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SCOPING REPORT

Queenwood Ingleside Sports
Precinct

Prepared for

QUEENWOOD SCHOOL FOR GIRLS

7 April 2020

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1. INTRODUCTION

In accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**), this Scoping Report is a request for Secretary's Environmental Assessment Requirement (**SEARs**). This report is prepared on behalf of Queenwood School for Girls (**the applicant**).

The SEARs request is made to guide the future development of a sports precinct located at 169 and 169A Mona Vale Road, Ingleside. Queenwood is seeking to establish new sporting facilities to be used by the School, and the local community outside of school requirements.

The Proponent requests that the Masterplan component of the proposed State Significant Development (**SSD**) application be treated as a concept development application (**DA**) made pursuant to Clause 4.22(1) of the EP&A Act. Concept approval is sought for:

- **Stage 1** - Fields, undercroft parking, bleachers, change rooms, amenities block, maintenance block
- **Stage 2** - Tennis Courts, temporary tennis reception/ pro shop and outdoor parking and bus set down
- **Stage 3** - Two indoor courts, change rooms, undercroft parking, storage, indoor court, centre reception, meeting rooms, tennis reception/pro shop, recovery centre, cafe
- **Stage 4** - 50m pool, training pool, change rooms, store

This application also seeks consent for the detailed design of Stage 1, Stage 2 and infrastructure works for the Ingleside Sports Precinct.

A more detailed description of the proposed works is included in **Section 3** of this report and identified on the Architectural Plans within **Appendix A** that will be further developed as part of lodging the SSD application.

The proposal is classified as SSD on the basis that it falls within the requirements of clause 15 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (**SRD SEPP**), being:

Development for the purpose of a new school (regardless of the capital investment value).

The purpose of this report is to provide information to support the request to the Secretary. To assist in identifying the SEARs for the preparation of an Environmental Impact Statement (**EIS**) for the proposed development, this report provides:

- An overview of the site and context;
- A description of the proposed development;
- An overview of the relevant planning framework and permissibility; and
- An overview of the likely environmental and planning impacts.

2. SITE AND SURROUNDS

2.1. THE SITE

The site is located at 169 and 169A Mona Vale Road, Ingleside and is legally described as Lot 201 in DP1054875 and Lot 202 in DP1054875. The site is an irregular shaped lot with street access from a small two-lane minor road, Baha'i Temple Way, that connects to the Baha'i centre to the Powderworks Road and Mona Vale Road intersection (refer to **Figure 1**).

Figure 1 Site Aerial



Source: SIX Maps

The existing site use is currently an equestrian centre and a toy repair shop at 169 and 169a Mona Vale Road respectively. There are scattered weatherboard buildings and metal structures across the site.

The site is largely cleared with undisturbed areas of vegetation generally around the perimeters of the site. A farm dam is in the north east corner and the lot is traversed by a vegetated water channel that drains into a dam on the neighbouring lot. An existing bore water well and extraction pump is also located adjacent to the boundary between the two lots that is shared with the Baha'i Centre.

The main Queenwood school campuses are located in Balmoral/ Mosman (**Figure 2**). The Junior School operates from the 6 Queen Street site and the Senior School is located across four campus':

- The Medway Campus is site known as 47-51 Mandolong Road;
- The Lawrence Campus is site located on the corner of Mandolong Road and Waitovu Street at 44 Mandolong Road;
- The 'Tennis Court' site is located at 49B The Esplanade; and
- The Art & Design Campus site located on The Esplanade between Esther Road and Raglan Street.

The Ingleside Sports Precinct will be a new Queenwood campus to be utilised by both the Senior and Junior Schools.

Figure 2 Existing Queenwood Campus'



Source: Urbis

2.2. SURROUNDING CONTEXT

The site is located within the Northern Beaches Local Government Area (formerly Pittwater) and is approximately 21km from the Sydney CBD. The surrounding area is generally characterised by rural residential, large lot residential and protected vegetation areas. Specifically, the site is surrounded by the following:

Table 1 Surrounding Land Uses

Direction	Surrounding Context
North	Directly adjacent is the Hamazkaine Arshak & Sophie Galstaun School and further north are several storage and stoneware and rock supply businesses.
South	The National Baha'i Centre and House of Worship
East	To the east is a storage rental business and a large-lot residential property.
West	To the west are multiple large-lot residential properties.

