

**ANGEL PLACE  
LEVEL 8, 123 PITT STREET  
SYDNEY NSW 2000**

URBIS.COM.AU  
Urbis Pty Ltd  
ABN 50 105 256 228

6 March 2020

Ms Louise Kerr  
Northern Beaches Council  
PO Box 82  
Manly NSW 1655

Dear Louise,

## **STATEMENT OF ENVIRONMENTAL EFFECTS: INSTALLATION OF A DIGITAL NOTICE BOARD- CURL CURL NORTH PUBLIC SCHOOL**

This Statement of Environmental Effects (**SEE**) has been prepared on behalf of School Infrastructure NSW (the **Applicant**) to accompany a Development Application (**DA**) to the Northern Beaches Council (**Council**). The DA seeks consent for the installation of a digital notice board at Curl Curl North Public School, located at the corner of Playfair and Abbott Road, North Curl Curl.

The proposed total sign dimensions are 4.38m (height) x 1.98m (width). The dimensions of digital notice board are 1.6m (width) x 0.96m (height) x 0.15m (depth).

This SEE has been prepared in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**) and the relevant provisions of the *Environmental Planning and Assessment Regulations 2000*.

In addition to this letter, the application contains:

- Completed Development Application form, including owners' consent;
- Architectural Plans prepared by Tanner Kibble Denton Architects (**Appendix A**).
- Technical Specifications prepared by SignPac (**Appendix B**).

This SEE includes a description of the site, details of the proposed development, consideration of the proposed development against Section 4.15 of the Act, and a conclusion.

This SEE concludes that the proposal is a suitable development for the site that will not result in any unreasonable impacts. Council should therefore have no hesitation in approving the application, subject to the implementation of appropriate conditions.

### **1. THE SITE**

The site is located at Playfair Road, North Curl Curl within the Northern Beaches Local Government Area. It comprises two lots legally described as Lot 1 in DP731454 and Lot 286 in DP752038.

The site is irregular in shape, has a total site area of 27,982sqm and two street frontages onto Abbott Road to the south and Playfair Road to the west.

An aerial image of the site is provided in **Figure 1**.

