

A background image showing a classroom setting. In the foreground, a student's hand is visible, holding a pen and writing on a piece of paper. Another student's hand is visible in the background, also writing. The image is slightly blurred, focusing on the text overlay.

REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

CURL CURL NORTH PUBLIC SCHOOL

2 MARCH 2017
PREPARED FOR NSW DEPARTMENT OF EDUCATION



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1. INTRODUCTION

In accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), this document is a request for Secretary's Environmental Assessment Requirement (SEARs) to guide the redevelopment of Curl Curl North Public School (the 'School') at Playfair Road, North Curl Curl (the 'site').

The proposed redevelopment by the Department of Education (DoE) will facilitate approximately 1000 students. This will take enrolment pressure off surrounding primary schools and accommodate future population growth within the Northern Beaches. Across New South Wales, public school enrolments are anticipated to be 40,000 students higher in 2019-20 than 2015-16.

To meet future demand, the redeveloped school will provide new buildings arranged in a U-shape containing:

- Collaborative learning spaces;
- Classrooms;
- Offices for teachers and administrative staff;
- Library; and
- Student canteen.

This development has a capital investment value (CIV) more than \$30 million. Pursuant to Schedule 1 Clause 15 of the *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP), development for the purposes of educational establishments (including schools) with a CIV more than \$30 million is state significant development for the purposes of the SRD SEPP.

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.

This request for SEARs report should be read in conjunction with the QS Report attached at **Appendix A** and the supporting concept plans provided at **Appendix B**.

2. SITE AND LOCALITY

2.1. SITE LOCATION AND DESCRIPTION

The site is located at Playfair Road, North Curl Curl within the Northern Beaches Local Government Area (Figure 1). It is an amalgamation of two lots legally described as Lot 1 DP 731454 and Lot 286 DP 752038.

The site is irregular in shape and contains two (2) street frontages. These street frontages comprise of Abbott Road to the south and Playfair Road to the west.

Figure 1 – The Site



Source: Nearmap

The site currently contains Curl Curl North Public School, which includes:

- Demountable classrooms and single-storey wooden classroom buildings;
- Covered outdoor learning area (COLA);
- At-grade staff carpark;
- Outdoor sports court and playground;
- Open sports field; and
- Library.