Figure 3 Local Context Map



Source: Urbis

2.3. HARVEY ROAD EXTENSION

As part of the proposed Monavale Road upgrade, TfNSW was considering an extension of Harvey Road through the Queenwood site. On 17 March 2020, Queenwood met with TfNSW and Council to discuss the extension. Following the meeting, TfNSW provided written correspondence confirming that *“Transport is not currently pursuing the Harvey Road Extension in its current concept alignment through the Queenwood School property. This will allow the planning for the development of the Queenwood School Sports Centre to progress.”*

This will allow the Queenwood Sports Centre to continue the development approval process and commence construction before the construction of Monavale Road West Project begins.

3. PROPOSED DEVELOPMENT

The proposed development comprises of the construction of a new sports precinct at 169 and 169A Mona Vale Road, Ingleside. No works are proposed to the existing Queenwood campus' in Mosman.

The proposal reinforces Queenwood's commitment to providing modern facilities for the delivery of curricular and co-curricular sports education for students from Kindergarten to Year 12. The proposed development seeks to construct a high-quality sports precinct to support the long-term sports education curriculum delivery and the School's growing co-curricular sporting program requirements. Opportunities to make the facilities available for use by the wider community will be explored, subject to further discussions and agreement with Northern Beaches Council.

3.1. CONCEPT AND DETAILED APPROVAL

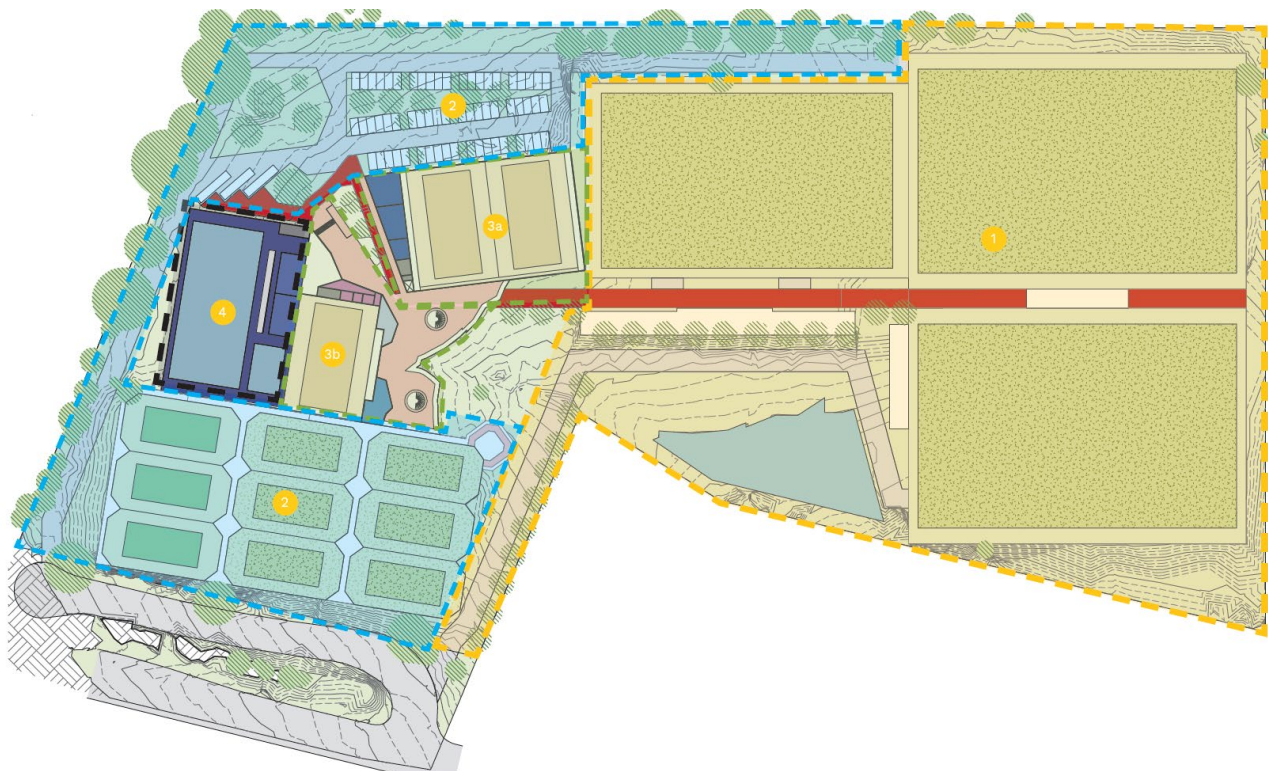
3.1.1. Concept Development

This application seeks a staged development approval comprising a concept proposal for the school over five stages and consent for detailed proposals for Stage 1 and Stage 2 of the concept. Details of the project are described below. The concept / master plan is shown in **Figure 4** and on the plans within **Appendix A**.

- **Stage 1:**
 - Two football playing fields, one grass and one synthetic;
 - One synthetic hockey field;
 - Bleachers;
 - Change rooms;
 - Amenities and maintenance block; and
 - Approximately 150 undercroft parking spaces.
- **Stage 2:**
 - Nine tennis courts:
 - Three hard courts; and
 - Six synthetic grass courts.
 - Hitting wall;
 - Temporary structures for the tennis reception and pro-shop;
 - Spectator seating;
 - Outdoor parking with approximately 60 spaces; and
 - Bus set down area.
- **Stage 3a:**
 - Indoor centre with two courts;
 - Undercroft parking with 80 spaces;
 - Change rooms;
 - Storage.
- **Stage 3b:**
 - Indoor centre with one court;
 - Centre reception;
 - Meeting rooms;

- Terraced connection between the two indoor centres;
- Permanent tennis reception and pro-shop;