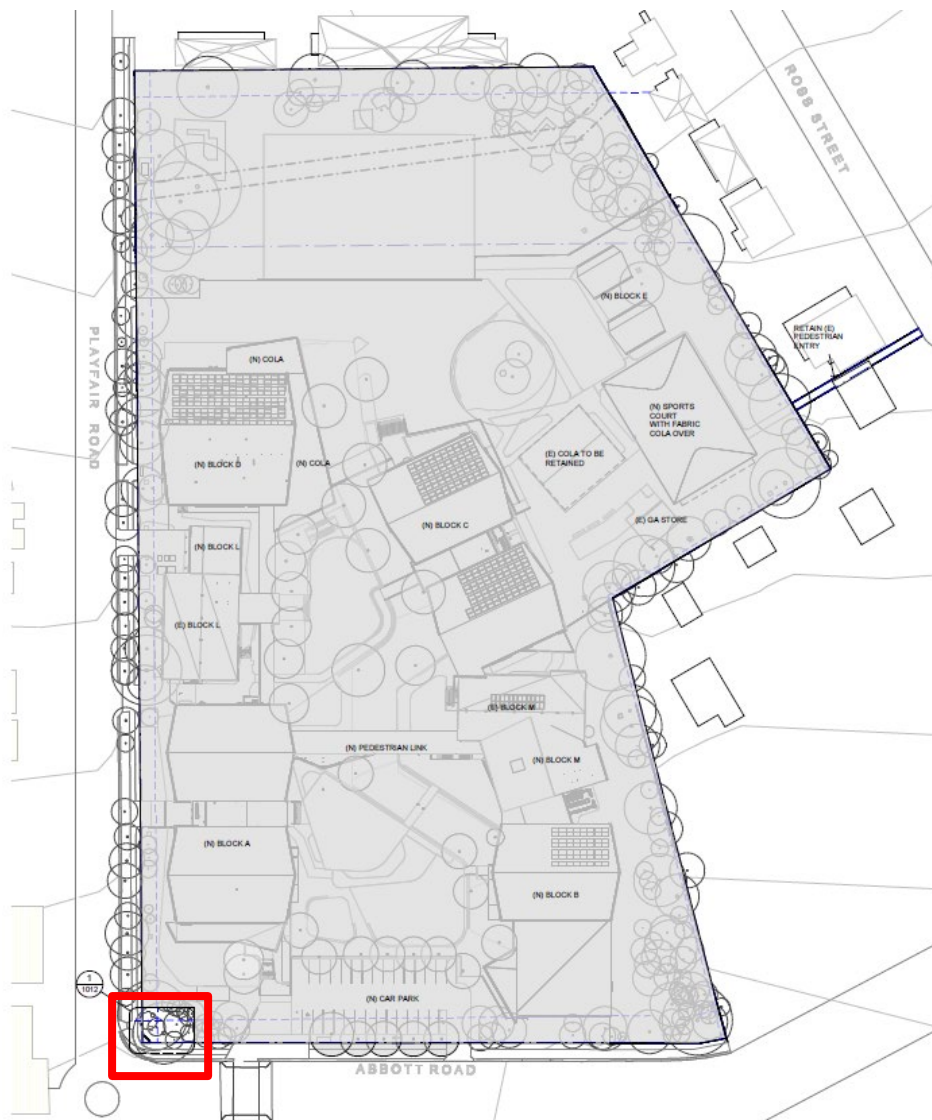
**Figure 1 – The Site**



*Source: SixMaps*

At the site, the proposed development is located on the south western boundary of the site, at the area marked as red in **Figure 2**.

Figure 2 – Affected Site Area



Source: TKA Architects

## 2. PROJECT BACKGROUND

On 28 November 2018, development consent was obtained for State Significant Development Application (SSDA) SSD-8310, which approved the redevelopment of Curl Curl North Public School at the site. Specifically, the following was approved:

*“Redevelopment of Curl Curl North Public School in three construction stages, involving:*

- *Site preparation works, bulk earthworks and removal of 61 trees;*
- *Site remediation works and demolition of identified structures;*

- *Retention and alterations to two existing buildings, a covered outdoor learning area (COLA) and the existing fencing;*
- *Construction of multiple new single and two-storey school buildings to accommodate homebase classrooms, library, administrative areas and out of school hours care facilities;*
- *Construction of a single storey multi-purpose school hall;*
- *One covered hard surface sports court and COLA;*
- *Two futsal fields and turf/hard surface outdoor play areas;*
- *On-site car parking and landscaping works;*
- *A new vehicular access point off Abbott Road;*
- *Improvements to the existing drop-off and pick-up zone;*
- *Four business identification signs; and*
- *Stormwater management and flood mitigation works.”*

This approved development is currently under construction.

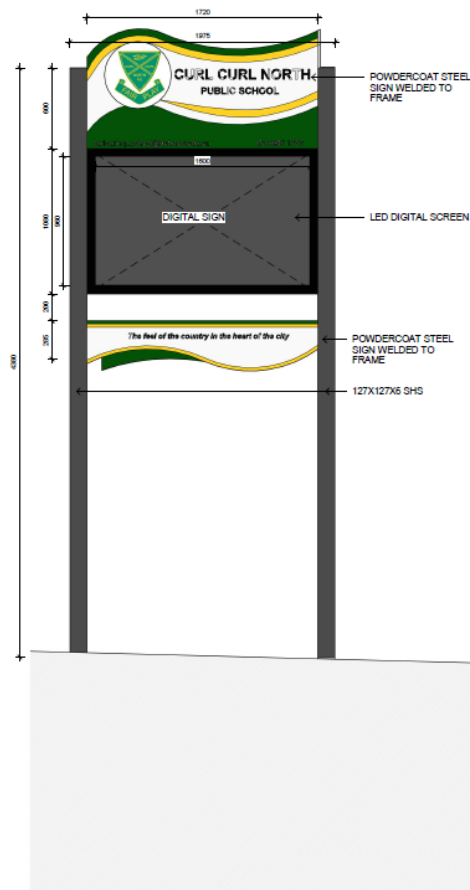
### **3. PROPOSED DEVELOPMENT**

The proposal is for the installation of a digital notice board at Curl Curl North Public School. The sign structure dimensions are 4.38m (height) x 1.98m (width). The digital notice board dimensions will be 1.6m (width) x 0.96m (height) x 0.15m (depth). The sign consists of powdercoat steel. The Curl Curl North Public School Logo is located above the LED Digital Screen. Below the LED digital screen is the statement, ‘the feel of the country in the heart of the city’.

