Amended Statement of Environmental Effects
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

July 2020

Mersonn Pty Ltd
20 Wylde Street
Potts Point NSW 2011

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Attachment Clause 4.6 Height

1.0 Introduction

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

Pittwater House, is an independent, non-denominational Christian co-educational early learning, primary and secondary day school, located in Collaroy, on the Northern Beaches of Sydney, New South Wales, Australia. The school is relatively unique in providing single-sex education to both boys and girls in both primary and secondary school settings, on the one co-educational campus. It was founded in 1961 as a preparatory school for boys and included a girls' college in 1975.

Pittwater House offers a comprehensive education for students from early learning, through Year K to Year 12, and is run coherently in three divisions:

- Early Childhood Centre;
- The Junior School: Junior Girls' College and Boys' Preparatory School
- The Girls College: Year 7 - 12
- The Boys Grammar School: Year 7 - 12

The school offers gender-specific teaching combined with the social benefits of a co-educational campus, an education model known as twin-schooling, parallel education.

The subject site 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.

The proposal primarily resolves 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 proposed development resolves the existing overland flow and stormwater retention on the site.

The third aspect of the proposal 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.

It is anticipated that these works will facilitate the increase of the student numbers over time, from 887 (currently) to 1091 by 2030. There are 118 permanent full-time staff on site which increases to a total of 160 adding all part-time and casual staff. However, it is noted that not all part-time staff are present every day so that the estimated total number of staff on site at any one time is 139.

This Amended 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

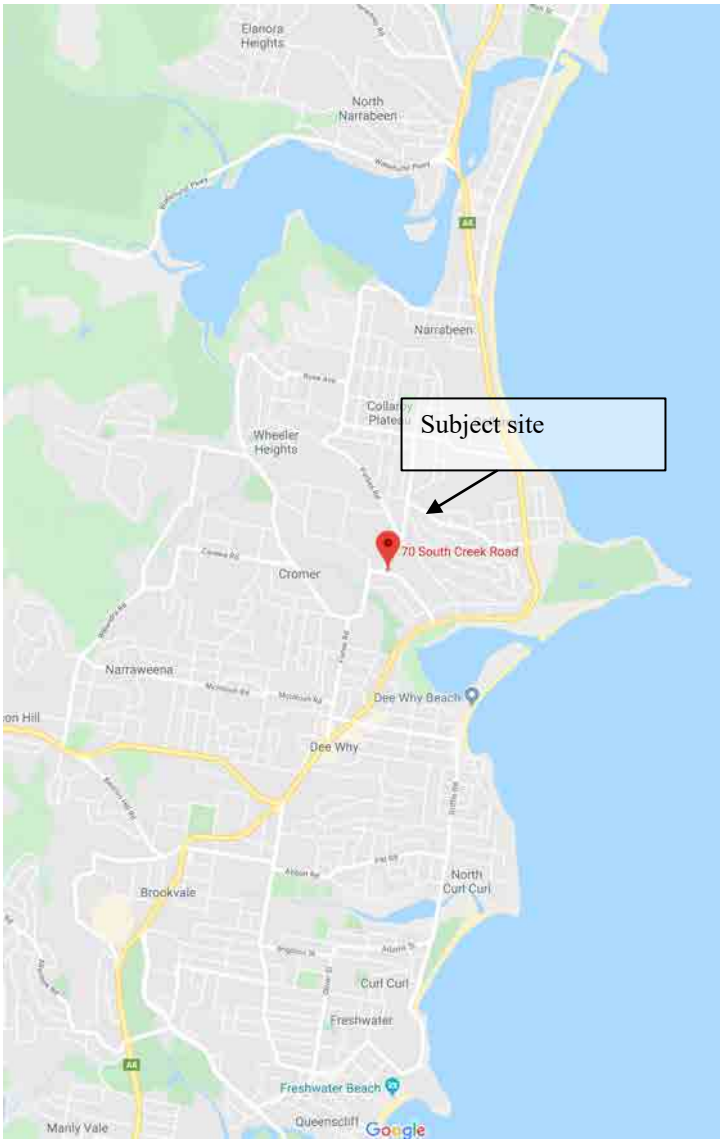
identified, measures proposed to mitigate any harm to environmental amenity have been addressed in this report.

This report should be read in conjunction with:

- Architectural plans prepared by Neeson Murcutt + Neille Architects;
- Shadow diagrams prepared by Neeson Murcutt + Neille Architects;
- Traffic and Parking Report prepared by TEF Consulting;
- Cost Summary Report prepared by MBM;
- Acoustic Report prepared by Koikas Acoustic;
- Landscape Plan prepared by Jane Irwin Landscape;
- Survey Plan prepared by CMS Surveyors;
- Waste Management Plan prepared by JHA;
- Arboriculture Impact Assessment Report prepared by Arbor Safe;
- BCA Report prepared by Steve Watson and Partners;
- Stormwater Management Plan prepared by Stellen Consulting;
- Stormwater Drainage Assets Plan prepared by Stellen Consulting;
- Flood Report/Overland Flow Study prepared by Stellen Consulting;
- Geotechnical Report prepared by Crozier;
- Construction and Traffic Management Plan prepared by Neeson Murcutt + Neille Architects;
- Access report prepared by Funktion;

Source: RPData 2019

2.0 The Site and Context



Location Plan
Source: GoogleMaps 2019

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 2019

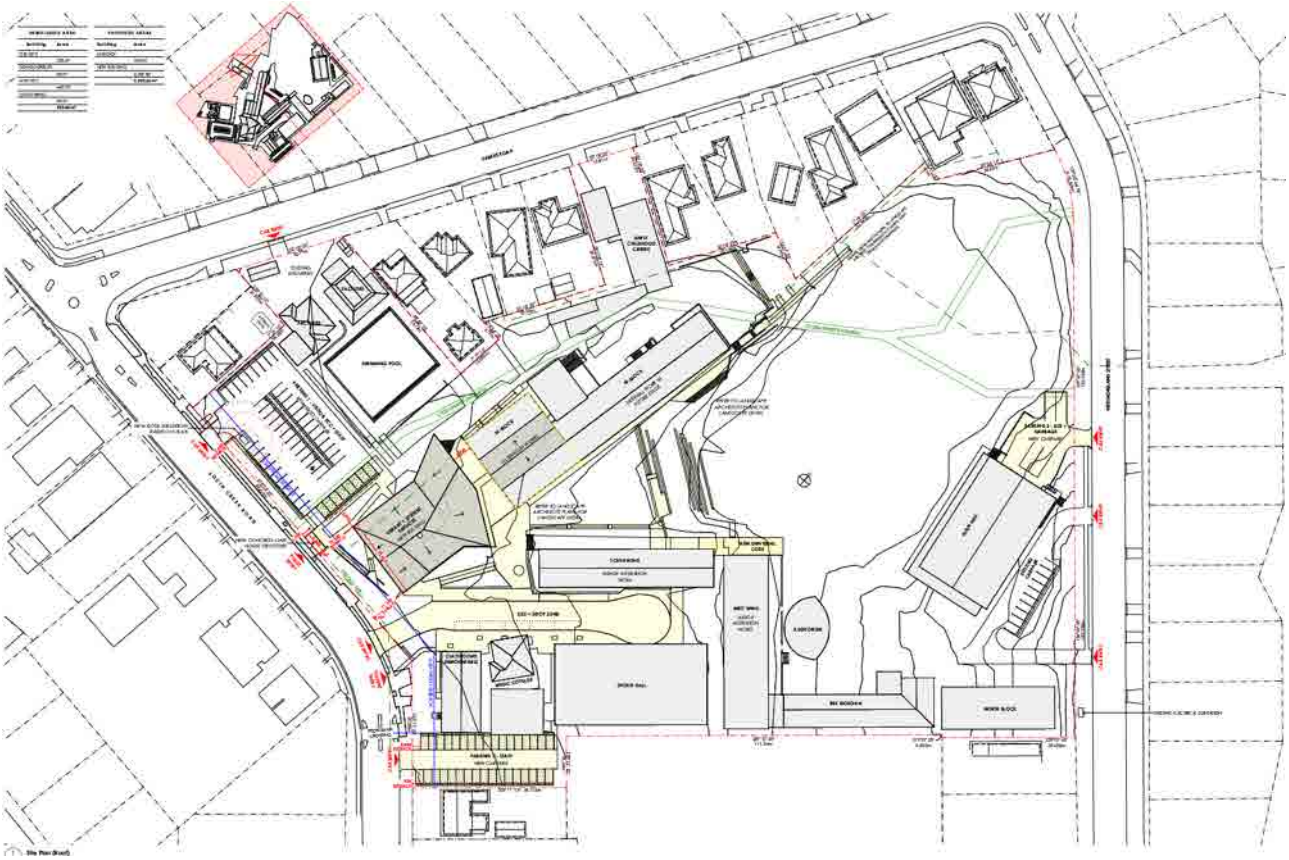
The development in the immediate vicinity generally comprises low scale single storey dwellings to the north and west, interspersed with medium density large scale residential developments to the south and

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.



Site dimensions

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 2019

Site with 5m contour overlay

Source: RPData 2019

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 2019

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 2019

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 2019

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 Proposed Development

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:

- 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.
- Resolution of the existing overland flow and stormwater retention on the site.
- 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;
- alterations and additions to the M-block connection providing a new universal access core to manage accessibility to and between the existing buildings.
- It is anticipated that these works will facilitate the increase of the student numbers over time, from 887 (currently) to 1091 by 2030.
- There are 118 permanent full-time staff on site which increases to a total of 160 adding all part-time and casual staff. However, it is noted that not all part-time staff are present every day so that the estimated total number of staff on site at any one time is 139.

View of Proposed Library Entry

View from South Creek Road Proposed Entry

Design Concept Statement

Background

Pittwater House is unique, championing a clear model of 'twin schooling' with single sex classes in a co-educational environment. It is a single school with three parts, offering education from the early childhood centre (ECC), through primary (junior) to secondary (senior.)

Pittwater House was founded by Mr Rex Morgan, who became the first principal of the school from 1961. Pittwater House began as a preparatory school for boys and has progressively expanded to include a Grammar School for Boys (1968), The Girls College (1975), Junior Girls College (1977) and an ECC. Current enrolment is approximately 887 students. The school anticipates enrolment increasing to 1091 by 2030. There are 118 permanent full-time staff on site which increases to a total of 160 adding all part-time and casual staff. However, it is noted that not all part-time staff are present every day so that the estimated total number of staff on site at any one time is 139.

Neeson Murcutt Architects Pty Ltd was engaged by Pittwater House to undertake works on the campus to manage both current and anticipated future needs, broadly (extract from briefing paper);

- Maximise outdoor space;
- Increase aesthetic appeal of the campus;
- Harmonise the buildings while still maintaining a sense of differentiation and separation between the ECC, the junior school and the senior school;
- Optimise the access to buildings and areas that are accessed by the whole school, such as library;
- Create enough classroom and specialist space to cater for around 1,000 students and associated staff;
- Allow access to all main student areas for students with mobility issues;

- Maximise opportunities for car parking and ensure safe drop off and pick up of students;
- Increase flexibility of buildings to allow for modern teaching methods such as small group teaching and break out rooms;
- Allow for larger meetings of students in order to foster school cohesion and spirit.

The campus is located on a large sloping site at 70 South Creek Road, Collaroy. It has a secondary street frontage on Westmoreland Avenue and service access via Parkes Road. This is a school in a suburb, with multiple residential neighbours and relatively limited street address.

The current site is approximately 34,400m^2. It has grown since the school's inception through the piecemeal acquisition of individual residential properties. Unusually the property abuts a Department of Defence site to the east from which it leases outdoor sports courts.

The key strategy lies in how new elements connect and bind with the existing to create a stronger identify and clearer whole – a single school with three parts, set within a beautiful open site.

The design aims to define a physical environment that supports the core values of Pittwater House. Synthesising inputs from the executive, staff, teachers, parents, and prefects, we have together distilled a shared aspirational brief for the future of Pittwater House. This shared vision aims to:

- reinforce the existing qualities of the school:
    - sense of three distinct schools within a single campus;
    - pastoral care / sense of individual nurturing;
    - authenticity;
    - highly-valued open space, oval and pool;
    - treasured trees and gardens;
- introduce new qualities to the campus:
    - a positive street presence (identity / welcome);
    - a shared physical heart;

- a sense of ‘journey’ or ‘moving forward’ as a student progresses through years at the school;
- clear and logical circulation (way-finding / orientation);
- passive surveillance and safety;
- staff community;
- recognition and value of history (indigenous, landscape, school);
- a physically beautiful and modern school.

Site and 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, evident in the 1943 aerial photo on the western edge of the site connecting into Dee Why Park, has since been enclosed in stormwater drainage underground, with subsequent localised ponding and flooding. 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 dominated by the carpark. 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.

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, and 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 facebrick);
- 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.

Design Principles:
Three Schools – One Campus – Building 'Fingers'

Three schools occupy the campus and together form Pittwater House. The proposal strengthens the core location of each distinct school. They are like the 'fingers' extending from the 'palm' on South Creek Road, up towards Westmoreland Avenue.

Landscape 'Spines'

The campus is organised by a series of landscape spines – the spaces between the ‘fingers’. This strategic hierarchy of landscape and open play areas builds on what the campus already has, preserving amenity, defining possible locations for new buildings, and speaking to the beauty of the existing site. The central spine incorporates the impressive oval and creates a significant new green space for recreation and gathering. The western spine builds on the Junior school playground, a landscape based around the former creekline, which was previously initiated by the school. The eastern spine connects through the heart of the Senior school.

The simple organisation of ‘building fingers’ and ‘landscape spines’ provides a clear circulation logic, efficient movement and intuitive wayfinding. It allows internal spaces to be connected to landscape, natural light and fresh air – such spaces make us feel good, and help with alertness and learning.