- Recovery centre; and
- Café.
- **Stage 4:**
 - Indoor centre with 50m swimming pool and training pool;
 - Change rooms; and
 - Store.

Figure 4 Staging Plan



Source: M3architecture

3.1.2. Detailed Development

The application also seeks consent for the detailed components for the first and second stages of the development which involved the detailed design, construction, fit out and operation of the following components:

- **Stage 1:**
 - Two football fields which includes:
 - Field size: 100 x 64m with 3m run off short side, 5m run off long side (total size 106 x 74m):
 - One synthetic surface with crushed rubber infill and shock between surface and base
 - One grass surface field with irrigation;
 - Warm up space for other teams while game is in play; and
 - Electronic score boards, sports lighting, hardstand margin to perimeter.
 - One synthetic hockey field which includes:
 - Synthetic water-based field, line marked for full field and small sided hockey:

- Field size: 94.4 x 55m with 3m run off short side and 5m run off long side (exc. extra 3.5m required for dugouts and goal store) (total size 101.4 x 65m); and
 - Player dugouts to edge of field 3.5m wide, clear of run off;
 - Storage for spare hockey goals clear of run off;
 - Low fence to perimeter and removable net to perimeter for ball containment and safety; and
 - Electronic score boards, sports lighting, hardstand margin to perimeter.
- Bleachers:
 - One football grandstand with undercover seating for max. 160 people;
 - One hockey grandstand with undercover seating for max. 80 people; and
 - Underside of grandstand space for change room/facilities/store functions where possible.
- Hockey and football change rooms:
 - Home & away unisex change rooms with showers, change stations and toilets for 16, seating for 20; and
 - Separate umpire change room.
- Amenities and maintenance block including:
 - Amenities for spectators/ visitors;
 - Football, hockey and community storage rooms; and
 - Facilities management/ maintenance office and workshop.
- Approximately 150 undercroft parking spaces.
- **Stage 2:**
 - Nine tennis courts which include:
 - Court size: total size 21.93 x 36.6m;
 - Three hard courts;
 - Six synthetic grass courts; and
 - Sports lighting
 - Hitting wall;
 - Temporary structures for the tennis reception and pro-shop which includes:
 - Equipment storage room;
 - Change rooms (potential to utilise playing fields change rooms);
 - Amenities for spectators and visitors; and
 - Reception and pro shop.
 - Small spectator seating areas for each court; and
 - Outdoor parking with approximately 60 spaces and bus set down area.
- **Site infrastructure works:**
 - Demolition of existing site structures;
 - Construction of service roads;
 - Relocation/ decommissioning of the well;

