

DEVELOPMENT APPLICATION ASSESSMENT REPORT

Application Number:	DA2021/2002
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Responsible Officer:	Claire Ryan
Land to be developed (Address):	Lot 1 DP 27363, 615 Warringah Road FORESTVILLE NSW 2087 Lot 1 DP 406001, 617 Warringah Road FORESTVILLE NSW 2087 Lot X DP 416724, 617 Warringah Road FORESTVILLE NSW 2087
Proposed Development:	Use of premises as a Temporary ancillary use of existing church hall for school
Zoning:	Warringah LEP2011 - Land zoned R2 Low Density Residential
Development Permissible:	Yes
Existing Use Rights:	No
Consent Authority:	Northern Beaches Council
Land and Environment Court Action:	No
Owner:	Baptist Churches of NSW Property Trust
Applicant:	Metro Planning Services

Application Lodged:	05/11/2021
Integrated Development:	No
Designated Development:	No
State Reporting Category:	Other
Notified:	26/11/2021 to 10/12/2021
Advertised:	Not Advertised
Submissions Received:	0
Clause 4.6 Variation:	Nil
Recommendation:	Approval

Estimated Cost of Works:	\$ 0.00
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PROPOSED DEVELOPMENT IN DETAIL

The proposal seeks consent for temporary use of a church hall as a school for a period of up to 12 months. No physical works are proposed. The proposal seeks capacity for up to 3 staff and up to 20 students. Proposed hours of operation are 8am-4pm on weekdays.

ASSESSMENT INTRODUCTION

The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated Regulations. In this regard:

- An assessment report and recommendation has been prepared (the subject of this report) taking into account all relevant provisions of the Environmental Planning and Assessment Act 1979, and the associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon the subject site and adjoining, surrounding and nearby properties;
- Notification to adjoining and surrounding properties, advertisement (where required) and referral to relevant internal and external bodies in accordance with the Act, Regulations and relevant Development Control Plan;
- A review and consideration of all submissions made by the public and community interest groups in relation to the application;
- A review and consideration of all documentation provided with the application (up to the time of determination);
- A review and consideration of all referral comments provided by the relevant Council Officers, State Government Authorities/Agencies and Federal Government Authorities/Agencies on the proposal.

SUMMARY OF ASSESSMENT ISSUES

Warringah Development Control Plan - D3 Noise

SITE DESCRIPTION

Property Description:	<p>Lot 1 DP 27363 , 615 Warringah Road FORESTVILLE NSW 2087</p> <p>Lot 1 DP 406001 , 617 Warringah Road FORESTVILLE NSW 2087</p> <p>Lot X DP 416724 , 617 Warringah Road FORESTVILLE NSW 2087</p>
Detailed Site Description:	<p>The subject site consists of three allotments (Lot 1 DP 406001, Lot X 416724 and Lot 1 DP 27363) located on the eastern side of Warringah Road, Forestville.</p> <p>The site is irregular in shape with a frontage of approximately 77m along Warringah Road and a maximum depth of 91.2m. The site has a surveyed area of 3,067m².</p> <p>The site is located within the R2 Low Density Residential zone and accommodates a place of public worship, consisting of several buildings and a car park.</p> <p>The site slopes approximately 4m from west to east, and contains some landscaping and vegetation.</p> <p>Detailed Description of Adjoining/Surrounding Development</p> <p>Adjoining and surrounding development is characterised by low density residential development.</p>

Map:



SITE HISTORY

A search of Council's records has revealed that there are no recent or relevant applications for this site. The land has been used as a place of public worship purposes for an extended period of time.

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (EPAA)

The relevant matters for consideration under the Environmental Planning and Assessment Act, 1979, are:

Section 4.15 Matters for Consideration	Comments
Section 4.15 (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on “Environmental Planning Instruments” in this report.
Section 4.15 (1) (a)(ii) – Provisions of any draft environmental planning instrument	Draft State Environmental Planning Policy (Remediation of Land) seeks to replace the existing SEPP No. 55 (Remediation of Land). Public consultation on the draft policy was completed on 13 April 2018. The subject site has been used as a place of public worship for an extended period of time. In this regard it is considered that the site poses no risk of contamination and the land is considered to be suitable for the educational facility (school) land use.
Section 4.15 (1) (a)(iii) – Provisions of any development control plan	Warringah Development Control Plan applies to this proposal.
Section 4.15 (1) (a)(iiia) – Provisions of any planning agreement	None applicable.
Section 4.15 (1) (a)(iv) – Provisions of the Environmental Planning and Assessment	<u>Division 8A</u> of the EP&A Regulation 2000 requires the consent authority to consider "Prescribed conditions" of development consent. These matters have been addressed via a condition of consent.