A New ‘Face’

The proposal brings clarity to South Creek Road as the primary street address. It locates buildings with shared facilities defining a shared facilities. This includes the new Library and Student Services.

View To Green Campus

The proposal strengthens the connection to the oval – the school’s prized green space. The central spine opens views to the oval, its mature tree edging, and the green plateau beyond, from the primary campus entrance on South Creek Road.

The proposal also opens views from the Junior and Senior school fingers to the Main Hall on the edge of the oval, establishing a positive connection to this, the most substantial old building on the site. The Main Hall can be opened more to the heart of the school and made to feel more welcoming.

Sunny Spaces

The proposal recognises the value of north-facing sunny spaces – drawing people to them in winter and readily shaded through passive design in summer. Sydney's temperate climate is well-suited to all weather learning. Strategically placed all-weather spaces for large groups have potential for multiple and frequent use.

Site Levels

The site falls almost 16m from Westmoreland Avenue to South Creek Road. The difficulty of slope is compounded by significant differences in building floor levels, presenting challenges in connecting buildings and establishing universal access across the campus. The project finds opportunities for cross-campus pedestrian movement along contour lines, and strategic locations for stairs and lifts.

ARRIVAL + PARKING

Safe and orderly drop-off / pick-up and impacts on local traffic is an issue for every school. At Pittwater House in particular, it needs to be handled thoughtfully and with expertise. Drawing on the model successfully used at Cranbrook Junior School in Sydney's east, the proposal incorporates a managed dual drop-off / hard paved recreation zone within the eastern 'landscape' spine. The entry / exit has been located to greatly improve traffic conditions at the South Creek Road / Parkes Road roundabout.

Linked to this is the legibility and character of the school entry, the daily experience of arrival, and visitor first impressions. The proposal seeks to draw out the school's strong cultural focus on student experience by reducing the presence of cars at the front door, whilst significantly increasing on-site parking provision.

Vehicles are separated into discrete areas at the site fringes:

(A) visitor, ECC and staff parking (South Creek Road east);
(B) staff parking (South Creek Road (east);
(C) existing staff parking (Westmoreland Avenue);
(D) bus parking and bin zone (Westmoreland Avenue);
(E) existing maintenance vehicles (Parkes Road).

Proposed Development Description
Removal

The strategic removal of buildings and portions of buildings creates the open landscape spines which structure the entire campus and provides all remaining buildings potential visual and physical access to green space. Increased visibility within the campus will promote independent learning, vibrancy, and safety. The carefully considered removal of select ground level spaces creates important cross-site pathways along contours. Buildings identified for demolition include temporary buildings, as well as discrete portions of larger existing buildings.

Proposed Building Elements

A new cohesive character to the campus is created without remaking every building or façade. The proposal comprises four building components, three landscape spines and curtilage landscaping, and redefined carparks.

(1) Addition – Library and Student Services

The new two-storey Library and Student Services Building defines a new face to the campus on South Creek Road. It contains whole-of-school shared facilities – junior and senior library, student services, administration and faculty. The building is designed to provide a clear welcome point.

Siting
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 provides a new face to the school, whilst maintaining a significant distance from adjacent (east and west), further visually screening with new tree-planting within the landscape spines.

Ground floor levels are set above the PMF. The upper floor level works to connect to the level of M-Block so that together these buildings can share a single lift.

The building provides monitored security between public areas and the private student areas.

Layout

The building is organised around a central cruciform with the lift core at the centre. Library and student services are located on both levels: library to the east and student services to the west.

The library is a learning and social hub . Library services are situated over two levels and connected by tiered seating for group learning. The junior library is located on the ground floor in proximity to junior classrooms, the senior library occupies the upper level spanning from north to south, communicating with the central heart of the school and the public street.

Student services are spread across two floors; lower floor services provide public interface and student access, with faculty space and administration located on the upper floor.

The upper level is defined by three main openings;

- south to the street (activity of the Library communicating the life of the school);
- north to the central landscape spine (placing the Library at the heart of the school);
- north to the western landscape spine (passive surveillances of the junior playground from the Faculty).

Openings to the east are small and discretely located, and openings to the west are screened to provide solar shading and privacy to neighbours.

Materials

Glazed brick lower level with timber doors / windows and a generous verandah spaces creates a welcoming threshold. White metal upper level façade with anodised aluminium glazing and shade screens provides a vibrant and robust face to the school. Importantly, lighter colours reflect solar heat helping to reduce urban heat load. Selecting materials with low maintenance requirements is an important consideration, limited painting required.

Roof reflectivity
Council generally does not support light-coloured roofs on the basis of glare. Sustainability and future-proofing is a driving ambition of school whose responsibility is to the next generation. There is a substantial positive impact to urban heat (reduction) and building energy use, through the use of light-coloured roofs (refer to recent Heatwave Guide of Cities published by the International Federation or Red Cross). We have assessed the impact to neighbours from reflectivity of the light-coloured roof to be negligible. 3D modelling using accurate survey data confirms that it is well screened from elevated residential neighbours (to the north) by existing mature trees that line the oval.

(2) Refurbishment – M-Block (Junior School)

The junior school occupies M-Block, formerly an apartment building. The southern end of the Junior school is refurbished internally to provide:

- a clearly defined junior school entrance;
- improved internal circulation;
- larger classrooms;
- equitable access.

(3) Refurbishment – South Wing and West Wing (Senior School)

A new stair and a lift resolves the mis-alignment of levels between South and West Wings to provide equitable access to these buildings. It provides a generosity of circulation with a north-facing balcony overlooking the oval. Predominantly steel frame and perforated mesh, this element is similar in its architectural language to the balcony element of the new Library and Student Services Building.

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.

(4) Refurbishment – Maintenance Cottage

The uniform shop (currently accommodated in one of the temporary buildings being removed) is to be relocated into the maintenance cottage. A new landscape ramp provides equitable access to this facility.

Landscape

Landscape spines extend existing landscape and provide 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, 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.

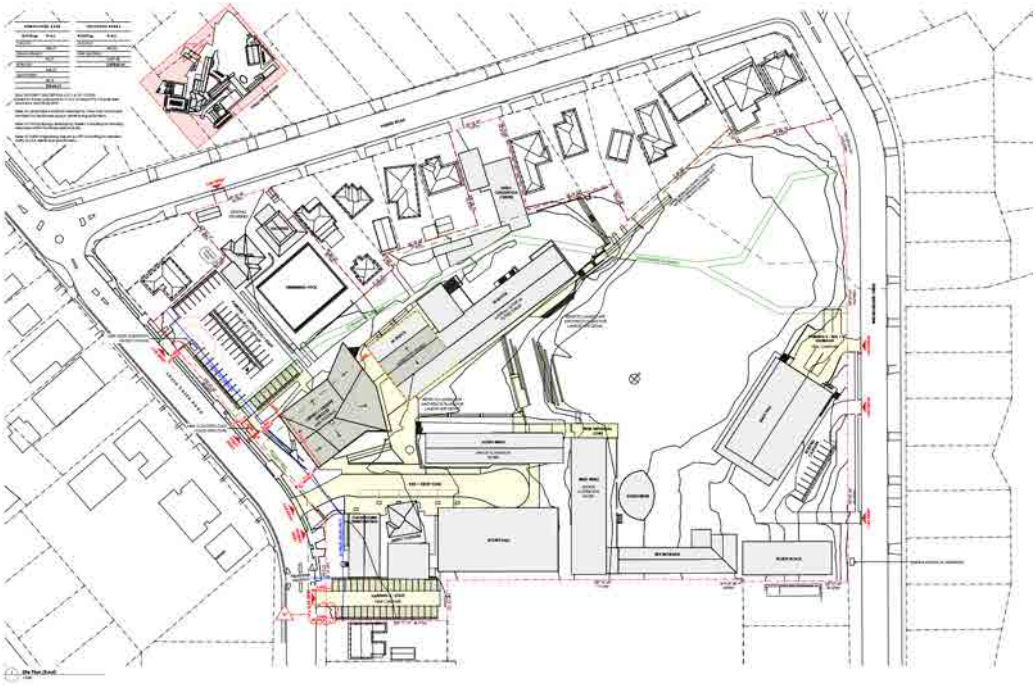
Fencing

Site fencing is considered holistically, broadly speaking falls into the following types:

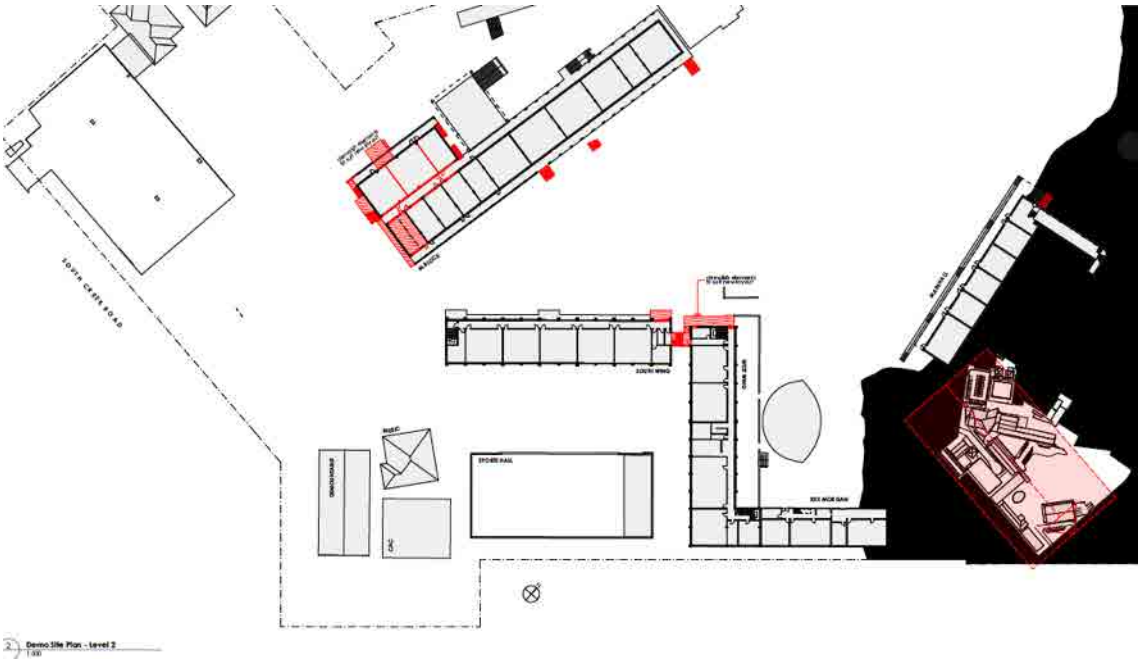
- 1.2m palisade front fencing (to South Creek Road);
- Palisade pool security fencing;
- Palisade security fencing;
- Side fencing (retain existing – predominantly timber paling);
- Acoustic fencing (to side neighbours on South Creek Road)