- Connection of sewer, water and power to utility providers
- Landscaping works to formalise the detention basin in the centre of the site as a landscape feature;
- Swale setbacks on the perimeter of the site to redirect neighbouring overland flow to the western boundary swale;
- Earthworks; and
- Removal of trees.

3.2. STRATEGIC NEED FOR THE PROJECT

Queenwood currently provides tennis, swimming and other sports training and coaching for students as part of the school curriculum and as co-curricular activities, although this is constrained by the lack of good quality facilities. Queenwood relies on their constrained sports facilities at their other campuses and the availability of external facilities, which are limited and do not meet the future needs of the school. The proposed sports precinct is proposed to address this growing need.

The objective of the proposal is to meet the curricular and co-curricular sporting needs of the Queenwood community and will ultimately:

- Consolidate and minimise the locations of the current sporting facilities used by the school, which will enable greater supervision and protection of students;
- Provide modern and high-quality facilities to reflect the changes in sporting education and the expectations of the Queenwood school community;
- Accommodate an expanded tennis coaching program by relocating the existing tennis program from Oxford Falls.
- Establish the dominant intent and purpose of the land use of the site for education as an integrated component of Queenwood, with community use ancillary to this primary purpose.

3.3. ALTERNATIVES CONSIDERED

Queenwood purchased the site (zoned for the purposes of educational use) for the provision of its curriculum and as co-curricular activities, which cannot be provided on its current campus locations. The draft Concept Master Plan has been developed to meet the School brief and the user requirements of the School community and is subject to further refinement and design development.

4. PLANNING CONTEXT

4.1. STRATEGIC PLANNING FRAMEWORK

The relevant strategic planning policies that apply to the proposal include:

- NSW State Priorities;
- A Metropolis of Three Cities – The Greater Sydney Region Plan;
- North District Plan;
- Future Transport Strategy 2056;
- Sydney's Cycling Future 2013;
- Sydney's Walking Future 2013;
- Sydney's Bus Future 2013;
- Crime Prevention through Environmental Design (CPTED) Principles;
- Healthy Urban Development Checklist, NSW Health; and
- Better Places – An integrated design policy for the built environment of NSW 2017.

The EIS will assess the proposal against these relevant strategic planning policies.

4.2. STATUTORY ASSESSMENT

The site is located within the Northern Beaches LGA. As such, the relevant Acts, environmental planning instruments and development controls relating to the site and relevant to considerations for the SSD application are as follows:

- *Environmental Planning and Assessment Act 1979 (EP&A Act)*;
- *Biodiversity Conservation Act 2016 (BC Act)*;
- *State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)*;
- *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education SEPP)*;
- *State Environmental Planning Policy (Infrastructure) 2017 (ISEPP)*;
- *State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)*;
- *Pittwater Local Environmental Plan 2014 (PLEP 2014)*; and
- *Pittwater 21 Development Control Plan 2004 (PDCP)*.

Each of the above are described further below in terms of their relevance to the subject site and the proposed development.

4.2.1. Environmental Planning and Assessment Act 1979

Pursuant to Section 4.36(2) of the EP&A Act:

(2) A State environmental planning policy may declare any development, or any class or description of development, to be State significant development

The proposal is state significant as detailed in **Section 4.2.3** below.

4.2.2. Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016 (BC Act)*, together with the *Biodiversity Conservation Regulation 2017*, outlines the framework for addressing impacts on biodiversity from development and clearing. It establishes a framework to avoid, minimise and offset impacts on biodiversity from development through the Biodiversity Offsets Scheme (BOS).

Section 7.9 of the BC Act requires SSD applications to be accompanied by a Biodiversity Development Assessment Report (**BDAR**) unless an exemption from this requirement has been provided. A BDAR will accompany the EIS.

