.
B5 Side Boundary Setbacks Requirements 1. .Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side

boundaries as shown on the map. 0.9m in R2.

2. Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.

Exceptions

Screens or sunblinds, light fittings, electricity or gas meters, or other services infrastructure and structures not more than 1 metre above ground level (existing) such as unroofed terraces, balconies, landings, steps or ramps may encroach beyond the minimum side setback.

The proposal meets these controls.

B7 Front Boundary Setbacks

Objectives

- To create a sense of openness.
- To maintain the visual continuity and pattern of buildings and landscape elements.
- To protect and enhance the visual quality of streetscapes and public spaces.
- To achieve reasonable view sharing.

Requirements

1. Development is to maintain a minimum setback to road frontages.
2. The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences.
3. Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways.

The front building setback is between 11m and 12m and meets this control.

B9 Rear Boundary Setbacks

Requirements

1. All other land under R2: 6m

Rear Boundary Exceptions on Corner Allotments - R2

Exceptions

On corner allotments where the minimum rear building setback is 6 metres the rear building setback does not apply.

Not applicable.

Part C Siting Factors

C3 Parking Facilities

Requirements

1. The following design principles shall be met:

- Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site.;
- Parking is to be located so that views of the street from front windows are not obscured; and
- Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser.

2. Off street parking is to be provided within the property demonstrating that the following matters have been taken into account:

- the land use;
- the hours of operation;
- the availability of public transport;
- the availability of alternative car parking; and
- the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles.

The approval rationalizes and improves the existing parking facilities and landscapes the areas to improve the street presentation and interface consistent with these provisions. The amendment does not change this aspect.

C4 Stormwater

Requirements

2. Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving

stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.

3. Stormwater runoff is to discharge to a drainage system approved by Council.
4. Water quality control measures are to be provided in accordance with the adopted *Northern Beaches Stormwater Management Plan* and Council's *Water Sensitive Urban Design Policy*.
5. Generally, stormwater runoff quantity is not to exceed pre-developed flow rates and is to be controlled using on-site stormwater detention in accordance with the Council's *On Site Stormwater Detention Technical Specification*.
6. Temporarily storing stormwater on site and releasing it at a rate that can be accommodated by Council's existing stormwater drainage system can ensure that the peak discharge rate of stormwater flow from new development is no greater than the *Permitted Site Discharge (PSD)*.
7. Stormwater detention systems are to be visually unobtrusive and integrated with site landscaping.
8. Stormwater drainage from low level properties is to be designed in accordance with Council's *Stormwater Drainage of Low Level Properties Policy*.
9. Development must drain via gravity to a Council constructed or natural drainage system.
10. Design for minor development (including single residential dwellings, small lot subdivisions and residential flat buildings) is to be in accordance with Council's *Stormwater Drainage Design Guidelines For Minor Developments* and *Minor Works Specification*.
11. Design for major developments (including large lot subdivisions, commercial and industrial developments) is to be in accordance with Council's *Standard Specification for Engineering Works (Auspec 1 Policy Volume)*.
12. Rainwater re-use may be allowed to offset the volume of storage required for single dwelling houses and alterations and additions when the rainwater is used for irrigation, watering of gardens and toilet flushing. The design of such a system is to be in

accordance with Council's *On-site Stormwater Detention Technical Specification* . See also *Onsite stormwater detention rainwater reuse policy for single residential dwellings: PAS-PL 100* .

An approved Stormwater Plan has been prepared in accordance with Council's requirements and submitted with the application. The civil consultants have prepared an accompanying report demonstrating that the proposed S4.55 changes do not impact stormwater runoff.

C5 Erosion and Sedimentation
Requirements

1. Erosion and sedimentation prevention measures must be installed on all sites where some degree of soil erosion and sedimentation is likely to occur.
2. Any erosion and sedimentation is to be managed at the source. Development that is likely to result in erosion and sedimentation is to be accompanied by a Soil and Water Management Plan which ensures minimum soil erosion and maintenance of the downstream water quality. The Plan is to be prepared in accordance with the *Managing Urban Stormwater : Soils and Construction Handbook* and is to provide details of the proposed method of on-site erosion and sediment control.

An approved Erosion & Sediment Control plan forms part of the drawings submission and is considered to address the matters raised in this clause. The amendment does not change this aspect.

C7 Excavation and Landfill
Requirements

1. All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation.
2. Excavation and landfill works must not result in any adverse impact on adjoining land.
3. Excavated and landfill areas shall be constructed to ensure the geological stability of the work.
4. Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment.
5. Rehabilitation and revegetation techniques shall be applied to the fill.

6. Where landfill is necessary, it is to be minimal and shall have no adverse effect on the visual and natural environment or adjoining and surrounding properties.
A approved Geotechnical Report has been prepared to assess the potential impacts of excavation on the site and is submitted with the application. The amendment does not change this aspect.
<p>C8 Demolition and Construction</p> <p>Requirements</p> <p>2. Section 1 of the Waste Management Plan must be satisfactorily completed and submitted.</p> <p>3. An area must be allocated for the sorting and storage of materials for use, recycling and disposal. This area should be located in a disturbed area of the site, giving consideration to slope, drainage, location of waterways, stormwater outlets, vegetation, pedestrian and traffic movement and access and handling requirements.</p> <p>4. The timing and frequency, and routes of vehicle movements are to be safe and minimise impact on roads, pedestrian and traffic movement and surrounding residents.</p> <p>5. Demolition and construction waste must be legally handled, transported and disposed of.</p>
An approved waste management plan is submitted with the application. The amendment does not change this aspect.
<p>C9 Waste Management</p> <p>Requirements</p> <p>1. Each dwelling must include a designated area to accommodate Council's allocated number of waste/recycling containers for residential premises (as indicated in Appendix 13)</p>
The approved waste and recycling facilities are proposed to be contained within the services area adjacent to the collection area at the rear of the site. The amendment does not change this aspect.
Part D Design
<p>D1 Landscaped Open Space and Bushland Setting</p> <p>Objectives</p>