Section 4.15 Matters for Consideration	Comments
Regulation 2000 (EP&A Regulation 2000)	<p><u>Clause 50(1A)</u> of the EP&A Regulation 2000 requires the submission of a design verification certificate from the building designer at lodgement of the development application. This clause is not relevant to this application.</p> <p><u>Clauses 54 and 109</u> of the EP&A Regulation 2000 allow Council to request additional information. Additional information was requested in relation to contamination and the site's compliance with the Building Code of Australia.</p> <p><u>Clause 92</u> of the EP&A Regulation 2000 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This clause is not relevant to this application.</p> <p><u>Clauses 93 and/or 94</u> of the EP&A Regulation 2000 requires the consent authority to consider the upgrading of a building (including fire safety upgrade of development). This clause is not relevant to this application.</p> <p><u>Clause 98</u> of the EP&A Regulation 2000 requires the consent authority to consider insurance requirements under the Home Building Act 1989. This clause is not relevant to this application.</p> <p><u>Clause 98</u> of the EP&A Regulation 2000 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition of consent.</p> <p><u>Clause 143A</u> of the EP&A Regulation 2000 requires the submission of a design verification certificate from the building designer prior to the issue of a Construction Certificate. This clause is not relevant to this application.</p>
Section 4.15 (1) (b) – the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality	<p>(i) Environmental Impact The environmental impacts of the proposed development on the natural and built environment are addressed under the Warringah Development Control Plan section in this report.</p> <p>(ii) Social Impact The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p>(iii) Economic Impact The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.</p>
Section 4.15 (1) (c) – the suitability of the site for the development	The site is considered suitable for the proposed development.
Section 4.15 (1) (d) – any submissions made in	No submissions were received in relation to this application.

Section 4.15 Matters for Consideration	Comments
accordance with the EPA Act or EPA Regs	
Section 4.15 (1) (e) – the public interest	No matters have arisen in this assessment that would justify the refusal of the application in the public interest.

EXISTING USE RIGHTS

Existing Use Rights are not applicable to this application.

BUSHFIRE PRONE LAND

The site is not classified as bush fire prone land.

NOTIFICATION & SUBMISSIONS RECEIVED

The subject development application has been publicly exhibited from 26/11/2021 to 10/12/2021 in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000 and the Community Participation Plan.

As a result of the public exhibition of the application Council received no submissions.

REFERRALS

Internal Referral Body	Comments
Building Assessment - Fire and Disability upgrades	<p><u>Amended Comments 10/1/2022</u></p> <p>The application has been reviewed following the submission of a BCA Report from 360 Certification with regards to matters raised by previous referral comments dated 13/12/2021.</p> <p>There are now no objections to approval of the development subject to inclusion of the attached conditions of approval and consideration of the notes below.</p> <p>Note: The proposed development may not comply with some requirements of the BCA and the Premises Standards. Issues such as this however may be determined at Construction Certificate Stage.</p> <p><u>Original Comments 13/12/2021</u></p> <p>The application has been investigated with respects to aspects relevant to the Building Certification and Fire Safety Department. In this regard the following report is required to be submitted to Council prior to further consideration:</p> <p>Building Code of Australia Report A 'Building Code of Australia (BCA) Assessment Report' / 'Fire Audit Report' from an appropriately qualified Registered Certifier* will need to be submitted for determination.</p> <p>The report is to detail the extent to which the existing building (relevant affected parts) does or does not comply with the deemed-to</p>

Internal Referral Body	Comments
	<p>satisfy provisions of Sections, D and E of the Building Code of Australia. The report is to also provide recommendations with respect to the existing building / works required to ensure that the specified measures and facilities contained in the existing building, including any modifications to be made by the proposed development are appropriate for its intended use.</p> <p>*To be regarded as an "appropriately qualified registered certifier" the certifier must hold the relevant level of accreditation that would enable the certifier to issue a construction certificate for the subject building. The 'Building Code of Australia (BCA) Assessment Report' / 'Fire Audit Report' is to be submitted to the Certifying Authority with the Construction Certificate application.</p> <p>Reason: To ensure adequate provision is made for Health, Amenity, access and Fire safety for building occupant health and safety</p>
Environmental Health (Contaminated Lands)	<p>Information provided specifically to demonstrate that none of the activities in Table 1 of the 'Contaminated land planning guidelines' have been "carried-out" on the site as a prior use. Council therefore supports the proposal as 'suitable for (proposed) use' under provisions of SEPP 55.</p>
Environmental Health (Industrial)	<p>Proposal to change the use of a church hall to temporarily accommodate a small school of 15 - 20 children for 12 months triggers a minor concern regarding noise impacts on adjacent residence/s.</p> <p>Although Council may require an acoustic report to accompany a development application for a school in a residential setting, given the limited number of students and temporary nature of the "use", noise impacts are able to be regulated through existing noise legislation - under Protection of Environment Operations Act 1997- as "offensive noise", if an issue arises. Therefore, operational consent conditions are not necessary for this development.</p>
NECC (Development Engineering)	<p>The proposal relies on the existing driveway crossings which is acceptable.</p> <p>Development Engineering supports the proposal with no conditions of consent recommended.</p>
Traffic Engineer	<p>The development is for the temporary use of a church hall at No.615 & No.617 Warringah Road as school catering for 15 to 20 high school aged students and 2-3 teachers. The temporary relocation of these students from the Yanginanoon School in Belrose is required during a 6 month period of construction activity on the schools Belrose site.</p> <p>Parking: The church site has provision for offstreet parking of up to 80 vehicles</p>

