



## **STATEMENT OF ENVIRONMENTAL EFFECTS REPORT**

**Temporary use of existing church hall for educational facility**

**-Nos. 615 & 617 Warringah Road, Forestville**

**October 2021**

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## 1.0 INTRODUCTION

Metro Planning Services has been engaged by Yanginanook School to prepare a Statement of Environmental Effects Report (SEE) in support of a development application which seeks consent for the ancillary use of an existing church hall for a temporary school on a site containing the Frenchs Forest Baptist Church located at Nos. 615 and 617 Warringah Road, Forestville.

Yanginanook School is currently located in Belrose and has been awarded a government capital grant to construct a new high school building. Unfortunately, construction of the new school building is considerably behind schedule. As a result, the existing school in Belrose does not have capacity on site to school its 15-20 high school students when the construction commences in 2022.

Accordingly, Yanginanook School proposes to establish a temporary school for a period of approximately 6-12 months on the grounds of the existing Frenchs Forest Baptist Church. It is proposed to utilise an existing church hall and rear outdoor playground area.

The site is zoned R2 Low Density Residential under the provisions of Warringah Local Environmental Plan 2011 (WLEP 2011) and the proposed temporary school is permissible as ancillary to the existing church (Place of Public Worship) with consent.

The report is intended to assist Northern Beaches Council in its assessment of the development application and incorporates the following details:

- Description of site and context;
- Description of proposed development;
- Consideration of relevant planning considerations;
- Consideration of relevant environmental effects; and
- S4.15-Matters for Consideration under EP & A Act

The report should be read in conjunction with the following supporting material:

- Site & floor Plans,
- School Transport, vehicle and pedestrian Policy;
- School Supervision Policy
- School Serious Incidents Policy
- School Lockdown Policy
- Northern Beaches Council correspondence acknowledgement of Annual Fire Safety Statement

## 2.0 SITE DETAILS

The following details of the site's locational and physical characteristics are provided to assist Council in the assessment of the development application.

### 2.1 Site Location

The subject land is located at Nos. 615 and 617 Warringah Road, Forestville as identified in Figure 1.

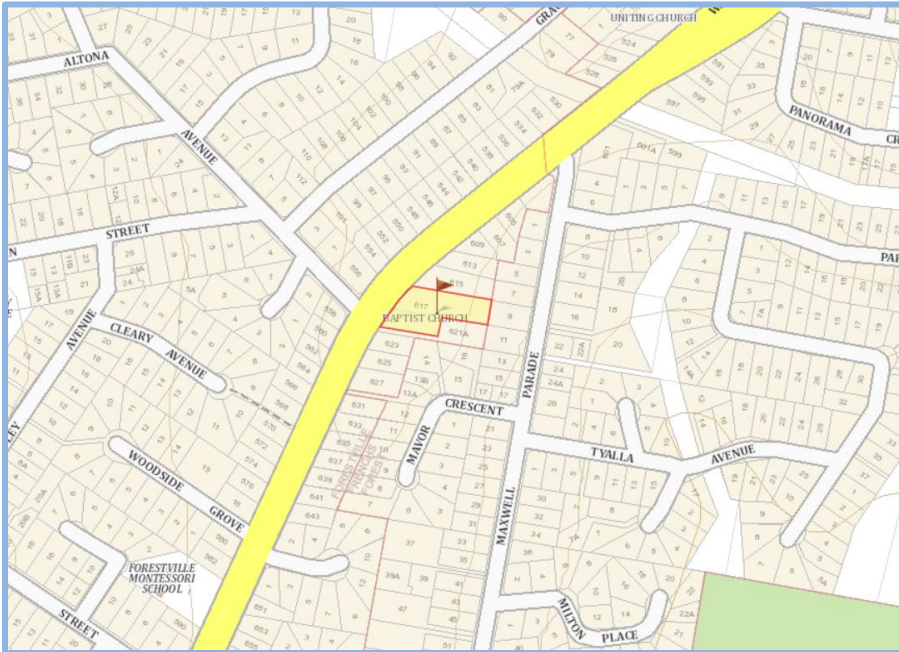


Figure 1-Site Locality Plan

### 2.2 Site Description

The subject land is legally described as three (3) directly properties, including Lot X DP416724, Lot 1 DP 27363 and Lot 1 DP 406001.

The site is an irregular shaped allotment with an approximate area of 3067m<sup>2</sup> and a frontage of approximately 77m to Warringah Road.

