



## STATEMENT OF ENVIRONMENTAL EFFECTS

212 Forest Way, Belrose

**Covenant Christian School**

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# 1 Introduction

## 1.1 Commission

EPM Projects has been commissioned by Covenant Christian school to prepare a Statement of Environmental Effects (SEE) for the proposed alterations and additions to the library and staff facilities at 212 Forest Way, Belrose (the site) in the Northern Beaches local government area.

This report is to accompany a development application (DA) to Northern Beaches Council (Council). The site is zoned Locality C8 Belrose North under the *Warringah Local Environmental Plan 2000* (the LEP), being a deferred matter under Warringah Local Environmental Plan 2011. The existing school comprises a primary and secondary school and under the LEP is a Category Three development comprising a primary school and further education facility (secondary school). Category Three development is not identified as prohibited development in Locality C8.

## 1.2 Overview of Proposed Development

The proposal comprises alterations and additions to Buildings D which will be facilitated by the demolition of an adjacent staff room and landscaped area. The building works will facilitate the refurbishment of the existing library and staff facilities and will be supported by ancillary access and services upgrades.

## 1.3 Purpose of this Statement

The purpose of this report is to provide Council and relevant NSW State Government Agencies with all relevant information necessary to assess the subject development proposal and to determine the DA in accordance with section 4.16 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the *Environmental Planning and Assessment Regulation 2021* (the Regulation).

Pursuant to Section 100B of the Rural Fires Act 1979, this report also provides Council and the NSW Rural Fire Service with all relevant information necessary to refer, assess and determine the works for a Bushfire Safety Authority. In this regard, the proposal is Integrated Development under Division 4.8 of the EP&A Act.

Pursuant to Schedule 6 of *State Environmental Planning Policy (Planning Systems) 2021* the development is regionally significant development as an educational establishment with a capital investment value (CIV) of more than \$5 million.

## 1.4 Council Pre-Application Meeting

On 23 March 2023, EPM Projects undertook a pre application meeting (PAM) (**Appendix L**) with Council in relation to the proposed development for alterations and additions to the existing school campus. The issues raised for discussion during the meeting were:

- Bushfire requirements
- Traffic generating development
- Construction management
- Design

All matters raised by Council and discussed during the PAM have been addressed in the body of this report.

# 2 Site Analysis

## 2.1 Site Location and Context

The site is located at 212 Forest Way within the Northern Beaches Local Government Area (LGA) (Figure 1).



Figure 1: Site Location source (ePlanning portal).

## 2.2 Site Description

The site is legally described as Lot 1 DP 725754, Lot 2 DP 725754, and Lot 101 DP1159742 (212 Forest Way, Belrose). The site is an irregular L shaped Lot with an overall site area of approximately 3.55 hectares. The site is located on the eastern side of Forest Way, approximately 30 metres south of the intersection of Bundaleer Street. The site has frontage along Forest Way and Bundaleer Street. Road access is provided from Bundaleer Street and the Dell Street Cul De Sac.

Lot 1 DP725754 contains a substation and boundary fence for the school and Lot 2 DP725754 contains the vehicle access to the school from Bundaleer Street. Lot 101 DP1159742 comprises the broader campus area and all lots are currently used for the purpose of a primary school and further education establishment.

Details of the location of the development within the site are provided in the Survey Plan at **Appendix D**. The spatial arrangement of buildings within the existing campus is indicated in an aerial photograph of the site shown in **Figure 2** below.



Figure 2: Aerial Image of the existing school campus outlined in yellow with the location of the works in blue (source: NearMap).



## 2.3 Existing Development

The site comprises existing school buildings for kindergarten to year 12 education including, but not limited to, Administration, Library, Staff, parking area and general leaning areas (GLAs), as well as outdoor recreational space.

On-site car parking is provided along the southern boundary and accessed via Dell Street. Service vehicle entry to the site is provided by an internal carriageway, accessed from Bundaleer Street at the northern boundary.

## 2.4 Surrounding Development

The surrounding development comprises early learning and educational facilities, detached residential dwellings, public recreation and bushland areas.

Development to the immediate north comprises an early learning centre and detached residential dwelling with the Yanginanook School, Leonis Foundation and Kamaroi Rudolf Steiner School located to the north, on the opposite side of Bundaleer Street.

To the east the school is bound by the Forest Way (Zoned SP2 Classified Road) and bushland area with intermittent large lot residential development.

To the south, the development is adjacent to a detached residential dwelling with tennis courts and a RE1 zoned public recreation area.

To the west on the opposite side of Linden Ave development comprises two (2) detached dwellings on large lots with a resource recovery centre located behind the dwellings. The relationship of existing development to the site is illustrated in **Figure 3** below.



**Figure 3:** Surrounding development

# 3 Description of the Development

## 3.1 Summary of Proposed Development

The proposal comprises alterations and additions to Buildings D which are required to support the refurbishment of the existing library and staff facilities. The refurbishment will be facilitated by the partial demolition of Block D, the demolition of an adjacent, single storey staff facility and the adjacent landscaped area.