Internal Referral Body	Comments
	<p>in an informal arrangement. There are no concerns with regard to the adequacy of the site in terms of carparking</p> <p>Traffic Generation: The temporary school is proposed to accommodate 15-20 students. The traffic generated by this small number of students and the 2-3 staff on site will be small and will not result in any discernible impact upon traffic conditions on Warringah Road.</p> <p>Driveway Safety: If several vehicles arrive consecutively to drop off or pick up students there is potential for queuing issues to develop and possibly vehicles may be prevented from accessing the site. It will therefore be essential for vehicles to move forward through the site during drop off and pick up periods as queuing on Warringah Road is not acceptable. The developments Transport, Vehicle and Pedestrian Policy document will need to be updated to more clearly enunciate this and make provision for manning of the drop off and pick up zones to ensure traffic continues to flow.</p> <p>There is also concern that vehicles exiting from the "exit" driveway may try to cross three lanes of traffic to access the right turn lane into Altona Ave. This is not a safe manoeuvre particularly when traffic volumes on Warringah Road are high. To address this concern the Transport, Vehicle and Pedestrian Policy document should be updated to outline measures to discourage this manoeuvre. To more clearly define the permitted movements the entry driveway should have eastbound pavement arrows added while the two exit driveways from the site should have outbound left turn pavement arrows added together with "No Entry into Altona Avenue" signage installed. This will be conditioned</p>

External Referral Body	Comments
Ausgrid: (SEPP Infra.)	The proposal was referred to Ausgrid who provided a response stating that the proposal is acceptable subject to compliance with the relevant Ausgrid Network Standards and SafeWork NSW Codes of Practice. These recommendations will be included as a condition of consent.
Concurrence – NSW Roads and Maritime Services - SEPP Infrastructure (cl 100 Development on proposed classified road)	<p>The proposal was referred to Transport for NSW, who are supportive of the proposal, subject to the following conditions:</p> <p><i>TfNSW raises no objections to the temporary use of the church hall as a school, subject to the following conditions being included in any consent issued by Council:</i></p> <ol style="list-style-type: none"> <i>All buildings and structures, together with any improvements integral to the future use of the site are wholly within the freehold property unlimited in height or depth along the Warringah Road boundary.</i> <i>Vehicles are to be wholly contained on site before being required to stop. A traffic management plan (TMP) should be</i>

External Referral Body	Comments
	<p><i>submitted to Council demonstrating proper use of the car park ensuring vehicles will not queue out onto Warringah Road during pick-up and drop-off activities.</i></p> <p><i>In addition to the above, TfNSW provides the following advisory comments for Council's consideration in determining the application:</i></p> <ol style="list-style-type: none"> <i>1. The proposed development will generate additional pedestrian movements in the area. Pedestrian safety is to be considered in the vicinity.</i> <i>2. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004, AS2890.6-2009 and AS 2890.2 – 2018 for heavy vehicle usage. Parking Restrictions may be required to maintain the required sight distances at the driveway.</i> <p>The above conditions have been included in the recommendation.</p>

ENVIRONMENTAL PLANNING INSTRUMENTS (EPIs)*

All, Environmental Planning Instruments (SEPPs, REPs and LEPs), Development Controls Plans and Council Policies have been considered in the merit assessment of this application.

In this regard, whilst all provisions of each Environmental Planning Instruments (SEPPs, REPs and LEPs), Development Controls Plans and Council Policies have been considered in the assessment, many provisions contained within the document are not relevant or are enacting, definitions and operational provisions which the proposal is considered to be acceptable against.

As such, an assessment is provided against the controls relevant to the merit consideration of the application hereunder.