The site is occupied by the Frenchs Forest Baptist Church, main larger Church Hall, Oasis Hall, dwelling, car parking and vehicular access. Vehicular access to the site is obtained from Warringah Road. We note that the current access arrangements involve a semi-circular driveway arrangement with separate entry and exit. No.617 Warringah Road comprises the existing church and halls. No. 615 Warringah Road contains the existing dwelling and car parking area on the northern portion of site.

The temporary school is proposed in the existing Oasis Hall that is located at the eastern rear of the church and main hall which has provision for an outdoor play area.

Photographs of the site, including the existing church hall, car parking area, amenities and kitchen and outdoor play area are provided in this section of the report.

Figure 2 provides an aerial depiction of the site.





Figure 2-Aerial view of site



Photo 1-View of existing entry driveway from Warringah Road



Photo 2-View of car parking area allocated to school adjacent to northern side boundary





Photo 3-View of entry to hall (white building) and adjacent amenities (red building)



Photo 4-View of rear balcony and entry ramp to hall



Photo 5-View of hardstand area/undercover area on northern side of hall



Photo 6-View of rear playground area



Photo 7-Internal view of hall



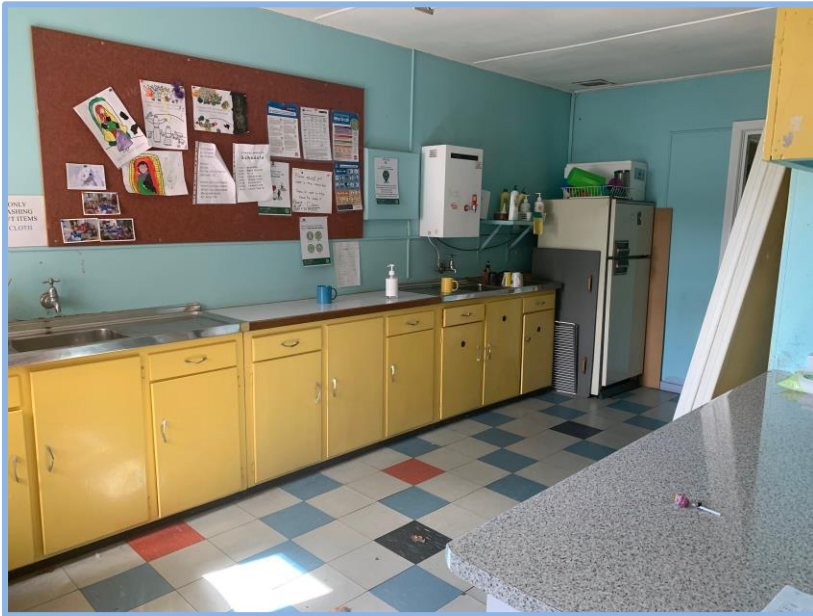


Photo 8-View of kitchen in hall



Photo 9-View of female amenities



Photo 10-View of male amenities



### 2.3 Site Context

This site is located within a low density residential area of Forestville which primarily comprises single and double free standing dwellings.

### 3.0 PROPOSED DEVELOPMENT

The development application seeks consent for a temporary school, catering for 15 to 20 high school aged students and 2 to 3 teachers within an existing church hall on a site located at Nos. 615 and 617 Warringah Road, Forestville.

The existing Yanginanook School in Belrose has been given a federal government grant to assist with the construction of a new high school building. This project has been delayed by six (6) months and due to the constraints of the school site during the building project, the high school students will need to relocate temporarily off site for their classes.

It is proposed to temporarily use the existing 'Oasis Building' which is located at the eastern rear of the church. Refer Figure 3 for site plan. This building is fenced from the main road and consists of a main room (small hall), a smaller room, a kitchen, outside covered deck, covered carport and a grassed yard. Refer Figure 4 for floor plan. The school will use the male and female toilets that are located within the fenced area. No other parties will have access to these toilets during school hours.

The existing church hall has a total floor area of approximately, 185m<sup>2</sup> with a fenced playground area of approximately 315m<sup>2</sup>. The playground area is already established in a safe condition given it has been used in the past for preschool and children activities.

The school intends to operate from the site beginning 1 February 2022. Details of the operational aspects associated with the proposed temporary school are detailed below.

#### Site Operations

##### 3.1 Operating hours

The proposed hours of operation of the temporary school are from 8am to 4pm Monday to Friday.