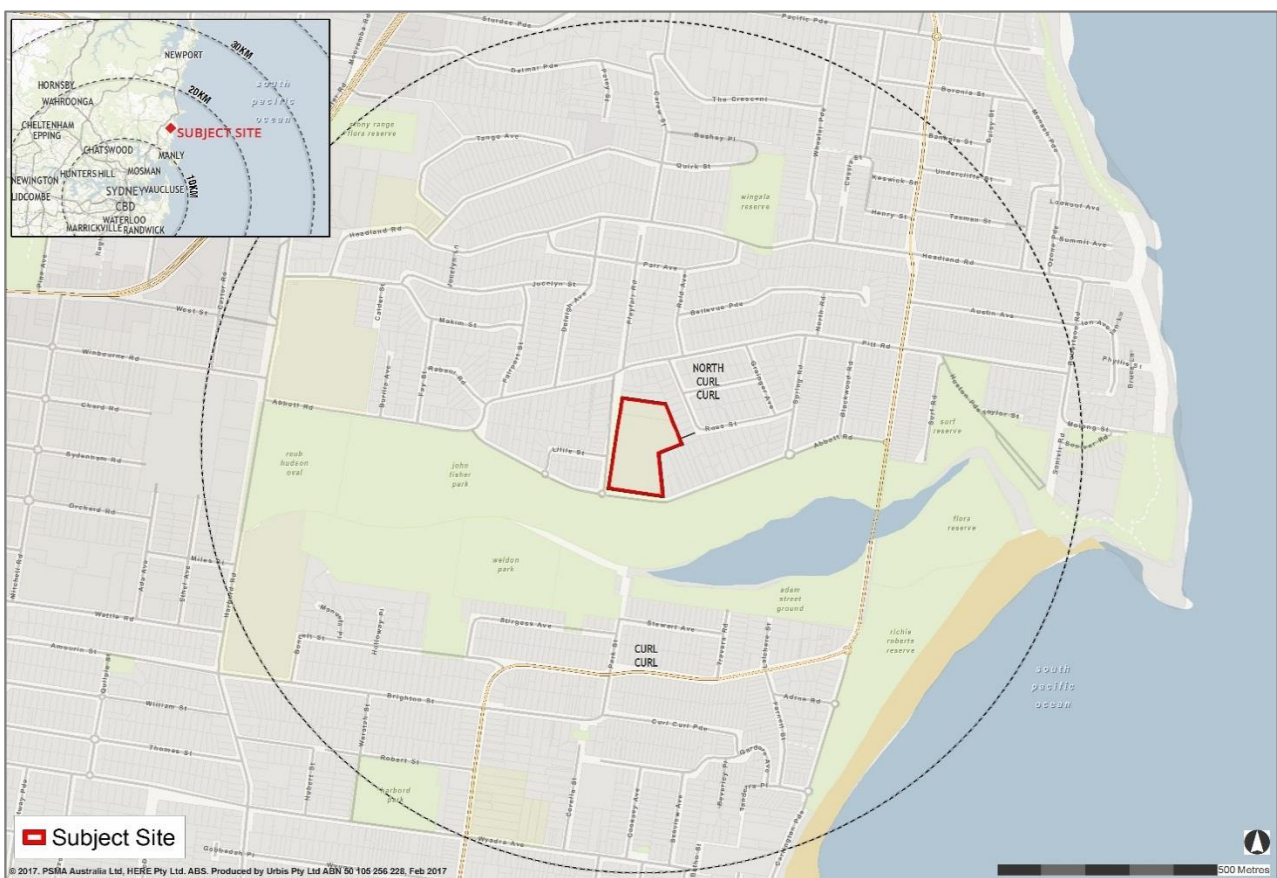
Pedestrian access into the site is provided off Playfair Road, Abbott Road and Ross Street. Vehicular access into the on-site staff carpark is provided off Playfair Road.

2.2. SURROUNDING DEVELOPMENT

The site is currently surrounded by multiple low-density residential dwellings and public open spaces. Specifically, the site is surrounded by the following:

- Directly adjacent to the north are multiple low-density residential dwellings. Further north is the North Curl Curl Neighbourhood Centre, containing a newsagent, bakery and butcher.
- Directly adjacent to the east are multiple low-density residential dwellings and Ross Street. Further east is North Curl Curl Beach.
- To the south-east of the site is the Abbott Road sports grounds. Further south-east is Curl Curl Lagoon.
- Directly adjacent to the south is Abbott Road. Further south is the Curl Curl Sports Centre, Curl Curl Youth and Community Centre and the John Fisher Netball Courts.
- Directly adjacent to the west is Playfair Road. Further west is Manly Selective Campus.

Figure 2 – Surrounding Context



Source: Nearmap

3. PROPOSED DEVELOPMENT

The proposed redevelopment of Curl Curl North Public School is intended to comprise of the following:

- Demolition of existing structures (excluding Block M and library);
- Construction of multiple school buildings arranged in a U-shape comprising:
 - Collaborative learning spaces;
 - Classrooms;
 - Offices for teaches and administrative staff;
 - Library; and
 - Student canteen.
- Refurbishment of Block M and existing library block;
- Construction of an exterior sports field and sports court;
- Relocation of on-site staff carpark and associated vehicular access point from Playfair Road to Abbott Road;
- Associated site landscaping and public domain improvements including new COLA, bush paths, central lawn and amphitheatre; and
- Augmentation and construction of ancillary infrastructure and utilities as required.

The intended proposal will accommodate a total of 1,000 students and 50-60 staff. Further details are provided in **Figure 3 (Pictures 1 and 2)** and within the concept plans attached at **Appendix B**.

The proposed development will be staged, as the School will continue to operate during the redevelopment. Proposed staging will be discussed within the EIS.