4.2.3. State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP) identifies development types that are of state significance, or infrastructure types that are of state or critical significance. Under the SRD SEPP, the following development is classified as state significant development:

- (1) *Development for the purpose of a new school (regardless of the capital investment value).*
- (2) *Development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school.*
- (3) *Development for the purpose of a tertiary institution (within the meaning of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017), including associated research facilities, that has a capital investment value of more than \$30 million.*

The proposal is defined as a 'new school'. Accordingly, an SSD application is to be prepared and lodged with the Department of Planning, Industry and Environment (**DPIE**).

4.2.4. State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) provides a state-wide planning approach to the remediation of contaminated land. SEPP 55 requires the consent authority to consider whether the subject land of any rezoning or development application is contaminated. If the land requires remediation to ensure that it is made suitable for a proposed use or zoning, the consent authority must be satisfied that the land can and will be remediated before the land is used for that purpose.

Accordingly, appropriate geotechnical and contamination investigations will be undertaken and will be addressed as part of the EIS.

4.2.5. Draft State Environmental Planning Policy (Remediation of Land)

The draft *State Environmental Planning Policy (Remediation of Land) (draft Remediation SEPP)* is the proposed new land remediation SEPP set to replace SEPP 55. The NSW Government is presently reviewing SEPP 55 and has prepared the Draft State Environmental Planning Policy Remediation of Land. If adopted the policy has the potential to remove the need for a Stage 1 investigation to take place if the consent authority has knowledge that allows them to be certain of the suitability of the land for the proposed use.

Notwithstanding the draft Remediation SEPP, the appropriate geotechnical and contamination investigations will be undertaken and will be addressed as part of the EIS.

4.2.6. State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) provides the legislative planning framework for infrastructure and the provision of services across NSW. The project will need to determine if there will be 50 or more motor vehicles per hour, which would trigger referral to TfNSW (formerly RMS).

4.2.7. State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (**Education SEPP**) aims (amongst other things) to streamline the planning system for education and child care facilities.

Clause 57 stipulates that development for the purposes of an 'educational establishment' that will accommodate 50 or more students and will involve the development of a new premises on a site that has direct vehicular and pedestrian access to a road will be referred to RMS. Consultation will occur with TfNSW during the assessment of the SSDA.

Schedule 4 of the Education SEPP outlines the design quality principles that are to be considered in the design of a facility. The proposal will respond to the design quality principles as follows:

- **Principle 1 - context, built form and landscape**
 - The proposal includes new built form and landscaping elements. The new built form considered the proposed uses and the site characteristics. An Urban Design Report and Landscaping Concept Plan will accompany the EIS.
- **Principle 2 - sustainable, efficient and durable**
 - The proposal will adopt a range of ESD initiatives, and an ESD Report will accompany the EIS. The proposal will also provide positive social and economic benefits for the local community by ensuring that modern and high-quality sporting facilities meet contemporary educational needs of Queenwood and the surrounding community. The proposal will be developed with consideration for the Government Architect of New South Wales (**GANSW**) Environmental Design in Schools.
- **Principle 3 - accessible and inclusive**
 - The proposal is capable of complying with relevant provisions for accessibility, and an Accessibility Report will accompany the EIS. The proposed development will be available for community use subject to further discussion and agreement with NBC, although the dominate use of the site will be for the school.
- **Principle 4 - health and safety**
 - Crime Prevention Through Environmental Design (**CPTED**) measures will be incorporated into the design, operation and management of the site to ensure a high level of safety and security for students, staff and visitors. A CPTED Report will accompany the EIS.
- **Principle 5 – amenity**
 - The proposal will contain high quality facilities, spaces and equipment for use by students and staff. These will provide students with high-quality sporting facilities.
- **Principle 6 - whole of life, flexible and adaptive**
 - The proposal includes a number of facilities that can be used for multiple purposes by Queenwood and the local community. The proposed development will be designed to ensure flexibility and longevity.
- **Principle 7 – aesthetics**
 - When constructed the proposal will have high quality external finishes.
 - proposal is of an appropriate scale and form for the surrounding context.