##### 3.2 Students

The temporary school is intended to cater for approximately 15 – 20 students (aged 12-16 years).

##### 3.3 Staff

The temporary school will be serviced by 1-2 teachers and a teacher's assistant (there will be a minimum of 2 adults on the property at any time).

##### 3.4 Pickup and drop off

It is proposed to drop off and pick up students on site via the existing separate entry and exit driveways from Warringah Road. The existing driveways have existing entry and exit signs to ensure that drop off

and pick up can operate in a safe and efficient manner.

### **3.5 Car Parking**

The site has provision for approximately 80 informal car parking spaces located directly at the front of the church. The proposal will generate a demand for 2-3 staff car parking spaces that are proposed to park adjacent to the northern side boundary as shown in photo 2. Parents and visitors can park cars where visitor parking is identified on the site.

The existing church currently generates a parking demand of approximately 2 car spaces during school hours and the site comfortably has capacity to service the car parking demands of both the church and temporary school between 8am and 4pm Monday to Friday.

### **3.6 Public Transport**

Students will have access to the bus services at Forestway bus stops. The proposal is supported by a specific transport policy, including a supervision policy and car-parking policy for the site.

### **3.7 Amenities**

The proposal has provision for separate sex amenities directly adjacent to the hall as shown in photos 9 and 10.

### **3.8 Waste Management**

The proposal will generate minimal waste apart from drink bottles and food wrappers, etc which will be contained in waste bins on site and stored in a suitable place so as not to adversely impact visually and the amenity of surrounding properties. All waste will be collected on a regular basis by Council or contractors.

### **3.9 Fire Protection Equipment**

All fire protection equipment, including Fire Extinguishers, Fire Hydrants and Fire Blankets will be installed as required under relevant Australian Standards and the manufacturers' specifications.

### **3.10 Insurances**

Yanginanook School has Public Liability insurance of \$20 million for student accident insurance.

### **3.11 Liability**

Yanginanook School will be responsible for any breakages and cleaning of the property. Frenchs Forest Baptist will be responsible for the building insurances, the compliance of any fire-safety requirements and the regular wear and tear of the building and property.



