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## APPENDIX C

### Statutory Compliance Tables

SSD-26876801

Relocation of The Forest High School

Allambie Road, Allambie Heights

Prepared for: School Infrastructure NSW  
November 2022

# 1 Environmental Planning & Assessment Act – Consistency with the Objects

Proposed Development's Consistency with the Objects of the EP&A Act		
Object of the EP&A Act	Assessment	Consistent
(a) <i>To promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,</i>	The proposal will provide a new campus with high-quality facilities to an existing public high school community. The new site is on urban zoned land and will contribute to the social and economic welfare of the community.	Yes
(b) <i>To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,</i>	The proposal includes various measures aimed at minimising energy and water consumption and is considered to be consistent with the objectives of ecologically sustainable development (see ESD Report at <b>Appendix M</b> ).	Yes
(c) <i>To promote the orderly and economic use and development of land,</i>	The site is zoned for the express purpose of Education Establishment and has been used for community purposes for over 60 years. The proposal will result in the orderly and economic development of the land.	Yes
(d) <i>To promote the delivery and maintenance of affordable housing,</i>	This object is not applicable to the proposal.	N/A
(e) <i>To protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,</i>	The proposal has been designed to preserve the highest value vegetation and biodiverse on site. A BDAR has been provided at <b>Appendix O</b> and is discussed in <b>Section 6.7</b> of the EIS.	Yes
(f) <i>To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),</i>	The proposal has been informed by detailed and involved input regarding heritage ( <b>Section 6.2</b> , and <b>Appendix AA, BB and CC</b> of the Assessment).	Yes
(g) <i>To promote good design and amenity of the built environment,</i>	A Design Analysis Report ( <b>Appendix G</b> ) has been provided which addresses good design and amenity of the built environment, as set out in <b>Section 6.1</b> of the EIS.	Yes
(h) <i>To promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,</i>	The building has been designed in accordance with the BCA, Australian Standards and the DDA as outlined in <b>Section 6.15</b> and <b>Appendix I</b> of the assessment.	Yes
(i) <i>To promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State, and</i>	The proposed development has been assessed against the various Commonwealth and State statutes and local policies and has involved consultation with relevant levels of government.	Yes
(j) <i>To provide increased opportunity for community participation in environmental planning and assessment.</i>	The proponent has actively engaged with relevant government agencies and further consultation will be undertaken during the statutory assessment process.	Yes

## 2 SEPP (Industry and Employment) 2021

### Assessment under SEPP (Industry and Employment) – Chapter 3 Advertising and Signage

Provision	Assessment
<b>Section 3.1 – Aims, Objectives</b>	
(a) to ensure that signage (including advertising): (i) is compatible with the desired amenity and visual character of any area, and (ii) provides effective communication in suitable locations, and (iii) is of high quality design and finish	The character of the locality in the vicinity of the site generally consists of low density residential development, seniors housing development, light industrial development, community and educational development, open space and bushland.  The proposed signage is of a scale which is considered suitable from the length and height of the built form, the size of the site and will not dominant the streetscape.
(b) to regulate signage (but not content) under Part 4 of the Act	Noted.
(c) to provide time-limited consents for the display of advertisements in transport corridors, and	N/A
(d) to regulate the display of advertisements in transport corridors, and	N/A
(e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.	N/A
<b>Schedule 5 – Assessment Criteria</b>	
Character of the Area	The design of the signage is consistent with the existing character of the area.
Special Areas	The proposed signage doesn't detract from the visual amenity of the locality.
Views and Vistas	The proposed signage has been integrated into the design of the new school buildings and doesn't impact upon any existing views or vistas.
Streetscape, Setting or Landscape	The scale, proportion and form of the proposed signage is appropriate with the existing setting.
Site and Building	The proposed signage has been integrated into the design of the new buildings and is compatible with the building's scale and design.
Associated devices and logos with advertisements and advertising	N/A
Illumination	The signage will be backlit but will not result in unacceptable glare or affect safety for pedestrians, vehicles or aircraft.
Safety	The proposed signage will not reduce the safety for vehicles, pedestrians or cyclists.