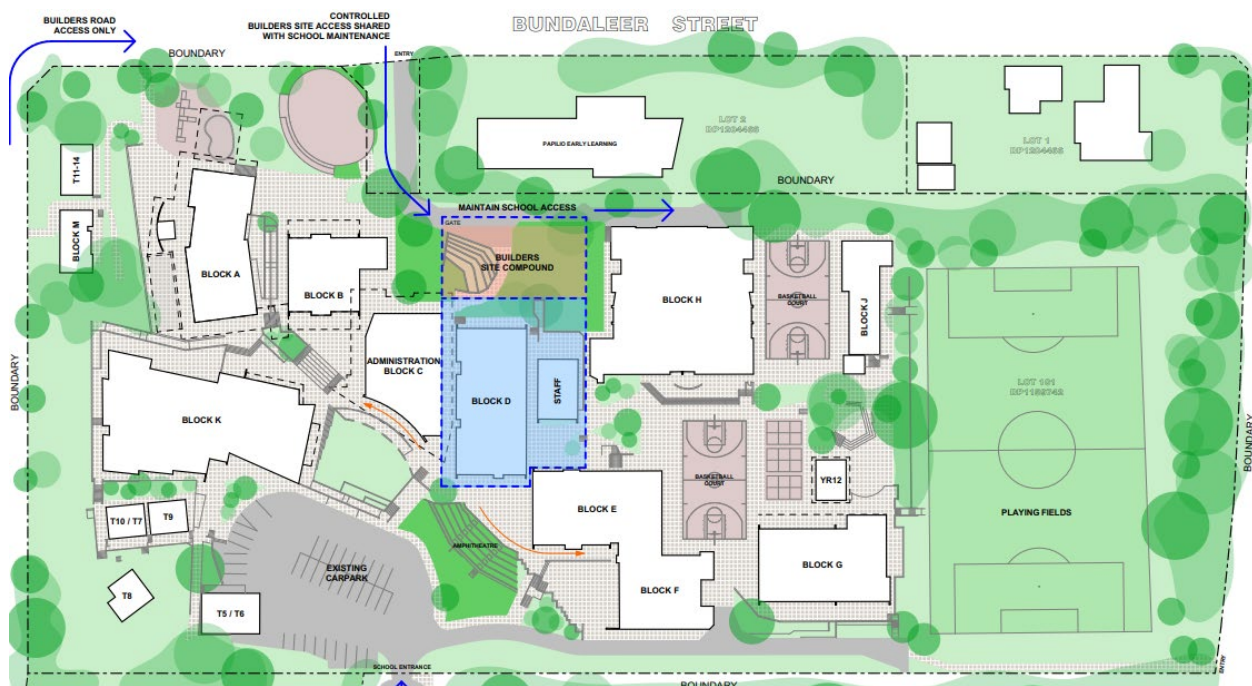
The building works will involve minor cut and fill works to the area north of the current building footprint. The refurbishment works will be supported by ancillary access and services upgrades and will include replacement landscaping.

On ground level, the alterations and additions to Block D will include the footprint for the demolished staff room and will incorporate the former accessway between these buildings. The split-level design will use the level change provided by the natural ground level of the site to create a mezzanine level between ground and first floor.

At first floor, the refurbishment will include a north facing staff verandah and the building will be finished with separate mono-pitched skillion and lean to roofs that would complement the rhythm and scale of the existing campus buildings.

Internally, access to the mezzanine and first floor will be supported by a central lift core and stairs. External access would be supported by upgrades to the existing walkways and stairs from the proposed staff verandah.

Architectural plans prepared by Bow Gould Architects are provided at **Appendix A**. Extracts from the plans to illustrate the above-described works are provided at **Figure 4** through to **Figure 11** below.

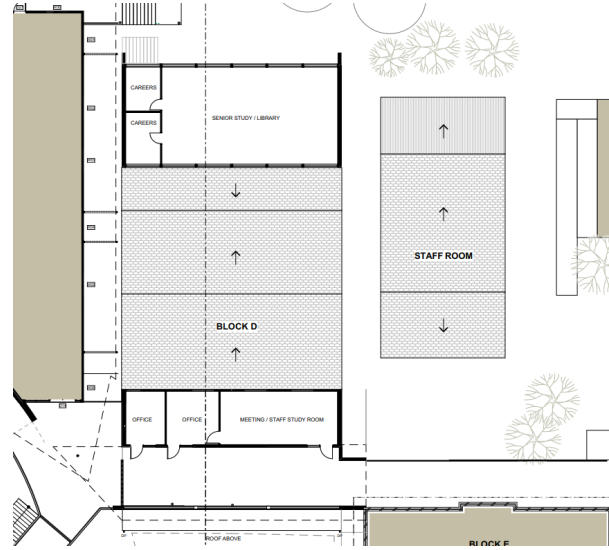


**Figure 4:** Site Plan identifying the location of the works on the site

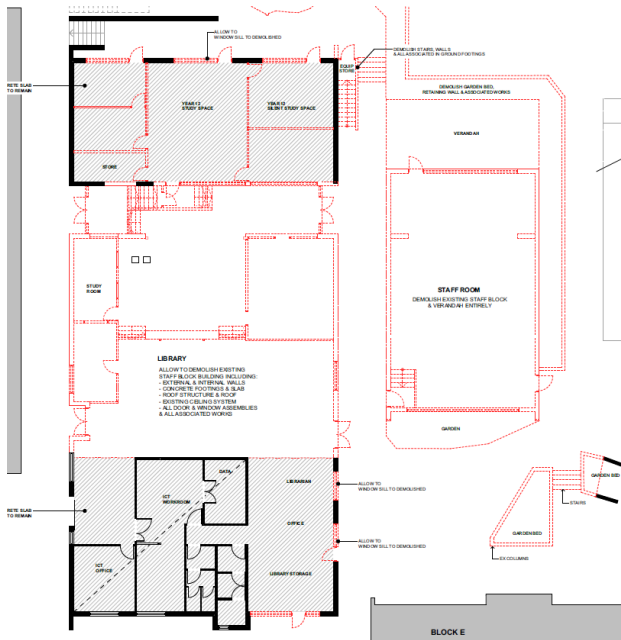




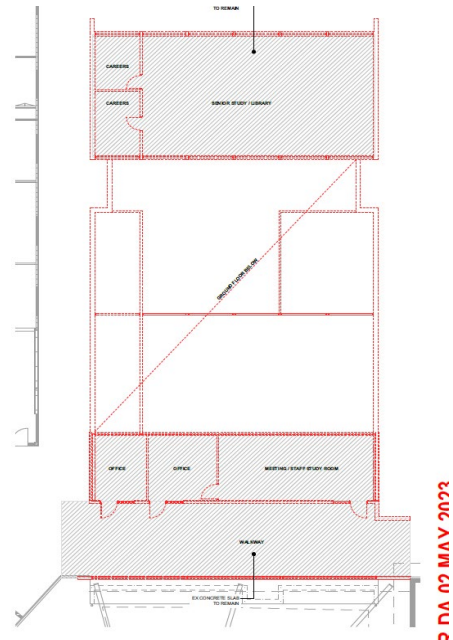
**Figure 5:** Existing Floor Plans Block D and Staff Room (Ground Floor)