<ul style="list-style-type: none"> • To enable planting to maintain and enhance the streetscape. • To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife. • To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building. • To enhance privacy between buildings. • To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants. • To provide space for service functions, including clothes drying. • To facilitate water management, including on-site detention and infiltration of stormwater. <p>Requirements</p> <p>The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting. 40% of site area is required.</p>
An amended landscape plan is submitted with the application.
<p>D3 Noise</p> <p>Requirements</p> <p>1. Noise from combined operation of all mechanical plant and equipment must not generate noise levels that exceed the ambient background noise by more than 5dB(A) when measured in accordance with the <i>NSW Industrial Noise Policy</i> at the receiving boundary of residential and other noise sensitive land uses.</p>
An approved acoustic Report prepared by Koikas Acoustic addresses compliance with these provisions. The amendment does not change this aspect.
<p>D5 Orientation and Energy Efficiency</p> <p>Requirements</p> <p>1. Due to the movement of the sun across the northern sky, buildings should be designed to have their longer axis running east west to maximise northern exposure to solar access.</p> <p>2. Buildings should minimise reliance on artificial heating, lighting and cooling by designing high use areas in association with 'Energy</p>

Smart' principles identified by the Department of Energy, Utilities and Sustainability. Openings on the west elevations should be minimised to avoid the extremes of solar access. These openings should be higher on the wall (therefore more protected by the eaves) and shaded by devices or trees.

3. Concrete floors and masonry walls are encouraged to maximise thermal mass within the building. Heat should be absorbed by the floor during the day and released at night. In summer, the interior of the building should be shaded.

4. Natural ventilation is encouraged to provide cooling breezes and fresh air into buildings by designing openings for predominant wind sources i.e. north east and south west. This can be increased by allowing for cross flow ventilation e.g. having openings on opposite walls. Angled window openings and louvre systems are effective for directing air movement up to ventilated ceilings to assist in natural cooling. All drafts should be sealed to maximise the effects of insulation.

5. Landscaping should be designed to assist with the control of internal building climate and energy efficiency. The planting of locally indigenous natural ground cover is also encouraged to reduce reflective heat and glare from paved surfaces.

The satisfaction of these provisions are discussed in the approved Design Concept Statement.

D6 Access to Sunlight

Requirements

1. Development should avoid overshadowing any existing solar collectors for hot water or electricity.

2. Development should avoid overshadowing any public open space.

3. The shadow cast by fences, roof overhangs and changes in level are to be considered and should be shown on the shadow diagrams submitted with the application.

4. At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.

<p>5. Windows to the principal living area of each dwelling and the principal living area of each adjoining dwelling (i.e. at least 50% of the glazed area of those windows) are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.</p> <p>7. Where overshadowing by existing topography, development and fences is greater than the controls permit, reasonable solar access to the main private open space and principal living area will be assessed on a merit basis with regard to achieving the objectives of this section.</p>
<p>A full set of shadow diagrams have been prepared for the proposal and demonstrate compliance with the controls for the proposal and in terms of its shadow impacts on its neighbours.</p>
<p>D7 Views Requirements</p> <p>1. Development shall provide for the reasonable sharing of views.</p>
<p>The location and orientation means that view sharing is maintained to adjoining dwellings and will not be adversely impacted by the proposal.</p>
<p>D8 Privacy Requirements</p> <p>1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.</p> <p>2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.</p> <p>3. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.</p> <p>4. The windows of one dwelling are to be located so they do not provide direct or close views (ie from less than 9 metres away) into the windows of other dwellings.</p>
<p>The proposal is located setback from the common boundaries and is screened by extensive landscaping to meet these provisions.</p>
<p>D9 Building Bulk Requirements</p> <p>1. Side and rear setbacks are to be progressively increased as wall height increases.</p>

<p>2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.</p> <p>3. On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised, and the need for cut and fill reduced by designs which minimise the building footprint and allow the building mass to step down the slope. In particular:</p> <p style="padding-left: 40px;">The amount of fill is not to exceed one metre in depth.</p> <p style="padding-left: 40px;">Fill is not to spread beyond the footprint of the building.</p> <p style="padding-left: 40px;">Excavation of the landform is to be minimised.</p> <p>4. Building height and scale needs to relate to topography and site conditions.</p> <p>5. Orientate development to address the street.</p> <p>6. Use colour, materials and surface treatment to reduce building bulk.</p> <p>7. Landscape plantings are to be provided to reduce the visual bulk of new building and works.</p> <p>8. Articulate walls to reduce building mass.</p>
<p>The proposal breaks the bulk of the building through the use of interconnected buildings set in landscaped open space.</p> <p>The wall planes are articulated and varied together with the use of a range of materials and colours to provide appropriate visual relief.</p>
<p>D10 Building Colours and Materials</p> <p>Requirements</p> <p>1. In highly visible areas, the visual impact of new development is to be minimized through the use of appropriate colours and materials.</p> <p>2. The colours and materials of development on sites adjoining, or in close proximity to, bushland areas, waterways or the beach must blend in to the natural landscape.</p>
<p>An amended materials board is provided showing the use of colour and material sympathetic to the character of the area.</p>
<p>D11 Roofs</p> <p>Requirements</p> <p>1. Lift overruns, plant and other mechanical equipment are not to</p>

detract from the appearance of roofs.

2. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.

3. Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.

