

**STATEMENT OF ENVIRONMENTAL EFFECTS -  
DEVELOPMENT APPLICATION FOR PARTIAL  
DEMOLITION AND ADDITIONS TO ADMINISTRATION  
BUILDING & TREE REMOVAL**

**Lot 741 in DP 752038, Alfred Road (corner McIntosh  
Road), NARRAWEENA**

Prepared For:  
Aurora Design

Prepared By:



November 2020

**Preparation, Review and Authorisation**

Revision No.	Date	Prepared By:	Reviewed By:	Approved for issue by:
1	29/09/20	MB	MB	MB
2	12/11/20	MB	MB	MB
3	29/11/20	MB	MB	MB

**Document Certification**

This report has been developed based on agreed requirements as understood by Michael Brown Planning Strategies Pty Ltd at the time of investigation. It applies only to specific task on the lands nominated. Other interpretations should not be made, including changes in scale or application to other projects.

Any recommendations contained in this report are based on an honest appraisal of the opportunities and constraints that existed at the site at the time of investigation, subject to the limited scope and resources available. Within the confines of the above statements and to the best of my knowledge, this report does not contain any incomplete or misleading information.

SIGNED:



Position: Town Planner

Date: 29/11/20

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# Table of Contents

<b>1 INTRODUCTION .....</b>	<b>8</b>
1.1 PURPOSE OF THIS STATEMENT .....	8
1.2 PROJECT TEAM.....	8
TABLE 1 – PROJECT TEAM .....	8
1.3 SCOPE OF REPORT .....	9
1.4 REPORT STRUCTURE.....	9
<b>2 THE SITE.....</b>	<b>9</b>
2.1 SITE CONTEXT .....	9
FIGURE 1 – SITE CONTEXT.....	10
2.2 UTILITY SERVICES.....	10
2.3 HYDRAULICS.....	10
<b>3 THE PROPOSED DEVELOPMENT .....</b>	<b>10</b>
FIGURE 2 – PROPOSED DEVELOPMENT.....	11
3.1 TREE REMOVAL.....	11
FIGURE 3 – TREES IMPACTED BY DEVELOPMENT TO BE REMOVED .....	12
3.1.1 CONCLUSION.....	12
3.2 ACCOMPANYING PLANS AND REPORTS .....	13
TABLE 2 – SUBMITTED PLANS AND REPORTS .....	13
3.3 VEHICLE ACCESS POINT .....	13
3.4 DEMOLITION MANAGEMENT CONTROLS.....	14
3.4.1 DUST .....	14
3.4.2 NOISE CONTROL .....	14
3.5 CONSTRUCTION.....	15
3.5.1 SEDIMENT AND EROSION CONTROL.....	15
3.5.2 NOISE CONTROL .....	15
3.5.3 WORK HEALTH AND SAFETY .....	15
<b>4 ASSESSMENT OF RELEVANT CONTROLS AND POLICIES .....</b>	<b>15</b>
4.1 APPLICABLE PLANNING INSTRUMENTS, CONTROLS AND POLICIES.....	15
4.2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT SECTION 4.15 (1) – MATTERS FOR CONSIDERATION.....	15
4.3 STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENTS AND CHILD CARE CENTRES) 2017 .....	16
4.3.1 CLAUSE 11 – CONSULTATION WITH COUNCILS – DEVELOPMENT WITH IMPACTS ON LOCAL HERITAGE .....	16
4.3.2 CLAUSE 35 – SCHOOLS – DEVELOPMENT PERMITTED WITH CONSENT .....	17

TABLE 3 – COMPLIANCE TABLE.....	17
4.3.3 CLAUSE 38 – EXISTING SCHOOLS – EXEMPT DEVELOPMENT.....	19
TABLE 4 – COMPLIANCE TABLE – CLAUSE 38.....	19
4.3.4 CLAUSE 41 – ADDITIONAL CONDITIONS.....	21
4.3.5 CLAUSE 57 – TRAFFIC-GENERATING DEVELOPMENT.....	21
4.3.6 SCHEDULE 4 SCHOOLS – DESIGN QUALITY PRINCIPLES.....	22
TABLE 5 – COMPLIANCE TABLE – SCHEDULE 4.....	22
4.4 STATE ENVIRONMENTAL PLANNING POLICY NO 55 – REMEDIATION OF LAND.....	25
4.5 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007.....	25
4.5.1 CLAUSE 45 – DETERMINATION OF DEVELOPMENT APPLICATIONS.....	25
4.5.2 CLAUSE 104 – TRAFFIC GENERATING DEVELOPMENT.....	26
4.6 WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011.....	26
4.6.1 CLAUSE 2.3 - ZONING.....	26
FIGURE 4 – LAND ZONING EXTRACT.....	27
4.6.2 CLAUSE 2.7 – DEMOLITION.....	27
4.6.3 CLAUSE 4.3 – HEIGHTS OF BUILDINGS.....	27
FIGURE 5 – HEIGHT MAP.....	28
4.6.4 CLAUSE 4.4 – FLOOR SPACE RATIO.....	28
4.6.5 CLAUSE 5.10 – HERITAGE CONSERVATION.....	28
FIGURE 6 – HERITAGE MAP.....	29
4.6.6 CLAUSE 6.1 – ACID SULFATE SOILS.....	29
4.6.7 CLAUSE 6.2 – EARTHWORKS.....	29
4.6.8 CLAUSE 6.3 – FLOOD PLANNING.....	30
4.6.9 CLAUSE 6.4 – DEVELOPMENT ON SLOPING LAND.....	30
FIGURE 7 – LANDSLIP RISK MAP.....	30
4.7 DEVELOPMENT CONTROL PLAN 2011.....	31
4.7.1 SECTION A.1.....	31
4.7.2 PART B – BUILT FORM CONTROLS.....	31
TABLE 6 – ASSESSMENT OF CONFORMITY WITH DCP.....	31
4.7.3 ACCESSIBILITY.....	32
4.7.4 BUILDING CODE OF AUSTRALIA.....	32
<b>5 ASSESSMENT OF ENVIRONMENTAL IMPACTS.....</b>	<b>32</b>
5.1 GENERAL.....	32
5.2 SECTION 4.15 (1) (A) – (i) PROVISIONS OF ENVIRONMENTAL PLANNING INSTRUMENTS, (ii) EXHIBITED DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS, (iii) DCP, (iv) THE REGULATIONS. .....	32
5.3 SECTION 4.15 (1) (B) – IMPACT OF THE DEVELOPMENT.....	33
5.3.1 SOCIAL AND ECONOMIC IMPACTS.....	33
5.4 SECTION 4.15 (1) (C) – THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT.....	33
5.4.1 RELATIONSHIP TO NEIGHBOURING PROPERTIES AND STREETSCAPE.....	33
5.4.2 RELATIONSHIP WITH IMMEDIATE AREA.....	34
5.5 SECTION 4.15 (1) (D) – SUBMISSIONS.....	34

5.6	SECTION 4.15 (1) (E) – THE PUBLIC INTEREST .....	34
<b>6</b>	<b>CONCLUSION .....</b>	<b>34</b>

## Annexures

- A: Plans – Aurora Design
- B: Hydraulic Analysis – ACOR Consultants
- C: Heritage Impact Statement – Colin Israel Heritage
- D: Arboricultural Impact Assessment – Glenice Buck Designs

## Executive Summary

This Statement of Environmental Effects (SoEE) accompanies a Development Application (DA) submitted to Northern Beaches Council (formerly Warringah Council) for the proposed partial demolition & additions to administration building (Block A) at Lot 741 DP 752038, Alfred Road (corner McIntosh Road), NARRAWEENA. The proposal also involves the removal of trees (**Annexure D**). The additions will provide much needed office space for teachers and staff and improved amenities, as detailed on the plans at **Annexure A**.