**Figure 6:** Existing Floor Plan Block D and Staff Room (First Floor)



**Figure 7:** Block D and Staff Room Demolition Plans (Ground Floor)



**Figure 8:** Block D and Staff Room Demolition Plans (First Floor)



Figure 9: Proposed Floor Plans (Ground Floor)



Figure 10: Proposed Floor Plans (First Floor)

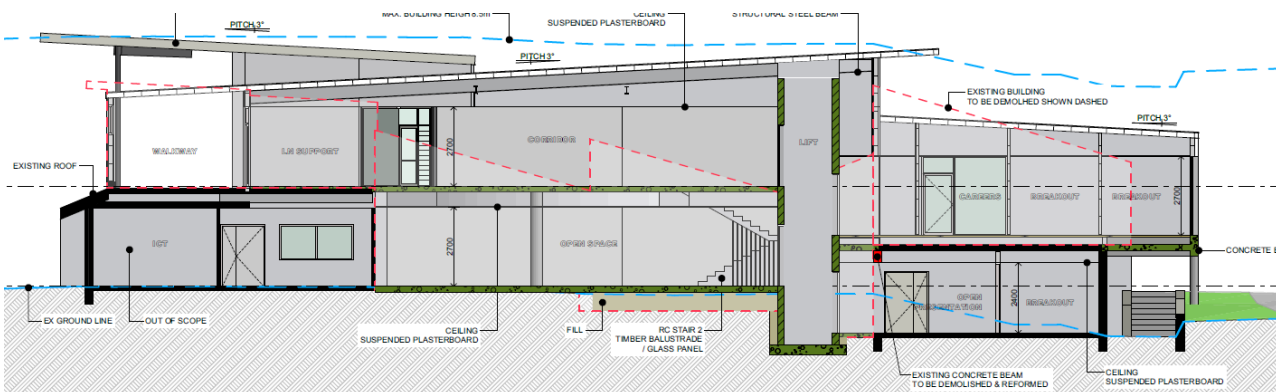


Figure 11: Proposed building Section

## 3.2 Demolition and Site Preparation

The proposal will involve demolitions works to facilitate the new use of the building, including:

- Demolition of the adjacent staff building
- Partial demolition of the ground floor including:
  - Internal and external staircase
  - Four (4) entrance doorways
- Removal of internal partition walls and doors
- Minor cut and fill

## 3.3 Physical Works

The proposed works will involve a range of construction and installation works, including:

- Ground floor
  - Communal study area
  - Three (3) Break out areas
  - Refurbishment of the existing Year 12 study space into Counselling and support space
  - Refurbishment of the existing library storage into workroom, office space and accessibility amenities

- Installation of Lift and lift shaft
- Installation of internal staircase
- Mezzanine
  - Refurbishment of the existing Senior Study/Library into study/breakout rooms and career counselling
  - Construction of mezzanine extension to the north comprising breakout and study space
- First Floor – Staff facilities
  - Four (4) meeting rooms
  - Learning support area
- Amenities
  - Staff area with kitchen, utilities and external deck, including pergola
  - Connecting stair link to Block H

The proposed alterations and additions to Block D have a gross floor area of 780.6m<sup>2</sup> and when compared to the existing buildings, would result in an additional 102m<sup>2</sup> of GFA on ground. The main roof plane would sit below the required 8.5 metre height limit but would involve in a minor (500mm) exceedance at the end of the roof's projecting eaves.

A statement against the design quality principles for schools contained in Schedule 8 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* has been provided together with a description of the proposed building in the Architectural Design Statement prepared by Bow Goold Architects (**Appendix K**)

The proposed materials and finishes of the two (2) storey building comprise aluminium framed windows with CFC wall sheeting with a Colorbond roof.

### 3.4 Bushfire Prone Land

The school site is identified as bushfire plan prone land, comprising vegetation buffer. As Schools are identified as a Special Fire Protection Purpose (SFPP) under Section 100b(6a) of the Rural Fires Act 1997, the proposed development will require a Bush Fire Safety Authority from the Commissioner of the NSW Rural Fire Service (RFS). As a result, the alterations and additions will be integrated development under Section 4.46 of the EP&A Act.

A bushfire assessment report has been prepared by Building Code & Bushfire Hazard Solutions Pty Ltd (**Appendix G**). The report identifies that the proposed alterations and additions to Block D satisfies all relevant specifications and requirements outlined of *Planning for Bushfire Protection 2019* and the addendum to *Planning for Bushfire Protection 2019*.

Lot 101 DP1159742 is identified as a lot within a 10/50 vegetation clearing entitlement area and pursuant to section 100R vegetation clearing can be undertaken in accordance with the Vegetation Clearing Code of Practice (VCoP).

### 3.5 Traffic and Parking

The proposed development does not comprise any intensification of the use of the site, alterations to the existing traffic arrangement of the site, or require approval under the *Roads Act 1993*. The proposal will not involve alterations or additions that enlarge the existing school to the extent that it will be able to accommodate 50 or more additional students.

Due to this, the proposal is not considered to be traffic generating development pursuant to Chapter 3, Part 3.7, Section 3.58 of the *State Environmental Planning Policy Transport and Infrastructure (2021)* and notification to Transport for NSW (TfNSW) is therefore not required.

### 3.6 Building Code of Australia

A Building Code of Australia (BCA) Assessment Report has been prepared by Benchmark Building Certifiers (**Appendix F**). The report has provided an assessment of the proposal against the applicable provisions of the BCA. The BCA Assessment Report concludes that the proposed development complies or is capable of complying with the applicable provisions of the BCA.

### 3.7 Access

An Access Assessment Report has been prepared by Access Public Domain (**Appendix E**) and provides an assessment of the proposed works against the *Disability Discrimination Act 1992*, *Disability Access to Premises Standards 2010*, BCA and applicable Australian Standards.

The Access Assessment Report concludes that the proposed development complies or is capable of complying with the relevant access provisions of the aforementioned standards and requirements.

### 3.8 Existing Use

In accordance with Clause 16 (1) of the *Warringah Local Environmental Plan 2000*, the existing school campus which operates as a primary school and further education facility is an existing Category Three Development.