### 3 SEPP (Planning System) 2021

Assessment under SEPP Planning Systems - Chapter 2 State and Regional Development	
Provision	Assessment
<b>Section 2.1 – Aims</b>	
(a) <i>to identify development that is State significant development,</i>	The proposal is SSD, as Section 2.6 identifies development for this purpose in Schedule 1, in this case.
(b) <i>to identify development that is State significant infrastructure and critical State significant infrastructure,</i>	N/A
(c) <i>to identify development that is regionally significant development.</i>	N/A
<b>Section 2.6 – Declaration of State significant development: section 4.36</b>	
(1) <i>Development is declared to be State significant development for the purposes of the Act if—</i> (a) <i>the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the Act, and</i> (b) <i>the development is specified in Schedule 1 or 2.</i>	Schedule 1 lists Educational establishments as SDD that is development that has a capital investment value of more than \$20 million that is for the purpose of a new school. The proposal is for a new high school with a capital investment value of more than \$20 million.

## 4 SEPP (Transport and Infrastructure) 2021

Assessment under SEPP Transport and Infrastructure – Chapter 2	
Provision	Assessment
<b>Section 2.1 – Aims of Chapter</b>	
<i>The aim of this Chapter is to facilitate the effective delivery of infrastructure across the State by—</i>	The proposal is SSD, and is being assessed in accordance with the SSD Guidelines.
<i>(a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and</i>	
<i>(b) providing greater flexibility in the location of infrastructure and service facilities, and</i>	The proposal comprises the relocation of the TFHS from its existing location in Frenchs Forest to Allambie Heights to facilitate the ongoing development of the Frenches Forest Strategic Centre. Creation of a new school campus re an opportunity to provide new infrastructure facilities that are designed for contemporary learning and development that cater to the local community.
<i>(c) allowing for the efficient development, redevelopment or disposal of surplus government owned land, and</i>	N/A
<i>(d) identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and</i>	The SEARs process for the proposal has identified the environmental assessment requirements and is addressed in this EIS.
<i>(e) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and</i>	The SEARs process for the proposal has identified the environmental assessment requirements and is addressed in this EIS.
<i>(f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and</i>	The consultation with public authorities on the proposal is set out in <b>Section 5</b> of the EIS.
<i>(g) providing opportunities for infrastructure to demonstrate good design outcomes.</i>	An Architectural Design Report ( <b>Appendix G</b> ) has been provided which addresses good design and amenity of the built environment, as set out in <b>Section 6.1</b> of the EIS.
<b>Section 2.48 Determination of development applications – other development</b>	
<i>(1) This section applies to a development application (or an application for modification of a consent) for development comprising or involving any of the following—</i>	The proposal includes the relocation of existing 33kV overhead mains and poles and 11kV underground mains to facilitate the proposed development. Both lines will be diverted underground within a new easement.
<i>(a) the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,</i>	
<i>(b) development carried out—</i>	The works are located within 5m of an exposed overhead electricity power line.
<i>(i) within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or</i>	
<i>(ii) immediately adjacent to an electricity substation, or</i>	
<i>(iii) within 5m of an exposed overhead electricity power line,</i>	
<i>(c) installation of a swimming pool any part of which is—</i>	
<i>(i) within 30m of a structure supporting an overhead electricity transmission line, measured horizontally from the top of the pool to the bottom of the structure at ground level, or</i>	
<i>(ii) within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool,</i>	