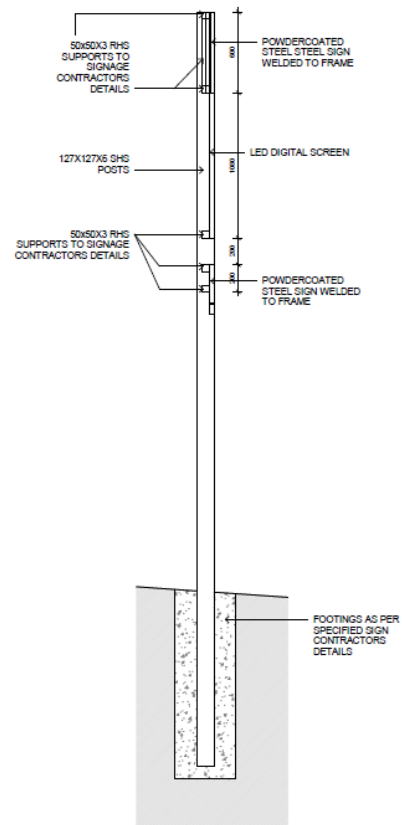
The digital screen will display news and announcements from Curl Curl North Public School. The digital noticeboard will be an important piece of technology to inform the local community. Curl Curl North Public School will control the content displayed on the notice board. The proposed work is necessary to accompany the upgrades to the school approved under SSD-8310.

A signage package of the proposed digital notice board has been prepared by TKD Architects (refer to Appendix A). The sign is shown in Figures 3 – 6 below.

Figure 3- Proposed Signage



5 SIGN 04 ELEVATION  
1 : 20



6 SIGN 04 SECTION  
1 : 20

Source: TKD Architects

Figure 4- Proposed Signage- Southern Elevation



## 2 SOUTH ELEVATION

1 : 200

Source: TKD Architects

Figure 5- Proposed Signage- West Elevation



## 3 WEST ELEVATION

1 : 200

Source: TKD Architects

Figure 6- Proposed Signage- South West Elevation



Source: TKD Architects

## 4. SECTION 4.15 ASSESSMENT

The matters referred to in Section 4.15 of the EP&A Act need to be considered in the assessment of the proposed development. Each of the matters relevant to the proposal are assessed below.

### 4.1. ENVIRONMENTAL PLANNING INSTRUMENTS

The environmental planning instruments and policies applicable to the site and development are:

- *State Environmental Planning Policy No 64 – Advertising and Signage; and*
- *Warringah Local Environmental Plan 2011.*
- *Warringah Development Control Plan 2011*

An assessment of the proposal against the relevant controls contained to the abovementioned planning instruments and policies has been undertaken within the following subsections.

#### 4.1.1. State Environmental Planning Policy No 64 – Advertising and Signage

*State Environmental Planning Policy No.64 – Advertising and Signage (SEPP64)* aims to ensure signage is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of a high-quality design and finish.

Clause 8 and 13 of SEPP64 specify that consent cannot be granted to signage unless the consent authority is satisfied that the proposed has been designed to satisfy the provisions of Schedule 1. Accordingly, an assessment of the proposed signage against the relevant provisions of Schedule 1 within SEPP64 has been undertaken in **Table 1**.

Table 1 – SEPP64 Compliance Table

Control	Proposal	Compliance
<b>1 - Character of the Area</b>		
<ul style="list-style-type: none"> <li>Is the proposal compatible with the character of the area or locality in which it is proposed to be located?</li> <li>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</li> </ul>	<ul style="list-style-type: none"> <li>The digital notice board is consistent with the school setting and surrounding land uses. The digital notice board is located opposite the Curl Curl Sports Centre, a large sporting complex.</li> </ul>	Yes
<b>2 - Special Areas</b>		
<ul style="list-style-type: none"> <li>Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?</li> </ul>	<ul style="list-style-type: none"> <li>The proposed notice board is not located near heritage areas, conservation areas or rural landscapes.</li> <li>The proposed notice board has been designed with inoffensive colours and text and does not detract from the amenity of nearby residents.</li> </ul>	Yes
<b>3 - Views and Vistas</b>		
<ul style="list-style-type: none"> <li>Does the proposal obscure or compromise important views?</li> <li>Does the proposal dominate the skyline and reduce the quality of vistas?</li> <li>Does the proposal respect the viewing rights of other advertisers?</li> </ul>	<ul style="list-style-type: none"> <li>The proposed signage is low in scale and does not compromise any important views from surrounding properties.</li> <li>The proposed sign is 4.3m high and will not dominate the skyline.</li> <li>The sign does not operate for commercial benefit and therefore has no impact on any neighbouring advertising in the area.</li> </ul>	Yes
<b>4 - Streetscape, Setting or Landscape</b>		
<ul style="list-style-type: none"> <li>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</li> <li>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</li> </ul>	<ul style="list-style-type: none"> <li>The size and scale of the proposed signage is consistent with the school setting. The sign was designed by a reputable architect and creates visual interest.</li> </ul>	Yes