4. Roofs shall incorporate eaves for shading.

5. Roofing materials should not cause excessive glare and reflection.

6. Service equipment, lift overruns, plant and other mechanical equipment on the roof shall be minimised by integrating as many services, etc as possible into the building.

The proposed roof forms are consistent with the existing buildings and are articulated in accordance with these provisions. A light coloured roof is selected to reduce heat loading and provides a low reflective surface.

D14 Site Facilities

Requirements

1. Site facilities including garbage and recycling enclosures, mail boxes and clothes drying facilities are to be adequate and convenient for users and services and are to have minimal visual impact from public places. In particular:

- Waste and recycling bin enclosures are to be durable, integrated with the building design and site landscaping, suitably screened from public places or streets and located for convenient access for collection;

- All dwellings which are required to have landscaped open space are to be provided with adequate open air clothes drying facilities which are suitably screened from public places or streets;

- Garbage areas are to be designed to avoid common problems such as smell, noise from collection vehicles and the visibility of containers;

- Landscaping is to be provided to reduce the impact of all garbage and recycling enclosures. They are to be located away from habitable rooms, bedrooms or living areas that may detract from the amenity of occupants; and

• Mail boxes are to be incorporated into the front fence or landscaping design. They are to be easily accessible and clearly identifiable.

The site facilities are provided in accordance with these provisions.

D20 Safety and Security

Requirements

1. Buildings are to overlook streets as well as public and communal places to allow casual surveillance.

2. Service areas and access ways are to be either secured or designed to allow casual surveillance.

3. There is to be adequate lighting of entrances and pedestrian areas.

4. After hours land use activities are to be given priority along primary pedestrian routes to increase safety.

5. Entrances to buildings are to be from public streets wherever possible.

7. Buildings are to be designed to allow casual surveillance of the street, for example by:

a) Maximising the glazed shop front on the ground level so that views in and out of the shop can be achieved;

b) Providing openings of an adequate size in the upper levels to maximise opportunities for surveillance;

c) Locating high use rooms to maximise casual surveillance;

d) Clearly displaying the street number on the front of the building in pedestrian view; and

9. Design entrances to buildings from public streets so that:

a) Building entrances are clearly identifiable, defined, lit and visible;

b) The residential component of a shop top housing development has a separate secure pedestrian entrance from the commercial component of the development;

c) Main entrances are clearly identifiable;

d) Pavement surfaces and signage direct pedestrian movements; and

e) Potential conflict between pedestrians and vehicles is avoided.

The proposal provides good surveillance to each of its frontages and clear sight lines. The main pedestrian entry will be clearly identifiable from South Creek Road.

Part E. The Natural Environment

E6 Retaining unique environmental features

Requirements

1. Development is to be designed to address any distinctive environmental features of the site and on adjoining nearby land.
2. Development should respond to these features through location of structures, outlook, design and materials.

The proposal retains the natural features.

E10 Landslip Risk

Requirements

1. The applicant must demonstrate that:
 - The proposed development is justified in terms of geotechnical stability; and
 - The proposed development will be carried out in accordance with good engineering practice.
2. A risk assessment of landslip in relation to both property and life, prepared in accordance with the guidelines published by the *Australian Geomechanics Society*, must be submitted. Examples of good and poor hillside construction practice can be found in *Australian Geomechanics Vol 42 No 1 March 2007 (pg 114)*.
3. A preliminary assessment of site conditions prepared in accordance with Council's checklist (see Notes) for development other than land identified within Landslip Risk Class C or E, must be submitted. If the preliminary assessment determines that a geotechnical report is required, then it must be prepared by a suitably qualified and experienced geotechnical engineer/engineering geologist and submitted with the application.
5. Development must not cause detrimental impacts because of stormwater discharge from the land.
6. Development must not impact on the existing subsurface flow conditions.
8. For all other development within the Warringah LEP Map Landslip Risk, a preliminary assessment of site conditions prepared in

accordance with Council's checklist must accompany the development application. If that assessment identifies that a geotechnical report is required, then a report from a suitably qualified geotechnical/hydrological engineer will be required as part of the development application.

An approved Geotechnical Report is submitted with the application and concludes that the site is able to support the proposal. The amendment does not change this aspect.

6.0 Environmental Planning Assessment

Section 4.15(1) of the Environmental Planning and Assessment Act 1979 as amended specifies the matters which a consent authority must consider when determining a development application.

6.1 s.4.15(1)(a)(i) the provision of any Environmental Planning Instrument (EPI)

Consideration of SEPP 55, SEPP (Educational Establishments and Childcare and Local Environmental Plan 2011 are discussed under Section 4.

6.2 s.4.15(1)(a)(ii) the provision of any draft Environmental Planning Instruments

Not applicable to this application.

6.3 s.4.15(1)(a)(iii) any development control plan

Consideration of Development Control Plan 2011 is discussed under Section 4.

6.4 s.4.15(1)(a)(iv) any matters prescribed by the regulations

Not applicable to this application.

6.5 s.4.15(1)(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

- Context and Setting

The location is characterised by low density and medium density residential development and the proposal responds to this context.

- Access, Transport and Traffic

Parking is provided upgrading and expanding the existing facilities with the introduction of o-site pickup and drop-off.

- Public Domain

The proposal proposes minor public domain works, relocating the bus stop and pedestrian crossing.

- Utilities

A new kiosk substation is proposed to upgrade the existing utilities for the proposed development.

- Heritage

The subject site is not located within a heritage conservation area and is a local heritage item. The proposal has responded to this in its design and siting.

- Other Land Resources

Not applicable to this application.

- Water

Limited excavation is proposed.

- Soils

Cut and fill is introduced to control overland flow and reduce the impacts of flood hazard.