## Assessment under SEPP Transport and Infrastructure – Chapter 2

Provision	Assessment
<p>(d) development involving or requiring the placement of power lines underground, unless an agreement with respect to the placement underground of power lines is in force between the electricity supply authority and the council for the land concerned.</p>	
<p>(2) Before determining a development application (or an application for modification of a consent) for development to which this section applies, the consent authority must—</p> <p>(a) give written notice to the electricity supply authority for the area in which the development is to be carried out, inviting comments about potential safety risks, and</p> <p>(b) take into consideration any response to the notice that is received within 21 days after the notice is given.</p>	<p>An Electrical Services Report (<b>Appendix EE</b>) has been prepared to address the proposed electricity infrastructure works.</p>
<b>Section 2.120 – Impact of road noise or vibration on non-road development</b>	
<p>(1) This section applies to development for any of the following purposes that is on land in or adjacent to the road corridor for a freeway, a tollway or a transitway or any other road with an annual average daily traffic volume of more than 20,000 vehicles (based on the traffic volume data published on the website of TfNSW) and that the consent authority considers is likely to be adversely affected by road noise or vibration—</p> <p>(a) residential accommodation,</p> <p>(b) a place of public worship,</p> <p>(c) a hospital,</p> <p>(d) an educational establishment or centre-based child care facility.</p>	<p>The site has frontage to Allambie Road that has an annual average daily traffic volume of between 14,000 – 17,000 vehicles per day. Aquatic Drive has an annual average daily traffic volume of about 5,000 – 6,000 vehicles, therefore, it is considered that the proposed development will not be adversely impacted by road noise or vibration.</p> <p>Nevertheless, a Noise and Vibration Impact Assessment has been provided, which addresses noise and vibration impacts on the development as set out in <b>Section 6.11</b> of the EIS.</p>
<p>(2) Before determining a development application for development to which this section applies, the consent authority must take into consideration any guidelines that are issued by the Secretary for the purposes of this section and published in the Gazette.</p>	<p>N/A</p>
<p>(3) If the development is for the purposes of residential accommodation, the consent authority must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following LAeq levels are not exceeded—</p> <p>(a) in any bedroom in the residential accommodation—35 dB(A) at any time between 10 pm and 7 am,</p> <p>(b) anywhere else in the residential accommodation (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.</p>	<p>N/A</p>
<b>Section 2.122 – Traffic-generating development</b>	
<p>(1) This section applies to development specified in Column 1 of the Table to Schedule 3 that involves—</p> <p>(a) new premises of the relevant size or capacity, or</p> <p>(b) an enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity.</p>	<p>Schedule 3 includes any development that generates 200 or more motor vehicles per hour with access to a road. It is likely in the short term that the proposal will generate 200 or more vehicles per hour with planned 1,500 students and 120 staff.</p> <p>TfNSW have been engaged though the design process and their responses have been recorded in the Engagement Report at <b>Appendix II</b>.</p>

Assessment under SEPP Transport and Infrastructure – Chapter 2	
Provision	Assessment
<b>Section 3.1 – Aims</b>	
<p><i>The aim of this Chapter is to facilitate the effective delivery of educational establishments and early education and care facilities across the State by—</i></p> <p>(a) <i>improving regulatory certainty and efficiency through a consistent planning regime for educational establishments and early education and care facilities, and</i></p>	The proposal is SSD and is being assessed in accordance with the SSD Guidelines and the issued SEARs.
<p>(b) <i>simplifying and standardising planning approval pathways for educational establishments and early education and care facilities (including identifying certain development of minimal environmental impact as exempt development), and</i></p>	The proposal is SSD and is being assessed in accordance with the SSD Guidelines and the issued SEARs.
<p>(c) <i>establishing consistent State-wide assessment requirements and design considerations for educational establishments and early education and care facilities to improve the quality of infrastructure delivered and to minimise impacts on surrounding areas, and</i></p>	The proposal is SSD and is being assessed in accordance with the SSD Guidelines and the issued SEARs.
<p>(d) <i>allowing for the efficient development, redevelopment or use of surplus government-owned land (including providing for consultation with communities regarding educational establishments in their local area), and</i></p>	While the State Government owns the site, it is not 'surplus government land', in the meaning of this section.
<p>(e) <i>providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and</i></p>	The consultation with public authorities on the proposal is set out in <b>Section 5</b> of the EIS.
<p>(f) <i>aligning the NSW planning framework with the National Quality Framework that regulates early education and care services, and</i></p>	N/A
<p>(g) <i>ensuring that proponents of new developments or modified premises meet the applicable requirements of the National Quality Framework for early education and care services, and of the corresponding regime for State regulated education and care services, as part of the planning approval and development process, and</i></p>	N/A
<p>(h) <i>encouraging proponents of new developments or modified premises and consent authorities to facilitate the joint and shared use of the facilities of educational establishments with the community through appropriate design.</i></p>	The consultation with the community on TFHS and the potential joint and shared use of facilities of the schools is set out in <b>Section 3.1</b> of the EIS.