Detail Description

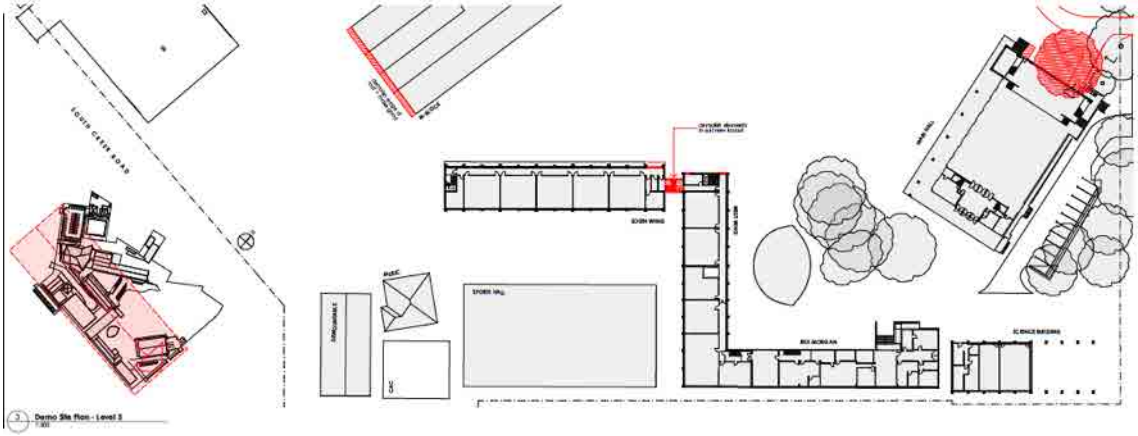
Site Plan



Demolition Plan Level 1



Demolition Plan Level 2

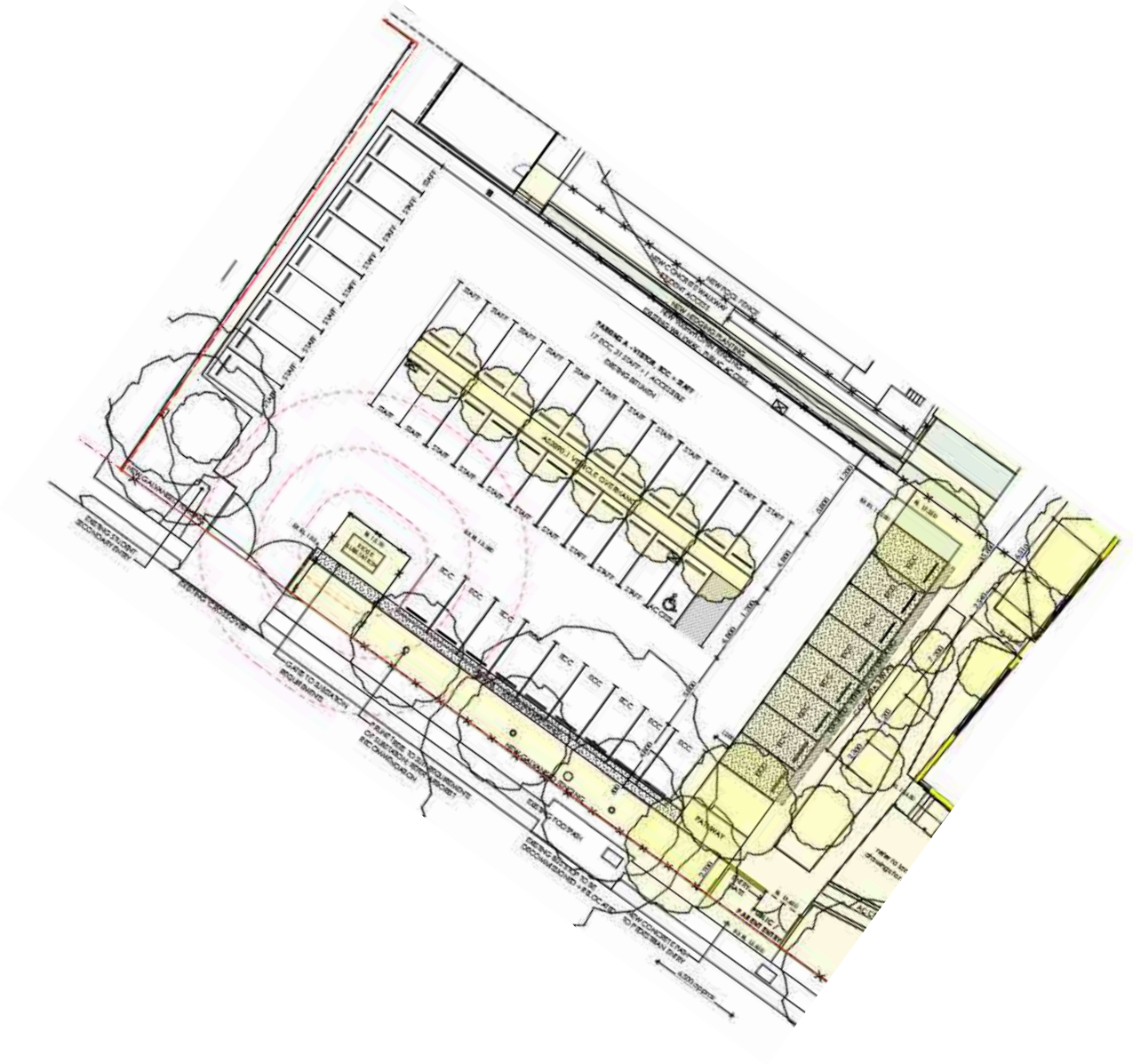


Demolition Plan Level 3

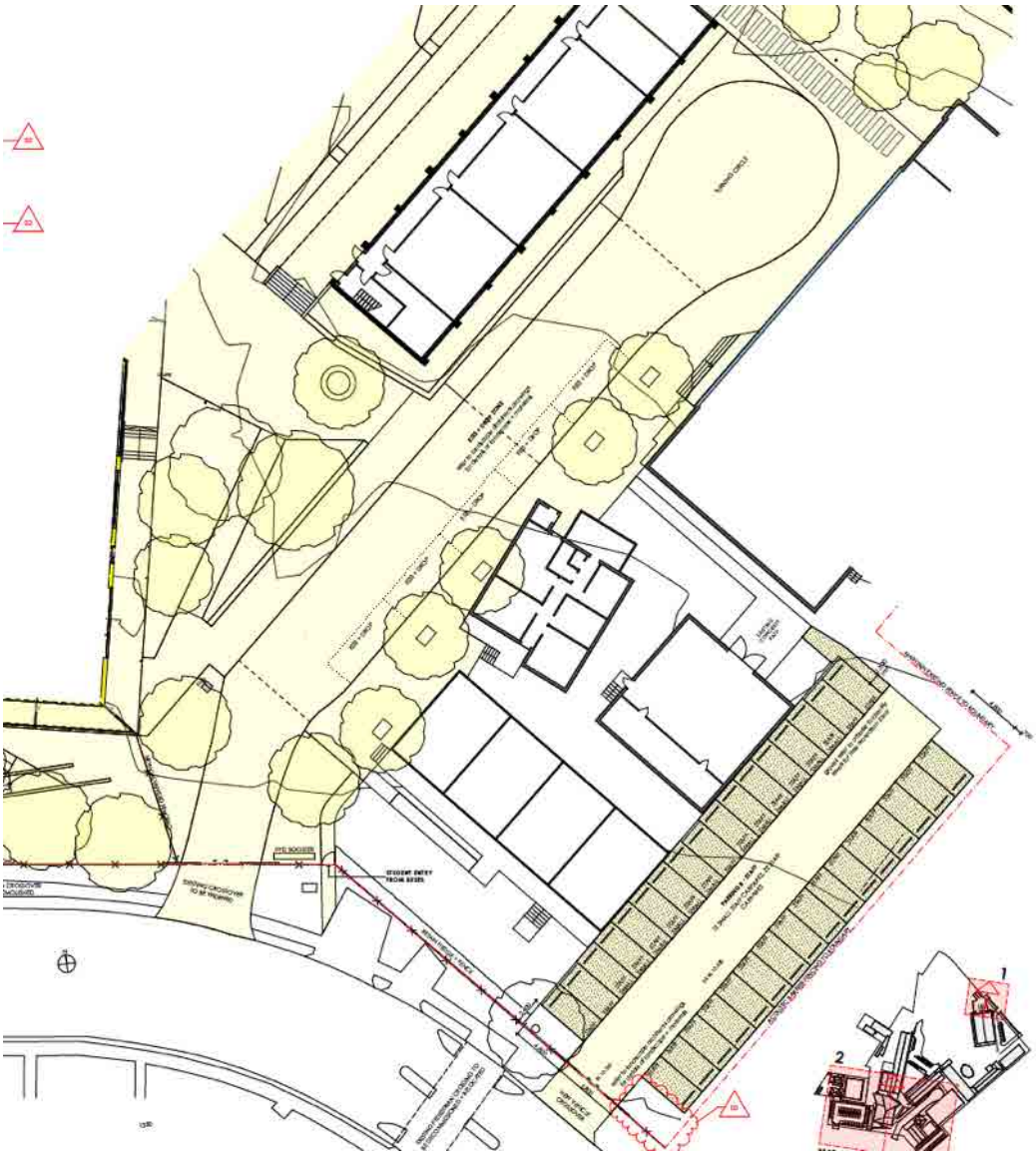
Site Plan

- Demolish and remove demountable service buildings and attendant structures;
- Reconfigure car park 1;
    - 31 x staff spaces;
    - 17 x ECC;
    - 1 x accessible spaces;
    - Single entry and exit;
- Accessible entry ramp;
- New pedestrian entry;
- New Library and Student Services Building;
- New Block M Connection;
- New dedicated drop-off and pick-up (dual use space which becomes a playground during school hours);
- Reconfigure car park 2;
    - 33 x staff spaces;
    - Single entry and exit;
- Reconfigure car park 3;
    - 4 x bus spaces;
    - 1 x service spaces;
    - Single entry and exit;
- Reconfigure stormwater infrastructure;
- Attendant landscaping;

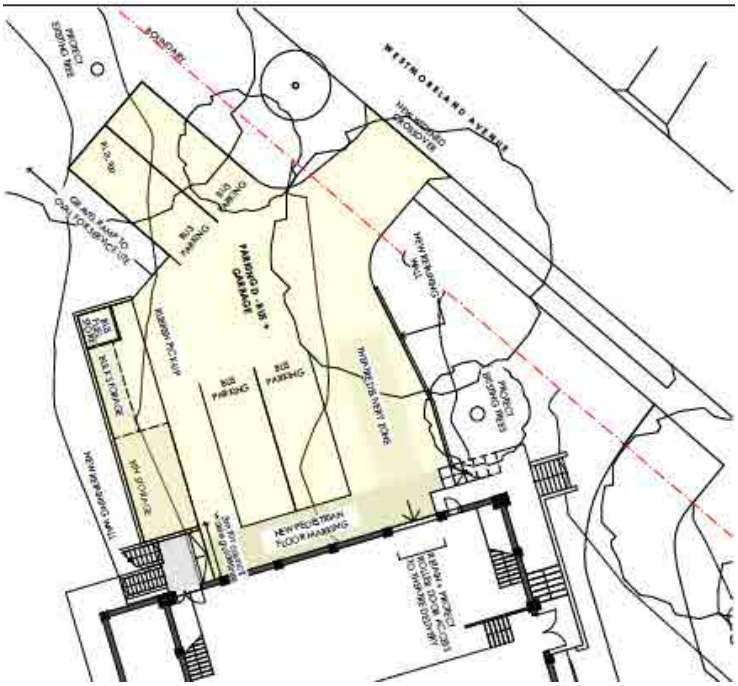
Parking and Drop Off Plan



Parking 1



Parking 2 and Drop off


WESTMORELAND AVENUE
PARKING GARAGE
NEW PEDESTRIAN FLOOR MARKING

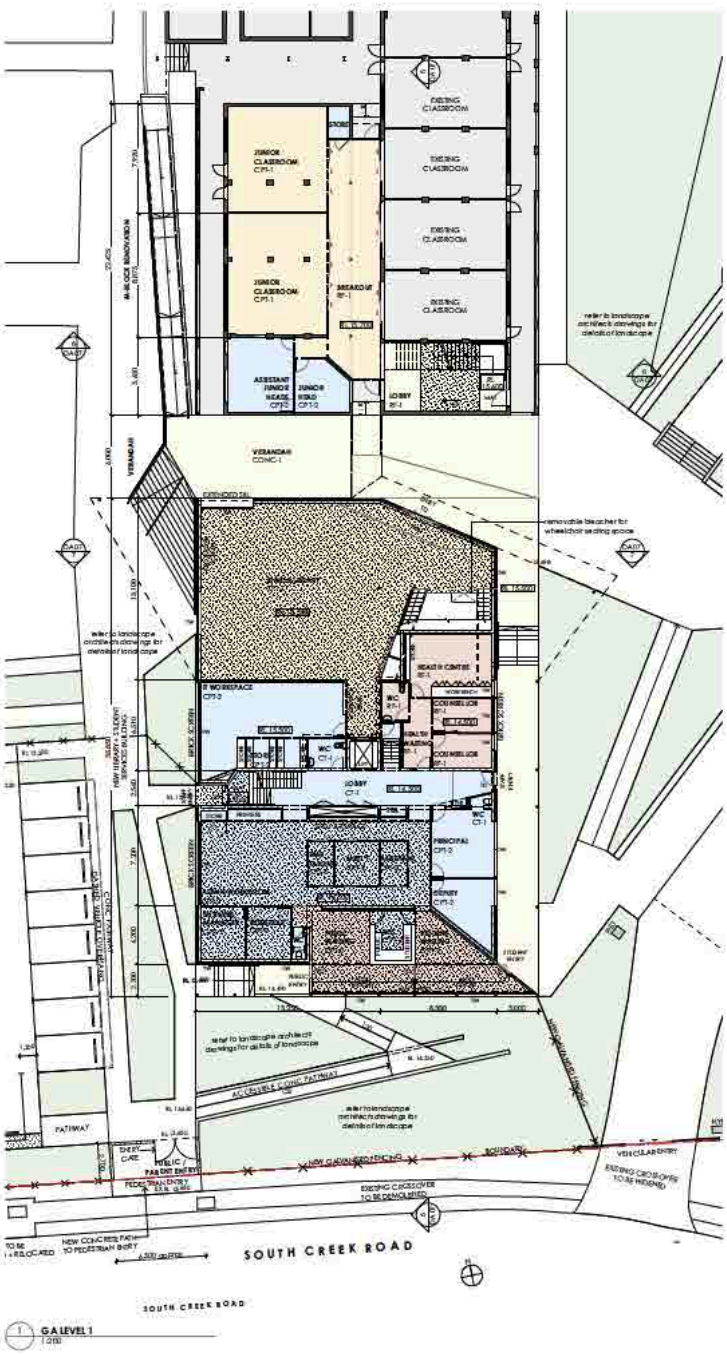
Parking 3

Parking

- Demolish and remove demountable service buildings and attendant structures;
- Reconfigure car park 1;
    - 31 x staff spaces;
    - 17 x ECC;
    - 1 x accessible spaces;
    - Single entry and exit;
- Accessible entry ramp;
- New pedestrian entry;
- New dedicated drop-off and pick-up (dual use space which becomes a playground during school hours);
- Reconfigure car park 2;
    - 33 x staff spaces;
    - Single entry and exit;
- Reconfigure car park 3;
    - 4 x bus spaces;
    - 1 x service spaces;
    - Single entry and exit;
- Attendant landscaping;