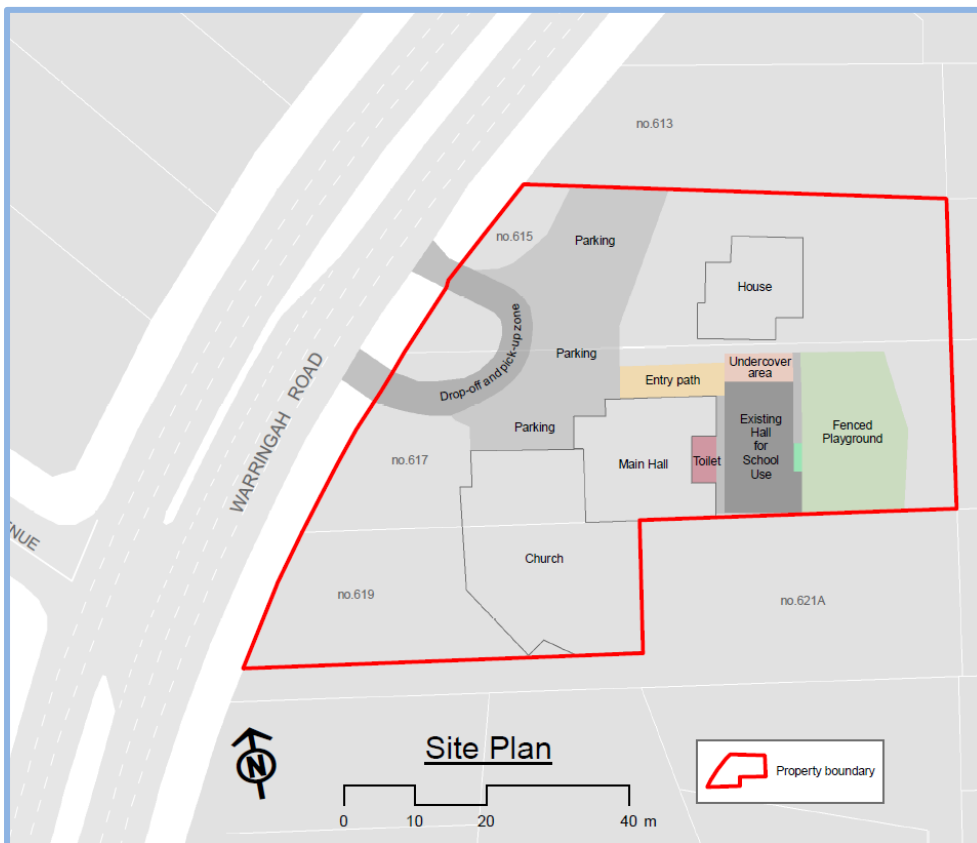


Figure 3-Site Plan

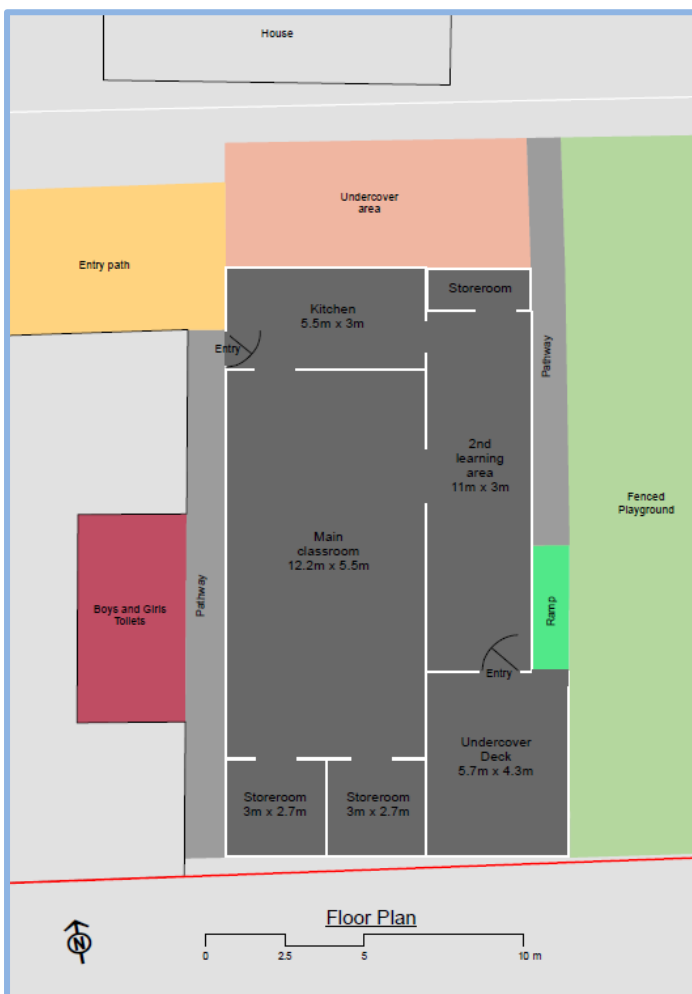


Figure 4-Floor plan

## 4.0 PLANNING CONSIDERATIONS

### 4.1 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

The proposal requires consent under Clause 35 of the Educational Establishments SEPP and is consistent with the design quality of principles set out in Schedule 4 of the SEPP. The proposal does not constitute a traffic generating under Clause 57 of the Education SEPP given it caters for less than 50 students.

On this basis, the proposal is consistent with all relevant provisions of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017.

### 4.2 State Environmental Planning Policy No.55-Remediation of Land (SEPP 55)

Pursuant to Clause 7 of SEPP 55, a consent authority is unable to grant development consent unless it has considered whether the land is contaminated and, if so, whether the consent authority is satisfied that the land is suitable in its contaminated state or can be remediated to be made suitable for the purposes for which the development is proposed to be carried out.

The site displays no evidence of contamination and is suitable for the temporary and ancillary use of the site as a school. On this basis, the proposal is consistent with relevant objectives and matters for consideration under SEPP 55.

### 4.3 Warringah Local Environmental Plan 2011 (WLEP 2011)

The subject land is zoned R2 Low Density Residential under the provisions of Warringah LEP 2011 and the proposed temporary and ancillary use of *'educational establishment'* is permissible with the consent of Council. An assessment of the proposal with the relevant clauses of WLEP 2011 is addressed in Table 1.

We note that the site contains an existing church which is defined as a *'place of public worship'* and constitutes the primary use of the site. The proposed temporary educational establishment will be a secondary and ancillary use to the primary and existing *'place of public worship'* use.