## 5 SEPP (Biodiversity and Conservation) 2021

Assessment under SEPP – Biodiversity and Conservation - Chapter 2 Vegetation in non-rural areas	
Provision	Assessment
<b>Section 2.1 – Aims</b>	
(a) <i>to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and</i>	Noted
(b) <i>to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.</i>	The proposed development seeks to remove 226 trees to facilitate the proposed development. However, this tree removal will be offset by an additional 3.490m <sup>2</sup> of new canopy cover to achieve a 25% canopy cover across the site.
<b>Section 2.3 – Land to which Chapter applies</b>	
Local government areas	SEPP applies to Northern Beaches local government area
Zones in environmental planning instrument	SEPP applies to the SP1 zone
<b>Section 2.9 – Vegetation to which Chapter applies</b>	
Development control plan	This part applies to vegetation in any non-rural area declared in a DCP to which this part applies. If so, the council may issue a permit to the landholder to clear vegetation.
Assessment under SEPP – Biodiversity and Conservation – Chapter 4 Koala Habitat Protection	
<b>Section 4.1 – Aims of Chapter</b>	
<i>This Chapter aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.</i>	This assessment has considered the impacts of the proposed development on koala habitat.
<b>Section 4.4 – Land to which Chapter applies</b>	
Applies to each local government area in Schedule 2	Chapter 4 of the SEPP applies to the Northern Beaches local government area
<b>Section 4.9 – Development assessment process – no approved koala plan of management</b>	
(1) <i>This section applies to land to which this Chapter applies if the land—</i> (a) <i>has an area of at least 1 hectare (including adjoining land within the same ownership), and</i> (b) <i>does not have an approved koala plan of management applying to the land.</i>	The site has an area of more than 1 hectare. No approved koala plan of management applies to the site.
(2) <i>Before a council may grant consent to a development application for consent to carry out development on the land, the council must assess whether the development is likely to have any impact on koalas or koala habitat.</i>	The BDAR provides an assessment of the impact of the proposed development on koalas or koala habitat ( <b>Appendix O</b> ). The BDAR notes that no suitable tree canopy is located on the site and that the existing roads surrounding the site limit accessibility.
Assessment under SEPP – Biodiversity and Conservation - Chapter 6 Bushland in Urban Areas	
<b>Section 6.1 – Aims, objectives etc</b>	
(1) <i>The general aim of this Chapter is to protect and preserve bushland within the urban areas referred to in Schedule 5 because of—</i> (a) <i>its value to the community as part of the natural heritage,</i> (b) <i>its aesthetic value, and</i> (c) <i>its value as a recreational, educational and scientific resource.</i>	Chapter 6 of the SEPP applies to Northern Beaches local government area.

