

COUNCIL ASSESSMENT REPORT

Panel Reference	2017SNH063
DA Number	DA-2017/257/A
LGA	Willoughby City Council
Proposed Development	Modifications to approved Willoughby Public School upgrade including, increase in height of 3 storey mixed use building, window design changes, changes to colour schedule, extension of communal hall roof, changes to boundary fencing, changes to landscaping layout and function, tree removal and extension to finishing hours of construction work on Saturday from 12pm until 5pm and associated works
Street Address	151-161 Mowbray Road, WILLOUGHBY NSW
Applicant/Owner	NSW Department of Education and Communities C/-RPS AUSTRALIA ASIA PACIFIC
Date of DA lodgement	4 March 2019
Number of Submissions	0
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Capital Investment Value (CIV) of the proposal is greater than \$5 million and is a Crown development.
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • <i>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</i> • <i>Willoughby Local Environmental Plan 2012</i> • <i>Willoughby Development Control Plan</i>
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Assessment Report • Schedule of Conditions • Site Description and Aerial Photo • Controls, Referrals & Development Statistics • Height of Buildings Exceedance Assessment • Section 4.15 (79c) Assessment • Notification Map • Architectural Plans
Report prepared by	John Mckee
Report date	1 May 2019

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Summary of s4.15 matters	
Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?	Yes
Legislative clauses requiring consent authority satisfaction	
Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report? <i>e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP</i>	Yes
Clause 4.6 Exceptions to development standards	
If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?	No
Special Infrastructure Contributions	
Does the DA require Special Infrastructure Contributions conditions (S7.24)? <i>Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions</i>	No
Conditions	
Have draft conditions been provided to the applicant for comment? <i>Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report</i>	Yes

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SNPP NO: 2017SNH063
COUNCIL WILLOUGHBY CITY COUNCIL
ADDRESS: 151-161 MOWBRAY ROAD, WILLOUGHBY NSW 2068.
DA NO: DA-2017/257/A
PROPOSAL: SNPP - MODIFICATIONS TO APPROVED WILLOUGHBY PUBLIC SCHOOL UPGRADE INCLUDING, INCREASE IN HEIGHT OF 3 STOREY MIXED USE BUILDING, WINDOW DESIGN CHANGES, CHANGES TO COLOUR SCHEDULE, EXTENSION OF COMMUNAL HALL ROOF, CHANGES TO BOUNDARY FENCING, CHANGES TO LANDSCAPING LAYOUT AND FUNCTION, TREE REMOVAL AND EXTENSION TO FINISHING HOURS OF CONSTRUCTION WORK ON SATURDAY FROM 12PM UNTIL 5PM AND ASSOCIATED WORKS

RECOMMENDATION: APPROVAL
ATTACHMENTS:

1. SCHEDULE OF AMENDED CONDITIONS
1. SITE DESCRIPTION AND AERIAL PHOTO
2. DEVELOPMENT CONTROLS, STATISTICS & REFERRALS
3. OFFICER'S ASSESSMENT OF HEIGHT OF BUILDING EXCEEDANCE
4. SECTION 4.55 (96) ASSESSMENT
5. SECTION 4.15 (79C) ASSESSMENT
6. NOTIFICATION MAP
7. ARCHITECTURAL PLANS

RESPONSIBLE OFFICER: Ritu Shankar (TEAM LEADER)
AUTHOR: John McKee – Consultant Town Planner

1. PURPOSE OF REPORT

The application is reported to Sydney North Planning Panel (SNPP) for determination as it meets the relevant criteria to be considered regional development under Schedule 7 of the *Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011*, more specifically, it is a *development with a Capital Investment Value (CIV) over \$5 million lodged by or on behalf of the Crown (State of NSW)*.