A further detailed assessment of the proposal against the Education SEPP will be undertaken within EIS. The EIS will detail how the facilities will be available for use by the community.

4.2.8. Pittwater Local Environmental Plan 2014

The PLEP 2014 is the principal environmental planning instrument applying to the site. The zoning, permissibility and key built form controls are addressed below:

Table 2 PLEP 2014 Key Controls Assessment

Control	Response
2.3 Zone objectives and Land Use Table	The site is zoned SP2 Infrastructure – Education Facilities and the proposed use is permissible with consent.
4.3 Height of buildings	The maximum building height for the site is 8.5m. The structures are proposed to be one (1) storey with under croft parking in some areas. It is not anticipated that any of the proposed structures will exceed 8.5m
4.4 Floor space ratio	No FSR is specified for the site. Notwithstanding, the proposed development will have an approximated gross floor area of 7,940sqm and an FSR of 1.3:1.
5.10 Heritage conservation	The site is a local heritage item No. 2270346 - Group of Monterey Pines (<i>Pinus radiata</i>), which consists of four trees located in the south eastern corner. Site is adjoined by item No. 2270338 - Baha'i House of Worship. The proposed development has been sited to have minimal impact upon the heritage listed trees. A Heritage Impact Statement and Historical Archaeological Assessment will be prepared to assess built form heritage impacts and potential historical European archaeological impacts respectively. These reports will accompany the EIS along with an Aboriginal Archaeology Report which assesses the impact of the proposed works on Aboriginal cultural heritage.
7.1 Acid sulfate soils	The site is affected by Class 5 acid sulfate soils, an Erosion and Sediment Control Plan will accompany the EIS.
7.3 Flood planning	A portion of the site is affected by Overland Flow FPL – Minor. Overland Flow Path – Minor: is defined as land that has a depth of overland flow greater than 0.15m and less than 0.3m. The proposed development has been designed to consider the impact of stormwater and overland flows. A Stormwater Management Plan will be prepared to accompany the EIS to identify ways to minimise risk to property and avoid adverse stormwater runoff impacts.
7.6 Biodiversity	The northern extent of the site is classified as Biodiversity. Initial investigation has found that the site has highly modified vegetation and has not been identified as supporting any threatened flora or fauna species listed under the BC Act or EPBC Act. Notwithstanding, a Biodiversity Development Assessment Report will accompany the EIS to minimise any risk or impacts upon the existing vegetation or a waiver will be sought.

4.2.9. Pittwater 21 Development Control Plan 2004

Under Clause 11 of SRD SEPP, the application of Development Control Plans is excluded when assessing SSD projects. Notwithstanding this, the proposal will assess the key relevant controls of the Pittwater 21 Development Control Plan 2004 (**PDCP 2004**).

4.2.10. Ingleside Precinct

Ingleside has been investigated as a planned urban development area and in 2016 a draft Land Use and Infrastructure Strategy was placed on exhibition outlining the potential urban development and conservation outcomes for the precinct.

In response to community concerns and the findings of the Bushfire Risk Assessment, the draft LUIP exhibited in 2016 has not been progressed. Based on advice from the DPIE, detailed evacuation modelling is currently being undertaken which will help to inform future planning for the area.

The Minister for Planning and Public Spaces announced in late 2019, a new approach to precinct planning in NSW and Ingleside will remain a state led rezoning precinct. Therefore, the future land use planning and rezoning for the precinct will be led by the DPIE, which take into consideration the findings of the Bushfire Evacuation Modelling and Risk Assessment.

It is expected the bushfire evacuation modelling will be completed in 2020 and if available, this will be considered in the Environmental Impact Statement (**EIS**). Additionally, if a new land use strategy is exhibited before the lodgement of the EIS, it will also be taken into consideration in the preparation and assessment of the proposal.

5. RELEVANT MATTERS FOR CONSIDERATION

Based on our preliminary assessment the following key environmental impacts associated with the proposal are summarised below and will be addressed in the EIS.

5.1. ARCHITECTURAL QUALITY AND URBAN DESIGN

An Urban Design Report will be prepared as part of the EIS. The assessment of the architectural quality and built form will focus on height, scale and building materials of any potential new development.