Control	Proposal	Compliance
<ul style="list-style-type: none"> <li>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</li> <li>Does the proposal screen unsightliness?</li> <li>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</li> <li>Does the proposal require ongoing vegetation management?</li> </ul>	<ul style="list-style-type: none"> <li>The proposed sign uses innovation and technology to inform the community of Curl Curl North Public School.</li> <li>Currently no signs exist on the Abbott Road Playfair Road corner of the site. The sign creates visual interest and assists with identifying the school.</li> <li>The proposed notice board will be 4.3m in height and will therefore not protrude above buildings, structures or tree canopies.</li> <li>No vegetation is proposed.</li> </ul>	
<b>5 - Site and Building</b>		
<ul style="list-style-type: none"> <li>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</li> <li>Does the proposal respect important features of the site or building, or both?</li> <li>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</li> </ul>	<ul style="list-style-type: none"> <li>The proposal is a consistent scale to the existing school buildings.</li> <li>The notice board clearly identifies the school and does not detract from the design of the school buildings.</li> <li>The proposal uses technology to effectively communicate community news and messages.</li> </ul>	Yes
<b>6 - Associated Devices and Logos with Advertisements and Advertising Structures</b>		
<ul style="list-style-type: none"> <li>Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?</li> </ul>	<ul style="list-style-type: none"> <li>The Curl Curl North Public School logo will be represented on the signage to identify the school.</li> <li>Below the digital notice board on the structure features a powdercoat steel sign welded to the frame which reads 'The feel of the country in the heart of the city'.</li> </ul>	Yes

Control	Proposal	Compliance
<b>7 – Illumination</b>		
<ul style="list-style-type: none"> <li>• Would illumination result in unacceptable glare?</li> <li>• Would illumination affect safety for pedestrians, vehicles or aircraft?</li> <li>• Would illumination detract from the amenity of any residence or other form of accommodation?</li> <li>• Can the intensity of the illumination be adjusted, if necessary?</li> <li>• Is the illumination subject to a curfew?</li> </ul>	<ul style="list-style-type: none"> <li>• The sign has an automatic dimming control sensor that adjusts the sign brightness according to the surrounding ambient light.</li> <li>• The sign will run full brightness for daytime visibility and will reduce to low brightness at night.</li> <li>• The digital notice board will have static transitions, with straight page transitions with no effects like scrolling or flashing. This will minimise impacts on surrounding residents.</li> <li>• The intensity of the illumination can be manually adjusted. The sign has an automatic dimming control sensor.</li> <li>• The hours of operation can be programmed into the digital sign to meet Council's requirements or conditions of consent. Usual operational hours are 7am – 7pm in residential areas.</li> </ul>	Yes
<b>8 - Safety</b>		
<ul style="list-style-type: none"> <li>• Would the proposal reduce the safety for any public road?</li> <li>• Would the proposal reduce the safety for pedestrians or bicyclists?</li> <li>• Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</li> </ul>	<ul style="list-style-type: none"> <li>• The proposed digital notice board is unobtrusive and is setback from the road. Accordingly, the notice board will not put drivers, pedestrians or cyclists at risk.</li> <li>• The proposed signage is located within the school boundary. Therefore, there is no reduced safety to pedestrians or cyclists using the foot path.</li> <li>• The proposed sign is at a height and location that does not obscure sightlines from public areas for pedestrians.</li> </ul>	Yes

Considering the above, the proposal complies with the provisions contained to Schedule 1 of SEPP64.

#### 4.1.2. Warringah Local Environmental Plan 2011

The Warringah Local Environmental Plan 2011 (WLEP) is the principle environmental planning instrument governing development at the site. The relevant controls of the WLEP are addressed in Table 2.