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011		
Clause	Comment	Compliance
<b>1.0-PRELIMINARY</b>		
<b>1.2 Aims of Plan</b>	Proposal consistent with aims of the plan.	Yes
<b>2.0-PERMITTED OR PROHIBITED DEVELOPMENT</b>		
<b>2.1 Land use Zones</b>	The site is zoned R2 Low Density Residential.	Yes

<b>2.3 Zone Objectives</b> R2 Low Density Residential	<p>The proposed temporary and ancillary use of 'educational establishment' is permissible in the zone with consent.</p> <p>The proposal is also consistent with the following objectives of the R2 Low Density Residential zone stated below on the basis that it provides a facility to meet the day to day needs of residents.</p> <ul style="list-style-type: none"> <li>• To provide for the housing needs of the community within a low density residential environment.</li> <li>• To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>• To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.</li> </ul>	Yes
<b>4.0-PRINCIPAL DEVELOPMENT STANDARDS</b>		
<b>4.3 Height of Building</b>	No increase in building height proposed.	Yes
<b>4.4 Floor Space Ratio</b>	No increase in FSR.	Yes
<b>5.0-MISCELLANEOUS PROVISIONS</b>		
<b>5.10 Heritage Conservation</b>	The site does not contain any European heritage items and is not in the vicinity of any surrounding heritage items or in a heritage conservation area.	Yes

Table 1-Warringah LEP 2011

#### 4.4 Warringah Development Control Plan 2011

A compliance table of the relevant controls under Warringah DCP 2011 is contained in **Table 2** below.

<b>WARRINGAH DEVELOPMENT CONTROL PLAN 2011</b>			
<b>CONTROLS</b>	<b>REQUIRED</b>	<b>PROVIDED</b>	<b>COMPLIANCE</b>
<b>PART C-SITING FACTORS</b>			
<b>C2 Traffic, access &amp; safety</b>	<b>Vehicular Access</b>		
	<p>1. Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.</p> <p><b>On-site loading and unloading</b></p> <p>Facilities for the loading and unloading of service, delivery and emergency vehicles are to be: appropriate to the size and nature of the</p>	<p>Existing access and parking arrangements are satisfactory and safe to service the temporary school use.</p> <p>Minimal demand for service vehicles likely. Adequate area on site for service vehicles manoeuvre on site and enter and exit in a</p>	<p>Yes</p> <p>Yes</p>



	development; screened from public view; and designed so that vehicles may enter and leave in a forward direction.	forward direction.	
<b>C3 Parking Facilities</b>	<p>Parking to be in accordance with AS/NZS 2890.1.</p> <p>Carparking is to be provided in accordance with Appendix 1 which details the rate of car parking for various land uses.</p> <p>The proposal generates the following car parking demands:</p> <p>Educational Establishment 1 space per staff member in attendance, plus as relevant, adequate pickup/setdown area on site, plus adequate provision of bicycle racks, plus adequate provision for student parking, plus provision of bus standing and turning area.</p> <p>Place of Worship</p> <p>Comparisons must be drawn with developments for a similar purpose.</p> <p>The need for additional parking for church halls must also be addressed in relation to proposed uses and hours of use.</p>	<p>We understand that the existing parking complies with AS 2890.1.</p> <p>The church presently has provision for 80 informal car parking spaces at the frontage of the site which can comfortably cater for the demand of 2-3 staff cars and 2-3 visitor and parent cars. Parents will primarily drop students on site and depart immediately.</p> <p>The peak car parking demand for the church is on Sundays when the temporary school will be closed. On this basis, the proposal is not foreseen to adversely impact car parking capacity for the church.</p> <p>The car parking demand for the existing church is unchanged.</p>	Yes
<b>C4 Stormwater</b>	To be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments &	Existing stormwater unchanged.	N/A

	Minor Works Specification.		
<b>C9 Waste Management</b>	Waste storage area to be provided.	There is sufficient area on site for waste bins.	Yes
<b>PART D-DESIGN</b>			
<b>D3 Noise</b>	Compliance with NSW Industrial Noise Policy Requirements.	No adverse noise impacts foreseen.	Yes
<b>D8 Privacy</b>		No adverse visual or acoustic privacy impacts foreseen upon surrounding properties.	Yes
<b>D18 Accessibility and Adaptability</b>	Development is to comply with Australian Standard AS1428.2. To ensure vehicular access points for parking, servicing or deliveries, and pedestrian access are designed to provide vehicular and pedestrian safety. To ensure convenient, comfortable and safe access for all people including older people, people with prams and strollers and people with a disability.	The church hall has provision for existing disabled ramps to allow disabled access. No students attending the school require disabled access.	Yes
<b>D20 Safety &amp; Security</b>	Consideration of Crime Prevention through Environmental Design principles.	The proposal is supported by both a Safety and Security Policy and Lockdown Policy.  The proposed development does not present a crime, safety or security risk.	Yes
<b>D23 Signs</b>		No signs proposed	N/A