1. OFFICER'S RECOMMENDATION

THAT the Sydney North Planning Panel (SNPP):

- 2.1 Approve Development Application DA-2017/257/A for modifications to approved Willoughby Public School upgrade including, increase in height of 3 storey mixed use building, window design changes, changes to colour schedule, extension of communal hall roof, changes to boundary fencing, changes to

landscaping layout and function, tree removal and extension to finishing hours of construction work on Saturday from 12pm until 5pm and associated works at 151-161 Mowbray Road, WILLOUGHBY subject to conditions contained in Attachment 1, for the following reasons:

- 2.1.1 The development as modified remains substantially the same development as originally approved.
- 2.1.2 The development's additional breach of the Height of Buildings development standard contained in the *Willoughby Local Environmental Plan 2012*, is minor in nature, and is not considered to cause additional impacts to the environment or adjoining and surrounding properties.
- 2.1.3 The overall height, bulk and scale of the development, as viewed from the public domain and the surrounding developments remains relatively unchanged.

2. EXECUTIVE SUMMARY

The proposal seeks consent for relatively minor amendments to the Willoughby Public School that were approved under Development Consent No 2017/257. The amendments are proposed as a result of design and construction issues that have arisen post approval. The primary changes include, increase in height of 3 storey mixed use building, window design changes, changes to colour schedule, extension of communal hall roof, changes to boundary fencing, changes to landscaping layout and function, tree removal and extension to finishing hours of construction work on Saturday from 12pm until 5pm until 1 December 2019 and associated works.

The proposed amendments are considered to be of a relatively minor environmental impact and consistent with Section 4.55 (2) of the EP&A Act. The modified proposal is substantially the same development as the development for which consent was originally granted being for upgrading of existing facilities at Willoughby Public School.

The application was on notification for public comment from 13 March to 27 March 2019 and **no** submissions were received. Previous correspondents were also notified.

The controls and development statistics that apply to the subject land are provided in **Attachment 3**.

A detailed assessment of the proposal for approval under S4.15 (S79C) of the *Environmental Planning and Assessment Act 1979* is provided in **Attachment 4**.

3. BACKGROUND

The Joint Regional Planning Panel issued Development Consent 2017/257 on 14 December 2017 for the upgrade of existing facilities, including construction of mixed function buildings and associated works at Willoughby Public School.

A construction certificate has subsequently been issued for the school upgrading works and construction has commenced.

4. DESCRIPTION OF PROPOSAL

The modified development seeks consent for the following amendments:

- Changes to the window layout for both Mixed Use Function Building and Communal Hall fronting Oakville Road.
- Minor changes to colour schedule of 3 storey mixed use building
- Fence changes to Oakville Road, some part from 2.1m to 1.2m, additional fire booster wall in front of communal hall building.
- Fencing to Medway Lane and Keary Street increased from 1.2m to 2.1m and removal of some trees proposed along Medway Lane to accommodate fencing.
- Extension of roof to communal hall and COLA.
- Addition of covered walkway roof facing Keary Street.
- Height of 3 storey mixed use building roof fronting Oakville Road increased by 150mm from 12.8m to 12.95m
- Modified roof structure to COLA by changing roof fall.
- Relocation of existing playground facing Oakville Road.
- Landscape layout changes fronting Medway Lane.
- Additional parent's waiting area created near Keary Street.
- Changes from solid block to louvre fence at multipurpose hall between grid B-C and grid 5-6 on level 1 only.
- Fence to level 2 at communal hall increase from 1.2m to 1.8m.
- Installation of 30kW photovoltaic solar panel above 3 storey mixed use building
- Extend finishing hours of construction on Saturdays from 12pm to 5pm until 1 December 2019.
- Removal and replacement of tree 21 (Sweetgum Species) located at Oakville Road frontage of site to enable fire booster wall structure
- Removal of cluster of trees labelled tree 1 adjacent to medway Lane for replacement of fence (Camphor Laurel Species)
- Modify condition No.48 to remove requirement to retain tree No.38 (Turpentine Species)

5. CONCLUSION

Assessment has shown that likely adverse effects to the present and likely future amenity of the locality are not of such an extent as to warrant refusal.