- Air and Microclimate

It is considered that the proposal will not give rise to any significant air or microclimate impacts.

- Flora and Fauna

There is no flora or fauna on the site which will be significantly affected by the proposal.

- Waste

The garbage/recycling storage area is proposed to be located in the northern waste service collection area.

- Energy

The proposal includes a number of energy saving design features. The

design enables cross ventilation and natural daylight to penetrate all levels.

- Noise and Vibration

Construction will be conducted in a manner that will minimise the impact of noise and vibration. After construction the development is not expected to have any noise or vibration impacts.

- Natural Hazards

The property is not identified by Council as being a flood control lot but is affected by local runoff as a result of an existing overland flow path through the site, along the western boundary. The site is also burdened by an existing drainage easement in favour of Council as shown below. To support the development of the site, an assessment of the general flooding constraints and requirements was made.

The flood model predicts that during large rain events, the site will be subject to overland flow from Westmoreland Avenue. As a result of this the ground floor area of the development must be adequately protected against the inundation of floodwaters. Given the topography of the site and nature of overland flow, the flood planning level applicable to the development varies across the site. All aspects of the proposed development are categorized as vulnerable use and high-risk. In accordance with Warringah Council DCP sE.11, the development must be flood proofed to the PMF water level. The predicted PMF water surface levels are provided in the Stellen report.

Based on the predicted PMF water surface levels in the Stellen report the following FPLs shall be adopted for the site:

Existing M-Block: 14.92 – 16.55 mAHD (varies refer Figure 13)
Proposed M-Block Library Extension: 14.50 mAHD (NW corner)
Substation Kiosk: 13.50 mAHD

-
- Technological Hazards

Not applicable to this application.

- Safety, Security and Crime Prevention

Casual surveillance to the street is possible from habitable rooms located at the front of the buildings and surveillance is improved through the removal of the existing front boundary wall. Appropriate security devices will be installed throughout the development.

- Social Impact in the Locality

The proposal is not expected to have an adverse social impact on the locality, as the proposal will improve the provision of services locally.

- Economic Impact in the Locality

Employment opportunities will be provided during the construction phase to the benefit of the local building sector, and the proposal will increase employment during operation.

- Site Design and Internal Design

The proposal draws on guidelines set out in the planning instruments and SEPP Guidelines to reinforce positive elements of urban form. The proposal has been designed in keeping with the orientation of the site, and measures have been taken in order to create the best possible outcome within the constraints of the site. Therefore it is considered that the proposal is an appropriate development solution to the use of the site.

- Construction

The building process will be managed to minimise disruption to the local community and the environment. However some noise is inevitable during the construction phase and this will be managed in accordance with Council's standards. The design of the development proposal has focused on durable renewable materials with low maintenance requirements.

- Cumulative Impacts

The subject allotment is generously sized, shaped and orientated to accommodate the proposed development. It is anticipated that the proposal will have a negligible cumulative effects.

5.6 s.4.15(1)(c) suitability of the site for development

Having regard to the location of the proposal, the site will adequately accommodate the proposed development.

5.7 s.4.15(1)(d) submissions made in accordance with the Act or the Regulations

The Consent authority will need to consider the submissions received in response to the public exhibition of the proposed development.

5.8 s.4.15(1)(e) the public interest

There are no known Federal and/or state Government policy statements and/or strategies other than those discussed in this report that are of relevance to this particular case. We are not aware of any other circumstances that are relevant to the consideration of this development application.

7. Matters For Consideration Under Section 4.55 of The Environmental Planning And Assessment Act, 1979.

Section 4.55 of the Environmental Planning and Assessment Act, 1979 (the Act) confers on a consent authority the power and discretion to modify a consent granted under the Act.

The relevant provisions of the Act state:

“Modification of consents

(2) Other modifications

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

- (a) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and*
- (b) it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 4.8) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and*
- (c) it has notified the application in accordance with:*
 - (i) the regulations, if the regulations so require, or*
 - (ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and*

(d) it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.

Subsections (1) and (1A) do not apply to such a modification.

(3) In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15 (1) as are of relevance to the development the subject of the application. The consent authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.

(4) The modification of a development consent in accordance with this section is taken not to be the granting of development consent under this Part, but a reference in this or any other Act to a development consent includes a reference to a development consent as so modified.

(5) (Repealed)

The relevant provisions of Section 4.55(2) to the current proposal are Sub-clauses (a), (b), (c) and (d).

It is acknowledged that Section 4.55 prescribes a distinct test to be applied and if a development as modified fails the test, which the development, as modified is not substantially the same as the original development (as subsequently amended), then the modification application must fail.

The matters prescribed under Section 4.55 are addressed below.

Section 4.55(2)(a)- Substantially the Same Development

It is proposed to amend the approval by extending the floor plates of the universal core as proposed in the approved DA application to the entire northwest façade of the South Wing Building and north east façade of the West Wing Building. This will provide greater connectivity

between classrooms and will provide improved shading. The amendment includes new full height glazed openings onto proposed verandahs across all levels of the South and West Wing Buildings and new shade umbrellas to amphitheatre. The amendment includes a new universal access pathway from Kiss and Drop Zone to school canteen and a new external stair to the southwest façade of the South Wing Building. The proposal does not significantly change the building envelope or height of the approved structure. It is considered that the proposed amendment involves minimal change and environmental impact.

The decision of *North Sydney Council – v – Michael Standley & Associates Pty Ltd*, (97 LGERA 433, 12 May 1998, Mason P), added to the understanding of the appropriateness of permitting modification as follows:

“Parliament has therefore made it plain that a consent is not set in concrete – it has chosen to facilitate the modifications of consents, conscious that such modifications may involve beneficial cost savings and / or improvements to amenity.”