Table 2-Warringah DCP 2011

#### 4.5 National Construction Code

We understand that the existing hall is a Class 9B building under the National Construction Code and the temporary change of the hall for an educational establishment will not change the building class or type under the National Construction Code.

## 5.0 SECTION 4.15 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

### **(a)(i) – The Provisions of any Environmental Planning Instrument**

Statutory assessment of the proposal has been previously addressed in Section 4.0. The site is zoned R2 Low Density Residential under Warringah Local Environmental Plan 2011 and the proposed temporary and ancillary educational establishment is permissible with development consent.

The proposal is also consistent with relevant State Environmental Planning Policies.

### **(a)(ii) Any proposed Draft Environmental Planning Instrument subject of public consultation**

There are no applicable Draft Planning instruments subject to public consultation.

### **(a)(iii) – The Provisions of any Development Control Plan**

The proposal has been found to be generally compliant with relevant objectives and controls of Warringah Development Control Plan 2011 as detailed in Section 4.4 of this report.

### **(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)**

The proposal is consistent with relevant Regulations.

### **(a)(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979)**

The proposal is not inconsistent with any coastal zone management plan.

### **(b) – The likely impacts of that Development**

#### **Context and Setting**

The proposed site which contains an established church is considered as suitable site to accommodate the proposal. The proposed temporary and ancillary school within an existing hall will have no adverse impacts upon the residential context or setting of the area.

#### **Traffic Management and parking**

The church presently has provision for on-site car parking at the frontage of the site for approximately 80 informal car spaces that can comfortably cater for the demand of projected demands of the temporary school. Parents will primarily drop students and depart immediately so will not require parking.

The peak demand for parking at the church is on Sundays when the temporary school will be closed. On this basis, the proposal is not foreseen to adversely impact car parking capacity for the church.



All vehicle movements on and off the site will be in a forward direction. It is envisaged that the traffic generated by the development will be relatively minimal and will not impact on the Warringah Road network, in terms of level of service, traffic flow efficiency and road safety considerations.

### **Noise**

The proposal will comply with the NSW Noise Policy for Industry (2017) and present negligible impact on the existing surrounding acoustic environment.

### **Waste**

The proposal will have provision for waste bins to service the minimal waste generated by students. The waste bins will be located in a secure and suitably screened area so they do not have an adverse visual or odour impact upon surrounding properties or the public domain.

### **Impact on the social and economic environment**

The proposal will not result in any adverse social or economic impacts.

### **(c) – Suitability of the Site for Development**

The site and existing hall are suitable to accommodate the proposed temporary and small scale educational establishment. The existing hall is understood to satisfy relevant fire and accessibility requirements under the National Construction Code. Students also have access to amenities and safe on-site car parking and bicycle parking.

On this basis, the site is considered suitable for the proposed development.

### **(d) – Any submissions made in accordance with this Act or Regulations.**

Any submissions received will be considered by Council.

### **(e) – Public Interest**

The public interest is best served by development that is reasonable and appropriate, that is consistent with the character of the area and does not create any significant adverse impacts on the environment or on neighbouring properties.

The proposed temporary use will not create any significant adverse impacts on neighbouring properties and provides a valuable facility to the community.

Given the above, the proposal is considered to be in the public interest.

## 6.0 CONCLUSION

The subject land is zoned R2 Low Density Residential under Warringah Local Environmental Plan 2011 and the proposed temporary and ancillary use of educational establishment is permissible with the consent of Council.

The proposal is also generally consistent with relevant matters for consideration under Warringah Development Control Plan 2011 as previously addressed in this report.

The application before the Council provides no unreasonable amenity impacts to adjoining and adjacent residential properties. The proposal is also in keeping with the low density residential character of the locality.

The proposal is assessed as being satisfactory, having regard to the matters for consideration contained within Section 4.15 of the EP&A Act 1979.

Accordingly, it is recommended that Council support the proposal and grant development consent subject to conditions of consent.