Library and Student Services Detail

Level 1 Plan

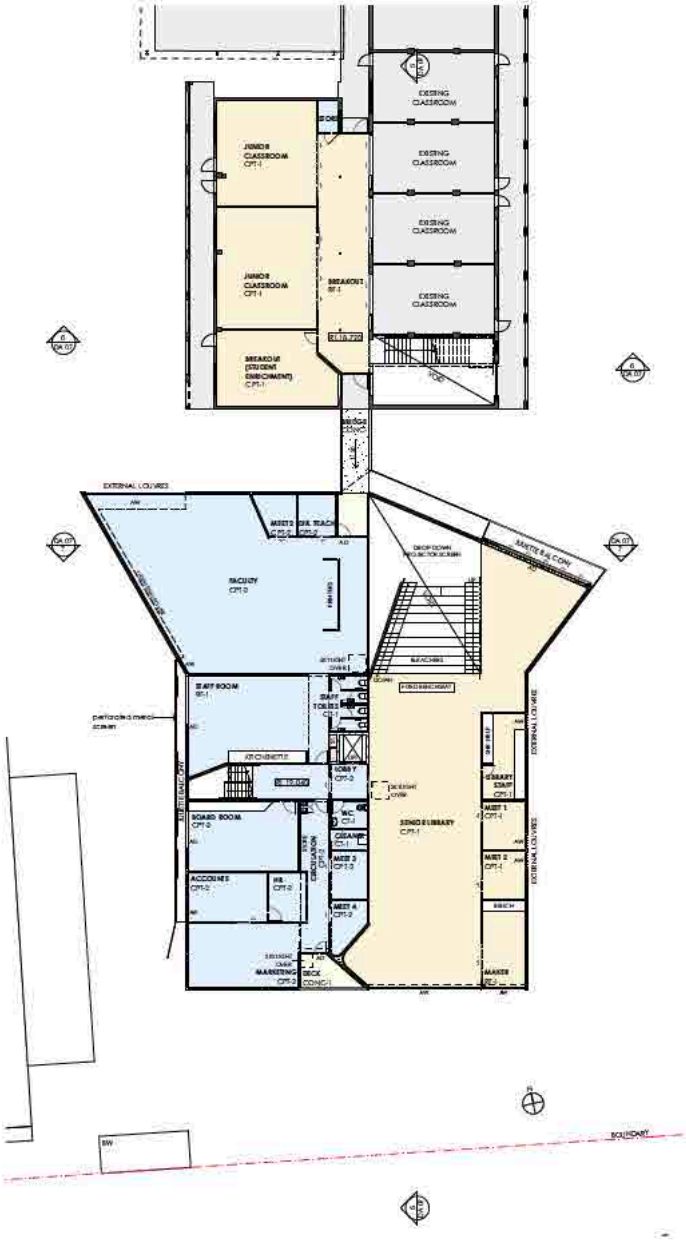


Library and Student Services
Level 1 Plan

- RL14.50 Lower Ground;
- RL15.50 Upper Ground;
    - Staff entry;
    - Lobby;
    - Junior library;
    - IT Workspace;
    - Store, WC;
    - Health centre;
        - Health waiting;
        - Counsellor;
        - WC;
    - Lifts to levels above;
    - Stairs to levels above;
    - Admin workroom;
    - Principal office;
    - Deputy principal office;
    - Timetabling;
    - Meeting;
    - Assistant to principal office;
    - Business manager office;
    - Registrar office;
    - Reception;
        - Public waiting;
        - Student waiting;
    - Verandah;
- M-Block Level 1 Plan;
- RL15.70
    - Lobby;
    - Junior Head office;
    - Assistant Junior Head office;
    - Junior classroom 1;
    - Junior classroom 2;
    - Breakout;

Library and Student Services

Level 2 Plan



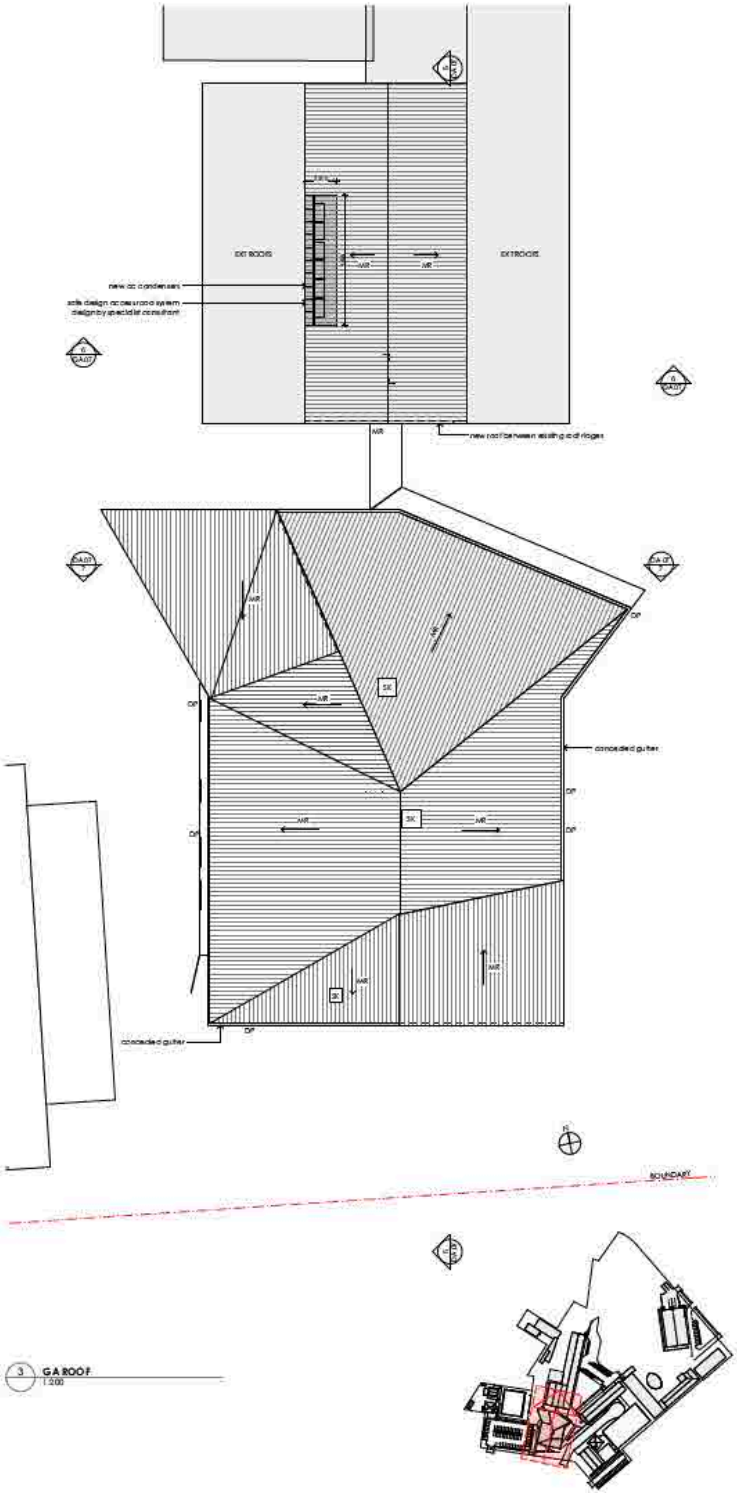
2 GA LEVEL 2
1:200

Library and Student Services
Level 2 Plan

- RL19.40
    - Senior library;
        - Library staff;
        - Meet 1;
        - Meet 2;
        - Maker;
    - Faculty;
        - Director teaching office;
        - Meet 2;
    - Staff room;
    - Staff toilets;
    - Lifts to levels above and below;
    - Stairs to levels above and below;
    - Board room;
    - Accounts;
    - Marketing;
    - Staff;
    - Deck;
    - Meet 4;
    - Meet 3;
    - Cleaner;
- Bridge connection;
- M-Block Level 2 Plan;
- RL18.72
    - Breakout;
    - Breakout student enrichment;
    - Junior classroom 1;
    - Junior classroom 2;
    - Store;