# 4 Environmental Planning Assessment

This section provides an environmental assessment of the proposed development in respect of the relevant matters for consideration under section 4.15(1) of the Environmental Planning and Assessment Act 1979 (EP&A Act).

## 4.1 Consistency with Relevant EPIs, Policies and Guidelines

### 4.1.1 State Environmental Planning Policies

#### State Environmental Planning Policy (Resilience and Hazards) 2021

The proposed development comprises alterations and additions to a sensitive land use. An assessment of the proposed development against *State Environmental Planning Policy (Resilience and Hazards) 2021*, Chapter 4 is provided in the following table.

Table 1 State Environmental Planning Policy (Resilience and Hazards) 2021		
Provision of SEPP	Assessment	Consistent
<p>(1) A consent authority must not consent to the carrying out of any development on land unless—</p> <p>(a) it has considered whether the land is contaminated, and</p> <p>(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and</p> <p>(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.</p>	<p>The application site is not identified as contaminated land on the NSW EPA's record of notices. The proposed development would be undertaken on an existing school campus and the existing use is not considered to be a potential source of contamination.</p>	Yes

#### State Environmental Planning Policy (Transport and Infrastructure) 2021

The proposed development comprises alterations and additions to an existing school. An assessment of the proposed development against *State Environmental Planning Policy (Transport and Infrastructure) 2021*, Chapter 3 is provided in the following table.

Table 2 State Environmental Planning Policy (Transport and Infrastructure) 2021		
Provision of SEPP	Assessment	Consistent
<p><b>3.36 Schools—development permitted with consent</b></p> <p>(3) Development for the purpose of a school may be carried out by any person 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 or approved school.</p>	<p>The proposed development is for alterations and additions within the boundaries of an existing and approved school.</p> <p>Being a 'deferred matter' under <i>Warringah Local Environmental Plan 2011</i>, the land containing the school is not within a prescribed zone.</p>	Yes
<p><b>3.36 Schools—development permitted with consent</b></p>	<p>The proposed alterations and additions to the existing school campus have been designed in accordance with the design principles outlined in Schedule 8 of the SEPP.</p>	Yes

**Table 2 State Environmental Planning Policy (Transport and Infrastructure) 2021**

Provision of SEPP	Assessment	Consistent
<p>(6) Before determining a development application for development of a kind referred to in subsection (1), (3) or (5), the consent authority must take into consideration—</p> <p>(a) the design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 8, and</p> <p>(b) whether the development enables the use of school facilities (including recreational facilities) to be shared with the community.</p>	<p>A design statement addressing Schedule 8 has been provided and accompanies the DA.</p> <p>The proposed alterations and additions comprise works to student learning spaces and staff facilities and would not enable further use of existing school facilities by the community.</p>	
<p>(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 subsection (1), (2), (3) or (5) is of no effect, regardless of when the development control plan was made.</p>	<p>The development is of a kind referred to in Section 3.36(2) and therefore the provisions of a Development Control Plan are of no effect to the proposal. Notwithstanding, an assessment against the relevant provisions of the DCP is provided in this SEE to enable Council to complete its assessment.</p>	Yes
<p><b>3.58 Traffic-generating development</b></p> <p>(1) This section applies to development for the purpose of an educational establishment—</p> <p>(a) that will result in the educational establishment being able to accommodate 50 or more additional students, and</p> <p>(b) that involves—</p> <p>(i) an enlargement or extension of existing premises, or</p> <p>(ii) new premises,</p> <p>on a site that has direct vehicular or pedestrian access to any road.</p>	<p>The proposed alterations additions to the existing campus would not increase the capacity of the school in terms of student or staff numbers and is therefore not considered to be traffic generating development for the purposes of the SEPP</p>	Yes

### 4.1.2 Local Planning Instruments

#### Warringah LEP 2000

The following table provides a summary assessment of the proposed development against the **relevant** provisions of the LEP.

**Table 3 Warringah Local Environmental Plan 2000**

Provision of WLEP	Assessment	Consistent
<p><b>12 What matters are considered before consent is granted?</b></p> <p>(1) Before granting consent for development the consent authority must be satisfied that the development is consistent with—</p> <p>(a) any relevant general principles of development control in Part 4, and</p> <p>(b) any relevant State environmental planning policy described in Schedule 5 (State policies).</p>	<p>In accordance with Appendix C Middle Harbour Suburbs Locality Statements, Locality C8 Belrose North development for the purpose of a primary school and further education facility is Category Three development.</p> <p>The Locality Statement for Belrose North identifies that the present character of the locality must either remain unchanged or be consistent with the desired future character of the locality.</p> <p>Development consent for the existing school campus was granted prior to the commencement of the <i>Warringah Local Environmental Plan 2000</i> (WLEP 2000) and school development is not identified as a prohibited use in locality C8.</p>	Yes