Table 2 – WLEP Compliance Assessment

Consideration	Control	Proposal	Compliance
<b>Objectives</b>	<p>The site is within the R2 Low Density Residential zone. The objectives of the R2 Low Density zone include:</p> <ul style="list-style-type: none"> <li><i>To provide for the housing needs of the community within a low density residential environment.</i></li> <li><i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i></li> <li><i>To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.</i></li> </ul>	The digital notice board will display information relating to Curl Curl North Public School, which provides important social infrastructure for the community.	Yes
<b>Permissibility</b>	Building Identification signs are permissible with consent.	The proposal is permissible with consent.	
<b>Height and FSR</b>	<p>The maximum building height is 8.5m.</p> <p>There is no prescribed FSR on the site.</p>	The proposal does not seek to alter the approved height and floorspace of the building.	N/A
<b>Heritage</b>	The site is not identified as a heritage item.		N/A

#### 4.2. DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No draft environmental planning instruments are relevant to this proposal.

#### 4.3. DEVELOPMENT CONTROL PLAN

The Warringah Development Control Plan 2011 (WDCP) provides the design guidance for future developments within the former Warringah LGA. The sections of the WDCP 2011 relevant to the proposed development are addressed in Table 3 below.

Table 3 WDCP 2011 Compliance Table

Provisions	Comments	Compliance
<b>D23 Signs</b>  <b>Objectives</b> <ul style="list-style-type: none"> <li>To encourage well designed and suitably located signs that allow for the identification of a land use, business or activity to which the sign relates.</li> <li>To achieve well designed and coordinated signage that uses high quality materials.</li> <li>To ensure that signs do not result in an adverse visual impact on the streetscape or the surrounding locality.</li> <li>To ensure the provision of signs does not adversely impact on the amenity of residential properties.</li> <li>To protect open space areas and heritage items or conservation areas from the adverse impacts of inappropriate signage.</li> </ul>	<ul style="list-style-type: none"> <li>The proposal is suitably located within an existing primary school. The notice board is of high design quality and clearly identifies the school.</li> <li>The notice board will be built with high quality materials including powdercoat steel.</li> <li>The sign is not located in proximity to heritage items or conservation areas.</li> </ul>	Yes
<b>Requirements</b> <ol style="list-style-type: none"> <li>Signs are to be sited and designed so that they do not adversely impact on the amenity of the streetscape and the surrounding locality. In particular, signs are not to dominate or obscure other signs or result in visual clutter.</li> <li>Signs are to be compatible with the design, scale and architectural character of the building or site on which they are to be placed.</li> <li>Signs on heritage items or on buildings in conservation areas should detract from the character of the area.</li> <li>Signs are not to obscure views of vehicles, pedestrians or potentially hazardous road features or reduce the safety of all users of any public road (including pedestrians and cyclists).</li> <li>Signs should not be capable of being confused with, or reduce the effectiveness of, traffic control devices.</li> </ol>	<p>The design of the notice board does not adversely impact the amenity of the surrounding area. The sign is modern in design and the nearest receivers is Curl Curl Sports Complex.</p> <p>Currently no signs exist on the Abbott Road and Playfair Road corner. The sign does not add to visual clutter in the area.</p> <p>The proposed notice board is consistent with the character of Curl Curl North Public School, as the notice board will display school information and news.</p> <p>The proposed notice board will not be located on a heritage item or conservation area.</p> <p>No traffic control devices are located in the vicinity of the</p>	Yes

Provisions	Comments	Compliance
<p>6. Signs are not to emit excessive glare or cause excessive reflection.</p> <p>7. Signs should not obscure or compromise important views.</p> <p>8. Pole or pylon sign (erected on a pole or pylon independent of any building or other structure)</p> <ul style="list-style-type: none"> <li>• Shall not be less than 2.6 metres above ground level;</li> <li>• Shall not exceed 6 metres in height above the existing natural ground level;</li> <li>• Must have a maximum area of no more than 4sqm on any single face;</li> <li>• Shall not project beyond the boundary of the premises.</li> </ul>	<p>proposed signage. The colour scheme and shape of the notice board will reduce the effectiveness of traffic control devices.</p> <p>The sign has an automatic dimming control sensor that adjusts the sign brightness according to the surrounding ambient light.</p> <p>The proposed notice board is consistent with the surrounding area and does not obscure surrounding views.</p> <p>The proposed sign will be 4.3m in height.</p> <p>The maximum surface area is 2 sqm.</p> <p>The proposed sign does not project beyond the boundary of the premises.</p>	
<p>The following signs are not considered appropriate and are discouraged:</p> <ul style="list-style-type: none"> <li>• <i>Illuminated signs in residential zones</i></li> </ul>	<p>The school is in a residential zone. The digital notice board will not have a determinantal impact on nearby residents for the following reasons:</p> <ul style="list-style-type: none"> <li>• The sign has an automatic dimming control sensor that adjusts the sign brightness according to the surrounding ambient light.</li> <li>• The transitions are 'static' as there are no effects like scrolling or flashing.</li> </ul>	