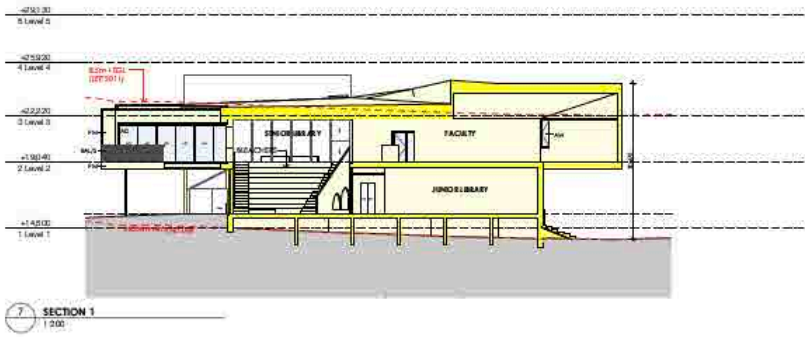
Library and Student Services

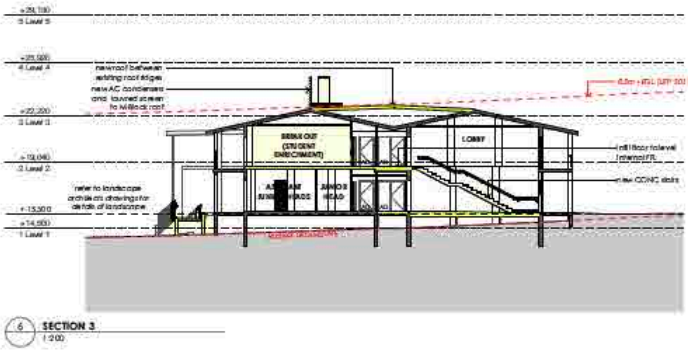
Roof Plan



Library and Student Services

Elevations and Sections

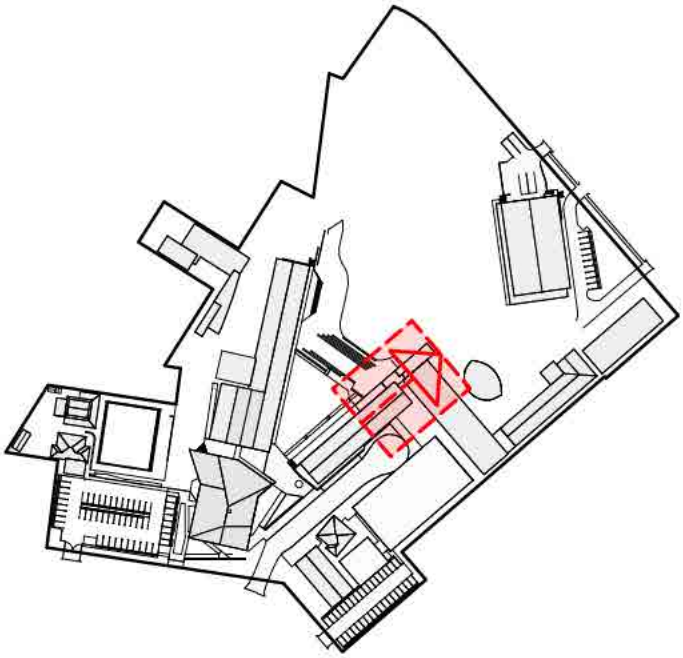




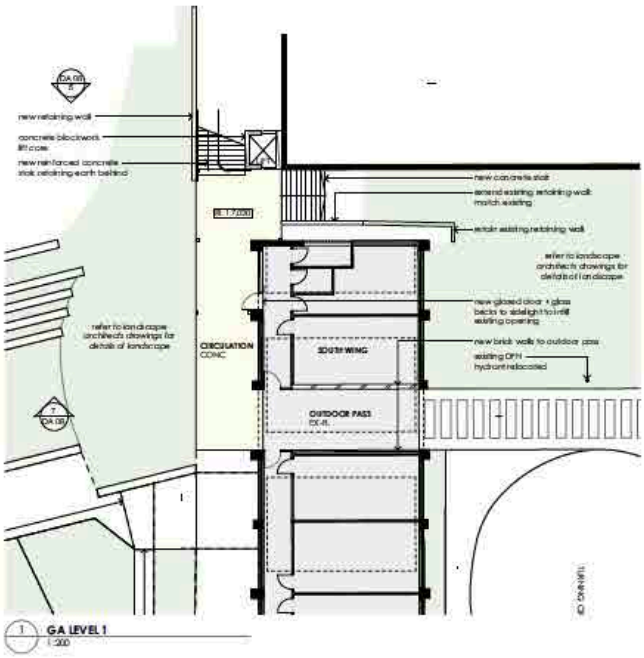
Library and Student Services

Elevations and Sections

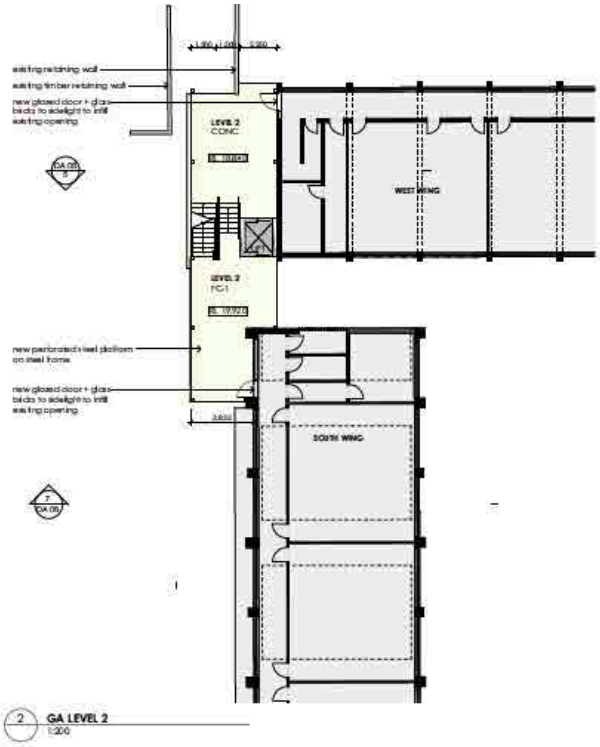
Universal Core Plan



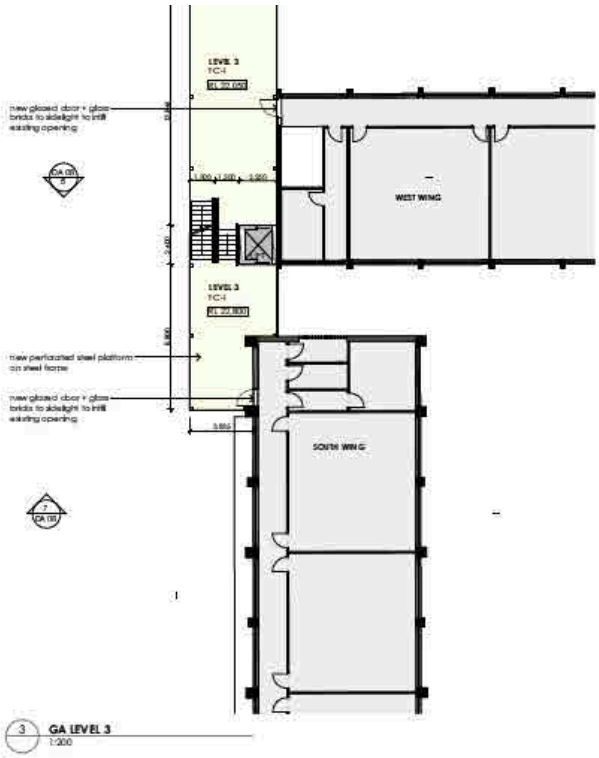
Site Plan



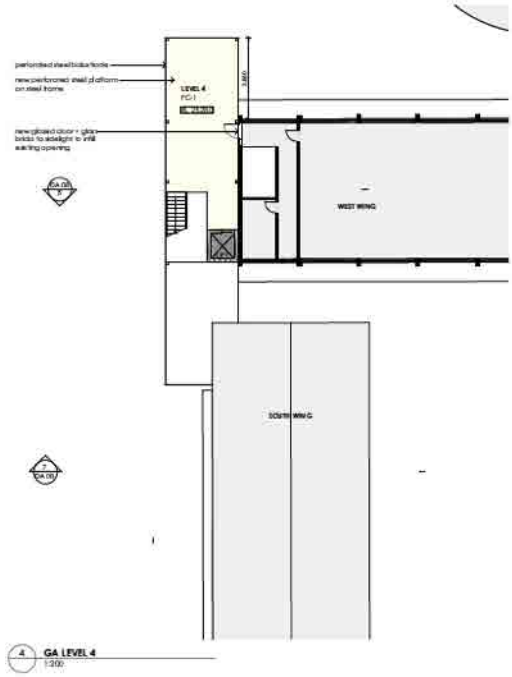
Level 1



Level 2

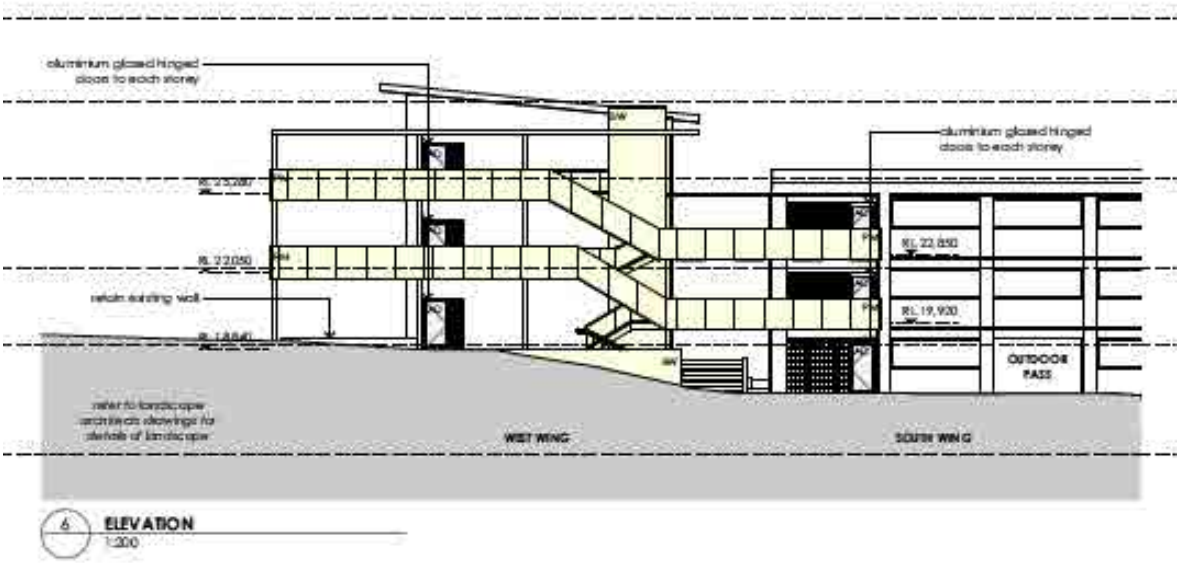


Level 3



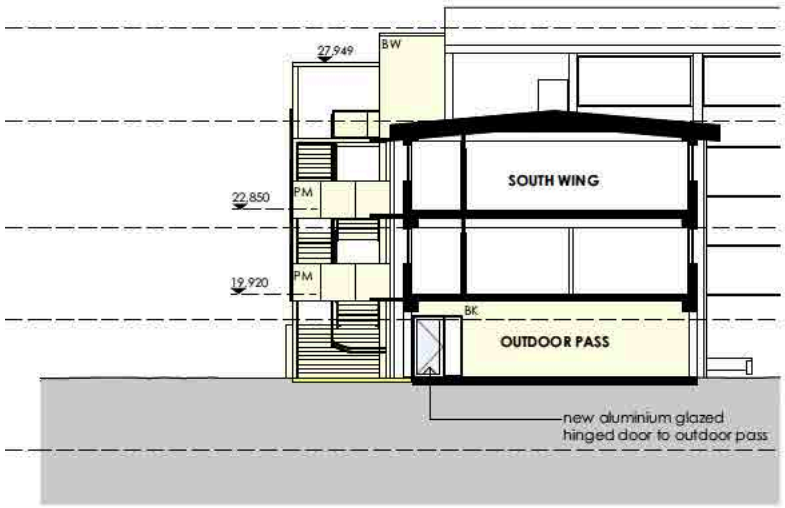
Level 4

Universal Core Elevation



Universal Core Sections

5 **WEST WING SECTION**
1:200

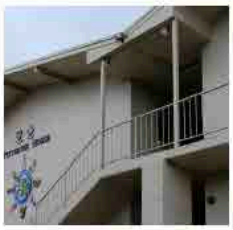


7 **SOUTH WING SECTION**
1:200

Materials and Finishes

EXISTING

M-BLOCK



Painted brick walls
Surfmist corrugated metal roof

PROPOSED

LIBRARY + STUDENT SERVICES BUILDING

MR
MC
Metal Deck Roofing / Cladding
White

FBG
Face Glazed Brick

FBGS
Face Glazed Brick Screen

PM
Perforated Metal Screen
Powdercoat/ Paint finish

TD
TW
Timber Doors & Windows
Accoya, clear finish

Glazing
Clear

AD
AW
Aluminium Doors & Windows
Clear finished, anodised

Glazing
Clear

LO-1
External Louvres - Adjustable
Powdercoat White

LO-2
External Louvres - Fixed
Powdercoat White

EXISTING

SOUTH + WEST WING

Face brick walls
Painted concrete

PROPOSED

SOUTH + WEST WING UNIVERSAL CORE

Exposed Steel Frame Structure
Powdercoat/ Paint finish

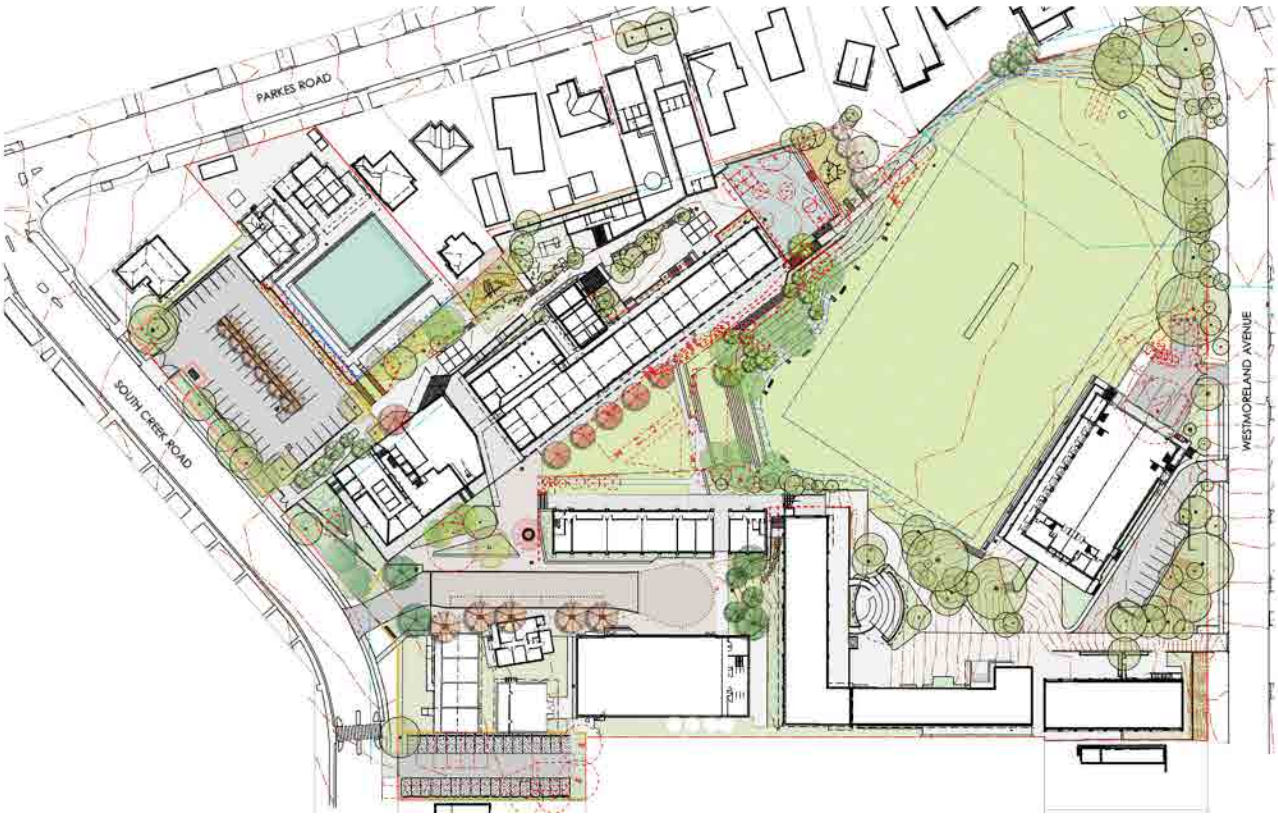
FC-1
Fibre Cement Flooring

PM
Perforated Metal Screen Balustrade
Powdercoat/ Paint finish

BW
Blockwork
Render + Paint Finish

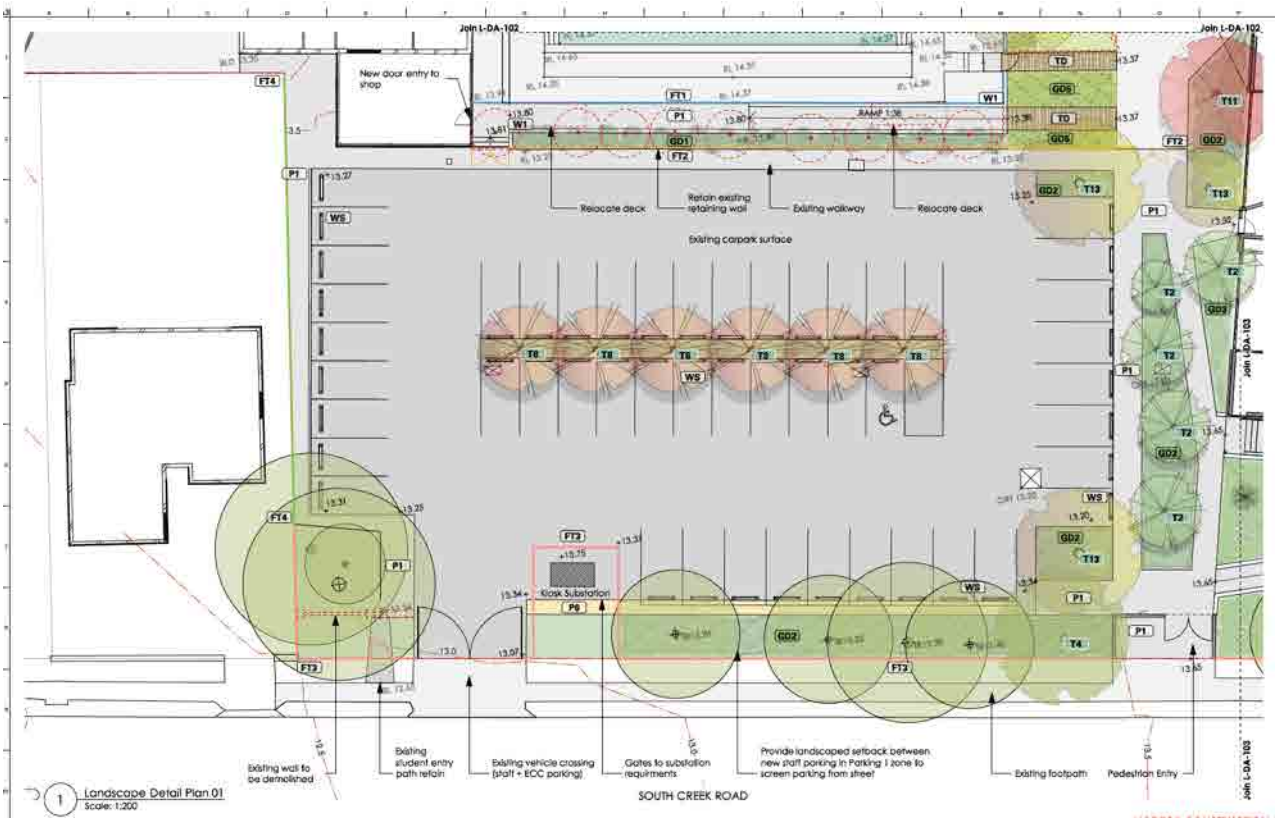
Concrete stairs

Landscape Plan



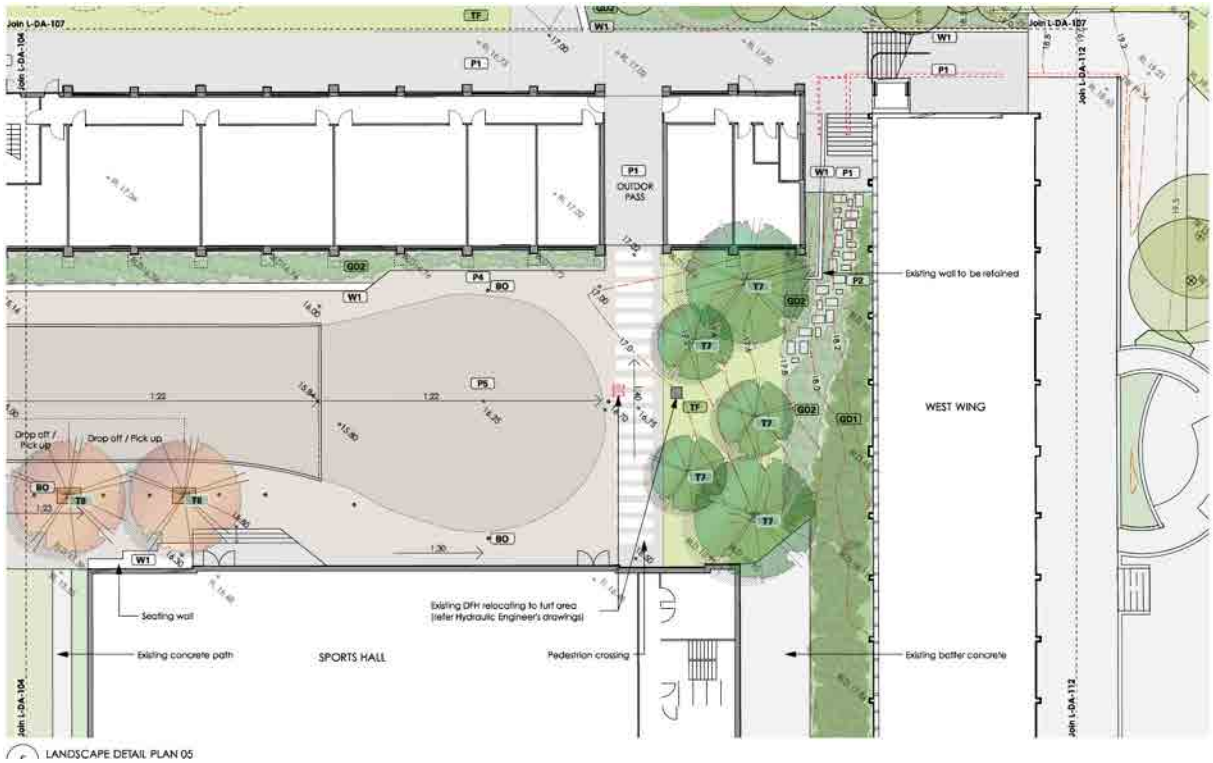
Site Plan

Detail



Car park

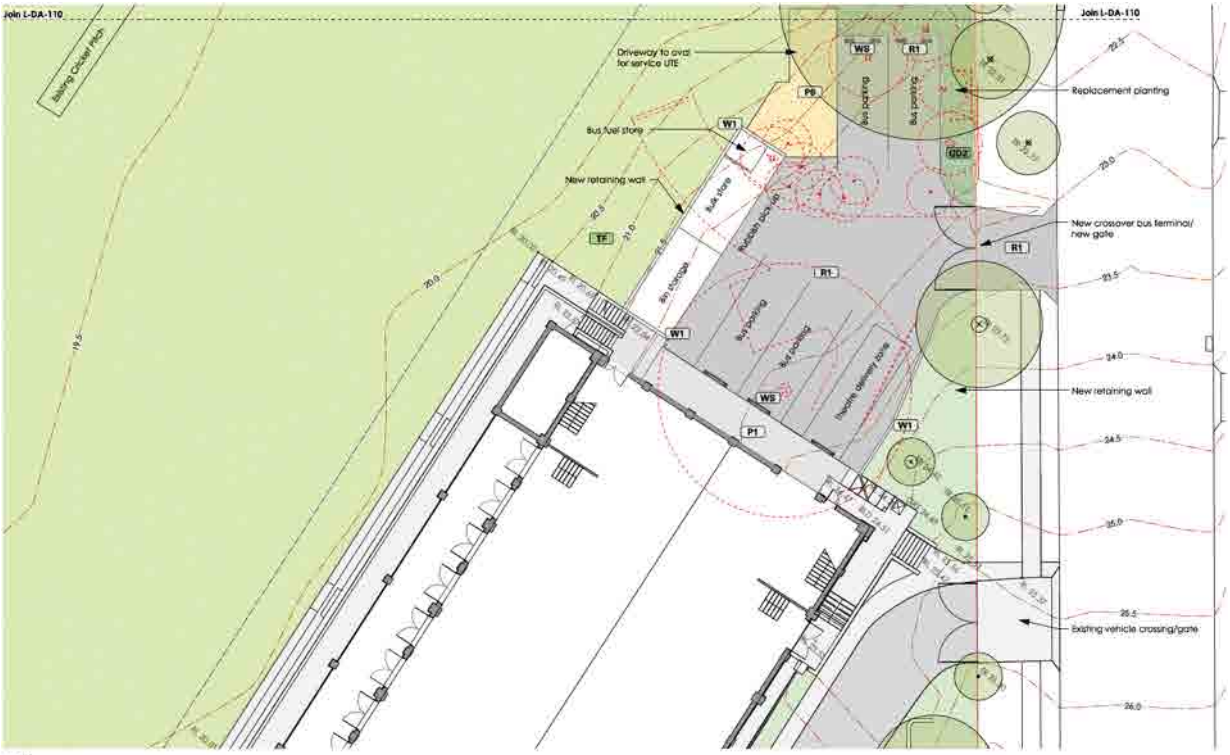
Pick up- Drop Off



LANDSCAPE DETAIL PLAN 05

Car Park

Service



4.0 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
35 Schools—development permitted with consent (1) Development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone. (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. (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. (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. (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

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
42 State significant development for the purpose of schools—application of development standards in environmental planning instruments 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.
Not applicable

4.3 Schedule 4 Schools – Design quality principles

Design quality principles
Principle 1—context, built form and landscape 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. 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.

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.

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 area accessed directly from carparks and pedestrian footpaths to consciously build a pubic 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 or 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

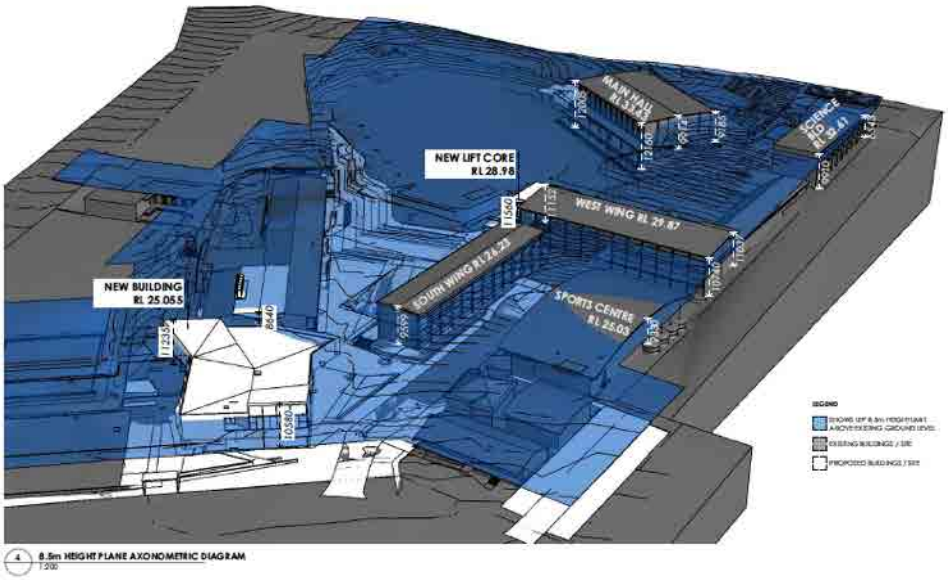
The development is permissible as an educational establishment. The proposed development complies with the objectives by providing facilities or services to meet the day to day needs of residents and provides a landscaped setting that is in harmony with the natural environment of Warringah.

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

TABLE 1: Compliance with Warringah LEP 2011

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

(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. (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. (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. 8.5 m	
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 overland flow. This is in excess of the height control and a Clause 4.6 is provided. It is noted that the existing buildings within the school campus predominantly exceed the 8.5m height control as indicated on the height plane envelope included below.	



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 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.
7.15 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: (a) land identified as "Flood planning area" on the Flood Planning Map, and (b) other 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) will not 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) will not 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 by the NSW Government in April 2005, unless it is otherwise defined in this clause. (5) In this clause: *land at or below the flood planning level* means land at or below the level of a 1:100 ARI (average recurrent interval) flood event plus 0.3 metre freeboard.
The subject site is not identified as containing Flood Affected Land.
6.2 Earthworks (1) The objectives of this clause are as follows: (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, (b) to allow earthworks of a minor nature without requiring separate development consent. (2) Development consent is required for earthworks unless: (a) the work is exempt development under this Plan or another applicable environmental planning instrument, or (b) the work is ancillary to other development for which development consent has been given. (3) Before granting development consent for earthworks, the consent authority must consider the following matters: (a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality, (b) the effect of the proposed development on the likely future use or redevelopment of the land, (c) the quality of the fill or the soil to be excavated, or both, (d) the effect of the proposed development on the existing and likely amenity of adjoining properties, (e) the source of any fill material and the destination of any excavated material, (f) the likelihood of disturbing relics,

(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area. Note. The *National Parks and Wildlife Act 1974*, particularly section 86, deals with disturbing or excavating land and Aboriginal objects.
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.
