



northern  
beaches  
council

# **MINUTES**

## **NORTHERN BEACHES LOCAL PLANNING PANEL MEETING**

held via Teleconference on

**FRIDAY 12 MAY 2023**

## **Minutes of the Northern Beaches Local Planning Panel held on Friday 12 May 2023**

The public meeting commenced at 10.30am and concluded at 12.19pm.

### **ATTENDANCE:**

#### **Panel Members**

Annelise Tuor	Chair
Kara Krason	Town Planner
Graham Brown	Town Planner
Peter Cotton	Community Representative

## **1.0 APOLOGIES AND DECLARATIONS OF INTEREST**

Nil

## 4.0 PUBLIC MEETING ITEMS

### 4.3 DA2021/2567 - 60 FEDERAL PARADE, BROOKVALE - DEMOLITION WORKS, CONSTRUCTION OF TWO CARPARKS AND AN INCREASE IN STUDENT NUMBERS AT AN EDUCATIONAL ESTABLISHMENT.

#### PROCEEDINGS IN BRIEF

The proposal is for demolition works, construction of two carparks and an increase in student numbers at an educational establishment.

The application was deferred from the meeting on 15 February 2023 to give the applicant the opportunity to provide updated Transport & Parking Management Plan, Acoustic report and Operational Plan of Management. The information has been subsequently provided and assessed by Council.

In response to the additional information the panel received one (1) unique submission. The Panel received supplementary memos from Council dated 2 May & 11 May 2023.

#### DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2021/2567 for demolition works, construction of two carparks and an increase in student numbers at an educational establishment on land at Lot B DP 395193,0 L Federal Parade, Brookvale, Lot 100 DP 1250521, 37 - 43 Federal Parade, Brookvale, Lot 13 DP 568333,60 Federal Parade, Brookvale, subject to the following conditions:

- The amendment of condition 2 to read as follows:

#### 2. Approved Plans and Supporting Documentation

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

- Approved Plans

<b>Engineering Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
C100 Rev 4 Demolition and Site Management Plan 60 Federal Parade	06.12.2021	Core Project Consulting
C101 Rev 4 Demolition and Site Management Plan Alfred Road	06.12.2021	Core Project Consulting
C200 Rev 4 Sediment and Erosion (SED) Control Plan and Details 60 Federal Parade	06.12.2021	Core Project Consulting
C201 Rev 4 Sediment and Erosion (SED) Control Plan and Details Alfred Road	06.12.2021	Core Project Consulting
C002 Rev 4 Area Analysis and SED Details	06.12.2021	Core Project Consulting
C300 Rev 4 Stormwater Management Plan 60 Federal Parade	06.12.2021	Core Project Consulting

C301 Rev 4 Stormwater Management Plan Alfred Road	06.12.2021	Core Project Consulting
C302 Rev 4 OSD Details 60 Federal Parade	06.12.2021	Core Project Consulting
C303 Rev 4 OSD Details Alfred Road	06.12.2021	Core Project Consulting
C304 Rev 4 Footpath and SW Pit Detail	06.12.2021	Core Project Consulting
C401 Rev 04 Car Park Layout Alfred Road	06.12.2021	Core Project Consulting
C402 Rev 4 Standard Detail Car Park	06.12.2021	Core Project Consulting
C501 Rev 4 Delineation and Line Marking Alfred Road	06.12.2021	Core Project Consulting

**Reports / Documentation – All recommendations and requirements contained within:**

Report No. / Page No. / Section No.	Dated	Prepared By
Noise and Vibration Impact Assessment Project P00054 Rev 006	05.04.2021	E-LAB Consulting
Preliminary Arboricultural Impact Assessment Report Ref No 11121	14.07.2021	Rain Tree Consulting
Transport Impact Assessment Ref N19000 Issue C	12.12.2021	Stantec
Traffic and Parking Management Plan Ref N190000 Issue G	06.04.2023	Stantec
Flood Impact Assessment Rev 1	28.07.2022	Core Project Consultants
Operational Plan of Management	06.04.2023	St Augustine's College

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

c) The development is to be undertaken generally in accordance with the following:

<b>Landscape Plans</b>		
Drawing No.	Dated	Prepared By
L-01 Rev E Landscape Master Plan	10.11.2022	SPACE Landscape Design
L-02 Rev E Landscape Plan Sheet 1	10.11.2022	SPACE Landscape Design
L-03 Rev E Landscape Plan Sheet 2	10.11.2022	SPACE Landscape Design

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

2. The amendment of condition 3 to read as follows:

**3. Maximum Student Numbers – construction of carparks**

The maximum student numbers are limited to a maximum 1200. The maximum student numbers may be increased to 1600 on completion of both the Federal Parade and Alfred Road carparks.