The EIS will explain the design principles of the proposed development and how it addresses the surrounding locality and how the layout and siting of the development achieve design and amenity outcomes for the site and neighbours. An external finishes and colours schedule will also be provided as part of the Architectural Plans.

5.2. ENVIRONMENTAL AMENITY

The EIS will include a detailed assessment in relation to the environmental amenity impacts:

- Overshadowing;
- Privacy;
- Noise;
- Light spill; and
- Visual impact.

Shadow diagrams, perspectives, Light Impact Assessment and an Acoustic Assessment will be provided with the EIS. The proposed scale and siting of the development will minimise impacts on future and existing neighbouring developments.

5.3. ECOLOGICALLY SUSTAINABLE DEVELOPMENT (ESD)

The EIS will detail how ESD principles will be incorporated into the design and ongoing operation phases of the development. The EIS will also detail how measures will be implemented to minimise consumption of resources, water and energy.

5.4. FLORA AND FAUNA

A Biodiversity Development Assessment Report (**BDAR**) will be prepared to accompany the EIS which will identify the ecological values within the site and will consider the impacts from the proposed works in relation to the relevant environmental legislation.

5.5. BUSHFIRE

The site is identified as being covered by the 100m vegetation buffer in the north-west and south-east corners, the proposed works are subject to *Planning of Bush Fire Protection 2019 (PBP 2019)* requirements. As the development for the purposes of a school is a 'special fire protection' purpose under cl100B of the *Rural Fires Act 1997*. The proposed development is therefore subject to additional controls under the PBP 2019 and a Bushfire Risk Assessment will be prepared to accompany the EIS.

5.6. HERITAGE

The site is identified as a local heritage item under the PLEP 2014. The local heritage listing includes a group of four Monterey Pines located in the south-east corner of the site. A Heritage Impact Statement will be undertaken to evaluate and assess the heritage significance of the site and identify any proposed impacts within the development.

As the site is largely undeveloped, a Historical and an Aboriginal Archaeological Assessment will be prepared to accompany the EIS.

5.7. TREE REMOVAL

The site contains a total of 220 trees, the total number of trees to be removed is yet to be finalised, the final location of the tennis courts will be based on the required clearances for the trees and the heritage listed trees. An Arboricultural Impact Assessment will be prepared to accompany the EIS.

5.8. CONTAMINATION AND GEOTECHNICAL

Geotechnical and contamination reports will be prepared to assess the site's subsurface conditions and to determine the suitability of the site for the proposal and required solutions.

5.9. TRANSPORT, PARKING AND ACCESSIBILITY

A Transport and Accessibility Impact Assessment report will be provided as part of the EIS. The provision of parking is expected to be a key issue for consideration, given the proposed use of the site and the event-based nature of the use. The report will consider parking requirements, existing and expected traffic impacts and the design of proposed vehicular access points.

Due to the location within a bushfire prone area, the design of the proposed vehicular access points and pick up and drop off arrangements for private vehicles and buses will be carefully considered.

The report will also outline a Sustainable Travel Plan for the proposed development. This will aim to encourage staff, students and parents to access the site by walking, cycling or public transport where possible.

5.10. NOISE AND VIBRATION

A Construction and Operational Noise Report will be provided as part of the EIS. The report will provide a detailed assessment of potential noise and vibration impacts caused by the construction and operation of the School, and recommendations to mitigate these impacts.

5.11. STORMWATER MANAGEMENT AND FLOODING

A Stormwater Management Plan and Erosion and Sediment Control Plan will accompany the EIS detailing a comprehensive management process.

The site is subject to flooding; therefore, a Flood Study will be undertaken to model flood levels and behaviour and to determine any potential impacts the proposal may have on surrounding flood levels.

5.12. BUILDING CODE OF AUSTRALIA AND ACCESS

The proposed development will be designed in accordance with the requirements of the Building Code of Australia and will provide legible, safe and inclusive access for all. This will be addressed within a Building Code of Australia and Accessibility Report to be provided as part of the EIS.

