

Statement of Environment Effects

S96 (1A) Modification for DA 2011/0247

Construction of A Childcare Centre and Associated External Works at Brookvale Park

Proposal

Submit a S96 (1A) modification to an approved childcare centre and associated external works at corner of Federal Parade and Pine Avenue of Brookvale.

The modification involves the following minor changes:

- **Inclusion of a mechanically operable pergola**
This is to replace part of the metal roof of the covered deck with a mechanically operable pergola to enable northern sun to shine into the children playroom.
- **Internal layout change**
This is to meet with the current need of the Childcare Centre by introducing new internal partition walls and operable walls to the cot room, playroom & office, and making corresponding adjustment of wall alignment.
- **Extension of brickwork retaining wall to correct a discrepancy in level changes**
This is to extend the eastern brickwork retaining wall of the outdoor playground to include the north-east corner to correct a discrepancy in level changes.

All changes are highlighted on plans for easy reference and the works will provide a better childcare facility to meet the current need of the Centre.

Site

The site is located at Lots 1 & 2 in DP 1141128, No. 9999 Pittwater Road, Brookvale and Lot 1 in DP 651395, No. 9998 Pittwater Road, Brookvale. This site is north of Pittwater Road and situated within the Brookvale Park and is a community land.

The site was occupied by Council's caretaker cottage building that was demolished to make way for this new Occasional Care Centre building.

Warringah Local Environmental Plan 2011

- **Permitted or Prohibited Development**
Childcare centre is permitted with consent and the proposed modification involves no change to the approved building use.
- **Land Use**
The site is zoned RE1 Public Recreation with compatible land use of a childcare centre. The proposed modification involves no change to the approved land use.
- **Height of Buildings**
The proposed modification involves no change to the approved building height.

Development Control Plan

- **Built Form Controls**

The proposed modification has no impact to the current built form controls.

- **Siting Factors**

The proposed modification involves no change to the siting factor of the main building and ancillary structures except a minor extension of brickwork retaining wall in the north-east corner to correct a discrepancy in level changes.

- **Design**

The inclusion of a mechanically operable pergola will allow controlled northern sun access to the children playroom in order to achieve better energy efficiency. This will be done by using a proprietary product – Vergola. The colour of the blades will be a medium to dark range (eg Woodland Grey) in order to minimise solar reflections to neighbouring properties noting that light colours such as off white, cream, silver or light grey colours are not permitted.

This change and the other changes proposed in the modification are considered no adverse effect to the privacy, daylight, solar access and views of other dwellings.

The proposed modification has no adverse effect on the overall building design and external appearance and is consistent with the original Conditions of Consent.

- **The Natural Environment**

The proposed modification has no adverse effect on existing and future amenity of the locality.

The proposed modification involves no change to the waste disposal arrangement, location of garbage and storage areas.

The proposed modification involves no change to the methods of sewerage, effluent and stormwater disposal.

The proposed modification has no adverse effect to the risks associated with flooding, drainage, landslip, soil erosion, mine subsidence and bushfire.

The proposed modification has no adverse effect on the landscape, streetscape, park or scenic quality of the locality. Small landscape will be provided in the north-east corner of the brickwork retaining wall to enhance / improve the streetscape.

The proposed modification has no alteration to the availability of utility services, power, telephone, water and sewer.

The proposed modification has no adverse effect on historical and archaeological aspects.

The proposed modification has no adverse effect to flora and fauna.

The proposed modification has no alteration to the access for the disabled.

The proposed modification will only have minimal noise impact to the site locality and the noise control for all site work will be in accordance with the original Conditions of Consent.

The proposed modification has no impact on social effects and economic effects.

Conclusion

In light of the above assessment of the proposed project, it is considered that the overall impact of the proposed modification on the environment is minimal and the approval shall be granted.