## Assessment under SEPP – Biodiversity and Conservation - Chapter 2 Vegetation in non-rural areas

Provision	Assessment
<p>(2) <i>The specific aims of this Chapter are—</i></p> <ul style="list-style-type: none"> <li><i>(a) to protect the remnants of plant communities which were once characteristic of land now within an urban area,</i></li> <li><i>(b) to retain bushland in parcels of a size and configuration which will enable the existing plant and animal communities to survive in the long term,</i></li> <li><i>(c) to protect rare and endangered flora and fauna species,</i></li> <li><i>(d) to protect habitats for native flora and fauna,</i></li> <li><i>(e) to protect wildlife corridors and vegetation links with other nearby bushland,</i></li> <li><i>(f) to protect bushland as a natural stabiliser of the soil surface,</i></li> <li><i>(g) to protect bushland for its scenic values, and to retain the unique visual identity of the landscape,</i></li> <li><i>(h) to protect significant geological features,</i></li> <li><i>(i) to protect existing landforms, such as natural drainage lines, watercourses and foreshores,</i></li> <li><i>(j) to protect archaeological relics,</i></li> <li><i>(k) to protect the recreational potential of bushland,</i></li> <li><i>(l) to protect the educational potential of bushland</i></li> <li><i>(m) to maintain bushland in locations which are readily accessible to the community, and</i></li> <li><i>(n) to promote the management of bushland in a manner which protects and enhances the quality of the bushland and facilitates public enjoyment of the bushland compatible with its conservation.,</i></li> </ul>	<p>Noted. The proposal is not inconsistent with the aims of Chapter 6.</p>
<b>Clause 6.8 Land adjoining land zoned or reserved for public open space</b>	
<p>(1) <i>This section applies to land which adjoins bushland zoned or reserved for public open space purposes.</i></p> <p>(2) <i>Where a public authority—</i></p> <ul style="list-style-type: none"> <li><i>(a) proposes to carry out development on land to which this section applies, or</i></li> <li><i>(b) proposes to grant approval or development consent in relation to development on land to which this section applies,</i></li> </ul> <p><i>the public authority shall not carry out that development or grant the approval or development consent unless it has taken into account—</i></p> <ul style="list-style-type: none"> <li><i>(c) the need to retain any bushland on the land,</i></li> <li><i>(d) the effect of the proposed development on bushland zoned or reserved for public open space purposes and, in particular, on the erosion of soils, the siltation of streams and waterways and the spread of weeds and exotic plants within the bushland, and</i></li> <li><i>(e) any other matters which, in the opinion of the approving or consent authority, are relevant to the protection and preservation of bushland zoned or reserved for public open space purposes.</i></li> </ul>	<p>The Site adjoins land zoned C2 Environmental Conservation. No development is located on land zoned C2. The proposal includes tree removal to facilitate the development, however the tree removal will be offset by new planting to ensure that a minimum 25% tree canopy is provided across the site.</p> <p>Appropriate erosion and sediment control measures will be established during the demolition and construction works to mitigate the impacts of the proposal on the erosion of soils, siltation of streams and waterways and spread of weeds and exotic plants (<b>Appendix R</b>).</p>

## 6 SEPP (Resilience and Hazards) 2021

Assessment under SEPP Resilience & Hazards – Chapter 4 Remediation of Land	
Provision	Assessment
<b>Section 4.1 – Objects</b>	
(1) <i>The object of this Chapter is to provide for a Statewide planning approach to the remediation of contaminated land.</i>	This assessment has considered whether the Site contains any contaminated lands.
(2) <i>In particular, this Chapter aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment—</i> (a) <i>by specifying when consent is required, and when it is not required, for a remediation work, and</i> (b) <i>by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and</i> (c) <i>by requiring that a remediation work meet certain standards and notification requirements.</i>	The assessment has considered whether the Site contains any contaminated lands.
<b>Section 4.6 - Contamination and remediation to be considered in determining development application</b>	
(1) <i>A consent authority must not consent to the carrying out of any development on land unless—</i> (a) <i>it has considered whether the land is contaminated, and</i> (b) <i>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</i> (c) <i>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.</i>	A Preliminary Site Investigation ( <b>Appendix S</b> ), Detailed Site Investigation (DSI) ( <b>Appendix T</b> ), Landfill Gas and Groundwater Monitoring Report ( <b>Appendix U</b> ), and Remedial Action Plan ( <b>Appendix W</b> ) has been provided, which has considered whether any lands of the Site are contaminated.  The DSI concluded that the site can be made suitable for its proposed use as an educational establishment, subject to three (3) recommendations pertaining to gas monitoring, preparation of RAP and a Construction Management Plan. This is addressed in <b>Section 4.7.5</b> .
(2) <i>Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subsection (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.</i>	A Preliminary Site Investigation has been prepared in accordance with the contaminated land planning guidelines ( <b>Appendix S</b> ).
(3) <i>The applicant for development consent must carry out the investigation required by subsection (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.</i>	A Detailed Site Investigation has been prepared in accordance with the contaminated land planning guidelines ( <b>Appendix T</b> ).
(4) <i>The land concerned is—</i> (a) <i>land that is within an investigation area,</i>	Noted

