

WARRINGAH DEVELOPMENT ASSESSMENT PANEL MEETING

4.1	212 Forest Way, Belrose – Alterations and Additions to a Primary School and Further Education Establishment
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Panel Member

Mary-Lynne Taylor, Chairperson, Lawyer

Steve Kennedy, Urban Design Expert

Sue Hobley, Environmental Expert

Alan Linnell, Community Representative

DA2010/1949**Application Details**

Alterations and additions to a Primary School and Further Education Establishment.

Site Description

Lot 101 DP 1159742, Lot 1 and 2 DP 725754 212 Forest Way BELROSE

Independent Public Hearing

This report is of an independent public hearing that has been convened pursuant to cl 15 of WLEP because this application is for Category 3 development. The application was advertised as such and there was one (1) objection.

The Chairperson informed the hearing that applications for Category 3 development entail additional requirements. In particular, the Panel can only recommend that consent be granted if it is satisfied that the proposed development is consistent with the desired future character of the locality as described in the C8 Belrose North Locality Statement [WLEP2000 cl 12(3)(b)]. Further, the Panel must consider the Statement of Environmental Effects, prepared by the applicant, that addresses the items listed in Schedule 15 [WLEP2000 cl 15(1)].

Desired Future Character

For this application being a Category 3 item to be satisfactory, the application has to be consistent with the desired future character of the C8 Belrose North Locality.

“The present character of Belrose North locality will remain unchanged except in circumstances specifically addressed as follows.

The natural landscape including landforms and vegetation will be protected and, where possible, enhanced. Buildings will be grouped in areas that will result in the minimum amount of disturbance of vegetation and landforms and buildings which are designed to blend with the colours and textures of the natural landscape will be strongly encouraged.

Development will be limited to new houses conforming with the housing density standards set out below and low intensity, low impact uses.

A dense bushland buffer will be retained or established along Forest Way. Fencing is not to detract from the landscaped vista of the streetscape.

Development in the locality will not create siltation or pollution of Middle Harbour.”

Site Visit

An inspection of the site was undertaken by the Panel and staff members prior to the Public Hearing. A copy of all the objection letters was provided to the Panel who considered the objections on the site visit.

Proceedings in Brief

This is an application for alterations and additions to the Covenant Christian School at 212 Forest Way Belrose. The school is presently and has been established for some time but seeks some changes to the property, particularly at the Linden Avenue frontage. The Panel has visited the site and the area and noted the concerns expressed by the Belrose Rural Community Association on behalf of the number of local residents.

The Panel is aware that extensive school buildings have allowed to be built on this site, despite the Category 3 classifications and the Desired Future Character. The Panel agrees that the proposed alterations and additions will provide an important addition to the educational establishment for this school.

The Panel is concerned, however, at the manner in which the landscape buffer to Linden Avenue has intrusions into it and does not believe that the proposed class room GLA1 should be allowed to intrude into the 15m buffer zone.

The Panel are of the view that class room GLA1 should be relocated to be outside the 15m zone but that adjacent pathways and stairs can be placed within that 15m setback.

The Panel believes there should be a condition allowing, where necessary, removal of non-indigenous planting in the Linden Avenue setback area but that upon completion of the building works, this 15m buffer area should be densely landscaped with indigenous trees to provide a denser landscaped buffer than is currently proposed, accentuating the local species.

Otherwise the Panel agrees with the Council Assessment Report and agrees with the concerns expressed by the Belrose Rural Community Association regarding the appropriate planting for the site.

As this application does not seek to increase student enrolments, the Panel is not prepared to impose condition 41 on this application. Otherwise the Panel agrees with an approval subject to the amendments to be provided to the satisfaction of the Director of Planning and recommends approval with the deletion of Condition 41 and the amendment of Condition 9 in relation to the allowance of pathways and stairs and the relocation of GLA 1.

**RECOMMENDATION OF WARRINGAH DEVELOPMENT ASSESSMENT PANEL
(CATEGORY 3 ITEM)**

- A. That the Applicant to submit to Council amended plans showing the relocation of class room GLA1 and an amended Landscape Plan demonstrating removal of non-indigenous species and dense landscaping of the 15m setback to Linden Ave, with species consistent with the 'Bloodwood Scribbly Gum Woodland' vegetation class, to the satisfaction of the Director Strategic and Development Services.
- B. That subject to 'A' above being submitted within 28 days the application be recommended to the General Manager for approval subject to the conditions in the recommendation in the report to WDAP dated 8 June 2011 No.1-42 with the following amendments to conditions.
- a. Condition 9 to be deleted.
 - b. Condition 36 to be deleted.
 - c. Condition 41 to be deleted.
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Voting 4/0