The application must be assessed and considered under the State Environmental Planning Policy (Educational Establishments and Child Care Centres) 2017, which permits the proposed development. The development is also permissible under the zoning of the land, being R2 Low Density Residential, in accordance with the Section 10.7 Planning Certificate PLC2020/5879. The subject property is also listed as an item of heritage under Schedule 5 of the Warringah Local Environmental Plan 2011 and is addressed under Section 4.6.5 and **Annexure C**.

This Statement of Environmental Effects (SoEE) has been prepared on behalf of Aurora Design on behalf of NSW Education (proponent). Michael Brown Planning Strategies Pty Ltd has prepared this report and should be read in conjunction with development plans prepared by **Aurora Design** (refer to **Table 1**).

In preparation of this document, consideration has been given to the following:

- The Environmental Planning and Assessment Act, 1979, as amended (consideration of matters under Section 4.15);
- Warringah Local Environmental Plan 2011;
- Warringah Development Control Plan 2011;
- State Environmental Planning Policy (Educational Establishments and Child Care Centres) 2017; and
- Various State Planning Policies.

This Statement of Environmental Effects (SoEE) provides a description of the subject site and surrounds, an identification of the development proposed by this application and an assessment of the perceived impacts of this proposal for the matters contained within Section 4.15 of the Environmental Planning & Assessment Act, 1979, as amended.

The SoEE assesses the proposal and concludes that the development will achieve appropriate and desirable development outcomes for additional administration space and that the application should be approved subject to conditions on the following grounds:

- The proposal is generally consistent with relevant town planning policies and statutory controls, as detailed in this report at Section 4;
- The proposal preserves the heritage aspects of the subject site; and
- The proposal results in no unacceptable detrimental impacts.

## 1 Introduction

This Statement of Environmental Effects (SoEE) accompanies a Development Application (DA) submitted on behalf of Aurora Design on behalf of NSW Education relating to the land at Lot 741 DP 752038, Alfred Road (corner McIntosh Road), NARRAWEENA ('the site'). The proposal consists of the partial demolition & additions to administration building (Block A) as shown on the submitted plans at **Annexure A** and **Figure 2** below). The additions will provide improved office space and amenities for teachers and staff. The proposal will also involve the removal of trees (**Annexure D**). The removal of trees will be replaced with suitable landscaping.

The subject property is also listed as an item of heritage under Schedule 5 of the Warringah Local Environmental Plan 2011 and is addressed under Section 4.6.5 and **Annexure C**. Stormwater from the additions will be directed to the Council street system, as detailed on **Annexure B**. There is no increase in student or teacher numbers, as a result of the proposed additions.

Further details of the proposed development are provided in Section 3 of this Statement.

### 1.1 PURPOSE OF THIS STATEMENT

The purpose of this report is to provide Northern Beaches Council with all relevant information required to determine the development application. Accordingly, this report includes:

- A description of the site and surrounding development;
- An outline of the proposed development including details of the layout and building design;
- An assessment of the proposal against the requirements of Section 4.15 of the *Environmental Planning and Assessment Act 1979* (the Act) including the likely environmental impacts of the proposal, including an assessment against compliance with the Educational Establishments SEPP 2017.e development is permissible under the SEPP and also the R2 zone under LEP 2011 (refer to Section 4 for assessment); and
- A conclusion and recommendations.

### 1.2 PROJECT TEAM

Michael Brown Planning Strategies Pty Ltd, in preparing this SoEE has relied on relevant inputs from the following as detailed in **Table 1** below:

**TABLE 1 – PROJECT TEAM**

The Project Team	
Architectural Plans	Aurora Design – ( <b>Annexure A</b> )
Hydraulic Analysis	ACOR Consultants – ( <b>Annexure B</b> )
Heritage Impact Assessment	Colin Israel Heritage – ( <b>Annexure C</b> )
Arboricultural Impact Assessment	Glenice Buck Designs – ( <b>Annexure D</b> )

### 1.3 SCOPE OF REPORT

The Report describes the nature of the site and its immediate context. It proceeds to document the proposal and concludes with an assessment against the prevailing planning regulations and a request for approval.

This document has been prepared pursuant to the *Environmental Planning and Assessment Act, 1979 (EP and A Act 1979)*, and the *Environmental Planning and Assessment Regulation 2000*, and reviews the applicable environmental planning instruments and development control plans that apply to the subject property as well as the natural and built environmental impacts of the proposal with particular reference to the relevant heads of consideration listed under s4.15 of the *Environmental Planning and Assessment Act, 1979 (EP and A Act 1979)*.

### 1.4 REPORT STRUCTURE

This SoEE is structured in the following manner:

**Section 2** – Describes the Site and provides a detailed description of the site and the nature of surrounding development.

**Section 3** – Details the Proposed Development and other relevant information.

**Section 4** – Details the Statutory Controls that apply to the Development Site.

**Section 5** – Details the Environmental Assessment of the proposed Development.

**Section 6** – Provides a Conclusion.

The following commentary and assessment is provided in respect of the above.

## 2 The Site

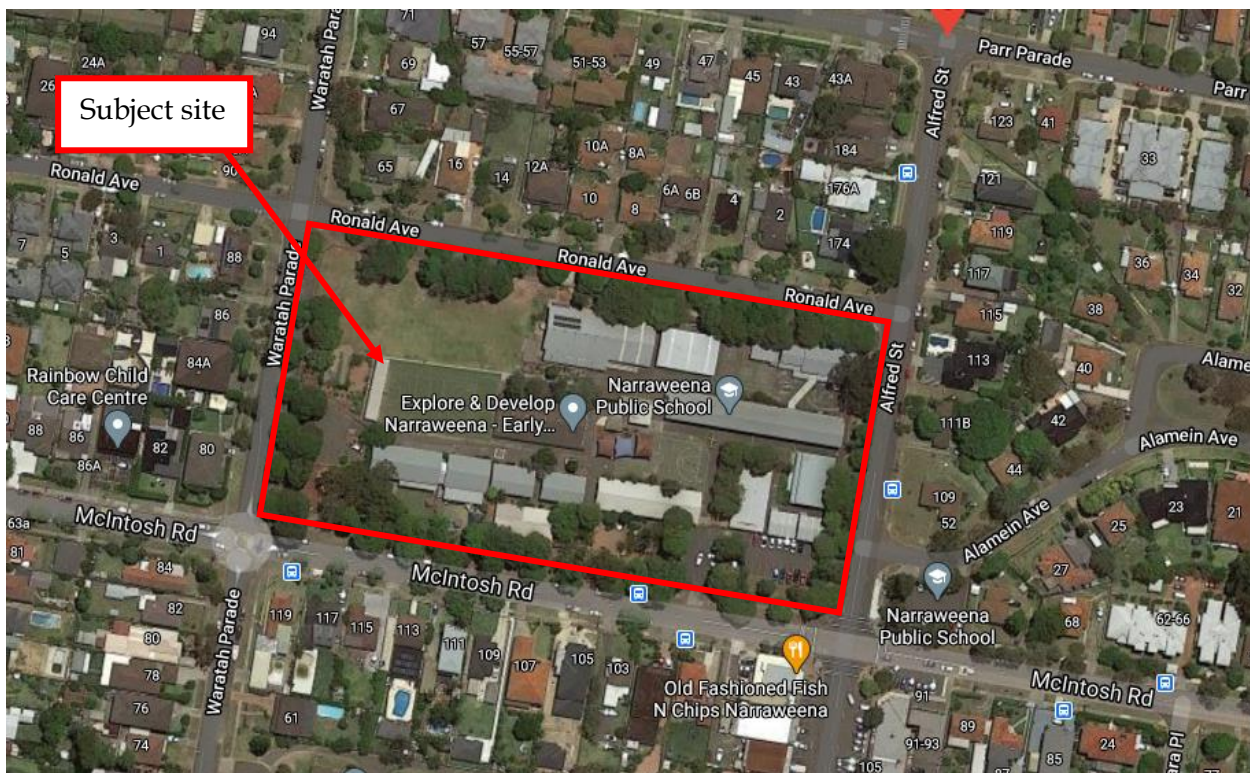
The subject site is known as Lot 741 in DP 752038, Alfred Road (corner McIntosh Road), NARRAWEENA. Existing on the property are a number of school buildings and a heritage listed building (Block A).