## Assessment under SEPP Resilience &amp; Hazards – Chapter 4 Remediation of Land

Provision	Assessment
<p>(b) <i>land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,</i></p> <p>(c) <i>to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land—</i>  <i>(i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and</i>  <i>(ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).</i></p>	

## 7 Warringah Local Environmental Plan 2011

### Assessment against relevant provisions of Warringah LEP 2011

Provision	Assessment
<p><b>Clause 1.2 Aims of Plan</b></p> <p>(2) <i>The particular aims of this Plan are as follows—</i></p> <p>(aa) <i>to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,</i></p> <p>(c) <i>to maintain and enhance the existing amenity and quality of life of the local community by providing for a balance of development that caters for the housing, employment, entertainment, cultural, welfare and recreational needs of residents and visitors,</i></p> <p>(e) <i>in relation to non-residential development, to—</i></p> <p>(i) <i>ensure that non-residential development does not have an adverse effect on the amenity of residential properties and public places, and</i></p> <p>(ii) <i>maintain a diversity of employment, services, cultural and recreational facilities,</i></p> <p>(f) <i>in relation to environmental quality, to—</i></p> <p>(i) <i>achieve development outcomes of quality urban design, and</i></p> <p>(ii) <i>encourage development that demonstrates efficient and sustainable use of energy and resources, and</i></p> <p>(iii) <i>achieve land use relationships that promote the efficient use of infrastructure, and</i></p> <p>(iv) <i>ensure that development does not have an adverse effect on streetscapes and vistas, public places, areas visible from navigable waters or the natural environment, and</i></p> <p>(v) <i>protect, conserve and manage biodiversity and the natural environment, and</i></p> <p>(vi) <i>manage environmental constraints to development including acid sulfate soils, land slip risk, flood and tidal inundation, coastal erosion and biodiversity,</i></p> <p>(g) <i>in relation to environmental heritage, to recognise, protect and conserve items and areas of natural, indigenous and built heritage that contribute to the environmental and cultural heritage of Warringah,</i></p> <p>(h) <i>in relation to community well-being, to—</i></p> <p>(i) <i>ensure good management of public assets and promote opportunities for social, cultural and community activities, and</i></p> <p>(ii) <i>ensure that the social and economic effects of development are appropriate.</i></p>	<p>The school hall and other spaces are to be utilised by some community groups and extra-curricular activities outside of school hours.</p> <p>Environmental impacts such as urban design, streetscapes, natural environment, biodiversity and site suitability are outlined in <b>Section 6</b> of the assessment.</p> <p>Impacts on Aboriginal and European heritage significance are outlined in <b>Section 6.2</b> of the assessment.</p> <p>Social impacts are addressed in <b>Section 6.13</b> of the assessment.</p>
<p><b>Clause 2.3</b> <i>Zone objectives and Land Use Table</i></p> <p><b>Objectives of the SP1 Special Activities (Health Services Facilities, Seniors Housing Community Facilities, Educational Establishments) zone</b></p> <ul style="list-style-type: none"> <li>• <i>To provide for special land uses that are not provided for in other zones.</i></li> <li>• <i>To provide for sites with special natural characteristics that are not provided for in other zones.</i></li> <li>• <i>To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.</i></li> </ul>	<p>The proposal will provide the NSW Department of Education with greater capacity to provide public elementary education to the local community, consistent with the specified use of Educational Establishments.</p> <p>The proposed works will provide high quality learning and teaching spaces with flexible layout arrangements and durable finishes ensuring the proposal operates as a long-life, high utility and low-maintenance educational establishment.</p> <p>The new campus has been designed to work with the topography, setting, orientation and environmental conditions of the site to maximise usability and amenity, both internal and external to the site.</p>
<p><b>Clause 4.3</b> Height of buildings</p> <p><b>Objectives</b></p>	<p>To harmonise with the established local character and achieve equitable access for school users, the new</p>