In contemplating a consent for modification, it is the degree of change, which determines whether the consent authority has the power to approve a modification or whether there is no such power where the application fails to pass the threshold test under Section 4.55(2)(a) of the Act.

The main consideration under Section 4.55(2)(a) is what constitutes *“the same development”* and what are the parameters defining *“substantially”*.

In the case of *Vacik Pty Limited and Penrith Council* (unreported 24 February 1992, Stein J), the Court held that substantially means *“essentially or materially or having the same essence”* and that the substance of determining these matters rests with a comparative analysis between the consent being varied and the modification and this approach is supported by the decision of Bignold J in *Moto Projects* (No

2) *Pty Ltd and North Sydney Council (NSWLEC 280, Appeal 10741A of 1997, 17/12/99).*

The proposal generally retains the envelope, layout and orientation of the approved development application and the proposal retains the height, roof form and generally the design elements are not significantly changed from the approval.

The proposal clearly indicate the retention of the “essential” form, character, design, height, footprint, and use of the development. Further, it is evident that the implications of the modified proposal are such that the development is unlikely to result in any adverse impact upon any adjoining property or the locality generally. There will be no significant increase in overshadowing, loss of views or privacy.

In summary, it is concluded that there is no basis for not characterising the modified development as one, which is substantially the same as that approved.

Section 4.55(2)(c) and (d)-Notification

The provisions of Section 4.55(2)(c) and (d) require that the application for modification should be notified (in accordance with the regulations) and that any submission made should be considered.

Accordingly, it is requested that the Council, as the consent authority, notify the modified application if required and address any submissions received during the notification period.

In summary, it is concluded that there is no basis for not characterising the modified development as one, which is substantially the same as that approved. The amendment to the approved proposal have been designed to ensure no adverse impacts on surrounding properties and furthermore given its general compliance with the relevant controls it is considered that no detrimental effects will result in terms of the public interest.

8.0 Conclusion

This report has been prepared on behalf of Pittwater House School by Mersonn Pty Ltd and is submitted to the Northern Beaches Council in support of a S4.55 application to amend the approval DA2019/1274 for alterations and additions to the existing Pittwater House School at 70 South Creek Road, Collaroy (Lot 1 DP 1215531).

A development application DA2019/1274 was granted consent by the Northern Beaches Council on 28 October 2020. The application consented to the resolution of the on-site student pickup and drop off and increased on-site staff and visitor parking all accessed from South Creek Road. New bus parking and service vehicles facilities are proposed on the north of the site with access from Westmoreland Avenue.

The second aspect of the approval resolves the existing overland flow and stormwater retention on the site.

The third aspect of the approval involves the demolition of the small demountable services buildings and sheds on the southern frontage of the site and the construction of a new library and student services building and alterations and additions to the M-block connection providing a new universal access core to manage accessibility to and between the existing buildings.

The approval included an increase in student numbers to 1091.

The subject S4.55 application amends the development approval by extending the floor plates of the universal core as proposed in the approved DA application to the entire northwest façade of the South Wing Building and north east façade of the West Wing Building. This will provide greater connectivity between classrooms will provide improved shading. The amendment includes new full height glazed openings onto proposed verandahs across all levels of the South and West Wing Buildings and new shade umbrellas to amphitheatre. The amendment includes a new universal access pathway from Kiss and

Drop Zone to school canteen and a new external stair to the southwest façade of the South Wing Building.

It is also intended to implement a number of construction certificates for the various aspects of the approval to minimise the disruption to the operation of the school during the construction works by focussing on limited localities so that the operation of the school can continue. For this reason the S4.55 amendment seeks to amend the Conditions of consent to remove the wording such as “prior to any, or the first CC/OC” and replace it with wording such as “the relevant, or the relevant CC/OC” to allow more flexibility with the timing and allow the school to continue to function efficiently during the construction works. The proposed changes to the conditions are shown in red below.

8. Stormwater Disposal

The applicant is to demonstrate how stormwater from the new development within this consent is disposed of to an existing approved system or in accordance with Northern Beaches Council’s Warringah Water Management Policy PL850, and generally in accordance with the concept drainage plans prepared by Stellen Consulting, drawing number DR-000, DR-100 to DR-106, DR-200 and DR-201, revision 1, dated 30/10/19. Details by an appropriately qualified and practicing Civil Engineer demonstrating that the existing approved stormwater system can accommodate the additional flows, or compliance with the Council’s specification are to be submitted to the Certifying Authority for approval prior to the issue of the **relevant** Construction Certificate.

Reason: To ensure appropriate provision for disposal and stormwater management arising from development.

11. Traffic Management and Control

The Applicant is to submit an application for Traffic Management Plan to Council for approval prior to issue of the **relevant** Construction Certificate. The Traffic Management Plan shall be prepared to RMS standards by an appropriately certified person.

Reason: To ensure appropriate measures have been considered for site access, storage and the operation of the site during all phases of the construction process.

12. Traffic Facilities Plans - Local road impact mitigation

The applicant must provide additional detailed engineering plans to address:

1. Impacts on the free flow of through traffic on South Creek Road.

The applicant must provide a median island to restrict right turn movements into and out of the car parks that are accessible from South Creek Road, to provide an engineering control to enhance the left in left out operation of this access.

2. Impacts on through traffic in Westmoreland Avenue.

The applicant is required to provide an inlaid bus bay along the road carriageway to allow for parking on the northern kerb of Westmoreland Avenue, two (2) 3.0 metre wide traffic lanes, and a bus bay to facilitate school services provided by STA and other operators.