### 2.1 SITE CONTEXT

A number of buildings exist on the property as part of the school complex (refer to **Figure 1** below). The subject site is located in a predominantly residential area and the school has provided a service to the community with the provision of education for primary school children.



FIGURE 1 – SITE CONTEXT



## 2.2 UTILITY SERVICES

All utility services are available to the site, which includes water, sewer, electricity, gas and telephone.

## 2.3 HYDRAULICS

ACOR Consultants have prepared a hydraulic assessment of the property (**Annexure B**). The development can be drained to the Council system.

## 3 The Proposed Development

The proposed development is for the partial demolition and additions to the existing administration building, as shown on the submitted plans at **Annexure A** and **Figure 2** below. The proposal also involves the removal of tree. The partial demolition removes a staff room, printing room and store room, with details shown on **DA100**. The proposed additions will provide a staff lounge, with kitchenette, store room, printing room, security store, interview room, deputy principal and assistant principal offices (**DA250**).

Floor area calculations are provided on **DA490**. The floor area of the existing administration building is 221.04m<sup>2</sup> and with the additions of 121.04m<sup>2</sup>, the total GFA of the administration building will be 342.08m<sup>2</sup>. The proposed additions will match the existing building in terms of material (refer to **DA250** and **DA251**).

FIGURE 2 – PROPOSED DEVELOPMENT



### 3.1 TREE REMOVAL

The proposed additions involve the removal of trees. In this regard Glenice Buck Designs has provided an arboricultural impact assessment at **Annexure D**. The following summarises the assessment.

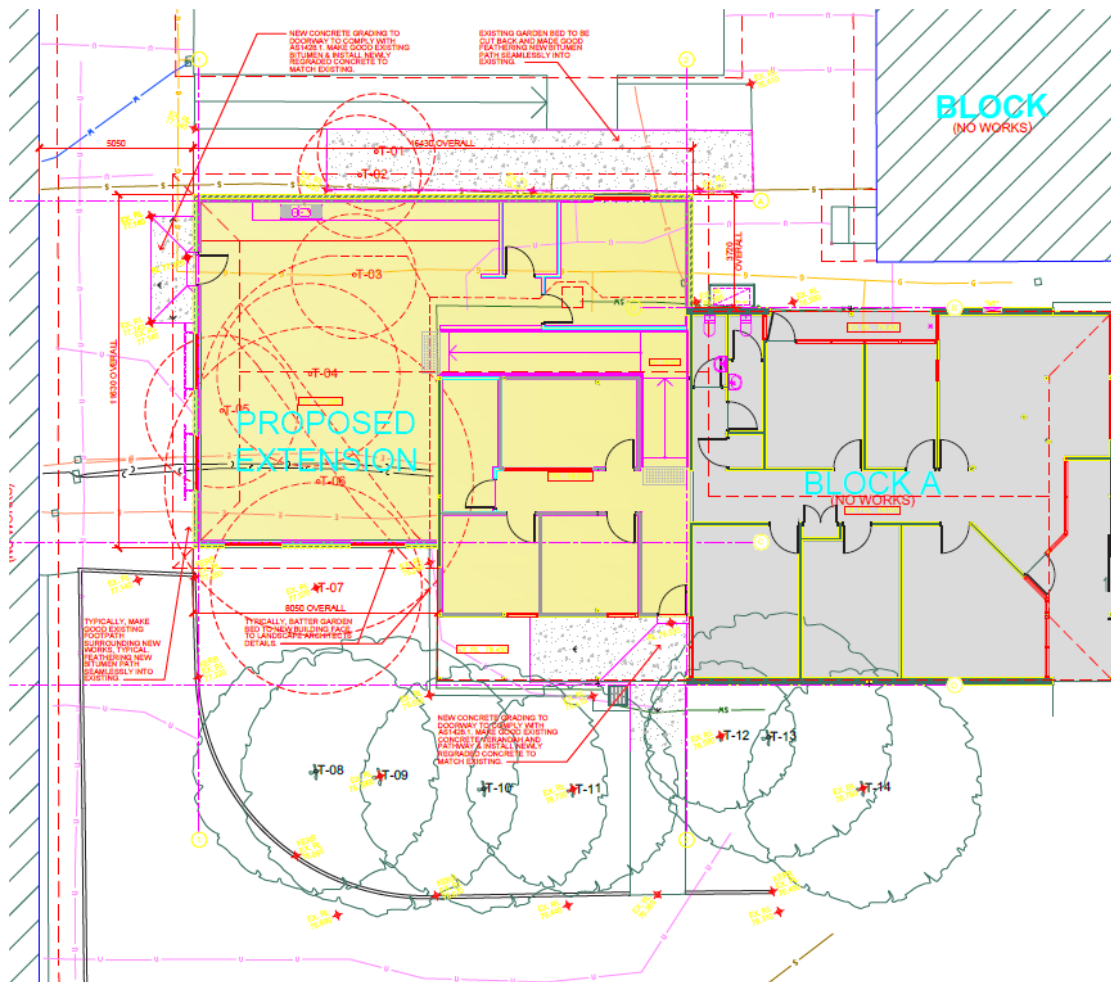
The subject trees are all located on the north and north eastern end of Block A within the school grounds. They are all in varying levels of health and condition and have signs of good to fair vigour and health. There are no signs of pest or diseases on these subjects tree. Tree 1- 2 are growing within a garden bed out on their own whilst Trees 3 - 7 are planted within the garden directly adjacent to the northern end of Block A. All of these trees are semi mature to mature in age. The proposed development is to extent the northern end of Block A. This extension will encompass the areas where Trees 1 - 7 are growing. Trees 4, 6 and 7 are all mature *Lophostemon confertus* which have created a large canopy coverage for the area. Trees 1, 2, 3 and 5 are smaller in size and younger in age (refer to **Figure 3**).

This location has been chosen to take full advantage of the level area without taking away from the remaining playground areas of the site. This location has been assessed as being the most practical, useable and easily accessible space for the building. For this building to be constructed in this location the seven (7) subject trees will need to be removed as the proposed buildings foot print are directly across the location where these trees are growing.



There are no other practical or suitable locations within the school area to construct this extension which is required by the school.

FIGURE 3 – TREES IMPACTED BY DEVELOPMENT TO BE REMOVED



### 3.1.1 CONCLUSION

All seven (7) subject trees are in varying levels of health and condition. There are no strong arboricultural reasons to remove these trees however at present the school does not have the required amenities for the students and teachers. This proposed building has been located in this location to give the school the most amount of space as possible without sacrificing more outdoor play spaces. This area has been assessed as being the most practical location for the proposed building.

If these trees are removed, we recommend that replacement trees are planted out in alternate locations within the schools boundaries. One possibly location would be the north west corner of the school site. Ideally these trees should be indigenous or native as per Council's list of recommended species. Refer to the architect's drawings for the detail and location of where the proposed replacement trees would be planted. One species that could be used would be to plant out *Lophostemon confertus* (Brushbox) to try and recreate the canopy coverage of the subject trees to be removed.

### 3.2 ACCOMPANYING PLANS AND REPORTS

The proposed development is as generally shown on the submitted plans referred to in **Table 2**.

