



Adam Susko  
Planner  
Northern Beaches Council  
PO Box 82  
MANLY NSW 1655

By email: [adam.susko@northernbeaches.nsw.gov.au](mailto:adam.susko@northernbeaches.nsw.gov.au)

Dear Mr Susko

**HERITAGE COUNCIL OF NSW – GENERAL TERMS OF APPROVAL  
INTEGRATED DEVELOPMENT APPLICATION**

**Address:** 6 Namona Street, NORTH NARRABEEN NSW 2101  
**SHR item:** The Binishell Collection (Department of Education), SHR no. 02037  
**Proposal:** Narrabeen North PS: Removal of 1 tree; Construction of a new part-one and part-two storey administration building, multipurpose hall, staff hub and out-of-school hours care building with associated Covered Outdoor Learning Area (to be known as Building D); New entry pathway from Northern Beaches Indoor Sports Centre car park to new building; New hard and soft landscaping in the vicinity of the new building.  
**IDA application no:** HMS ID 2363, received 16 February 2023

As delegate of the Heritage Council of NSW (the Heritage Council), I have considered the above integrated development application. In accordance with Section 4.47 of the *Environmental Planning and Assessment Act 1979*, the following general terms of approval are granted:

**APPROVED DEVELOPMENT**

1. All work shall comply with the information contained within:
  - a) Architectural drawings, prepared by DesignInc as listed below:

Dwg No	Dwg Title	Date	Rev
<b>Project Name: NARRABEEN EDUCATION PRECINCT</b>			
DA-P-0101	COVER SHEET, LOCATION PLAN & DRAWING LIST	23/08/2022	B
DA-P-0200	SITE ANALYSIS	19/08/2022	A
DA-P-0210	PHOTOMONTAGE - NEW ADMIN & HALL	19/08/2022	A
DA-P-0220	MATERIALS BOARD - NEW ADMIN & HALL	18/08/2022	A
DA-P-0302	3D SITE TOPOGRAPHY HEIGHT PLANE	18/08/2022	A

DA-P-0303	3D SITE TOPOGRAPHY HEIGHT PLANE - NEW ADMIN & HALL	18/08/2022	A
DA-P-0521	NEW SITE PLAN - SCHOOL - GROUND FLOOR	23/08/2022	B
DA-P-0522	NEW SITE PLAN - SCHOOL - LEVEL 01	23/08/2022	B
DA-P-0523	NEW SITE PLAN - SCHOOL - ROOF	23/08/2022	B
DA-P-0600	SHADOW DIAGRAMS	18/08/2022	A
DA-P-1040	NEW HALL & ADMIN - GROUND FLOOR	18/08/2022	A
DA-P-1041	NEW HALL & ADMIN - LEVEL 1	23/08/2022	B
DA-P-1042	NEW HALL & ADMIN - ROOF PLAN	23/08/2022	B
DA-P-3001	NEW ADMIN HALL - SITE ELEVATIONS	18/08/2022	A
DA-P-3002	NEW GLS HUB - SITE ELEVATIONS	18/08/2022	A
DA-P-3040	NEW ADMIN & HALL - GA ELEVATIONS	18/08/2022	A
DA-P-3041	NEW HALL & ADMIN - GA ELEVATIONS	23/08/2022	B
DA-P-3042	NEW HALL & ADMIN - GA SECTIONS	18/08/2022	A

b) Landscape drawings, prepared by DesignInc as listed below:

Dwg No	Dwg Title	Date	Rev
<b>Project Name: NARRABEEN EDUCATION PRECINCT - NARRABEEN NORTH PUBLIC SCHOOL</b>			
LA-DA-P-0010	COVER SHEET	19/08/2022	A
LA-DA-P-0020	MASTERPLAN	19/08/2022	A
LA-DA-P-0100	SITE PLAN	19/08/2022	A
LA-DA-P-0110	SHEET LAYOUT	19/08/2022	A
LA-DA-P-0120	TREE REMOVAL	19/08/2022	A

