
**DEVELOPMENT ASSESSMENT
SUBMISSION ON THE NEW FOREST HIGH SCHOOL SSD
NORTHERN BEACHES COUNCIL**

Development Assessment Comments

Building Height

The site is subject to an 8.5m building height limit pursuant to Clause 4.3 of the Warringah Local Environmental Plan 2011 ("WLEP 2011"). The proposal seeks to vary the height limit by up to 3.95m resulting in an overall maximum building height of 12.45m. The building height development standard may be varied if the preconditions of Clause 4.6 of WLEP 2011 are met.

It is noted that the proposal has reduced in height from four (4) storeys to two (2) storeys between the initial Request for SEARS and now this current SSD.

The portions of building seeks to vary the building height standard are (generally) localised to the perimeter of the site, with the greatest point of exceedance being the south-western corner of the 'games field' fence, being 3.88m higher than the standard, and the south-eastern corner of Block C adjacent to Allambie Road, being 3.95m higher than the standard.

Development Assessment maintains concerns about the visual bulk presented by an increased building height in the south-western corner of the site, immediately adjoining the Arranounbai School. Specifically, the 'games field' southern elevation (inclusive of fencing) which reaches a maximum height of 12.38m offset from the boundary by approximately 3.5m.

It is noted that the finished floor level of the games field (being RL152.400) is approximately 10m higher than the gutter level at the northern elevation of the Arranounbai School (being RL142.950). The southern edge of the games field is bound by fencing *Type F5 – 3.6m high barrier / fencing*. The effect of such is that fencing height parallel to the Arranounbai School will be some 13 – 14m higher than the gutter of that school.

Development Assessment raises concern that the height of building (i.e., field and fence) in this sensitive location will be overly visually dominant when viewed from the adjacent Arranounbai School. It is requested that the Applicant undertake a Visual Impact Analysis (consistent with those provided in Part 5.4 of the SSD Development Application Report by Architectus) to ascertain whether there is any unacceptable impact.

Building Bulk

In response to the Applicant's Request for SEARS the Council noted that *significant breaks in the length of the northern and southern block are required to lessen bulk and provide visual relief. The southern block measures some 100m in unbroken length.*

The southern block has been 'broken' into four modules being Blocks C, D and E. The respective lengths of each block have been reduced to be a maximum of (approx.) 53m.

Development Assessment notes that, unless a dense landscape buffer is planted between the southern edge of these blocks and the southern boundary, the building would be likely to have an adverse visual bulk (by way of building bulk) when viewed from the adjacent site.