**TABLE 2 – SUBMITTED PLANS AND REPORTS**

Plan No	Sheet	Revision	Prepared by	Plan title	Date
DA000	1	01	Aurora Design	Cover Sheet, General Notes + Legend	06.11.20
DA050	2	01	Aurora Design	Site Analysis	06.11.20
DA070	3	01	Aurora Design	Construction & Environmental Site Management/Erosion Plan	06.11.20
DA100	4	01	Aurora Design	Existing Plans & Demolition Plan	06.11.20
DA200	5	01	Aurora Design	Site Plan	06.11.20
DA250	6	01	Aurora Design	Floor Plan	06.11.20
DA251	7	01	Aurora Design	Roof Plan	06.11.20
DA490	8	01	Aurora Design	Gross Floor Areas	06.11.20
DA500	9	01	Aurora Design	Sections	06.11.20
DA600	10	01	Aurora Design	External Elevations 01	06.11.20
DA601	11	01	Aurora Design	External Elevations 02	06.11.20
C1.01	1	A	ACOR Consultants	Cover Sheet, Drawing Index, Legend	24.11.20
C1.02	2	A	ACOR Consultants	Notes	24.11.20
C1.05	3	A	ACOR Consultants	Details Sheet 1	24.11.20
C1.06	4	A	ACOR Consultants	Details Sheet 2	24.11.20
C3.01	5	A	ACOR Consultants	General Arrangement Plan	24.11.20
C5.01	6	A	ACOR Consultants	Soil Erosion and Sediment Control Plan	24.11.20
			Colin Israel Heritage	Heritage Impact Statement	30.11.20
			Glenice Buck Design	Arboricultural Impact Assessment	11 November 2020

### 3.3 VEHICLE ACCESS POINT

The existing access point from McIntosh Road to the carparking area remains unchanged and there is no increase in student or teacher numbers that would necessitate an increase in carparking provision.

### 3.4 DEMOLITION MANAGEMENT CONTROLS

Development consent has been sought to the partial demolition of the administration building (**Sheet DA100**). The demolition will be in accordance with the requirements as set out under the Australia Standard AS260 – 2001: The Demolition of Structures – which is incorporated into the Work Health and Safety Act 2000 administered by WorkCover NSW. Demolition will include:

- The removal of all demolished material and where appropriate materials will be recycled;
- All concrete and other hard surfaces will be recycled where possible; and
- Breaking up and removing hard surface areas.

Where appropriate, waste material will be removed by recyclers for reuse. Barriers will be erected around the work areas to protect the public during demolition and construction.

The demolition process will be controlled by specific guidelines including the Work Health and Safety Regulation 2001 and all WorkCover requirements. An erosion and sediment control plan will be prepared for each stage of demolition and construction to control runoff during these processes. The following is provided in relation to these issues:

#### 3.4.1 DUST

During the site works, the following methods should be employed to control any dust:

- hessian should be located along any section of the site fence located in the vicinity of demolition areas;
- cleaning of hardstand areas if necessary; and
- undertaking the loading or unloading of materials as close as possible to the skip bins to prevent the spread of loose material around the site.

Dust is also produced during the transfer of materials to and from the site, thus all material will be required to be covered while being transported and will be properly disposed of on delivery. No material is to be left in an exposed, unmonitored condition.

All plant, including trucks transporting material, should be brushed before leaving the site to prevent dust and sediment movement offsite.

#### 3.4.2 NOISE CONTROL

Noise producing machinery and equipment should only be operated between the hours of 7.00 am and 6.00 pm Monday to Friday and 7.00am to 4.00pm Saturdays, unless requested otherwise by Council. Various Australian standards outline guidelines for the minimisation of noise on construction and demolition sites. These include:

- Australian Standard AS2460 AS 2012.1-1990: *Acoustics - Measurement of airborne noise emitted by earth-moving machinery and agricultural tractors - Stationary test condition - Determination of compliance with limits for exterior noise*;
- AS/NZS 1269.1:2005 *Work noise management-Measurement and assessment of noise emission and exposure*;
- AS/NZS 1269.2:2005 *Work noise management-Noise control management*; and
- AS/NZS 1269.3:2005 *Work noise management-Hearing protector program*.

### 3.5 CONSTRUCTION

The construction will be in accordance with the requirements as set out under the Australia Standard.

#### 3.5.1 SEDIMENT AND EROSION CONTROL

Sediment and erosion control measures should be more fully developed in consultation with the contractor and incorporated into a Soil and Water Management Plan in accordance with NSW Department of Housing (1998) *Managing urban stormwater: soils and construction*.

The controls outlined in the plan should be put in place prior to any works commencing (refer to Sheet DA07 of Annexure A).

#### 3.5.2 NOISE CONTROL

Noise producing machinery and equipment should only be operated between the hours of 7.00 am and 5.00 pm Monday to Friday and 7.00am to 4.00pm on Saturdays, unless requested otherwise by Council. No work will be undertaken on Sundays or public holidays.

#### 3.5.3 WORK HEALTH AND SAFETY

Prior to the commencement of works the principal contractor should prepare and maintain a site specific Occupational Health and Safety, and Protection of the Environment Plan (OHS&E plan) which complies with the requirements of clause 226 of the Regulations.

## 4 Assessment of Relevant Controls and Policies

The Environmental Planning and Assessment Act 1979 (EP&A Act) and the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) provide the framework for environmental planning in NSW and include provisions to ensure that proposals which have the potential to impact the environment are subject to detailed assessment and public participation. The development assessment system in New South Wales is set out in Parts 3A, 4 and 5 of the EP&A Act.

### 4.1 APPLICABLE PLANNING INSTRUMENTS, CONTROLS AND POLICIES

The following planning documents are relevant to the proposed development:

- State Environmental Planning Policies;
- Warringah Local Environmental Plan 2011; and
- Warringah Development Control Plan, 2011 (WDGP).

### 4.2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT SECTION 4.15 (1) – MATTERS FOR CONSIDERATION

Under the provisions of Section 4.15 (1) of the *Environmental Planning and Assessment Act, 1979* (EP&A Act), in determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development subject of the development application.

(a) *the provisions of:*

- (i) *any environmental planning instrument, and*
- (ii) *any draft environmental planning instrument that is or had been placed on public exhibition and details of which have been notified, and*
- (iii) *any development control plan, and*
- (iv) *any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
- (v) *any matters prescribed by the regulations that applied to the land to which the development relates, and*
- (vi) *any coastal zone management plan (within the meaning of the Coastal Protection Act 1979.*
- (b) *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) *the suitability of the site for the development,*
- (d) *any submissions made in accordance with this Act or the regulations,*
- (e) *the public interest.*

The key relevant planning instruments for this proposal are as follows.

#### **4.3 STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENTS AND CHILD CARE CENTRES) 2017**

The SEPP came into effect on 5<sup>th</sup> September 2017, and was accompanied by the Child Care Planning Guideline and the Guide to the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017. These latter documents provide guides and matters for consideration under the SEPP.

Part 4 of the SEPP provides the specific controls for schools and the accompanying document *NSW Code of Practice for Part 5 Activities for registered non-government schools*. Part 4 of the SEPP provides a number of matters for consideration.

Clause 33 of the SEPP provides the prescribed zone in which the SEPP applies, and prescribes R2 Low Density Residential.

As detailed below in Section 4.3, the land is zoned R2 Low Density Residential in accordance with the Section 10.7 Planning Certificate PL2018/02768 and therefore the proposed building additions are permissible.

##### **4.3.1 CLAUSE 11 – CONSULTATION WITH COUNCILS – DEVELOPMENT WITH IMPACTS ON LOCAL HERITAGE**

Part 2 of the SEPP requires consultation with Councils as follows:

- (1) *This clause applies to development carried out by or on behalf of a public authority if the development:*
  - (a) *is likely to affect the heritage significance of a local heritage item, or of a heritage conservation area, that is not also a State heritage item in a way that is more than minimal, and*
  - (b) *is development that this Policy provides may be carried out without development consent.*
- (2) *A public authority, or a person acting on behalf of a public authority, must not carry out development to which this clause applies unless the authority or the person has:*

- (a) had an assessment of the impact prepared, and  
 (b) given written notice of the intention to carry out the development, with a copy of the assessment and a scope of works, to the council for the area in which the local heritage item or heritage conservation area (or the relevant part of such an area) is located, and  
 (c) taken into consideration any response to the notice that is received from the council within 21 days after the notice is given."