State Environmental Planning Policies (SEPPs) and State Regional Environmental Plans (SREPs)

SEPP Educational Establishments and Child Care Facilities 2017

Part 4 Clause 35 of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 stipulates that:

(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.

The design quality principles are set out and addressed as follows:

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.

Comment:

The proposal seeks consent for use of an existing church hall for the temporary purpose of a school. The proposal does not alter the existing built form of the building, or the landscaped setting of the surrounding land.

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.

Comment:

The proposal seeks consent for use of an existing church hall for the temporary purpose of a school. The proposal does not alter the existing energy efficiency of the building.

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.

Comment:

The proposal seeks consent for use of an existing church hall for the temporary purpose of a school. The building proposed to be used is single-storey at ground level. The building includes ramps for accessible entry.

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.

Comment:

The subject site and the building proposed to be temporarily used for the school are acceptable in relation to the health and safety of the students and teachers.

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.

Comment:

The design of the existing building to be used as a temporary school enables suitable amenity for the students and teachers. The building is adjacent to a covered outdoor area and open outdoor play space. The building and play spaces are set well away from Warringah Road.

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.

Comment:

The proposal seeks consent for use of an existing church hall for the temporary purpose of a school, and will return to being used for a place of public worship, demonstrating a suitable cycle of use.

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.

Comment:

The proposal seeks consent for use of an existing church hall for the temporary purpose of a school. The proposal does not alter the existing built form or aesthetics of the building.

SEPP 55 - Remediation of Land

Clause 7 (1) (a) of SEPP 55 requires the Consent Authority to consider whether land is contaminated. Council records indicate that the subject site has been used as a place of public worship for a significant period of time with no prior land uses. In this regard it is considered that the site poses no risk of contamination and therefore, no further consideration is required under Clause 7 (1) (b) and (c) of SEPP 55 and the land is considered to be suitable for the educational facility (school) land use.

SEPP (Infrastructure) 2007

Ausgrid

Clause 45 of the SEPP requires the Consent Authority to consider any development application (or an application for modification of consent) for any development carried out:

- within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists).
- immediately adjacent to an electricity substation.
- within 5.0m of an overhead power line.
- includes installation of a swimming pool any part of which is: within 30m of a structure supporting an overhead electricity transmission line and/or within 5.0m of an overhead electricity power line.

Comment:

The proposal was referred to Ausgrid who provided a response stating that the proposal is acceptable subject to compliance with the relevant Ausgrid Network Standards and SafeWork NSW Codes of Practice. These recommendations will be included as a condition of consent.

Warringah Local Environmental Plan 2011

Is the development permissible?	Yes
After consideration of the merits of the proposal, is the development consistent with:	
aims of the LEP?	Yes
zone objectives of the LEP?	Yes

Principal Development Standards

There are no principal development standards under Part 4 of the WLEP 2011 to consider as part of this assessment. No physical works are proposed.

Warringah Development Control Plan

Built Form Controls

There are no built form controls under the WDCP 2011 to consider as part of this assessment. No physical works are proposed.

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives	Yes	Yes
C2 Traffic, Access and Safety	Yes	Yes
C3 Parking Facilities	Yes	Yes
D3 Noise	Yes	Yes
D14 Site Facilities	Yes	Yes
D18 Accessibility and Adaptability	Yes	Yes
D20 Safety and Security	Yes	Yes
D21 Provision and Location of Utility Services	Yes	Yes

Detailed Assessment

D3 Noise

The proposal is for up to 20 students between 8am and 4pm on weekdays, so is not anticipated to generate unreasonable noise in the residential context of the site.

THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES

The proposal will not significantly affect threatened species, populations or ecological communities, or their habitats.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposal is consistent with the principles of Crime Prevention Through Environmental Design.

POLICY CONTROLS

Northern Beaches Section 7.12 Contributions Plan 2021

As the estimated cost of works is less than \$100,001.00 the policy is not applicable to the assessment of this application.

CONCLUSION

The site has been inspected and the application assessed having regard to all documentation submitted by the applicant and the provisions of:

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2000;
- All relevant and draft Environmental Planning Instruments;
- Warringah Local Environment Plan;
- Warringah Development Control Plan; and
- Codes and Policies of Council.

This assessment has taken into consideration the submitted plans, Statement of Environmental Effects, all other documentation supporting the application and public submissions, and does not result in any unreasonable impacts on surrounding, adjoining, adjacent and nearby properties subject to the conditions contained within the recommendation.