3. The relocation of the existing pedestrian crossing in South Creek Road adjoining the proposed staff car park and relocated bus zone. The detailed engineering plans must be provided to Council's Traffic Engineers for approval prior to the issue of the **relevant** Construction Certificate.

Reason: To reduce the impact of the development on the local road network and amenity of the adjoining residents.

13. Building Code of Australia Report

The recommendations made in the Building Code of Australia Assessment Report prepared by Steve Watson & Partners, dated 29 October 2019, Report Ref No. 2019/1167 are to be carried out in full to the building.

Details demonstrating compliance are to be provided to the Certifying Authority prior to the issue of the **relevant** Construction Certificate.

Reason: To ensure adequate provision is made for Health, Amenity, access and Fire safety for building occupant health and safety.

14. Vehicle Crossings Application

The Applicant is to submit an application for driveway levels with Council in accordance with Section 138 of the Roads Act 1993. The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

An approval is to be submitted to the Certifying Authority prior to the issue of the **relevant** Construction Certificate.

15. Stormwater Drainage Application

The applicant is to provide a stormwater drainage application under Section 68 of the Local Government Act 1993 to Council for approval. The submission is to include four (4) copies of Civil Engineering plans for the design of the stormwater connection to Council's stormwater infrastructure which are to be generally in accordance with the civil design approved with the Development Application and Council's specification for engineering works - AUS-SPEC #1.

The form can be found on Council's website at www.northernbeaches.nsw.gov.au > Council Forms > Stormwater Drainage Application Form.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fees and Charges. Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the **relevant** Construction Certificate.

Reason: To ensure appropriate provision for disposal and maintenance stormwater management and compliance with the BASIX requirements, arising from the development.

16. Pre-Construction Stormwater Assets Dilapidation Report

The Applicant is to submit a pre-construction/demolition Dilapidation Survey of Council's Stormwater Assets is to be prepared by a suitably qualified person in accordance with Council's Guidelines for Preparing a Dilapidation Survey of Council Stormwater Asset, to record the existing condition of the asset prior to the commencement of works.

Council's Guidelines are available at:

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/generalinformation/engineeringspecifications/preparingdilapidationsurveyforcouncilstormwaterassets.pdf>

The pre-construction/demolition dilapidation report must be submitted to Council for written approval and the written approval is then to be submitted to the Certifying Authority prior to the issue of the **relevant** Construction Certificate.

Reason: Protection of Council's infrastructure

17. Compliance with Standards

The development is required to be carried out in accordance with all relevant Australian Standards.

Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Certifying Authority prior to the issue of the **relevant** Construction Certificate.

Reason: To ensure the development is constructed in accordance with appropriate standards

32. Landscape completion certification

a) Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with the approved landscape plan and inclusive of any conditions of consent.

b) Prior to the issue of **the relevant** Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works have been established and maintained in accordance with the approved landscape plan.

Reason: To ensure that the landscape treatments are installed to provide landscape amenity.

33. Stormwater Disposal

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of **the relevant** interim / final Occupation Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development.

35. Certification of Structures Located Adjacent to Council Pipeline or Council Easement

The Applicant shall submit a suitably qualified Civil Engineer's certification that the completed footing works have been constructed in

accordance with this consent, Northern Beaches Council's Warringah Water Management Policy PL850 and the approved Construction Certificate plans. Civil Engineer demonstrating compliance is to be submitted to the Principal Certifying Authority prior to the issue of **the relevant** Occupation Certificate.

Reason: Protection of Council's Infrastructure.

36. Restriction as to User for Overland Flow

The Applicant shall lodge the Legal Documents Authorisation Application with the original completed request forms (NSW Land Registry standard forms 13PC and/or 13RPA) to Council and a copy of the Works-as-Executed plan (details overdrawn on a copy of the approved drainage plan), hydraulic engineers' certification.

The Applicant shall create a restriction as to user on the title over the overland flow path and any associated structures, restricting any alteration to the levels and/or any construction on the land. The terms of such restriction are to be prepared by a registered surveyor with terms acceptable to Council at the applicant's expense. Council shall be nominated as a party to release, vary or modify such restriction.

A copy of the certificate of title demonstrating the creation of the restriction as to user for overland flow is to be submitted.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of **the relevant** final Occupation Certificate.

Reason: To ensure no modification of the overland flow path without Council's approval.

37. Required Planting

a) Trees shall be planted in accordance with the following schedule:
As indicated on the approved Landscape Plans

b) Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of **the relevant** interim / final Occupation Certificate.

Reason: To maintain environmental amenity.

38. Waste Management Confirmation

Prior to the issue of **the relevant** Occupation Certificate, evidence / documentation must be submitted to the Principal Certifying Authority that all waste material from the development site arising from demolition and/or construction works has been appropriately recycled, reused or disposed of generally in accordance with the approved Waste Management Plan.

Reason: To ensure demolition and construction waste is recycled or reused and to limit landfill.

39. Fire Safety Matters

At the completion of all works, a Fire Safety Certificate will need to be prepared which references all the Essential Fire Safety Measures applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Council and Fire and Rescue NSW.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of **the relevant** Interim or Final Occupation Certificate.

Each year the Owners must send to the Council and Fire and Rescue NSW, an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

Reason: Statutory requirement under Part 9 Division 4 & 5 of the Environmental Planning and Assessment Regulation 2000.

40. Traffic Facilities Plans - Local road impact mitigation

The following works must be completed, in accordance with the plans approved by Council's

Traffic Engineers:

1. A median island to restrict right turn movements into and out of the car parks that are accessible from South Creek Road, to provide an engineering control to enhance the left in left out operation of this access.