**Table 3 Warringah Local Environmental Plan 2000**

Provision of WLEP	Assessment	Consistent
<p>(2) Before granting consent for development, the consent authority must be satisfied that the development will comply with—</p> <p>(a) the relevant requirements made by Parts 2 and 3, and</p> <p>(b) development standards for the development set out in the Locality Statement for the locality in which the development will be carried out.</p> <p>(3) In addition, before granting consent for development classified as—</p> <p>(a) Category One, the consent authority must consider the desired future character described in the relevant Locality Statement, or</p> <p>(b) Category Two or Three, the consent authority must be satisfied that the development is consistent with the desired future character described in the relevant Locality Statement,</p> <p>but nothing in a description of desired future character creates a prohibition on the carrying out of development</p>	<p>Due to the school being in situ and operational prior to the commencement of WLEP 2000 the campus is a component of the locality's character and the proposed alterations and additions to the existing school campus are not considered to alter the present character of the Belrose North locality or affect its desired future character.</p> <p>An assessment of the proposal against relevant requirements made by Parts 2 and 3 of the WLEP and the development standards contained in the Belrose North Locality Statement, including non-compliance with identified development standards has been provided below.</p>	
<p><b>Clause 15 – Does Category Three development involve extra procedure</b></p> <p>(1) Consent may be granted to development classified as Category Three only if the consent authority has considered a statement of environmental effects that includes the items listed in Schedule 15.</p> <p>(2) The consent authority must not grant consent to an application that includes development classified as Category Three unless the consent authority has considered the findings and recommendations of an independent public hearing into the application, including reasons for its recommendations.</p> <p>(3) The independent public hearing is to be convened by the Council or its delegate. The purpose of the independent public hearing is—</p> <p>(a) to provide a forum for allowing interested parties an opportunity to be heard openly by an independent panel, and</p> <p>(b) to undertake an independent assessment of the proposed development classified as Category Three.</p> <p>(4) An independent public hearing is to be convened and conducted, and make findings and recommendations, in accordance with such procedures as may be determined by the Council.</p> <p>(5) Nothing in this clause affects any right of appeal conferred by section 97 of the Act.</p>	<p>The proposed development comprises alterations and additions to an existing Category Three development. Within the context of an existing primary school and further education facility, the alterations and additions to Block D would not to a significant degree change the scale of development at the site.</p> <p>As illustrated by <b>Figure 2</b> and <b>Figure 3</b>, Block D is a component of a multi building complex and the 100m<sup>2</sup> increase to Block D is minor in this context.</p> <p>As demonstrated by the assessment of the proposed development against relevant environmental planning instruments and applicable legislation, when compared to existing conditions the proposal would not, due to either an intensification of use or though impact of built form, change the degree or magnitude of impact to the existing or future character of the locality.</p>	N/A

**Table 3 Warringah Local Environmental Plan 2000**

Provision of WLEP	Assessment	Consistent
<p><b>16 How is existing Category Three development dealt with?</b></p> <p>(1) In this clause, existing Category Three development means development classified as Category Three that could have been lawfully carried out immediately before it became so classified, including development that could have been lawfully carried out at that time because it was an existing use, as defined in section 106 of the Act.</p> <p>(2) Development applications for existing Category Three development consisting of—</p> <p>(a) alterations or additions to, or the rebuilding of, a building, or</p> <p>(b) the expansion or intensification of existing Category Three development, which, in the opinion of the consent authority, is of a minor nature and does not, to any significant extent, change the scale, size or degree of any building or land use, may be granted consent even if the development is not consistent with the desired future character of the locality.</p> <p>(3) The provisions of clauses 14 and 15 do not apply to such applications.</p>	<p>The existing school campus was granted development consent prior to the commencement of the WLEP 2000. In accordance with the definition of an 'existing use' under the former section 106 (now Section 4.65) of the EP&amp;A Act an 'existing use' is defined as the:</p> <p style="text-align: center;"><i>use of a building, work or land for a lawful purpose immediately before the coming into force of an environmental planning instrument which would, but for this Division, have the effect of <b>prohibiting that use.</b></i></p> <p>As category three development is not prohibited in locality C8, the use of the school and the further education facility is not considered to be an existing use per Section 4.65 of the EP&amp;A Act and is therefore not considered to benefit from existing use rights per Division 4.11 of the EP&amp;A Act.</p> <p>Notwithstanding the above, the existing school campus comprising a primary school and further education facility could have been lawfully carried out at the site before primary school and further education facility development were classified category three development by WLEP 2000.</p> <p>Therefore, in accordance with Clause 16(1) of WLEP 2000 the proposed alterations and additions to Block D comprise development to an existing Category Three Development.</p> <p>In the context of the existing school campus, the proposed development is minor nature and does not, to any significant extent, change the scale, size or degree of any building or land use and in accordance with Clause 16 can be granted development consent.</p>	Yes
<p><b>Clause 20 – Can development be approved if it does not comply with a development standard?</b></p> <p>(1) Notwithstanding clause 12 (2) (b), consent may be granted to proposed development even if the development does not comply with one or more development standards, provided the resulting development is consistent with the general principles of development control, the desired future character of the locality and any relevant State environmental planning policy.</p> <p>(2) In localities A2, A4, A5, A7, B2, B9, C8 and C10, the minimum area per dwelling required by the housing density standard is deemed to be the minimum allotment size for allotments created by subdivision.</p> <p>(3) Where consent is granted for development that does not comply with one or more development standards, the Council is to ensure that the circumstances of the case and reasons for granting consent (in such a way that does not comply with the development standards) are included in a public register of such consents.</p> <p>(4) This clause does not apply in relation to a development standard relating to maximum building height established by the Building Heights Map within the Dee Why Town Centre Locality Statement (E21).</p>	<p>The proposed development is located in Locality C8 Belrose North and does not comply with the following development standards:</p> <ul style="list-style-type: none"> <li>• 8.5 metre height limit</li> <li>• Landscaping with native species</li> </ul> <p>Justification for departure from these standards, which demonstrates consistency with the general principles for development control, the desired future character of the area and relevant State environmental planning policies are included in <b>Section 4.2.6</b> below.</p>	Yes