LA-DA-P-0130	CANOPY COVER	19/08/2022	A
LA-DA-P-1000	OVERALL PLAN	19/08/2022	A
LA-DA-P-1001	GA PLAN 01	19/08/2022	A
LA-DA-P-1002	GA PLAN 02	19/08/2022	A
LA-DA-P-1101	FENCING PLAN	19/08/2022	A
LA-DA-P-2001	PLANTING PLAN 01	19/08/2022	A
LA-DA-P-2002	PLANTING PLAN 02	19/08/2022	A
LA-DA-P-3001	SECTIONS/ELEVATION 01	19/08/2022	A
LA-DA-P-3002	SECTIONS/ELEVATION 02	19/08/2022	A
LA-DA-P-4001	TYPICAL DETAILS 01	19/08/2022	A
LA-DA-P-5001	PALETTE/SCHEDULES	19/08/2022	A

- c) Report: Arboricultural Impact Assessment Narrabeen North Public School, prepared by Independent Arboricultural Services, dated 12 September 2022
- d) Report: Heritage Impact Statement, *Narrabeen Educational Precinct*, prepared by City Plan Heritage Pty Ltd, dated 15 September 2022
- e) Report: Statement of Environmental Effects, *Proposed Upgrades to Narrabeen Education Precinct Narrabeen North Public School and Narrabeen Sports High School 6 & 10 Namona Street, North Narrabeen*, prepared by, dfp Planning Consultants, dated 21 September 2022
- f) Report: Narrabeen Education Precinct Redevelopment, 6 & 10 Namona Street, Aboriginal Cultural Heritage Assessment Report (ACHAR), prepared by Kayandel Archaeological Services Pty Ltd, dated September 2022
- g) Email: *Amended scope of works*, prepared by Joel Lidden, dated 29 March 2023

**EXCEPT AS AMENDED** by the conditions of this approval:

#### **DETAILS TO BE SUBMITTED FOR APPROVAL**

2. The following information is to be submitted with the s60 application for approval by the Heritage Council of NSW (or delegate):
  - a. Modified plans to indicate the removal of trees (T57 and T58) are not included in the scope of works.

*Reason: Deleted from the scope of works by the applicant (email 29 March 2023).*

- b. A detailed schedule of conservation works (SCW) for the Binishell B building. The SCW must include roof repairs, works to concrete structure to address damp issues and conservation of internal finishes and be prepared by suitably qualified consultants including a heritage structural engineer. All works identified in the approved SCW must be implemented prior to Crown certification and the occupation of the proposed Hall and Admin building.

*Reason: To ensure the State listed building is conserved appropriately.*

#### **SITE PROTECTION**

3. Significant built and landscape elements are to be protected during site preparation and the works from potential damage. Protection systems must ensure significant fabric, including landscape elements, is not damaged or removed.

*Reason: To ensure significant fabric including vegetation is protected during construction.*

#### **ABORIGINAL OBJECTS**

4. Should any Aboriginal objects be uncovered by the work which is not covered by a valid Aboriginal Heritage Impact Permit, excavation or disturbance of the area is to stop immediately and Heritage NSW is to be informed in accordance with the *National Parks and Wildlife Act 1974*. Works affecting Aboriginal objects on the site must not continue until Heritage NSW has been informed and the appropriate approvals are in place. Aboriginal objects must be managed in accordance with the *National Parks and Wildlife Act 1974*.

*Reason: This is a standard condition to identify to the applicant how to proceed if Aboriginal objects are unexpectedly identified during works.*

#### **COMPLIANCE**

5. If requested, the applicant and any nominated heritage consultant may be required to participate in audits of Heritage Council of NSW approvals to confirm compliance with conditions of consent.

*Reason: To ensure that the proposed works are completed as approved.*

#### **SECTION 60 APPLICATION**

6. An application under section 60 of the *Heritage Act 1977* must be submitted to, and approved by, the Heritage Council of NSW (or delegate), prior to work commencing.

*Reason: To meet legislative requirements.*

**Advice**

Section 148 of the *Heritage Act 1977* (the Act), allows people authorised by the Minister to enter and inspect, for the purposes of the Act, with respect to buildings, works, relics, moveable objects, places or items that is or contains an item of environmental heritage. Reasonable notice must be given for the inspection.

**Right of Appeal**

If you are dissatisfied with this determination, section 70A of the Act gives you the right of appeal to the Land and Environment Court.

If you have any questions about this correspondence, please contact James Quoye, Senior Assessments Officer, at Heritage NSW on 9873 8500.

Yours sincerely

*Michael Ellis.*

Michael Ellis  
Manager Assessments  
Heritage NSW  
Department of Planning and Environment  
**As Delegate of the Heritage Council of NSW**  
6 April 2023