5.13. WASTE

A Construction Waste Management Plan will be prepared to accompany the EIS. The Plan will detail all likely waste streams to be generated during construction and outline proposed measures to dispose of the waste offsite.

An Operational Waste Management Plan will also be submitted as part of the EIS and detail proposed waste servicing arrangements, loading zones and ongoing waste management practices to be employed at the site. All demolition, construction and operational waste will be reused or recycled where possible.

5.14. UTILITIES AND INFRASTRUCTURE

The site is not currently serviced by water, stormwater and sewer, the required connections and upgrades to the existing utilities will be identified in the EIS.

5.15. CONSTRUCTION MANAGEMENT

A Preliminary Construction and Environmental Management Plan will be prepared and provided as part of the EIS. The plan will detail:

- Timing of construction works to be undertaken;
- Construction hours of operation and programme;
- Materials handling strategy;
- Construction traffic, noise, soil erosion, dust control and stormwater management;
- Environmental management strategies during construction; and
- Waste management.

A Construction Traffic Management Plan will also be prepared to outline proposed traffic control plans and truck routes.

5.16. CIVIL ENGINEERING DETAIL

Civil engineering matters will be addressed in relevant Civil Engineering Plans.

5.17. SOCIAL AND ECONOMIC IMPACTS

The social and economic impacts resulting from the proposal will be detailed in the EIS. Anticipated social and economic impacts include:

- New direct and indirect jobs will be created during both construction and operational phases;
- The facilities will cater for future demand for school and community use of open space and recreation facilities;
- The school will have sufficient areas for indoor and outdoor recreation to improve the health and wellbeing of future students; and

5.18. SAFETY AND SECURITY

The EIS will outline how specific Crime Prevention Through Environmental Design (**CPTED**) principles (surveillance, access control, territorial re-enforcement and space/activity management) have been integrated into the design to deter crime, manage space and create a safe environment.

6. CONSULTATION

Preliminary stakeholder consultation has been undertaken, including discussions with Council, Rural Fire Service, Sydney Water and RMS.

It is anticipated that the following groups will have an interest in the proposal and will be consulted with:

- Department of Planning, Industry and Environment (**DPIE**);
- NSW Government Architect (**GANSW**), but not necessarily the State Design Review Panel (we request flexibility on this subject to GANSW advice);
- Northern Beaches Council;
- Transport for NSW (**TfNSW**);
- Sydney Water;
- Rural Fire Service (**RFS**);
- Utilities / service providers;
- Community stakeholders.

A Community Engagement Strategy will be prepared as part of the EIS preparation.

6.1. COUNCIL CONSULTATION

Urbis has undertaken a preliminary briefing meeting with Northern Beaches Council on 22 April 2020. The meeting was attended by members of the project team and the following Council representatives:

- Louise Kerr, Director Planning & Place
- Peter Robinson, Executive Manager Development Assessment
- Steve Lawler, Executive Manager Parks & Recreation
- Anna Williams, Manager Development Assessment

The following key matters were discussed at the meeting:

- Traffic and access;
- Community engagement;
- Timing with Ingleside Planned Precinct;
- Community use;
- Heritage trees; and
- Liaison with Council's technical team.

Further consultation and liaison with Council will be undertaken throughout the project. The issues of traffic, community use of facilities, heritage and community engagement will be addressed in the EIS.

7. CONCLUSION

This report provides support to the request for SEARs for the Queenwood Ingleside Sports Precinct at 169 and 169A Mona Vale Road, Ingleside. It has been prepared by Urbis Pty Ltd on behalf of Queenwood School for Girls (**the applicant**).

The Ingleside Sports Precinct site will be developed for use by the Junior and Senior school students and the local community. The development will support the delivery of curricular and co-curricular sports education and sports programs. The development will also present the potential to support the provision of additional recreational facilities to meet the needs of the local community.

All relevant impacts will be assessed in the EIS, as guided by the SEARs.

DISCLAIMER

This report is dated 7 April 2020 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of QUEENWOOD SCHOOL FOR GIRLS (**Instructing Party**) for the purpose of Scoping Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A **INGLESIDE CAMPUS MASTERPLAN**