**Table 3 Warringah Local Environmental Plan 2000**

Provision of WLEP	Assessment	Consistent
<b>Clause 38 – Glare and reflection</b>	The primary materials to be used for the development are non-reflective materials such as CFC sheeting and Colorbond that are consistent with the school's existing material palette.	Yes
<b>Clause 42 – Construction sites</b>	During the construction phase the site and existing school buildings will continue to be used as an educational establishment, hence the works and impact on the site as well as neighbouring properties and traffic conditions will be closely managed and minimised. Delivery and works comprising heavy machinery will be allocated outside of school pick-up and drop-off time slot.	Yes
<b>Clause 43 – Noise</b>	The proposal is for alterations and additions to the existing school and will not impact the current operating hours and noise levels are not anticipated to increase over the existing levels. The proposal will not facilitate an intensification of use through an increase to student and staff numbers	Yes
<b>Clause 44 - Pollutants</b>	There are no works proposed which will result in the emission of atmospheric, liquid, or other pollutants which would unreasonably diminish the amenity of adjacent properties, the locality or waterways.	Yes
<b>Clause 47 – Flood affected land</b>	The site is not located on flood affected land	N/A
<b>Clause 48 – Potentially contaminated land</b>	The site has been used as school site since 1979, with its previous use being an orchard and market garden, hence we consider it highly unlikely that the site would be impacted by contaminated soils.	Yes
<b>Clause 49 – Remediation of contaminated land</b>	No contaminated land has been identified on the site.	N/A
<b>Clause 49A – Acid Sulfate Soils</b>	The site is not mapped by WLEP 2000 as containing acid sulfate soils.	N/A
<b>Clause 50 – Safety and security</b>	The proposed development does not compromise passive and casual surveillance of the site or the street frontage to Dell Street, Bundaleer Street and Linden Avenue.	Yes
<b>Clause 52 – Development near parks, bushland reserves and other public open spaces</b>	The development is within the existing school site and does not compromise access to public land.  The alterations and additions to not be in the vicinity of the opposite located public open space and would not have a material effect on the landscape character or use of the open space.	Yes
<b>Clause 56 – Retaining distinctive environmental features on sites</b>	The site has continually operated as an educational establishment since 1979. Prior to school use the site comprised cleared land for use as an orchard and market garden. The site does not contain any distinctive or environmental features such as rock outcrops, remnant bushland or watercourses.	Yes
<b>Clause 57 – Development on sloping land</b>	The height and bulk of the development has been designed to allow the massing to step down the slope. The site is not identified on the landslip hazard map and fill on the site will not exceed more than 1 metre fill depth.	Yes
<b>Clause 61 – Views</b>	The proposed alterations and additions would be centrally located within the existing school campus and would not affect view sharing with any adjoining landholders	Yes
<b>Clause 62 – Access to sunlight</b>	The proposed design does not overshadow or decrease sunlight to any other building on site or on adjoining sites and has been designed to maximise internal solar access.	Yes

**Table 3 Warringah Local Environmental Plan 2000**

Provision of WLEP	Assessment	Consistent
<b>Clause 63 – Landscaped open space</b>	The proposed alterations and additions will involve a minor increase to the ground floor of Block will D and will enclose the area between an existing staff room.  This enclosure would not materially affect the provision or function of existing landscaped open space within the school campus.	Yes
<b>Clause 63A – Rear building setback</b>	The proposed development does not encroach on the 20m rear building setback.	Yes
<b>Clause 65 – Privacy</b>	The siting of the proposed building and its distance from the nearest residential dwelling preclude any protentional overlooking or direct lines of site to private open space.	Yes
<b>Clause 66 – Building Bulk</b>	The visual bulk and architectural scale are consistent with existing structures within the school campus and do not visually dominate the street or surrounding space.	Yes
<b>Clause 67 - Roofs</b>	The proposed roof form does not include a lift overrun or external plant locations that would detract from the appearance of the local skyline.	Yes
<b>Clause 68 – Conservation of energy and water</b>	A design quality principles statement prepared by Bow Goold Architects accompanies this application ( <b>Appendix K</b> ) and states that the new learning hub responds to the site conditions and provides opportunities for natural ventilation passive heating and natural lighting	Yes
<b>Clause 70 – Site facilities</b>	There are no changes proposed to the existing number of bins provided for the school.	Yes
<b>Clause 71 – Parking facilities (visual impact)</b>	There are no proposed changes to the existing car parking facilities.	Yes
<b>Clause 72 – Traffic access and safety</b>	There are no changes proposed to the location of the existing accessways to the site.	Yes
<b>Clause 73 – On-site loading and unloading</b>	There are no changes proposed to existing vehicle and pedestrian access to the site, or to the location of the existing pick-up and drop-off area located off Dell Street.	Yes
<b>Clause 74 – Provision of car parking</b>	There are no proposed changes to the existing car parking facilities. The proposal will not facilitate an increase in staff or student numbers.	Yes
<b>Clause 75 – Design of car parking areas</b>	There are no proposed changes to the existing car parking facilities.	Yes
<b>Clause 76 – Management of stormwater</b>	The proposal will include an 11m <sup>2</sup> increase to the site's impervious area. A stormwater management plan has been prepared by Sparks and Partners ( <b>Appendix C</b> ) in accordance with Council's specifications and forms part of this proposal.	Yes
<b>Clause 77 – Landfill</b>	The proposal will involve minimal cut and fill. All fill would be reused on site and would be wholly contained within the foot print of the proposed building.	Yes
<b>Clause 78 – Erosion and sedimentation</b>	The proposal will be sited at the location of an existing building and would be centrally located within the existing school campus. No adverse sedimentation or soil erosion is anticipated as part of the construction work.	Yes
<b>Clause 79 – Heritage</b>	The site does not contain any heritage items and is not located within 1km of a conservation heritage area.	Yes
<b>Clause 80 – Notice to Metropolitan aboriginal land council</b>	There are no known Aboriginal places or objects at the site.	Yes

## Appendix C Middle Harbour Suburbs Locality Statements - Locality C8 Belrose North

Table 4 Appendix C – Locality C8 Belrose North		
Provision of Locality C8	Assessment	Consistent
Land use	In locality C8 Belrose North, primary schools and further education facilities (including secondary schools) are Category Three development.  The proposed development relates to an existing land use and in accordance with Clause 16(1) of the WLEP 2000 is for minor alterations and additions for which development consent can be granted.	Yes
Building height Building height not to exceed 8.5m in height  Buildings are not to exceed 7.2m from natural ground level to the underside of the ceiling on the uppermost floor	Due to the required roof pitch, the proposal would have a minor exceedance of approximately 500mm above the 8.5 metre height control above natural ground level.  Refer to <b>Section 4.2.6</b> for further justification in regard to this departure.	Justified Departure
Bushland setting A minimum of 50% of the site area is to be kept as natural bushland or landscaped with local species	The existing school campus does not contain any remnant bushland area and does not currently provide 50% of its area landscape with local species.  The selected plant species for the proposed landscaping have been selected to allow the school campus to be managed as an inner protection area.  Refer to <b>Section 4.2.6</b> for further justification for this departure.	Justified Departure

## Warringah Development Control Plan 2000

Table 5 Warringah Development Control Plan		
Provision of WDCP	Assessment	Consistent
Part 2 – Preservation of Trees and bushland vegetation		
Requirements for Vegetation Clearing Permits	The proposed development will result in the removal of 1 (one) <i>Fraxinus</i> spp approximately 6 metres in height. The tree is located within 10 metres of the existing building and can be removed without consent in accordance with Section 100R of the <i>Rural Fires Act 1997</i> .  The proposed development will include the planting of two (2) crepe myrtle trees to offset the loss.	Yes
Part 3 - Waste Management		
All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.	A Waste Management Plan has been prepared by Bow Goold Architects ( <b>Appendix I</b> ) and details the expected volumes and management requirements for waste generated at the demolition, construction and operational phases of the proposed development.	Yes

## 4.2 Likely Impacts of the Development

### 4.2.1 Built Form and Streetscape

The proposed development has been designed and sited with consideration given to the school's setting within the locality and to the operational needs of the school.