A heritage assessment has been prepared by John Oultram and forms part of the application and is addressed below in Section 4.6.5.

Clause 13 relates to consultation with public authorities other than Councils.

Subclause (3) relates to consultation for development without consent and states:

- (3) For the purposes of subclause (1), development for the purpose of an existing school is **specified development**, in relation to which Roads and Maritime Services is the **specified authority**, if:
- (a) the site has access to a road and the development will result in the school being able to accommodate 50 or more additional students, or  
 (b) the site has access to:
- (i) a classified road, or  
 (ii) a road (the **connecting road**) that connects, within 90 metres (measured along the alignment of the connecting road) of the access point, to a classified road, and the development will result in the provision of an additional 50 or more car parking spaces, or  
 (c) no road to which the site has access is classified and the development will result in the provision of an additional 200 or more car parking spaces, or  
 (d) the development will result in:
- (i) a new vehicular access point to the school, or  
 (ii) a change in location of an existing vehicular access point to the school,  
 or  
 (e) the development will involve excavation to a depth of 3 or more metres below ground level (existing) on land within or immediately adjacent to a classified road within the meaning of the Roads Act 1993.

The proposal does not meet any of the above criteria and is not development without consent.

#### 4.3.2 CLAUSE 35 – SCHOOLS – DEVELOPMENT PERMITTED WITH CONSENT

Table 3 below addresses the matters for consideration.

TABLE 3 – COMPLIANCE TABLE

Clause	Comments	Compliance
<b>Permitted with consent</b>		
(1) Development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone.	The land is zoned R2 Low Density Residential, as prescribed in Clause 33.	Yes.
(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.	The proposed extension is within the boundaries of the existing school complex.	Yes.
(3) Development for the purpose of a school may be carried out by any person	Development is in the prescribed zone and within the boundaries	Yes.



Clause	Comments	Compliance
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.	of the 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.	Complies.	Yes.
(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.	Not applicable to the development proposal.	N/A.
(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	Refer to <b>Table 5</b> below.	Yes
(b) whether the development enables the use of school facilities (including recreational facilities) to be shared with the community.	Not applicable to this proposal.	N/A.
(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.	Refer to <b>Table 5</b> below.	Yes.
(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	Not applicable, less than \$50M.	N/A.

Clause	Comments	Compliance
capital investment value of less than \$50 million.	No controls within the Development Control Plan 2011.	N/A.
(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.	Not applicable.	N/A.
(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.	Not applicable.	N/A.
(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.		

#### 4.3.3 CLAUSE 38 - EXISTING SCHOOLS - EXEMPT DEVELOPMENT

Table 4 below addresses the matters for consideration.

TABLE 4 - COMPLIANCE TABLE - CLAUSE 38

Clause	Comments	Compliance
<b>Exempt development</b>		
(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,	No awning proposed, as detailed on plans.	N/A.
(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,	Trees to be removed.	Yes.

Clause	Comments	Compliance
(c) landscaping, including irrigation schemes (whether using recycled or other water),	Landscaping to be undertaken as part of proposal ( <b>Annexure B</b> ).	Yes.
(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,	No additional play equipment proposed by this development.	N/A.
(e) routine maintenance (including earthworks associated with playing field regrading or landscaping),	Not applicable.	N/A.
(f) walking paths (including raised walking paths), boardwalks, ramps, minor pedestrian bridges, stairways, gates, seats, barbecues, shelters and shade structures,	Walking paths provided to building.	Yes.
(g) a sporting field, tennis court, basketball court or any other type of court used for sport, and associated awnings or canopies,	No recreational activities proposed.	N/A.
(h) directional signage for pedestrians and information boards,	Directional signage may be provided.	Yes.
(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),	Not proposed by this development.	N/A.
(j) an amenities building, workshop or storage shed:	Not proposed by this development.	N/A.
(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,	No environmental works proposed.	N/A.
(l) a short-term portable classroom (including its removal):	Extension to Administration building (Block A).	N/A.
(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		

Clause	Comments	Compliance
<p>from any property boundary with land in any other zone, and</p> <p>(iii) that is removed within 24 months of being installed,</p> <p>(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.</p> <p>Note. Exempt development must also comply with the general requirements in clause 17.</p> <p>(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).</p> <p>(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:</p> <p>(a) it is carried out on land within the boundaries of an existing school, and</p> <p>(b) it meets the development standards for the development specified in Schedule 1.</p>	<p>A heritage listed building, and addressed by heritage report at <b>Annexure C</b> and Section 4.6.5 below.</p> <p>Permitted by LEP.</p> <p>Development within school property.</p>	<p>Yes</p> <p>Yes.</p> <p>Yes.</p>

#### 4.3.4 CLAUSE 41 – ADDITIONAL CONDITIONS

Clause 41 requires additional conditions be imposed, as detailed in this clause.

#### 4.3.5 CLAUSE 57 – TRAFFIC-GENERATING DEVELOPMENT

This clause provides:

- (1) This clause applies to development for the purpose of an educational establishment:
  - (a) that will result in the educational establishment being able to accommodate 50 or more additional students, and
  - (b) that involves:
    - (i) an enlargement or extension of existing premises, or
    - (ii) new premises,

on a site that has direct vehicular or pedestrian access to any road.

- (2) Before determining a development application for development to which this clause applies, the consent authority must:
- (a) give written notice of the application to Roads and Maritime Services (RMS) within 7 days after the application is made, and
  - (b) take into consideration the matters referred to in subclause (3).
- (3) The consent authority must take into consideration:
- (a) any submission that RMS provides in response to that notice within 21 days after the notice was given (unless, before the 21 days have passed, RMS advises that it will not be making a submission), and
  - (b) the accessibility of the site concerned, including:
    - (i) the efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and
    - (ii) the potential to minimise the need for travel by car, and
  - (c) any potential traffic safety, road congestion or parking implications of the development.
- (4) The consent authority must give RMS a copy of the determination of the application within 7 days after the determination is made.

### **Comment**

There is no increase in the number of students and staff as a result of the proposal to extend the administration building and therefore not necessary to provide a traffic impact assessment.

### **4.3.6 SCHEDULE 4 SCHOOLS – DESIGN QUALITY PRINCIPLES**

**Table 5** below addresses the matters for consideration.

**TABLE 5 – COMPLIANCE TABLE – SCHEDULE 4**

<b>Control</b>	<b>Comments</b>	<b>Compliance</b>
<b>Principle 1 – context, built form and landscape</b>		
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.	Building design shown on plans and involves single storey additions to the administration building, with materials to match the existing building.	Yes.
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.	Any trees removed will be replaced by suitable landscaping within the school grounds.	Yes.
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	Not located in an area identified by Council as having scenic qualities.	Yes.

Control	Comments	Compliance
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.		
<b>Principle 2 - sustainable, efficient and durable</b>		
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.	Building designed to address reducing energy consumption.	Yes.
Schools should be designed to be durable, resilient and adaptable, enabling them to evolve over time to meet future requirements.	Materials to be submitted, as shown on DA000.	Yes.
<b>Principle 3 - accessible and inclusive</b>		
School buildings and their grounds should provide good wayfinding and be welcoming, accessible and inclusive to people with differing needs and capabilities.	Wayfinding through school grounds to be promoted, if necessary by school.	Yes.
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.	Matter for school.	N/A.
<b>Principle 4 - health and safety</b>		
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.	School suitably fenced.	Yes.
<b>Principle 5 - amenity</b>		
Schools should provide pleasant and	Existing facilities and not	N/A.