In consideration of the proposal and the merit consideration of the development, the proposal is considered to be:

- Consistent with the objectives of the DCP
- Consistent with the zone objectives of the LEP
- Consistent with the aims of the LEP
- Consistent with the objectives of the relevant EPIs
- Consistent with the objects of the Environmental Planning and Assessment Act 1979

It is considered that the proposed development satisfies the appropriate controls and that all processes and assessments have been satisfactorily addressed.

RECOMMENDATION

THAT Council as the consent authority grant Development Consent to DA2021/2002 for Use of premises as a Temporary ancillary use of existing church hall for school on land at Lot 1 DP 27363, 615 Warringah Road, FORESTVILLE, Lot 1 DP 406001, 617 Warringah Road, FORESTVILLE, Lot X DP 416724, 617 Warringah Road, FORESTVILLE, subject to the conditions printed below:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

1. **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:

a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Sheet 1	Undated	Applicant
Sheet 2	Undated	Applicant

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Lockdown Policy for Yanginanook School	March 2020	Yanginanook Ltd
Serious Incidents Policy	March 2019	Yanginanook Ltd
Security Policy for Yanginanook School	October 2021	Yanginanook Ltd
Supervision Policy for Yanginanook School	October 2021	Yanginanook Ltd
Transport, Vehicle and Pedestrian Policy for Yanginanook	October 2021	Yanginanook Ltd

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

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. **Compliance with Other Department, Authority or Service Requirements**

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	EDMS Reference	Dated
Transport for NSW	2021/872652 Transport for NSW Referral Response	13 December 2021

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on Council's website www.northernbeaches.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other departments, authorities or bodies.

3. **Temporary Use as School**

The school use is not to operate for a period of greater than 12 months from the date of this Notice of Determination without prior consent.

Reason: To ensure compliance with the terms of this consent.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

4. **Signage and Linemarking of Driveways**

The Applicant is to provide pavement arrows within the property to define the permitted vehicle movements into and out of the site. The northernmost driveway is to have an inbound pavement arrow marked. The two exit driveways are to have Left Turn Only pavement arrows marked. In addition, "No Entry to Altona Avenue During School Hours" signs are to be erected at both Exit driveways. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To ensure safe ingress and egress of vehicles to and from the site.

5. **Transport Vehicle & Pedestrian Policy**

The Transport, Vehicle & Pedestrian Policy (TVPP) shall be updated and submitted to Council for approval and providing greater detail regarding the traffic, parking and pedestrian management operations of the development. The TVPP shall include, but not be limited to the following:

- Vehicle ingress and egress routes.
- measures to encourage/manage through-site circulation of vehicle movements.
- Proposed on-site staff parking and student drop off pick up areas
- staffing/management of parking and drop off/pick zones during student drop off and pick periods.
- The location and content of directional signage & linemarking.
- management of Non School related activities and measures to manage parking and traffic conflict
- delivery times and methods of control to manage conflict between deliveries/serving and school drop off/pick up activities.
- Safe Driving Rules
- Pedestrian routes and management
- Public Transport supervision

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

Reason: To ensure that the development operates with minimum disruption to the surrounding area.

6. **Building Code of Australia Upgrade Requirements and Fire Safety Upgrade**

The works and fire upgrading measures to upgrade the building as detailed and recommended in the Building Code of Australia Audit Report prepared by 360 Certification, dated 6/1/2021, Revision 1 are to be considered as part of the assessment of the Occupation Certificate. Details demonstrating compliance are to be provided to the Certifying Authority prior to the issue of the Occupation Certificate.

Reason: To ensure adequate provision is made for health, amenity, access and fire safety for building occupant health and safety.

7. **Fire Safety Matters**

At the completion of all works, a Fire Safety Certificate will need to be prepared which

references all the Essential Fire Safety Measures applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Council and the NSW Fire Brigade.

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

Each year the Owners must send to the Council and the NSW Fire Brigade an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

Reason: Statutory requirement under Part 9 Division 4 & 5 of the Environmental Planning and Assessment Regulation 2000.

8. Compliance with Standards

The development is required to be carried out in accordance with all relevant Australian Standards and the Building Code of Australia. Details demonstrating compliance with the Building Code of Australia and relevant Australian Standards are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the development is constructed in accordance with appropriate standards.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

9. Hours of Operation

The hours of operation of the school are to be restricted to:

- Monday to Friday – 8am to 4pm

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

10. Student and Staff Numbers

The use of the existing building as a school is to be restricted to a maximum of 20 students and 3 staff.

Reason: To ensure consistency with this consent.


In signing this report, I declare that I do not have a Conflict of Interest.

Signed



Claire Ryan, Principal Planner

The application is determined on 19/01/2022, under the delegated authority of:



Rebecca Englund, Acting Development Assessment Manager