2. An inlaid bus bay along the road carriageway to allow for parking on the northern kerb of Westmoreland Avenue, two (2) 3.0 metre wide

traffic lanes, and a bus bay to facilitate school services provided by TfNSW and other operators.

3. The relocation of the existing pedestrian crossing in South Creek Road adjoining the proposed staff car park and relocated bus zone. Details demonstrating compliance must be provided to the Principal Certifying Authority prior to the issue of **the relevant** Occupation Certificate.

Reason: To reduce the impact of the development on the local road network and amenity of the adjoining residents.

41. Operational Management Plan

An Operational Management Plan (OMP) is required to be prepared and submitted to Council detailing the operation of the development. The OMP shall include, but not be limited to the following:

- Vehicle access and egress.
- Through-site circulation of vehicle movements.
- Management of car parking areas.
- The location and content of directional signage.
- Complaints management.
- Noise management.
- Truck delivery times and methods of control to manage the sequencing of the loading docks.
- Waste management.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of **the relevant** Occupation Certificate.

Reason: To ensure that the development operates with minimum disruption to the surrounding area.

42. Signage and Linemarking – External

A plan demonstrating the proposed signage and line marking within Council's Public Domain shall be prepared by a suitably qualified person and submitted to and approved by the Local Traffic Committee prior to the issue of **the relevant** Occupation Certificate.

Note: The applicant is advised that the plan will require approval by the local Traffic Committee if the proposal requires change in existing

parking conditions and hence, adequate time should be allowed for this process.

Reason: To ensure consistent parking amenity.

45. Allocation of Spaces

The car parking spaces shall be provided, made accessible, and maintained, at all times. The spaces shall be allocated as outlined on the approved plans.

Car-parking provided shall be used solely in conjunction with the school. Each car parking space allocated to a particular person/position shall be line marked and numbered or signposted to indicate the person/position to which it is allocated.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of **the relevant** Occupation Certificate.

Reason: To ensure that adequate parking facilities to service the development are provided on site.

The proposal generally retains the envelope, layout and orientation of the approved development application DA2019/1274 and the proposal retains the height, roof form and generally retains the exterior design elements of the approval.

In summary, it is concluded that there is no basis for not characterising the modified development as one, which is substantially the same as that approved. The amendment to the approved proposal have been designed to ensure no adverse impacts on surrounding properties and furthermore given its general compliance with the relevant controls it is considered that no detrimental effects will result in terms of the public interest.

The proposal also addresses the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979. It will deliver a suitable and appropriate development and is worthy of approval.

Statement of Environmental Effects submission prepared by:

Name: Andrew Darroch of Mersonn Pty Ltd

Qualification: BA (Enviro. Sc.) Master City and Regional
Planning Grad. Dip Urban Estate
Management MPIA, MEPLA, MPCA

Address: 20 Wylde Street, Potts Point

In respect of the following S4.55 Amendment Application:

Land to be developed: 70 South Creek Road, Collaroy

Proposed development: Amendments to approved school
alterations and additions to improve
accessibility.

Declaration: I declare that I have prepared this
Statement and to the best of my
knowledge:

1. The Statement has been prepared in accordance with clause 4.12 of the EP & A Act and Clause 50 of the EP & A Regulations.
2. The Statement contains all available information that is relevant to the environmental assessment of the development to which this Statement relates, and
3. That the information contained in the Statement is neither false nor misleading.

A handwritten signature in blue ink, appearing to be 'A. Darroch', is written over a light yellow rectangular background.

Signature:

Name: Andrew Darroch

Date: June 2021

Schedule of Amendments

It is also intended to implement a number of construction certificates for the various aspects of the approval to minimise the disruption to the operation of the school during the construction works by focussing on limited localities so that the operation of the school can continue. For this reason the S4.55 amendment seeks to amend the Conditions of consent to remove the wording such as “prior to any, or the first CC/OC” and replace it with wording such as “the relevant, or the relevant CC/OC” to allow more flexibility with the timing and allow the school to continue to function efficiently during the construction works. The proposed changes to the conditions are shown in red below.

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The applicant is to demonstrate how stormwater from the new development within this consent is disposed of to an existing approved system or in accordance with Northern Beaches Council’s Warringah Water Management Policy PL850, and generally in accordance with the concept drainage plans prepared by Stellen Consulting, drawing number DR-000, DR-100 to DR-106, DR-200 and DR-201, revision 1, dated 30/10/19. Details by an appropriately qualified and practicing Civil Engineer demonstrating that the existing approved stormwater system can accommodate the additional flows, or compliance with the Council’s specification are to be submitted to the Certifying Authority for approval prior to the issue of the **relevant** Construction Certificate.

Reason: To ensure appropriate provision for disposal and stormwater management arising from development.

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Reason: To ensure appropriate measures have been considered for site access, storage and the operation of the site during all phases of the construction process.

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The applicant must provide additional detailed engineering plans to address:

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The recommendations made in the Building Code of Australia Assessment Report prepared by Steve Watson & Partners, dated 29 October 2019, Report Ref No. 2019/1167 are to be carried out in full to the building.

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The form can be found on Council's website at www.northernbeaches.nsw.gov.au > Council Forms > Stormwater Drainage Application Form.

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Reason: To ensure appropriate provision for disposal and maintenance stormwater management and compliance with the BASIX requirements, arising from the development.

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Council's Guidelines are available at:

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Reason: Protection of Council's infrastructure

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Reason: To ensure the development is constructed in accordance with appropriate standards

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Reason: To ensure that the landscape treatments are installed to provide landscape amenity.

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accordance with this consent, Northern Beaches Council's Warringah Water Management Policy PL850 and the approved Construction Certificate plans. Civil Engineer demonstrating compliance is to be submitted to the Principal Certifying Authority prior to the issue of **the relevant** Occupation Certificate.