The built form would allow the proposed library and staff facilities to better integrate with the school's operational needs and would provide improved outcomes in terms of equitable access, amenity and environmental performance.

As demonstrated by the design statement prepared by Bow Goold Architects (**Attachment K**), the resultant built form and internal spatial arrangements of the new Library/staff building have been designed in accordance with the design quality principles outlined in Schedule 8 of *State Environmental Planning Policy (Transport and Infrastructure) 2021*.

Due to the siting of existing building within the school campus, the built form of the proposal would not have a material impact on the present and desired future character of the Belrose North locality. The roofline and first floor of the proposed additions would sit comfortably within school's tiered amphitheatre and would not become visually prominent when viewed on arrival from the school's Dell Street entry.

Architectural plans prepared by Bow Goold Architects (**Attachment A**) indicate that the proposed development will include a minor exceedance to the required building height limit of 8.5 metres above natural ground level. Justification for the departure from this development standard is provided in **Section 4.2.6** below.

Despite the minor exceedance of the height limit, the changes to the existing built form in terms of scale, proportion and siting respond appropriately to the school's setting and are appropriate within the context of the broader school campus.

In terms of available views to the school from the northeast along Forest Way, due to the built form being centrally located within the existing campus' Blocks C, E and H would screen the alterations from through views of the site from Forest Way. These views would be filtered further by the extant mature tree line located along the school's eastern boundary. Accordingly, the development would not have an adverse visual impact and is therefore consistent with the existing and desired future character of the area.

## 4.2.2 Bushfire

The application site is identified as bushfire plan prone land and comprises a vegetation buffer. As Schools are a listed Special Fire Protection Purpose (SFPP) under section 100b (6a) of the *Rural Fires Act 1997*, the proposed development will require a Bush Fire Safety Authority (BFSA) from the Commissioner of the NSW Rural Fire Service (RFS). As a result, the alterations and additions will be integrated development under Section 4.46 of the EP&A Act.

A Bushfire Assessment Report has been prepared by Building Code & Bushfire Hazard Solutions (**Appendix G**) in accordance with Section 4.14 of the EP&A Act and concludes that the proposed development would provide a reasonable and satisfactory level of bushfire protection. The report outlines that the proposal is consistent with Planning Bushfire Protection 2019. The bushfire assessment details that the existing school campus is currently managed as an asset protection zone (APZ) and continued ongoing management is required to satisfy the above is recommended.

The report identifies that vegetation affecting the site is located to the north and west of the existing school campus. The Bushfire Assessment Report outlines that the building would provide an APZ of more than 77 metres to the north and 123 metres to the west, consisting of maintained grounds, existing buildings and hard surfaced areas within the subject property, maintained grounds within an adjoining property, Linden Avenue and Bundaleer Street.

## 4.2.3 Tree removal and landscaping

The proposal would require the removal and demolition of the existing landscape area adjacent to the existing staff room. A landscape plan and planting schedule has been prepared by Matthew Higginson Landscape Architecture (**Appendix B**) and details that a landscaped area would be reinstated following construction works. The planting schedule identifies that the landscaping would include a mix of native and exotic species and would include the refurbishment of artificial turf to the adjoining open space area.

The Bushfire Assessment Report prepared by Building Code & Bushfire Hazard Solutions (**Appendix G**) outlines that the proposed landscaping is suitable and is consistent with the inner protection area management requirements specified by Planning for bushfire Protection 2019.

## 4.2.4 Stormwater Management

In accordance with the Northern Beaches Council *Water Management Policy for Development (2021)* a Stormwater Management Plan has been prepared by Sparks and Partners (**Appendix C**). The management plan is also supported by a sediment and erosion control plan.

The Stormwater Management Plan details the pre and post developed impervious area and includes drainage plans and the proposed on-site detention (OSD) and rainwater tanks. The management plan outlines that the key point of discharge for the proposed development would be the existing kerb inlet pit.



The design of the proposed stormwater management plan is supported by water sensitive urban design (WSUD) modelling and demonstrates that the proposed development would result in a reduction of flow volume as well as sediment and pollutant discharge.

Based on the modelled outputs, with the implementation of the stormwater management plan the alterations and additions to Block B, which increase in impervious roof area of 11m<sup>2</sup>, would not have adverse off-site impacts. The proposal is therefore considered to be consistent with Northern Beaches Council's *Water Management Policy for Development (2021)*.

#### 4.2.5 Demolition and Waste Management

As prescribed by Section 61(1) of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) a determining authority must consider all demolition work when determining a development. The proposed alterations and additions to Block D will include the first floor (total) ground floor (partial) demolition of the existing library and the demolition of an existing staff facility, as well as the associated access and landscape structures.

A Waste Management Plan has been prepared by Bow Goold Architects (**Appendix I**) to demonstrate consistency with Australian Standard AS 2601—2001: *The Demolition of Structures* and details the expected volumes and management requirements for waste generated at the demolition, construction and operational phases of the proposed development.

The Waste Management Plan details that demolition waste will be transported and managed in accordance with *Protection of the Environment Operations Act 1997* and will be processed off site at a licensed recycling outlet.

For operational waste, the proposed development will not result in an increase in student or staff numbers and the Waste Management Plan outlines that waste and recycling services will use existing waste management arrangements.