On a trial basis the school can operate with a maximum number of 1560 students for period of up to 270 days from the date of this consent, subject to meeting the following criteria:

- (a) The construction of the Federal Parade and Alfred Road carparks are to be commenced within 90 days from the date the consent is granted, and
- (b) Both carparks are to be fully constructed and operational within 180 days from the date of the commencement of construction, and
- (c) During the period from the date of the consent to the date of completion of the carparks, the traffic safety measures contained in the approved Traffic and Parking Management Plan are to be fully implemented.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of final Occupation Certificate.

Reason: To ensure there is sufficient carparking to support the increase in student enrolments and minimise impacts on the availability of on street carparking.

3. The addition of the following condition 6A:

**6A. Implementation of Acoustic Report and Operational Plan of Management**

Acoustic and operational issues are to be managed in accordance with the approved final Acoustic Report and Operational Plan of Management. All recommendations / controls in the Acoustic Report and Operational Plan of Management must be maintained at all times during school operational hours. Any person making a complaint shall be advised within 7 days of the action taken by the school to address the complaint.

Should the implementation or effectiveness of the Acoustic Report and Operational Plan of Management be impacted by unforeseen changes in school operations, including the use of newly acquired sites, such 33 Consul Road, or as a result of surrounding major development, the measures and controls are to be revised accordingly and submitted to Council for approval. A copy of the approved Acoustic Report is to be kept onsite at all times and made available to staff and students for their information and to the accredited certifier or Council on request.

Reason: To ensure compliance and Council's ability to modify the approved Acoustic Report and Operational Plan of Management where it is deemed unsuitable.

4. The amendment of condition 36 to read as follows:

**36. Construction Noise**

All recommendations contained within the Noise and Vibration Impact

Assessment Project P00054 Rev 006 prepared by E-LAB Consulting, dated 5 April 2023 in regard to minimising construction noise shall be implemented during works.

Reason: To minimise noise to adjacent receivers.

5. The amendment of condition 43 to read as follows:

**43. Environmental Reports Certification**

Written certification from a suitably qualified person(s) shall submit to the Principal Certifying Authority and Northern Beaches Council, stating that all the works/methods/procedures/control and measures/recommendations approved by Council in the following reports have been completed:

- (a) Noise and Vibration Impact Assessment Project Reference P00054 Rev 006, dated 05 April 2023, prepared by E-LAB Consulting
- (b) Operational Plan of Management dated 06 April 2023, prepared by St Augustine's College.
- (c) Traffic and Parking Management Plan Ref N190000 Issue G dated 6 April 2023, prepared by Stantec.
- (d) Preliminary Arboricultural Impact Assessment Report, Ref No 11121, dated 14.07.2021, prepared by Rain Tree Consulting
- (e) Transport Impact Assessment, Ref N19000 Issue C, dated 12.12.2021, prepared by Stantec
- (f) Flood Impact Assessment Rev 1, dated 28.07.2022, prepared by Core Project Consultants

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of a the Final Occupation Certificate.

Reason: To ensure compliance with standards.

6. The amendment of condition 44 to read as follows:

**44. Acoustic and operational management compliance**

Prior to the issues of an Occupation Certificate the acoustic recommendations contained the Noise and Vibration Impact Assessment Project Reference P00054, Rev 06, dated 05 April 2023, prepared by E-LAB Consulting and the Operational Plan of Management dated 06 April 2023, prepared by St Augustine's College shall be implemented.

Reason: To achieve acoustic compliance and reduce nuisance to residential receivers.

7. The amendment of condition 49 to read as follows:

**49. Noise - carparks**

Section 6.1 of the Noise and Vibration Impact Assessment, Project P00054, Rev 06 dated 05 April 2023 prepared by E-LAB Consulting, which details carpark mitigation measures.

All other recommendations contained within Section 6.1 of the acoustic report with regard ongoing use of the carparking areas shall be implemented at all times.

Reason: To avoid future noise nuisances to residential receivers.