Assessment against relevant provisions of Warringah LEP 2011	
Provision	Assessment
<p>(a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,</p> <p>(b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access,</p> <p>(c) to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,</p> <p>(d) to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.</p>	<p>buildings have been limited to a maximum of two (2) storeys.</p> <p>Although some parts of the proposed buildings exceed the LEP height limit, the proposal is considered to sit comfortably within the mixed built form character of the area and limits negative privacy, overshadowing and streetscape impacts and this is discussed in detail in <b>Section 6.1.2</b> of the EIS.</p>
<p><b>Clause 4.4</b> Floor Space Ratio</p> <p><b>Objectives</b></p> <p>(a) to limit the intensity of development and associated traffic generation so that they are commensurate with the capacity of existing and planned infrastructure, including transport infrastructure,</p> <p>(b) to provide sufficient floor space to meet anticipated development needs for the foreseeable future,</p> <p>(c) to ensure that buildings, by virtue of their bulk and scale, are consistent with the desired character of the locality,</p> <p>(d) to manage the visual impact of development when viewed from public spaces,</p> <p>(e) to maximise solar access and amenity for public areas.</p>	<p>No Floor Space Ratio control applies to the site.</p> <p>The proposal has been designed at a size and scale appropriate for the site and local character.</p> <p>The works will provide permanent facilities for 1,500 students, consistent with the existing school which is to be relocated from the Frenches Forest site.</p>
<p><b>Clause 5.10</b> Heritage Conservation</p> <p><b>Objectives</b></p> <p>(a) to conserve the environmental heritage of Warringah,</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</p> <p>(c) to conserve archaeological sites,</p> <p>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</p>	<p>The site is not identified as containing any listed heritage significance.</p> <p>The proposal has been informed by detailed and involved input regarding heritage (<b>Sections 6.2</b>, and <b>Appendix AA, BB and CC</b> of the Assessment).</p>
<p><b>Clause 5.21</b> Flood Planning</p> <p><b>Objectives</b></p> <p>(a) to minimise the flood risk to life and property associated with the use of land,</p> <p>(b) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,</p> <p>(c) to avoid adverse or cumulative impacts on flood behaviour and the environment,</p> <p>(d) to enable the safe occupation and efficient evacuation of people in the event of a flood.</p>	<p>The site is not identified as being flood prone.</p> <p>The proposal has been informed by detailed and involved input regarding flood risk and stormwater management (<b>Sections 6.4 and 6.5</b>, and <b>Appendix R</b> of the Assessment).</p>
<p><b>Clause 6.1</b> Acid sulfate soils</p> <p><b>Objective</b></p> <p>(1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.</p>	<p>The Geotechnical Investigations Report prepared by Tetra Tech Coffey (<b>Appendix Q</b>) found that Acid Sulfate Soils are not present on the site.</p>
<p><b>Clause 6.2</b> Earthworks</p> <p><b>Objectives</b></p> <p>(a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,</p> <p>(b) to allow earthworks of a minor nature without requiring separate development consent.</p>	<p>The proposal will not have detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land. These matters are discussed in <b>Section 6.2</b> of the Assessment.</p>

Assessment against relevant provisions of Warringah LEP 2011	
Provision	Assessment
<p><b>Clause 6.4</b> Development on sloping land</p> <p><b>Objectives</b></p> <p>(a) <i>to avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land,</i></p> <p>(b) <i>to ensure the impacts of storm water runoff from development on or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land,</i></p> <p>(c) <i>to ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining land.</i></p>	<p>The site is identified as being 'Area A' in the Landslip Risk map being a slope &lt;5°.</p> <p>A Geotechnical Investigation Report has been prepared by Tetra Tech Coffey (<b>Appendix Q</b>) to document and interpret the results of site investigations and to make recommendations regarding earthworks, retaining structures, footings and other engineering details. These matters are addressed in <b>Section 6.16</b> of the Assessment.</p>