Control	Comments	Compliance
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.	applicable to this proposal.	
Schools located near busy roads or near rail corridors should incorporate appropriate noise mitigation measures to ensure a high level of amenity for occupants.	McIntosh Road is a main road through the area. Noise mitigation measures may be required to windows, if necessary.	N/A.
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.	Not applicable.	N/A.
<b>Principle 6 - whole of life, flexible and adaptive</b>		
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.	Not applicable.	N/A.
<b>Principle 7 - aesthetics</b>		
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.	Any trees removed will be replaced by suitable landscaping within the school grounds.	Yes.
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	Building is single storey and reflects the single storey buildings in the school complex.	Yes.



Control	Comments	Compliance
quality and sense of identity of the neighbourhood.		

Having regard to the above, it is considered that the proposed additions to the administration building are consistent with the requirements of the SEPP. There are no further sections of the SEPP that apply to the proposed development.

#### 4.4 STATE ENVIRONMENTAL PLANNING POLICY NO 55 – REMEDIATION OF LAND

The proposed development is subject to the provisions of State Environmental Planning Policy 55 – Remediation of Land (SEPP 55). This SEPP aims to provide a State-wide planning approach to the remediation of contaminated land, and in particular, promotes the remediation of contaminated land for the purpose of reducing risk of harm to human health or the environment. Depending on the level of contamination, remediation may be required with the consent (Category 1) or without the consent (Category 2) of the consent authority.

The State Government publication *Managing Land Contamination: Planning Guidelines* sets out the process for consideration of land contamination. Based on an initial consideration of known historical land uses, the guidelines may require, in certain circumstances, one or more of the following steps:

- A Preliminary Investigation – where contamination is likely to be an issue;
- A Detailed investigation – where a Preliminary Investigation highlights the need for further detailed investigations or where it is known that the land is likely to be contaminated and/or that the proposed use would increase the risk of contamination;
- A Remedial Action Plan (RAP) – to set the objectives and process for remediation;
- Validation and Monitoring – to demonstrate that the objectives of the RAP and any conditions of development consent have been met.

The subject land has been occupied by a school for a number of years and the Section 10.7 Planning Certificate PL2018/02768 states that there are no records of the land being contaminated.

Having regard to the existing use of the land, it is considered that a Phase 1 assessment is unnecessary and unreasonable to be submitted with this application. However, during site preparation works, including demolition, if contamination is found, work will cease and appropriate action taken to investigate remediation works.

#### 4.5 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

##### 4.5.1 CLAUSE 45 – DETERMINATION OF DEVELOPMENT APPLICATIONS

Clause 45 of *State Environmental Planning Policy (Infrastructure) 2007* (the Infrastructure SEPP) identifies triggers which require the local electricity supply authority to be given written notice of a Development Application. In this regard:



- The proposal does not include the penetration of ground within 2 metres of an underground electricity power line or an electricity distribution pole or within 10 metres of any part of an electricity tower;
- The proposal is not located within or immediately adjacent to any existing easement for electricity purposes or electricity substation;
- The proposal does not include works that are within 5 metres of exposed overhead electricity power lines situated along the site's street frontage;
- The proposal does not necessitate or propose the placement of power lines underground;

Given the above, the proposed development does not trigger a requirement for the local electricity supply authority to be given written notice of the subject Development Application. It is anticipated that this will be undertaken as part of the application assessment process.

#### 4.5.2 CLAUSE 104 – TRAFFIC GENERATING DEVELOPMENT

Clause 104 of *State Environmental Planning Policy (Infrastructure) 2007*, provides criteria for certain developments that may require referral to the TfNSW (formerly RMS) for consideration. Schedule 3 lists those developments that require referral. Development for the purposes of an educational establishment with 50 or more students and with access to any road will be referred to the TfNSW.

The proposed development does not increase student and teacher numbers and involves minor additions to the administration building and no increase in onsite carparking. As such the application does not require referral to TfNSW.

#### 4.6 WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

The LEP provides a number of generic objectives which apply to development generally, but has more specific objectives applying to the R2 zone under zone. The following provides an assessment addressing the relevant clauses of WLEP 2011 (now known as Northern Beaches Council) that are required to be assessed, as part of the subject application.

##### 4.6.1 CLAUSE 2.3 - ZONING

The subject site is zoned R2 Low Density Residential pursuant to Warringah Local Environmental Plan 2011, according to the Section 10.7 Planning Certificate PLC2020/5879 (refer to **Figure 4** below). The objectives of the 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 development is consistent with the zone objectives and the land is zoned to permit educational establishments. The following uses are permitted with consent, noting that educational establishments are permitted with development consent in the zone:

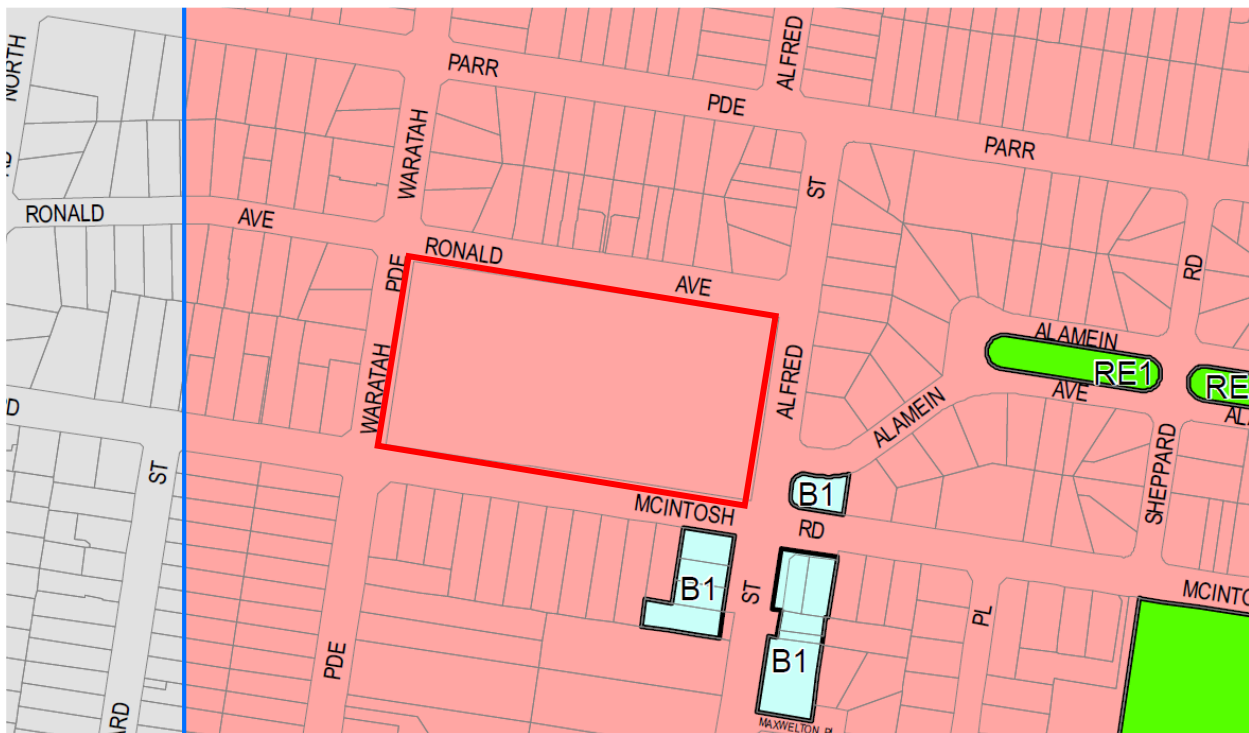
*Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals*

An educational establishment is defined as:

**educational establishment** means a building or place used for education (including teaching), being:

- (a) a **school**, or
- (b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

FIGURE 4 – LAND ZONING EXTRACT



#### 4.6.2 CLAUSE 2.7 – DEMOLITION

Clause 2.7 requires consent for demolition. This application seeks consent for the partial demolition of the administration building, as shown on DA100 of Annexure A.

#### 4.6.3 CLAUSE 4.3 – HEIGHTS OF BUILDINGS

Clause 4.3 provides the following objectives in relation to the height of buildings:

- (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*.