#### 4.2.6 Justification for Departure Clause 20 WLEP 2000

Clause 20 (1) of the WLEP 2000 provides that development consent can be granted to development that does not comply with a development standard, providing that the resultant development is:

- Consistent with the general principles of development control
- The desired future character of the locality
- Any relevant State environmental planning policy

As outlined in **Section 4.1.2** above, the proposed development would not meet the 8.5 metre height requirement for buildings within the Belrose North Locality. Similarly, the existing school campus does not contain any natural bushland and has less than 50% of its area landscaped with local plant species. These matters are discussed in turn below.

### Height

The proposed development would include a minor exceedance to the required building height limit of 8.5 metres above natural ground level. The height exceedance would be limited to the shading projection of the first-floor eaves.

As an operational use that was extant prior to the commencement of WLEP 2000 the existing school campus contributes to the present character of the Belrose North Locality. The development would not affect the established bushland buffer along Forest Way and would not detract from the vista of the streetscape and as detailed in **Section 4.1.2** is consistent with the general principles of development control in Part 4 of the WLEP 2000.

The alterations and additions would be undertaken on Block D which is centrally located within the school campus and sits below the ground level of the school's main entry and car park.

This siting and the extant built form of the campus screen the bulk of the building and would not cause the minor increase in the built form's gross floor area and height to be overbearing or visually prominent when viewed from either the main school entry at Dell Street or from the residential dwelling adjoining the site at 3 Waldon Road.

Accordingly, the proposed height will not have an adverse impact to the streetscape and the proposed built form and height would not affect the desired future character of the area.

Further, a design departure statement has been prepared by Bow Goold Architects (**Appendix J**) to rationalise the minor exceedance in to the 8.5m height limit. The statement identifies that the height of the proposed alterations has been designed in accordance with the manufacturers recommendations and includes a roof

pitch that allows the building to meet a minimum 2700mm ceiling height at the lowest possible height for a first-floor addition.

The design statement also considers the design principles outlined in Schedule 8 of *State Environmental Planning Policy (transport and Infrastructure) 2021* and demonstrates that the proposal is consistent with relevant State environmental planning policy for school design.

Non-compliance the development standard is therefore consistent with Clause 20 (1) of WLEP 2000.

## Landscaped Area

Belrose North Locality Statement outlines that a minimum of 50% of the site area is to be kept as bushland area or alternatively landscaped with local species. As the existing school campus does not contain any natural bushland and the existing school campus does not provide 50% of its site as area landscaped with local species, the existing school campus is not consistent with this standard.

The landscape and open space area of the existing school campus is consistent of the operational and open play space requirements of the school and consistent the need to manage the school campus as an inner protection area (IPA) in accordance with Section 100Q and 100R of the *Rural Fires Act 1997*.

As outlined in in **Section 4.2.2** above, the school campus is located within bushfire prone land which is recommended to be managed as an IPA. The school is also located within an area permitted to clear vegetation in accordance with NSW Rural Fire Services' 10/50 Code of Practice.

As required by the Belrose North Desired Future Character Statement, the alterations and additions to Block D would not affect the bushland buffer along Forrest Way. As shown by the landscape plans prepared by Matthew Higginson Landscape Architecture (**Appendix B**) landscape elements removed as part of the alterations and additions would be reinstated with suitable plant species for an area managed as an IPA.

Due to the above the non-compliance the development standard is justified and therefore consistent with Clause 20 (1) of WLEP and the Belrose North Locality Statement.

### 4.2.7 Social Impacts

Schools are a vital part of any healthy and thriving community and the proposed alterations and additions to the existing school campus would allow the school to function an important civic place for parents, teachers and students.

The proposal would facilitate building and landscape upgrades suitable to a modern school curriculum and would contribute to better student outcomes through the provision of a quality learning environment.

The proposal would provide improved outcomes for students and teachers in terms of wellbeing and attentiveness with a focus on air quality, ventilation, natural lighting, thermal comfort and acoustic performance central to the pedagogy afforded by the alterations and additions to the campus.

### 4.2.8 Economic Impacts

The proposed development would provide short term and long-term economic benefits. In the short term the proposal would support the creation of additional full-time employment in the construction industry which would in turn support vendors and allied services.

Long term, the productivity and growth as a result of student's continuing education would drive better labour market outcomes by supporting students as they acquire formal education allowing them to remain employed and learn new skills in the future.

### 4.2.9 Suitability of the Site for the Proposed Development

The proposed development would be undertaken on an existing and well-established school campus. The suitability of the site for use a primary school and further education facility has been established by previous consents. As outlined in **Section 4.2** above, the alterations and additions to the existing school campus would not affect the suitability of the site for the continued operation of the existing use.

### 4.2.10 The Public Interest

The proposed development is not contrary to the public interest as it involves alterations and additions to an existing school building, within an approved school campus that is suitable for suitable for continued operation as an educational establishment. The proposal would not result in adverse environmental impacts and provides positive social and economic impacts that would service the needs of the broader community.

## 5 Conclusion

The proposed development for alterations and additions alterations and additions to Buildings D of the existing Covenant Christian School campus at 212 Forest Way Belrose has been assessed in accordance with the requirements of the EP&A Act and other relevant legislation. The proposed development comprises the following works:

- Minor cut and fill works
- Demolition of existing staff facilities
- Demolition of Block D first floor
- Partial demolition of Block D ground floor including:
  - Internal partition walls
  - Internal and external staircase
  - Four (4) entrance doorways
  - Removal of internal partition walls and doors
- Refurbishment of ground floor and creation of new learning and staff facilities
- Construction of an internal mezzanine level
- Reconstruction of the First Floor to provide staff facilities.

The site is an existing “primary school” and “further education facility” within Locality C8 Belrose North as designated by WLEP 2000. As an existing Category Three development within the locality the proposal is permissible with consent.

Impacts associated with the proposed development have been assessed and are considered to result in no adverse impacts, relating to bushfire hazard, built form or desired future character of the locality.

Accordingly, the proposal is considered to satisfactorily respond to the opportunities and constraints of the site and the relevant legislation, is unlikely to result in adverse impacts in the locality and is therefore worthy of Council approval.