Provisions	Comments	Compliance
	<ul style="list-style-type: none"> <li>The hours of illumination can be adjusted in alignment with Council's conditions of consent.</li> <li>Finally, the proposed signage will face Curl Curl sports complex and not residential dwellings.</li> </ul>	

#### 4.4. PLANNING AGREEMENT

The proposed works do not impact the terms of any Voluntary Planning Agreement.

#### 4.5. REGULATIONS

The application has been prepared in accordance with the relevant provisions of the *Environmental Planning and Assessment Regulations 2000*.

#### 4.6. LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT

As outlined above, there are not expected to be any adverse impacts on the natural or built environments as a result of the development.

##### 4.6.1. Built Form

The proposal is anticipated to have a positive social impact by creating an improved streetscape presentation with contemporary signage.

##### 4.6.2. Illumination

The digital notice board features an LED screen which will illuminate school information. Details of the technical specification is found at Appendix B. The proposed digital notice board has been assessed by the controls in *SEPP 64 Advertising and Signage* and *Warringah LEP 2011*. The assessment found that:

- Digital notice boards are a typical consistent with the school setting and surrounding land uses.
- The sign has an automatic dimming control sensor that adjusts the sign brightness according to the surrounding ambient light.
- The sign will run full brightness for daytime visibility and will reduce to low brightness at night.
- The digital notice board will have static transitions, with straight page transitions with no effects like scrolling or flashing. This will minimise negative impacts on surrounding residents.
- The intensity of the illumination can be manually adjusted. The sign has an automatic dimming control sensor.

- The hours of operation can be programmed into the digital sign to meet Council's requirements or conditions of consent. Usual operational hours are 7am – 7pm in residential areas.

#### **4.7. SUITABILITY OF THE SITE**

The proposed works do not change the land uses on the site and are in a suitable location with consideration of the following:

- Signage is permitted with consent in the R2 Low Density Residential zone; pursuant to Warringah LEP 2011.
- The proposed digital notice board provides important business identification and informs the community of local news and announcements
- The design of the digital notice board is compatible with the existing site use- a primary school
- The proposed notice board will face the Curl Curl sports complex. Accordingly, residents will not be impacted by the illumination of the board.

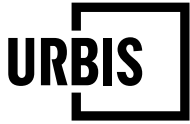
#### **4.8. SUBMISSIONS**

It is acknowledged that any submissions arising from the public notification of this application will need to be assessed and appropriately responded to.

#### **4.9. PUBLIC INTEREST**

The proposed development is considered in the public interest for the following reasons:

- The proposed notice board will provide business identification to Curl Curl North Public School and inform the community of the school's announcements and news.
- The digital notice board is of high quality design and is consistent with the school environment.
- The signage will not detract from the amenity of surrounding residents or will be dangerous to vehicle drivers/ pedestrians.



## 5. CONCLUSION

This DA has been prepared on behalf of School Infrastructure NSW to support the installation of a digital notice board at Curl Curl North Public School. The proposed digital notice board is of high quality design and uses technology to effectively communicate community news and messages.

Based on the content contained throughout this letter and each accompanying appendix, it is considered that the proposal is an appropriate development for the site and should be approved, subject to appropriate conditions.

If you have any questions, please don't hesitate to contact me on 0402 161 225 or Elaine Roff (Associate Director) on 0450 264 097.

Yours sincerely,

A handwritten signature in black ink that reads "gmckenzie". The signature is written in a cursive, lowercase style.

Georgia McKenzie  
Consultant  
+61 2 8233 9965  
gmckenzie@urbis.com.au