Figure 3 – Proposed Development



Picture 1 – Perspective

Source: TKD Architects



Picture 2 – Proposed Concept Site Plan

Source: TKD Architects

4. PLANNING FRAMEWORK

The relevant statutory planning policies that apply to the proposed development are as follows:

- State Environmental Planning Policy (State and Regional Development) 2011;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy No.55 – Remediation of Land;
- Warringah Local Environmental Plan 2011; and
- Warringah Development Control Plan 2011.

4.1. STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

State Environmental Planning Policy (State and Regional Development) 2011 identifies development types that are of state significance, or infrastructure types that are of state or critical significance. Under the *State Environmental Planning Policy (State and Regional Development) 2011*:

“Development for the purpose of educational establishments (including associated research facilities) that has a capital investment value of more than \$30 million” is considered a SSD.”

The proposal is defined as an ‘educational establishment’ and has a project value in excess of \$30 million. Accordingly, an SSD application is to be prepared and lodged with the Department of Planning (DPE).

4.2. 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 relevant provisions of ISEPP are discussed below:

School Facilities Standards:

Clause 32 of ISEPP provides the relevant matters for consideration in the determination of a development application for ‘educational establishments’. Clause 28(2) states that before determining a development application for a school, the consent authority must take into consideration all relevant standards in *School Facilities Standards—Landscape Standard—Version 22 (March 2002)*, *Schools Facilities Standards—Design Standard (Version 1/09/2006)* and *Schools Facilities Standards—Specification Standard (Version 01/11/2008)*.

The above standards are no longer fully relied on as the guidelines for school design. The proposal will be designed to be consistent with several other industry and government benchmarks including the NSW Educational Facilities Standards and Guidelines (EFSG).

Traffic Generating Development:

Schedule 3 stipulates that development for the purposes of an ‘educational establishment’ with 50 or more students and with access to any road must be referred to the RTA. Accordingly, the Roads and Maritime Services (RMS) will be consulted during the preparation of the EIS.

4.3. 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 for the remediation of land and aims to promote in the remediation of contaminated land to reduce the risk of harm. Clause 7(1) requires the consent authority to consider whether land is contaminated prior to consent of a DA. Accordingly, geotechnical and contamination investigations will be undertaken and discussed as part of the EIS.

4.4. WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

The *Warringah Local Environmental Plan 2011* (WLEP) is the principal environmental planning instrument governing development at the site. An assessment against the key controls of the WLEP has been undertaken below in Table 1.

Table 1 – Key WLEP Controls

Consideration	Control	Comment
Clause 2.2 - Land Use	R2 Low Density Residential	'Educational establishments' are permitted with consent at the site. The proposal is therefore permitted with consent.
Clause 4.3 - Height of Buildings	8.5m	The maximum height of the proposed building is approximately 13m. This height variation will be addressed in the EIS by way of justification pursuant to Clause 4.6 – Exceptions to Development Standards.
Clause 4.4 - Floor Space Ratio	N/A	FSR controls do not apply to the site.
Clause 5.9 - Preservation of Trees or Vegetation	A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation without consent.	The proposal seeks to remove some existing trees from the site. Accordingly, an Arborist Report will be prepared as part of the EIS. Most trees located around the perimeter of the site are to be retained. The existing 'Tree of Knowledge' is also to be retained and preserved.
Clause 6.3 - Flood Planning	Medium Flood Risk Planning Precinct	A Flood Risk Assessment Report will be submitted as part of the EIS to analyse flood risk at the site. A Stormwater Management Plan will also be prepared and submitted, detailing proposed flood risk management strategies incorporated into the development.

4.5. WARRINGAH DEVELOPMENT CONTROL PLAN 2011

The *Warringah Development Control Plan 2011* (WDCP) provides detailed controls for specific development types and locations. Most controls in the WDCP relate to character, streetscape and public domain works. The EIS will assess the proposal against all relevant controls within the WDCP.