Reason: Protection of Council's Infrastructure.

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The Applicant shall lodge the Legal Documents Authorisation Application with the original completed request forms (NSW Land Registry standard forms 13PC and/or 13RPA) to Council and a copy of the Works-as-Executed plan (details overdrawn on a copy of the approved drainage plan), hydraulic engineers' certification.

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A copy of the certificate of title demonstrating the creation of the restriction as to user for overland flow is to be submitted.

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a) Trees shall be planted in accordance with the following schedule:
As indicated on the approved Landscape Plans

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Reason: To maintain environmental amenity.

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Reason: To ensure demolition and construction waste is recycled or reused and to limit landfill.

39. Fire Safety Matters

At the completion of all works, a Fire Safety Certificate will need to be prepared which references all the Essential Fire Safety Measures applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Council and Fire and Rescue NSW.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of **the relevant** Interim or Final Occupation Certificate.

Each year the Owners must send to the Council and Fire and Rescue NSW, an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

Reason: Statutory requirement under Part 9 Division 4 & 5 of the Environmental Planning and Assessment Regulation 2000.

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The following works must be completed, in accordance with the plans approved by Council's

Traffic Engineers:

1. A median island to restrict right turn movements into and out of the car parks that are accessible from South Creek Road, to provide an engineering control to enhance the left in left out operation of this access.

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traffic lanes, and a bus bay to facilitate school services provided by TfNSW and other operators.

3. The relocation of the existing pedestrian crossing in South Creek Road adjoining the proposed staff car park and relocated bus zone. Details demonstrating compliance must be provided to the Principal Certifying Authority prior to the issue of **the relevant** Occupation Certificate.

Reason: To reduce the impact of the development on the local road network and amenity of the adjoining residents.

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An Operational Management Plan (OMP) is required to be prepared and submitted to Council detailing the operation of the development. The OMP shall include, but not be limited to the following:

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- The location and content of directional signage.
- Complaints management.
- Noise management.
- Truck delivery times and methods of control to manage the sequencing of the loading docks.
- Waste management.

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Reason: To ensure that the development operates with minimum disruption to the surrounding area.

42. Signage and Linemarking – External

A plan demonstrating the proposed signage and line marking within Council's Public Domain shall be prepared by a suitably qualified person and submitted to and approved by the Local Traffic Committee prior to the issue of **the relevant** Occupation Certificate.

Note: The applicant is advised that the plan will require approval by the local Traffic Committee if the proposal requires change in existing

parking conditions and hence, adequate time should be allowed for this process.

Reason: To ensure consistent parking amenity.

45. Allocation of Spaces

The car parking spaces shall be provided, made accessible, and maintained, at all times. The spaces shall be allocated as outlined on the approved plans.

Car-parking provided shall be used solely in conjunction with the school. Each car parking space allocated to a particular person/position shall be line marked and numbered or signposted to indicate the person/position to which it is allocated.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of **the relevant** Occupation Certificate.

Reason: To ensure that adequate parking facilities to service the development are provided on site.

DA 01 – Cover sheet

- Additional pages have been added to drawing schedule;

DA 02 – Site Analysis

- No change ;

DA 03 – Site Analysis

- 8.5m height plane axonometric diagram has been updated to show new proposed works along the façade of the South and West Wing Buildings;

DA 04 – Site Plan

- Site plan has been updated to show the extent of the new covered verandahs along the façade of the South and West Wing Buildings, as well as new landscape connection from the kiss and drop zone up to the West Wing Building;

DA 05 – Demolition Plans

-
- Removal of amphitheatre roof;
 - Partial demolition of amphitheatre wall;
 - Removal of shade sails along West Wing façade;
 - Demolition of existing walls and windows along the façade of the South and West Wing building to allow for new openings onto the verandahs;
 - Removal of existing central internal stair in West Wing Building;
 - Removal of existing southern stair in South Wing Building;

DA 06 – Library + Student Services Plans

- No change ;

DA 07 – Library + Student Services Elevations + Sections

- No change ;

DA 08 – South + West Wing Universal Core Plans

- The floor plates of the universal core as proposed in the approved DA application have been extended to the entire northwest façade of the South Wing Building and north east façade of the West Wing Building. This will provide greater connectivity between classrooms and also shade;
- New full height glazed openings onto proposed verandahs across all levels of the South and West Wing Buildings;
- New shade umbrellas to amphitheatre;
- New universal access pathway from Kiss and Drop Zone to school canteen;
- New external stair to the southwest façade of the South Wing Building;

DA 08.1 – South + West Wing Universal Core Plans

- As above (DA 08);

DA 08.2 – South + West Wing Universal Core Plans

- As above (DA 08);

DA 08.3 – South + West Wing Universal Core Elevations + Sections

-
- As above (DA 08);
 - Perforated mesh balustrade to new covered verandahs along West and South Wing Buildings, powder coated paint finish;
 - Render and paint finish to South façade of South Wing Building, ground level of north façade of West Wing Building and ground level of east façade of South Wing Building;

DA 09– Traffic

- No change ;

DA 10 – Shadow Diagrams

- Diagrams have been updated to include extent of new shadows cast by proposed Section 4.55 works;

DA 11 – Schedule of Colours and Materials

- Schedule of materials has been updated to include additional materials proposed by the Section 4.55 works;

DA 12.1 Notification Plan

- No change ;

DA 12.2 Notification Plan

- No change ;

DA 12.3 Notification Plan

- Notification has been updated to illustrate proposed Section 4.55 works;

DA 16.1 Construction Methodology

- No change ;

DA 16.1 Construction Methodology

- No change ;

DA 16.1 Construction Methodology

- No change .