The height of building map applies to the subject site with a 9m height control, as shown in **Figure 5** below. The additions to the administration building are single storey and measure 5.04m high and therefore compliant with height control.

**FIGURE 5 - HEIGHT MAP**



#### **4.6.4 CLAUSE 4.4 – FLOOR SPACE RATIO**

Clause 4.4 provides a floor space ratio (FSR) for certain developments. The LEP has not imposed an FSR for development in the zone.

#### **4.6.5 CLAUSE 5.10 – HERITAGE CONSERVATION**

Clause 5.10 refers to heritage items and conservation areas. A review of the Map reveals that the subject site is affected by this clause, as shown in **Figure 6** below. According to the heritage listing, the school property is listed as Item 1102 and is of local significance. A heritage assessment provides the following assessment.

The proposed development utilises traditional forms and contemporary detailing to create a sympathetic new addition within the vicinity of heritage building “J” and within the broader historic context of the Narraweena Public School site.

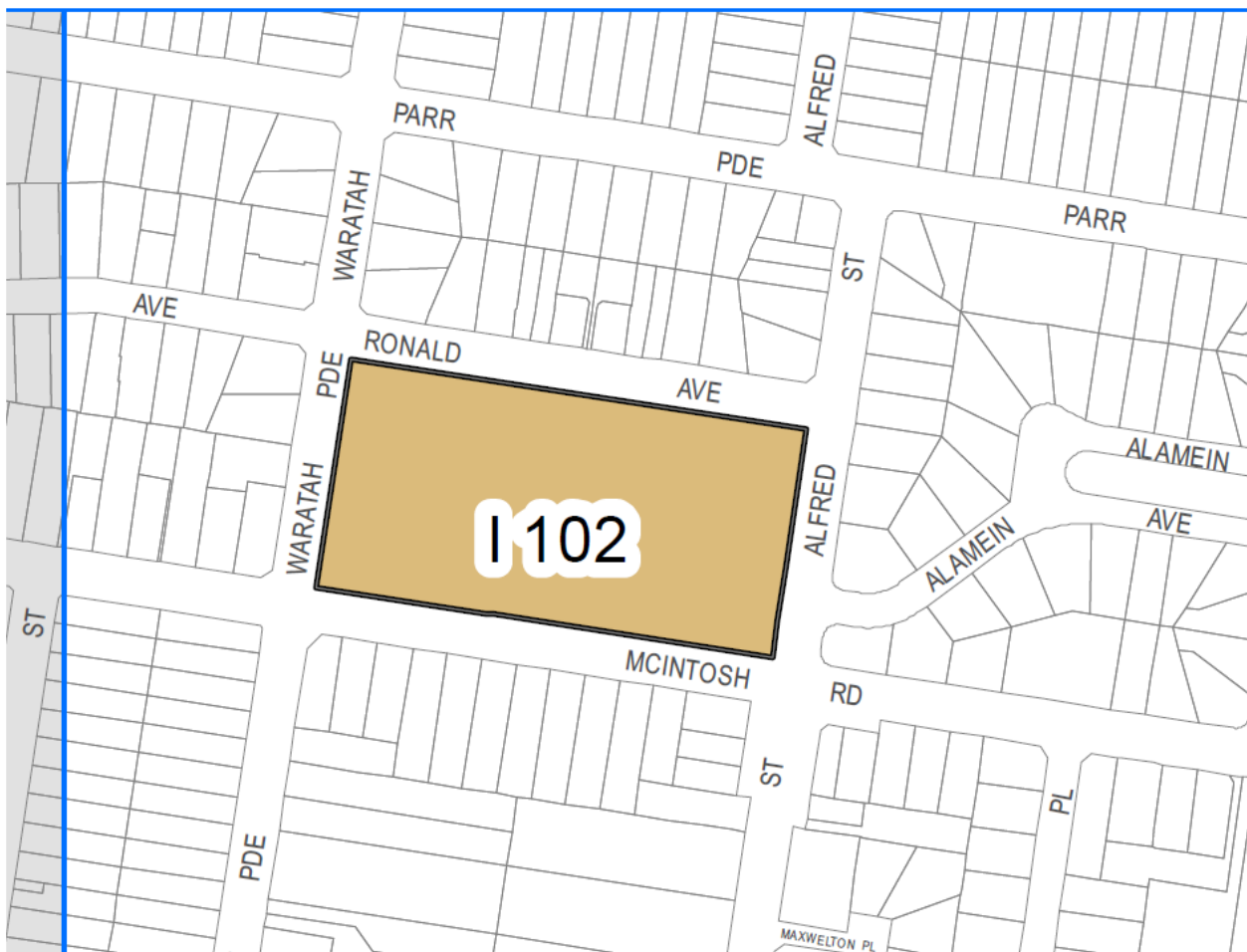
The result would be a contemporary building which remains sympathetic to the character and context of Heritage Building “J” which is “in the vicinity” and fits in well with the general low

scale vernacular character of the Narraweena P.S. The proposed design sits well in this context and is not visible from the streetscape context of Alfred Street.

Our conclusion is that the proposed additions to the Administration Building “A” would have little or no impacts to the Heritage Building (“J”) “in the vicinity” or to the Narraweena P.S.

Our recommendation would be for Council to indicate concurrence with the proposed Additions and Alterations to Administration Building “A” as having little or no impact on the heritage values of The Site.

**FIGURE 6 - HERITAGE MAP**



#### **4.6.6 CLAUSE 6.1 - ACID SULFATE SOILS**

Clause 6.1 provides controls for developing in acid sulfate soils. According to the acid soils map, the subject site is not affected by such soils.

#### **4.6.7 CLAUSE 6.2 - EARTHWORKS**

No earthworks are proposed to which Clause 6.2 would apply.

#### 4.6.8 CLAUSE 6.3 – FLOOD PLANNING

According to the Section 10.7 Planning Certificate PLC2020/5879, the subject property is not affected by flooding.

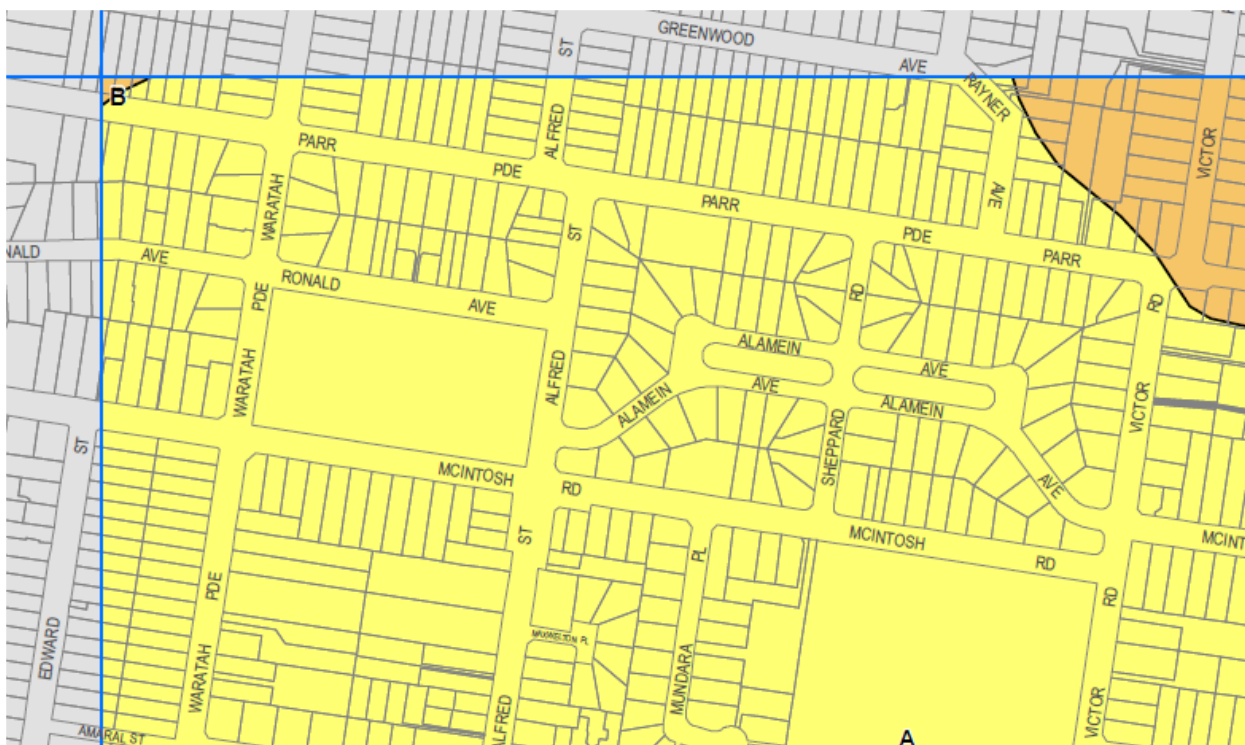
#### 4.6.9 CLAUSE 6.4 – DEVELOPMENT ON SLOPING LAND