4.6. STRATEGIC PLANNING FRAMEWORK

The relevant strategic planning policies which apply to the proposed development comprise of the following:

- NSW State Priorities;
- A Plan for Growing Sydney;
- Draft North District Plan;
- NSW Long Term Transport Master Plan 2012;
- Sydney's Cycling Future 2013;
- Sydney's Walking Future 2013; and
- Healthy Urban Development Checklist, NSW Health.

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

5. LIKELY PLANNING IMPACTS

5.1. BUILT FORM AND URBAN DESIGN

An Urban Design Report will be prepared as part of the EIS. The report will explain the design principles of the proposed development and how it addresses the surrounding locality. An external finishes and colours schedule will also be provided as part of the Architectural Plans.

5.2. ENVIRONMENTAL AMENITY

The proposed development is predominately surrounded by low-density residential dwellings. Accordingly, solar access, overshadowing, visual privacy, view loss and wind impacts will be addressed within the EIS.

Shadow diagrams, perspectives, an Acoustic Assessment and a Wind Impact Assessment Report will be provided with the EIS. The proposed scale and siting of the development will minimise impacts on neighbouring properties and open space areas.

5.3. ECOLOGICAL 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

An Arborist Report will be prepared as part of the EIS to consider the impact of the proposal on any vegetation species.

5.5. CONTAMINATION AND GEOTECHNICAL

As discussed in relation to SEPP 55, geotechnical and contamination investigations will be undertaken as part of the preparation of the EIS.

5.6. TRANSPORT AND ACCESSIBILITY

A Transport and Accessibility Impact Assessment report will be provided as part of the EIS. The report will analyse parking requirements, existing and expected traffic impacts and the design of proposed vehicular access points. 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.

5.7. 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.

5.8. STORMWATER MANAGEMENT AND FLOODING

A Flood Risk Assessment Report will be submitted as part of the EIS to analyse flood risk at the site. A Stormwater Management Plan will also be prepared and submitted, detailing proposed flood risk management strategies and water sensitive urban design measures incorporated into the development.

5.9. BUILDING CODE OF AUSTRALIA AND ACCESS

The proposed School 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.

5.10. WASTE

A Construction and Demolition Waste Management Plan and an Operational Waste Management Plan will be prepared and accompany the EIS. The plan's will detail proposed waste practices. Where possible, all demolition, construction and operational waste will be reused or recycled.

5.11. CONSTRUCTION MANAGEMENT

A Construction Management Plan will be prepared and provided as part of the EIS to detail proposed construction management strategies. A Construction Traffic Management Plan will also be prepared to outline proposed traffic control plans and truck routes.

5.12. CIVIL ENGINEERING

Civil engineering matters will be addressed within the relevant Civil Engineering Plans to be attached as part of the EIS.

5.13. 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:

- Significant new direct and indirect jobs will be created during both construction and operational phases;
- Redevelopment of the School will alleviate pressure on existing aged school facilities and cater for future population growth;
- The school will have sufficient areas for indoor and outdoor recreation to improve the health and wellbeing of future students; and
- The design will create a series of teaching spaces which are flexible and promote increased social interaction among students and teachers.

5.14. SAFETY AND SECURITY

The EIS will outline how specific Crime Prevention Through Environmental Design (CPTED) principles have been integrated into the design of the School to deter crime, manage space and create a safe environment.

5.15. CONTRIBUTIONS

Contributions will be calculated in accordance with the Northern Beaches Section94A Plan.

5.16. CONSULTATION

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

- DPE;
- DoE;
- Northern Beaches Council;
- RMS;
- Transport for NSW (TfNSW);
- Sydney Water;
- Ausgrid; and
- Community stakeholders.

6. CONCLUSION

This report provides a request for SEARs for the redevelopment of Curl Curl North Public School. The redevelopment will facilitate approximately 1000 students and include new classrooms, collaborative learning spaces, open space, sports fields and associated facilities.

The redevelopment is driven by residential growth throughout the Northern Beaches and the need for the DoE to provide contemporary school facilities to meet future educational standards.

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

DISCLAIMER

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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 QS REPORT

APPENDIX B CONCEPT PLANS



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