6.4 Development on sloping land (1) The objectives of this clause are as follows: (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, (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, (c) to ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining land. (2) This clause applies to land shown as Area A, Area B, Area C, Area D and Area E on the Landslip Risk Map. (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that: (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and (c) the development will not impact on or affect the existing subsurface flow conditions

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.

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 • 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: • 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.
Th proposal rationalizes and improves the existing parking facilities and landscapes the areas to improve the street presentation and interface consistent with these provisions.
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 Councils *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 S*tandard 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 .*
A Stormwater Plan has been prepared in accordance with Council's requirements and submitted with the application.
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 Erosion & Sediment Control plan forms part of the drawings submission and is considered to address the matters raised in this clause.
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 Geotechnical Report has been prepared to assess the potential impacts of excavation on the site and is submitted with the application.
C8 Demolition and Construction Requirements 2. Section 1 of the Waste Management Plan must be satisfactorily completed and submitted. 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. 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. 5. Demolition and construction waste must be legally handled, transported and disposed of.
A waste management plan is submitted with the application.

C9 Waste Management Requirements 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)
The waste and recycling facilities are proposed to be contained within the services area adjacent to the collection area at the rear of the site.
Part D Design
D1 Landscaped Open Space and Bushland Setting Objectives • 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. Requirements 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.
The proposal comfortably meets these provisions.
D3 Noise Requirements 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 *NSW Industrial Noise Policy* at the receiving boundary of residential and other noise sensitive land uses.
Acoustic Report prepared by Koikas Acoustic addresses compliance with these provisions.
D5 Orientation and Energy Efficiency Requirements 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. 2. Buildings should minimise reliance on artificial heating, lighting and cooling by designing high use areas in association with 'Energy 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 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. 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. 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.
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.
D7 Views Requirements 1. Development shall provide for the reasonable sharing of views.
The location and orientation means that view sharing is maintained to adjoining dwellings and will not be adversely impacted by the proposal.
D8 Privacy Requirements 1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.

2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking. 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. 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.
The proposal is located setback from the common boundaries and is screened by extensive landscaping to meet these provisions.
D9 Building Bulk Requirements 1. Side and rear setbacks are to be progressively increased as wall height increases. 2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief. 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: The amount of fill is not to exceed one metre in depth. Fill is not to spread beyond the footprint of the building. Excavation of the landform is to be minimised. 4. Building height and scale needs to relate to topography and site conditions. 5. Orientate development to address the street. 6. Use colour, materials and surface treatment to reduce building bulk. 7. Landscape plantings are to be provided to reduce the visual bulk of new building and works. 8. Articulate walls to reduce building mass.
The proposal breaks the bulk of the building through the use of interconnected buildings set in landscaped open space.

The wall planes are articulated and varied together with the use of a range of materials and colours to provide appropriate visual relief.
D10 Building Colours and Materials Requirements 1. In highly visible areas, the visual impact of new development is to be minimized through the use of appropriate colours and materials. 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.
A materials board is provided showing the use of colour and material sympathetic to the character of the area.
D11 Roofs Requirements 1. Lift overruns, plant and other mechanical equipment are not to 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.
A Geotechnical Report is submitted with the application and concludes that the site is able to support the proposal.

5.0 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.

5.1 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.

5.2 s.4.15(1)(a)(ii) the provision of any draft Environmental Planning Instruments
Not applicable to this application.

5.3 s.4.15(1)(a)(iii) any development control plan
Consideration of Development Control Plan 2011 is discussed under Section 4.

5.4 s.4.15(1)(a)(iv) any matters prescribed by the regulations
Not applicable to this application.

5.5 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 recue 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 of 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.

6.0 Conclusion

The proposed development comprises alterations and additions to the existing Pittwater House School at 70 South Creek Road, Collaroy (Lot 1 DP 1215531).