8. The amendment of condition 50 to read as follows:

**50. Hours of use of car parks**

The use of the car parks are restricted to the following hours:

- (a) Alfred / Gulliver Street car park - Base hours - 7:00am and 6:00pm Monday to Friday and between 6:00pm and 10pm for Special Events as listed in the final approved OPM. The use of the car park is restricted to staff only.

- (b) 60 Federal Parade – Base hours 6:30am and 6:00pm Monday to Friday and between 6:00pm and 10:00pm for Special Events as listed on the final approved OPM. The use of the car park is restricted to staff only.
- (c) Gulliver Street – Base hours 6:30am and 6:00pm Monday to Friday and between 6:00pm and 10pm for Special Events as listed in the final approved OPM. The car park is restricted to staff and visitors.

Reason: To ensure that amenity of the surrounding locality is maintained.

9. The amendment of condition 51 to read as follows:

**51. Maximum Number of Student Enrolments - Operational**

The maximum number of student enrollments for the entire St Augustine's College is to be restricted to 1,600 students, subject to compliance with Condition 3. There are to be strictly no increases beyond this maximum number of students without obtaining further development consent.

Furthermore, if the two new carparks are not constructed and made fully operational, as required by Condition 3, the maximum number of students will remain 1200, approved under DA2013/1336..

Reason: To ensure the capacity of the College/School is restricted to a set number which accords with the provision of carparking, limits the impacts on the surrounding road network and protects the amenity or surrounding residential properties.

10. The amendment of condition 55 to read as follows:

**55. Lighting**

External lighting within the College campus shall comply with the following:

- (a) All bollard lighting is to be non-glaring and filtered to direct light directed downwards to comply with Warringah DCP Part D12.
- (b) Lighting on the main campus is to be sensor lighting on timers and operate from 5.00pm – 10.00pm.
- (c) All outdoor lighting is to be designed and positioned to minimise any detrimental impact upon the amenity of other premises and adjacent dwellings and the outdoor lighting is to comply with the relevant provisions of Australian Standard 1158.3:2020 Pedestrian area (Category P) lighting – Performance and design requirements and Australian Standard 4282:2019 Control of the obtrusive effects of outdoor lighting.

Reason: To minimise light spill on neighbouring residents while ensuring the safety and security of students and staff within the College campus.

11. The addition of the following condition:

**Management of Federal Parade drop off / pick**

A staff member shall be allocated to manage students using of the Federal Parade drop off and pick up zone and/or crossing Federal Parade.

Reason: To protect the residential amenity of the surrounding area.

12. The addition of the following of condition:

**Amendments to Transport & Parking Management Plan (TPMP)**

The TPMP shall be amended to reflect that:



- A staff member shall be allocated to manage students and drop off/pick up activity at the Federal Parade drop off and pick up zone and/or crossing Federal Parade
- Appropriated trained RMS authorised traffic controllers will be used to manage student and driver behaviour including managing traffic congestion at the Gulliver Street, Federal Parade and Alfred Road drop off and pick up zones

Reason: To ensure the school operation management measures are consistent between all documents and up-to-date in order to protect the residential amenity of the surrounding area.

13. The addition of the following condition:

**Acoustic Review**

Within 60 days of the school being operated to maximum student capacity (1600 students) an acoustic review being carried out to determine whether findings, assumptions and recommendations contained within the Acoustic Assessment P00054, Rev 06, dated 5 April 2023 by E-LAB Consulting are still accurate. Any necessary actions taken to comply with original findings, and avoid any public nuisance to residential receivers as a result of the review, shall be implemented within a further 30 days and assessments reported to Council.

The acoustic review shall include but not be limited to:

- a) Morning oval use and training
- b) PA system – (position, volume, frequency of use)
- c) Band practice
- d) Carpark noise including boom gates, and
- e) Open areas student noise

Reason: To protect neighbouring amenity

14. The addition of the following condition:

**PA System**

The use of the PA system, where audible to adjoining residential receivers, is to be restricted to general school broadcasts necessary for the day to day operation of the school and shall not include broadcasts such as playing amplified music or the like.

Reason: To protect neighbouring amenity.

**REASONS FOR DETERMINATION**

The Panel agrees generally with the assessment report and Council supplementary memos dated 2 May & 11 May 2023 subject to the amendments of the conditions including clarification of the maximum number of students, the use of the carparks, traffic and noise management to further minimise impacts on residential amenity.

Vote: 4/0

This is the final page of the Minutes comprising 10 pages  
numbered 1 to 10 of the Northern Beaches Local Planning Panel meeting  
held on Friday 12 May 2023.