Clause 6.4 provides that:

- (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.

According to the land slip map at **Figure 7** below, the land is located within Area A – slope <5°.

**FIGURE 7 – LANDSLIP RISK MAP**



In this regard, the land is within a low risk area. However, a geotech report is not considered necessary having regard to the proposed development and the fact that the land where the additions are proposed is level.

There are no further clauses of the LEP that would need to be addressed.

## 4.7 DEVELOPMENT CONTROL PLAN 2011

The DCP provides a number of controls that are required to be met. The following provides an assessment for those matters of particular relevance to the proposed development. Part A provides an introduction into the DCP controls. Part C is the controls for residential development. Section 8.2 of this part of the DCP provides controls for educational establishments and will be addressed.

### 4.7.1 SECTION A.1

Section A.1, provides the administration process of the DCP.

### 4.7.2 PART B – BUILT FORM CONTROLS

Part B provides criteria for developments and the following addresses those matters of consideration. An assessment of the development against the development standards within Sections 8.2 of the DCP is provided at **Table 6** below, where applicable. As can be seen from the table the development complies with the requirements of the DCP. The controls mainly relate to residential development and the following will provide an assessment, where relevant.

**TABLE 6 – ASSESSMENT OF CONFORMITY WITH DCP**

Control	Requirements	Comments	Compliance
<b>B1 Wall Heights</b>			
	Wall heights not to exceed 7.2m.	Additions single storey and wall height is 2.7m.	Yes
<b>C4 Stormwater</b>			
	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. The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.	Stormwater disposal from the roof is detailed on <b>Annexure B</b> .	Yes
<b>C8 Demolition &amp; Construction</b>			
	All development that is, or includes, demolition and/or construction, must	Refer to Plan accompanying the application at DA100 of <b>Annexure A</b> .	Yes



Control	Requirements	Comments	Compliance
	comply with the appropriate sections of the <u>Waste</u> Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.		
<b>C9 Waste Management</b>			
	All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the <u>Waste</u> Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.	A waste management plan accompanies the application.	Yes

#### 4.7.3 ACCESSIBILITY

The subject additions are capable of achieving compliance with the relevant *accessibility provisions* of the Building Code of Australia 2016, as are principally contained within Parts D3, E3.6 and F2.4.

#### 4.7.4 BUILDING CODE OF AUSTRALIA

The additions are capable of complying with the performance provisions of the BCA.

Having regard to the above, the application complies with the requirements of the DCP.

### 5 Assessment of Environmental Impacts

#### 5.1 GENERAL

An overview assessment of the environmental effects of the development proposal in the manner previously described in this report is provided below. This assessment has had regard to the provisions of Section 4.15 of the Environmental Planning and Assessment Act, 1979 (as amended) (EP&A Act).

#### 5.2 SECTION 4.15 (1) (a) – (i) PROVISIONS OF ENVIRONMENTAL PLANNING INSTRUMENTS, (ii) EXHIBITED DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS, (iii) DCP, (iv) THE REGULATIONS.

The relevant matters for consideration include the provisions of Warringah (Northern Beaches)

LEP 2011 and a suite of planning policies, all of which have been considered in Section 4 of this Report; namely the Educational Establishments SEPP, which has been addressed above in Section 4.3.

The objects of the Environmental Planning and Assessment Act 1979, as stated under Section 5(a), form the fundamental consideration for development proposals. Specifically, Section 5(a) encourages:

- (i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,
- (ii) the promotion and co-ordination of the orderly and economic use and development of land,
- (iii) the protection, provision and co-ordination of communication and utility services,
- (iv) the provision of land for public purposes,
- (v) the provision and co-ordination of community services and facilities, and
- (vi) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and
- (vii) ecologically sustainable development, and
- (viii) the provision and maintenance of affordable housing.

The subject application will provide for additional teacher and staff offices and amenities on land zoned for educational purposes, and hence is an *'orderly and economic'* use of the land. The proposed development is in a location well served by road infrastructure and bus transport routes. It does not generate significant adverse impacts such as traffic on any residential areas within the surrounding area. It therefore encourages *'the proper management, development and conservation of natural and artificial resources'*.

The proposal therefore satisfies the objects of the Act.

### **5.3 SECTION 4.15 (1) (b) - IMPACT OF THE DEVELOPMENT**

#### **5.3.1 SOCIAL AND ECONOMIC IMPACTS**

The proposal will deliver benefits for teachers and staff with improved amenities and therefore provides social benefits for such persons.

### **5.4 SECTION 4.15 (1) (c) - THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT**

The site is considered suitable to accommodate the proposed development, as demonstrated in this report.

#### **5.4.1 RELATIONSHIP TO NEIGHBOURING PROPERTIES AND STREETScape**

The additions are located behind the existing administration building Block A and have no impact on the streetscape. Landscaping of the property will improve the amenity and reduce the visual impacts of the carparking area.



#### 5.4.2 RELATIONSHIP WITH IMMEDIATE AREA

The site is zoned R2 Low Density Residential and a school is permissible with development consent.

#### 5.5 SECTION 4.15 (1) (d) – SUBMISSIONS

This cannot be dealt with as part of this Statement; however, given the extent of the proposal, it is unlikely that the application would be notified, but that is a matter for Council. Any submissions received will need to be addressed by Council having regard to Section 4.15.

#### 5.6 SECTION 4.15 (1) (e) – THE PUBLIC INTEREST

The proposal improves the education facilities at an existing school for teachers and staff. The development therefore represents an orderly development of the land. The scale of the building additions does not have an unreasonable material effect on the amenity and character of the area and the surrounding built form. The proposal has had regard to retaining and conserving the heritage item on site and its significant fabric. Accordingly, it is considered that the development is in the public interest.

### 6 Conclusion

There will be no significant adverse environmental impact from the proposed development, which complies with all of the relevant requirements and underlying objectives of the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017.

This Statement of Environmental Effects accompanies a development application to Northern Beaches Council. The provisions of relevant environmental planning instruments are provided in this Statement of Environmental Effects and have been satisfactorily addressed. The proposal is consistent with the requirements of LEP 2011 and DCP 2011.

The likely impacts of the development, including heritage, stormwater, and landscaping and the like have been satisfactorily addressed and that the proposed development will result in beneficial social impacts.

The benefits of the proposal include:

- Improved educational facilities for an existing education establishment.
- Increased provision of planting will enhance the ecological and landscape qualities of the site.
- The existing permanent buildings heritage item will be maintained and conserved.

In summary, the development is in the public interest.

## **Annexure “A”**

### **Reduced Architectural Plans**

## **Annexure “B” Hydraulic Assessment**

## **Annexure “C”**

### **Heritage Impact Assessment**

## **Annexure “D”**

### **Arboricultural Impact Assessment**