Pittwater House, is an independent, non-denominational Christian co-educational early learning, primary and secondary day school, located in Collaroy, on the Northern Beaches of Sydney, New South Wales, Australia. The school is relatively unique in providing single-sex education to both boys and girls in both primary and secondary school settings, on the one co-educational campus. It was founded in 1961 as a preparatory school for boys and included a girls' college in 1975.

Pittwater House offers a comprehensive education for students from early learning, through Year K to Year 12, and is run coherently in three divisions:

- Early Childhood Centre;
- The Junior School: Junior Girls' College and Boys' Preparatory School
- The Girls College: Year 7 - 12
- The Boys Grammar School: Year 7 - 12

The school offers gender-specific teaching combined with the social benefits of a co-educational campus, an education model known as twin-schooling, parallel education.

The subject site 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.

The proposal primarily resolves 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 proposed development resolves the existing overland flow and stormwater retention on the site.

The third aspect of the proposal 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.

It is anticipated that these works will facilitate the increase of the student numbers over time, from 887 (currently) to 1091 by 2030. There are 118 permanent full-time staff on site which increases to a total of 160 adding all part-time and casual staff. However, it is noted that not all part-time staff are present every day so that the estimated total number of staff on site at any one time is 139.

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.

Amended Statement of Environmental Effects 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:	6/20 Wylde Street, Potts Point

In respect of the following Development Application:

Land to be developed: 70 South Creek Road, Collaroy

Proposed development:

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 and increase student numbers to 1091.

Declaration: I declare that I have prepared this Amended 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.

Signature: 

Name: Andrew Darroch

Date: July 2020

Justification under Clause 4.6 of Warringah Local Environmental Plan 2011 – Exceptions to Development Standards.

70 South Creek Road, Collaroy
Clause 4.3 Height of Buildings
Control 8.5m
Existing Height 12.16m (3.66m)
Proposed Height 11.56m (3.06m)

1.0 Introduction

The proposed development comprises alterations and additions to the existing Pittwater House School at 70 South Creek Road, Collaroy (Lot 1 DP 1215531).

The subject site 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.

The proposal primarily resolves 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 proposed development resolves the existing overland flow and stormwater retention on the site.

The third aspect of the proposal 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.

It is anticipated that these works will facilitate the increase of the student numbers over time, from 887 (currently) to 1091 by 2030. There are 118 permanent full-time staff on site which increases to a total of 160 adding all part-time and casual staff. However, it is noted that not all part-time staff are present every day so that the estimated total number of staff on site at any one time is 139.

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.

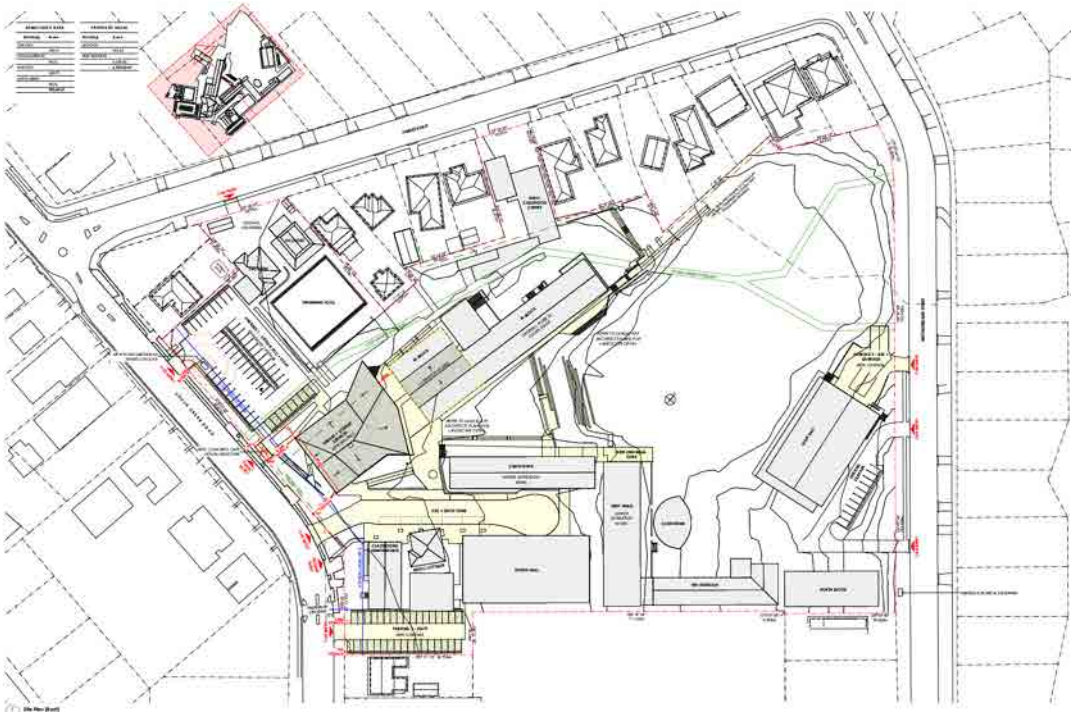
Source: RPData 2019

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.



Site dimensions

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.

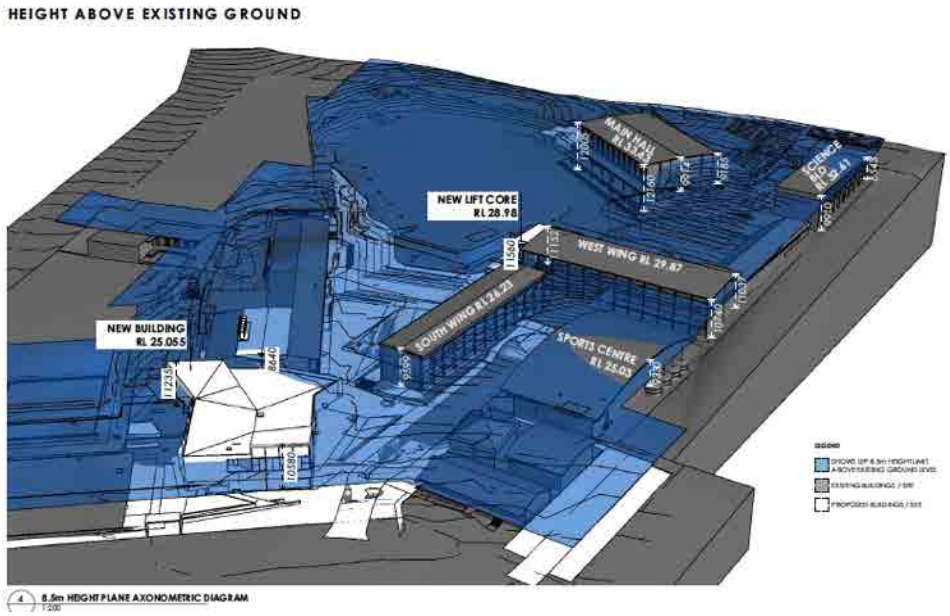
The northern boundary of the site is heavily treed along the Westmoreland Avenue frontage and fringing the southern portion of the oval.

Site with 5m contour overlay
Source: RPData 2019

Site with 5m contour overlay
Source: RPData 2019

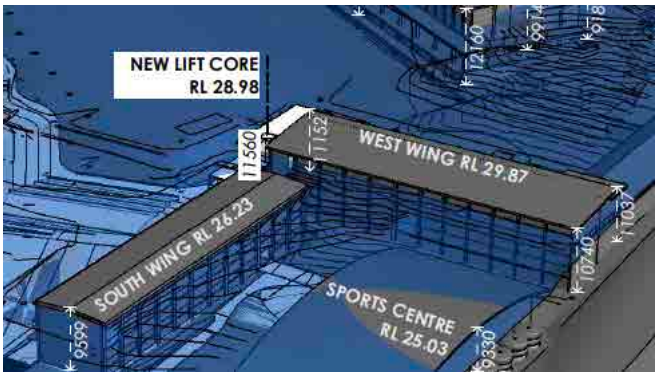
The height blanket demonstrates how the existing buildings on the site have been stepped down the site so that the proposal presents as three

storeys above existing natural ground level. The existing buildings almost all breach the height control of 8.5m being 9.5m to 12.16m in height.



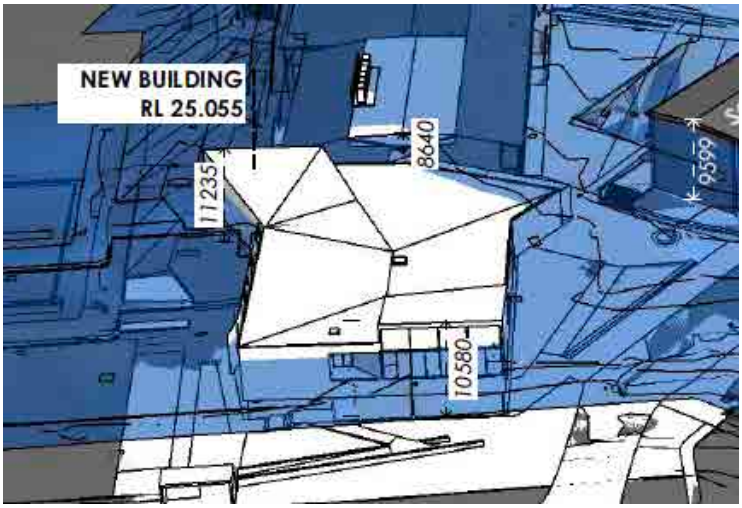
The proposal does not increase the existing height breach but works occur above the 8.5m height control resulting in the need for a Clause 4.6.

The proposed new lift core breaches the height control by 3.06m (RL28.98) providing an accessible linkage between the existing South Wing and West Wing each of which currently breach the control.



Accessible linkage between the existing South Wing and West Wing

The proposed new Library and Student Services building breaches the height control by 2.735m (RL25.055) providing an accessible linkage between the proposed new Library and Student Services building and M-Block.



New Library and Student Services building

The buildings are only linked through the centre to provide accessibility for all students across each level of the existing buildings. The building height is further complicated by the overland flow.

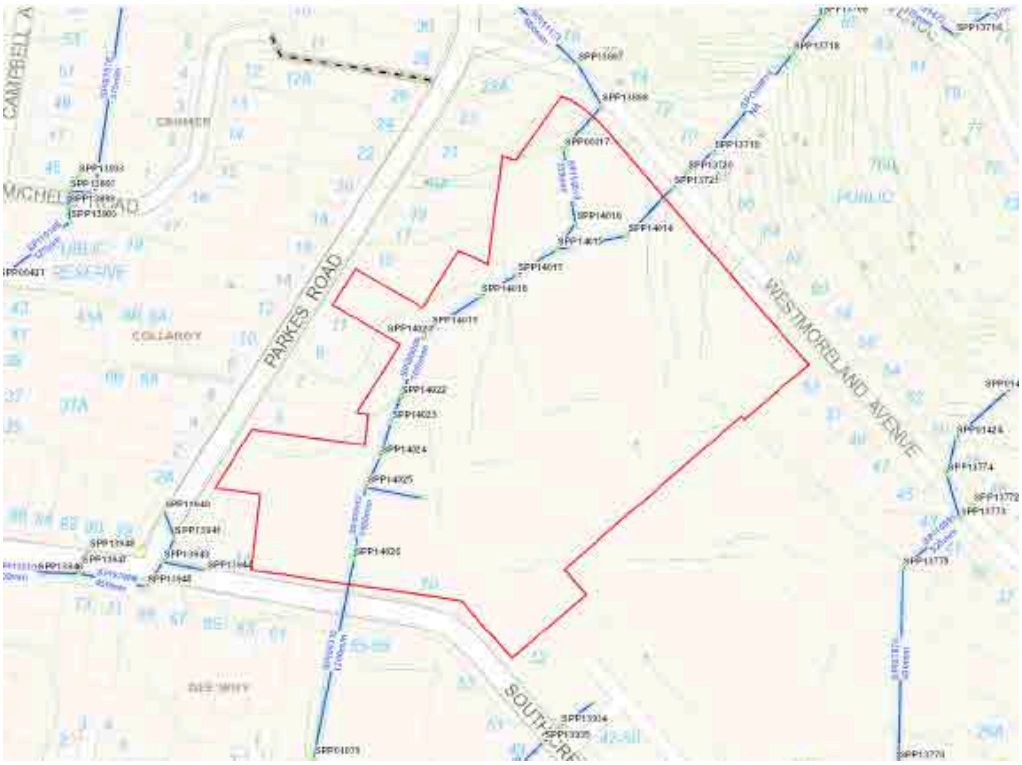
The property is not identified by Council as being a flood control lot but is affected by local runoff as a result of an existing overland flow path through the site, along the western boundary. The site is also burdened by an existing drainage easement in favour of Council as shown below. To support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

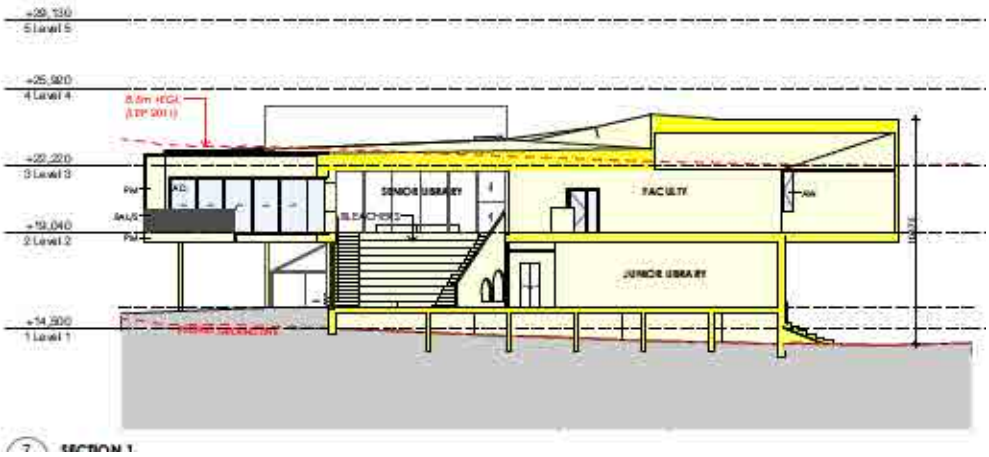
Based on the predicted PMF water surface levels in the Stellen report the following FPLs shall be adopted for the site:

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



Council Drainage Easement

This means that the ground floor of the New Library and Student Services building must necessarily be raised up to 1.4m above natural ground level to achieve the flood planning levels.



It is considered that it is a better planning outcome to provide access to all levels within the existing buildings in the development where it results in a breach to the height controls which is limited to the centre of the site and in a location which does not give rise to any significant adverse amenity impact.

Clause 4.6 of the Warringah Local Environmental Plan 2011 (WLEP) enables Council to grant consent for development even though the development varies a development standard. The clause aims to provide an appropriate degree of flexibility in applying certain development standards to achieve better outcomes for and from development.

Clauses 4.6 (3) and (4)(a)(ii) require that a consent authority be satisfied of three matters before granting consent to a development that contravenes a development standard, namely:

1. that the applicant has adequately demonstrated that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case;
2. that the applicant has adequately demonstrated that there are sufficient environmental planning grounds to justify contravening the development standard; and
3. that the proposed development will be in the public interest because it is consistent with the objectives of the particular

standard and the objectives for development within the zone in which the development is proposed to be carried out.

The consent authority's satisfaction to those matters must be informed by the objective of providing flexibility in the application of the relevant control to achieve better outcomes for and from the development in question.

The Land and Environment Court has given consideration to the matters that must be addressed in relation to whether a variation to development standards should be approved. While these cases originally referred to the former SEPP 1, the principles still remain relevant, more recently, further guidance on the approach to apply to applications to vary development standards under clause 4.6 of the Standard Instrument was provided by the Land and Environment Court. This Clause 4.6 gives consideration to the matters raised in:

- Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC 118;
- Turland v Wingecarribee Shire Council [2018] NSWLEC 1511;
- Four2Five Pty Ltd v Ashfield Council [2015] NSWLEC 1009;
- Micaul Holdings Pty Limited v Randwick City Council [2015] NSWLEC 1386; and
- Moskovich v Waverley Council [2016] NSWLEC 1015.
- Wehbe v Pittwater Council [2007] NSW LEC 827; and
- Winten Property Group Ltd v North Sydney Council [2001] 130 LGERA 79 at 89;

In accordance with the above requirements, this Clause 4.6 variation request:

2. identifies the development standard to be varied;
3. identifies the variation sought;
4. establishes that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case;
5. demonstrates there are sufficient environmental planning grounds to justify the contravention;

6. demonstrates that the proposed variation is in the public interest; and
7. provides an assessment of the matters the secretary is required to consider before providing concurrence.

This Clause 4.6 variation request relates to the development standard for Height of Buildings under Clause 4.3 of the WLEP and should be read in conjunction with the Amended Statement of Environmental Effects (SEE) prepared by Mersonn dated July 2020 as well as the supplementary documentation submitted to Council. This Clause 4.6 variation request demonstrates that compliance with the Height of Buildings development standard is unreasonable and unnecessary in the circumstances of the case and that there are sufficient environmental planning grounds to justify variation to the standard.

2.0 Development Standard to be Varied

The development standard that is sought to be varied as part of this application is Clause 4.3 of the WLEP, relating to the Height of Buildings. Under the WLEP 2011, the site is afforded Height of Buildings of 8.5m.

3.0 Nature of the Variation Sought

The maximum Height of Buildings on the site under the WLEP 2014 for this application is 11.56m and requires a variation to the maximum Height of Buildings development standard through clause 4.6.

The proposed development does not seek consent to increase the Height of Buildings on the site other than the lift overrun and a localized portion of the leading edge of the roof with the majority of the proposed building well below the 8.5m height control. The proposed building exceeds the Height of Buildings development standard applicable under the WLEP 2011 by 3.06m being a 36% breach of the standard but setback 11m – 12m and limited to the centre of the site and the leading edge of the building, while the remainder of the roof

and parapets comply with the Height of Buildings control.

It is well established in case law that the extent of the numerical variation does not form part of the test required to be exercised under Clause 4.6. Decisions in respect of Micaul Holdings P/L V Randwick City Council (55% exceedance of height and 20% exceedance of FSR) and Moskovich V Waverley Council (65% exceedance of FSR) support this.

4.0 Clause 4.6(3)(a): Compliance with the development standard is unreasonable or unnecessary in the circumstances of the case.

The five methods outlined in Wehbe include:

1. The objectives of the standard are achieved notwithstanding non-compliance with the standard (First Method).

2. The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary (Second Method).

3. The underlying object or purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable (Third Method).

4. The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable (Fourth Method).

5. The zoning of the particular land is unreasonable or inappropriate so that a development standard appropriate for that zoning is also unreasonable and unnecessary as it applies to the land and compliance with the standard would be unreasonable or unnecessary. That is, the particular parcel of land should not have been included in the particular zone (Fifth Method).

In this instance, the First Method is of particular assistance in establishing that compliance with a development standard is unreasonable or unnecessary.

The environmental planning grounds relied on in the written request under Clause 4.6 must be sufficient to justify contravening the development standard. The focus is on the aspect of the development that contravenes the development standard, not the development as a whole. Therefore, the environmental planning grounds advanced in the written request must justify the contravention of the development standard and not simply promote the benefits of carrying out the development as a whole (Initial Action v Woollahra Municipal Council [24] and Turland v Wingecarribee Shire Council [42]).

In this instance only a limited part of the proposed development is the aspect of the development that exceeds the development standard with the majority of the proposed building compliant with the maximum Height of Buildings development standard.

4.1 The objectives of the development standard are achieved notwithstanding the non-compliance (First Method)

The objectives of Clause 4.3 Height of Buildings in WLEP 2011 are;

The objectives of this clause are as follows:

> *(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.*

The height of the proposal is considered to be compatible with and appropriate to the condition of the site and its context.

Pittwater House was founded by Mr Rex Morgan, who became the first principal of the school from 1961. Pittwater House began as a preparatory school for boys and has progressively expanded to include a Grammar School for Boys (1968), The Girls College (1975), Junior Girls College (1977) and an ECC. The school has existed on the site in this context for more than 50 years and the majority of the existing buildings breach the 8.5m height control because of the sloping topography and flood control levels.

The proposal is consistent and compatible with the height and scale of surrounding and nearby development.

The desired character of the locality and the surrounding buildings and public areas will continue to receive satisfactory exposure to sky and sunlight. The proposal provides an appropriate built form and land use intensity to minimise visual impact, disruption of views, loss of privacy and loss of solar access.

The proposal maintains the height transition between the buildings and new development stepping down the site and maintaining a consistent built form.

It is demonstrated in the plans that the proposal minimises any overshadowing, loss of privacy and visual impacts for the neighbouring properties consistent with the objectives of this clause. The proposed building breach is centrally located in the site and located to minimise any view, privacy, shadow or amenity impacts.

The proposal has been designed and sited so as to remain below the mature tree canopy as reflected in the proposed landscape plans.

This is intended to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments and to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.

The SEE details that the proposal is largely consistent with the relevant environmental planning instruments and does not give rise to any adverse environmental impacts in respect to overshadowing, traffic, heritage, wind, reflectivity, stormwater, flooding, noise, waste, economic and social impacts.

It is considered that these objectives are met by the proposal.

5.0 There are sufficient environmental planning grounds to justify contravening the development standard

Clause 4.6(3)(b) of the SLEP 2012 requires the departure from the development standard to be justified by demonstrating:
That there are sufficient environmental planning grounds to justify contravening the development standard.

There are sufficient environmental planning grounds to justify a flexible approach to the application of the Height of Buildings control as it applies to the site. In Four2Five, the Court found that the environmental planning grounds advanced by the applicant in a Clause 4.6 variation request must be particular to the circumstances of the proposed development on that site.

The applicable circumstances that relate to the site are discussed below.

The proposal makes efficient use of the existing buildings by inserting elements which provide accessibility for all students to all levels of the existing buildings. This is achieved by observing the flood planning levels and limiting the envelope and restricting the footprint of the proposed buildings to achieve accessibility. It is considered that this is a better planning outcome to utilise the existing buildings and limiting the envelope and restricting the footprint of the proposed buildings to achieve accessibility where it would compromise the accessible path of

travel provided to the entry of each level by complying with the height control.

The adopted approach meets the objective of full access, in the form proposed, which is considered sufficient environmental planning grounds to justify contravening the development standard.

A consideration of the application and the submitted shadow diagrams demonstrate that no significant overshadowing, privacy, view or bulk and scale amenity impacts arise from the proposal. It is considered that the proposal is the better planning outcome encouraged by the provisions of Clause 4.6.

While a Clause 4.6 exemption application is required for the works above the 8.5m height control all of these works are considered complimentary to the building and where external are benign and with no environmental or amenity impact where they occur above the compliant envelope.

The proposed works above the height have no view impact and cause no overshadowing, nor bulk or scale impacts. In the circumstances where there are sound environmental and site specific sufficient environmental planning grounds reasons for the breach to the height control it is considered to justify contravention of the control and consequently the exception to the height control standard under Clause 4.6 is considered acceptable.

By allowing a variation to the Height of Buildings development standard in this instance, an opportunity is presented for the proposed development to achieve the benefits of accessibility to all levels and improve the building's relationship with the surrounding development, and the relevant DCP controls. In this regard, there are sufficient environmental planning grounds to justify contravening the development standard. The proposed additional height sought in this Clause 4.6 better allows the built form on the site to achieve the desired future character of the locality, as compared to the do nothing scenario.

6.0 It is in the public interest because it is consistent with the objectives of the particular standard and the zone.

6.1 Consistency with the objectives of the development standard.

The proposed development is consistent with the objectives of the FSR development standard, for the reasons discussed in Section 4.1 of this report.

6.2 Consistency with the Zoned R2 – Low Density Residential Zone objectives.

The objectives for development in this zone are;

- *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.*

The proposed development improves the provision of *facilities or services to meet the day to day needs of residents* without compromising amenity of the surrounding area. The proposal is consistent with the desired pattern of land use and low density and achieves a development characterised by a landscaped setting that are in harmony with the natural environment of Warringah.

The proposal is considered to meet the objectives for development in the zone.

The proposal is considered consistent with the objectives of the standard and for development in this zone as required by this subclause.

7.0 Secretary's Concurrence.

Under Clause 4.6(5) of SLEP 2012, the Secretary's concurrence is required prior to any variation being granted. The following section provides a response to those matters set out in Clause 4.6(5) of the SLEP, which must be considered by the Secretary.

Whether contravention of the development standard raises any matter of significance for State or regional environmental planning
The variation to the Height of Buildings standard of WLEP 2011 will not raise any matter in which could be deemed to have State or Regional significance. The extent of variation sought is acceptable in the context of the existing building height and the works do not increase the existing height.

The public benefit of maintaining the development standard.

Maintaining the development standard would not result in any public benefit in this situation. As detailed within the SEE, the height and bulk of the existing building is predominantly unchanged and the proposal responds to the surrounding urban context and the requirements of the DCP and ADG.

The proposed built-form is consistent with the bulk and scale of the surrounding medium density apartment buildings, and requiring compliance with the Height of Buildings standard would result in an inconsistent building form with reduced levels of accessibility.

Therefore, to better meet the objectives of the DCP can be said to improve the development's presentation to the public domain and is in the public interest.

Any other matters to be taken into consideration by the Secretary
None.

In accordance with PS 18-003 (Variations to Development Standards), the Secretary's concurrence will not need to be sought.

8.0 Conclusion

The assessment above demonstrates that compliance with the maximum Height of Buildings development standard contained in Clause 4.3 of WLEP 2011 is unreasonable and unnecessary in the circumstances of the case and that the justification is well founded on environmental planning grounds.

It is considered that the variation allows for the orderly and economic use of the land in an appropriate manner, whilst also allows for a superior outcome in planning and design terms. This Clause 4.6 variation demonstrates, notwithstanding the non-compliance with the maximum building height development standard, that:

- The development as proposed will deliver a superior built-form outcome in consideration of the site's topography and siting and its location amongst the surrounding low density buildings;
- The development as proposed will provide environmental benefits particular to the site through the provision of improved amenity and access for future occupants of the development and for the surrounding area generally; and
- Compliance with the development standard would be both unreasonable and unnecessary in the instance because the development is able to fully satisfy the objectives of the R2 – Low Density Residential Zone and the objectives of the Height of Buildings development standard.

This variation therefore seeks consent for the proposed works as consistent with the character and form of the desired future character and the surrounding medium density buildings and does not result in an over development of the site or any adverse impacts on the public domain. The proposed additional height is commensurate with surrounding developments and the built form that characterizes the locality. It is also consistent with the design approach applied to other

heritage buildings within the immediate vicinity.

Consistent with the aim of Clause 4.6 to provide an appropriate degree of flexibility to achieve better outcomes for and from development, a departure from the Height of Buildings development standard is considered appropriate in these circumstances.

Despite the numerical non-compliance with the Height of Buildings development standard, the proposed development is considered to satisfy the objectives of the development standard and the R2 – Medium Density Residential Zone.

The proposal will provide environmental benefits particular to the site through the provision of improved amenity for future occupants of the development and for the surrounding area generally. On this basis, the Clause 4.6 variation is considered well founded and should be supported.

In this instance it is considered appropriate to make an exception to the Height of Buildings development standard under the provisions of Clause 4.6 for the reasons outlined in the preceding discussion.

Signature: 

Name: Andrew Darroch
Date: July 2020