The Section 4.55 (2) application has been assessed in accordance with Section 79C of the Environmental Planning and Assessment Act 1979, WLEP 2012, WDCP and other relevant codes and policies. Based on the assessment above, the proposed development is considered to be acceptable and approval is recommended.

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ATTACHMENT 1: SCHEDULE OF AMENDED CONDITIONS

SCHEDULE 1

CONDITIONS OF CONSENT

Development Consent 2017/257 is modified as follows:

A. The following conditions are amended to read:

1 Approved Plan/Details

The development must be in accordance with the following plans:

Type	Plan No.	Revision/ Issue No	Plan Date (as Amended)	Prepared by
Architectural – Site Plan	DA010	E	3/11/2017	
Architectural – Area Calculation	DA014	D	07.07.17	Conrad Gargett Ancher Mortlock Woolley
Architectural – Demolition	DA020	D		
Architectural – Level Ground East	DA101	D		
Architectural – Level Ground West	DA102	D		
Architectural – Level One East	DA103	D		
Architectural – Level Two East	DA104	D		
Architectural – Roof East	DA105	D		
Architectural – Elevations South & North	DA200	C		
Architectural – Elevations West & East	DA201	C		
Architectural – Sections	DA210	C		
Schedule of Colours & Materials	DA300	E	3/11/2017	
Landscape Details – Sh 1	DA501	A	03/07/2017	
Landscape Details – Sh 2	DA502			
Landscape – Planting Schedule	DA004			
Landscape – Legend & Finishes Schedule	DA003			

the application form and any other supporting documentation submitted as part of the application,

As modified by (DA-2017/257/A)

Type	Plan No.	Revision/ Issue No	Plan Date (as Amended)	Prepared by
Architectural				
Architectural-DA Site	DA010	I	25.02.2019	Conrad Gargett Ancher

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Plan				Mortlock Woolley
Architectural- Demolition Plan	DA020	H	25.02.2019	
Architectural-Level Ground East	DA101	H	25.02.2019	
Architectural- Level Ground West	DA102	H	25.02.2019	
Architectural - Level One East	DA103	H	25.02.2019	
Architectural-Level Two East	DA104	H	25.02.2019	
Architectural-Roof East	DA105	H	25.02.2019	
Architectural- Elevations	DA200	G	25.02.2019	
Architectural- Elevations	DA201	G	25.02.2019	
Architectural- Sections	DA210	H	25.02.2019	
Architectural-Schedule of Colours & Materials	DA310	G	25.02.2019	
Landscape				
Landscape Cover Sheet	DA001	E	25.02.2019	Conrad Gargett Ancher Mortlock Woolley
Landscape Legend & Finishes Plan	DA003	E	25.02.2019	
Planting Schedule	DA004	D	25.02.2019	
WPS Landscape Masterplan-Sheet 1	DA005	E	25.02.2019	
WPS Landscape Masterplan-Sheet 2	DA006	E	25.02.2019	
Tree Retention & Removal Plan-Sheet 1	DA007	D	25.02.2019	
Tree Retention & Removal Plan-Sheet 2	DA008	D	25.02.2019	
Landscape Surface Finishes Plan-Sheet 1	DA101	E	25.02.2019	
Landscape Surface Finishes Plan-Sheet 2	DA102	D	25.02.2019	
Landscape Surface Finishes Plan-Sheet 3	DA103	D	25.02.2019	
Landscape Surface Finishes Plan-Sheet 4	DA104	E	25.02.2019	
Landscape Surface Finishes Plan	DA105	D	25.02.2019	
Landscape Details- Sheet 1	DA501	D	25.02.2019	
Landscape Details- Sheet 2	DA502	D	25.02.2019	

the application form and any other supporting documentation submitted as part of the application, except for:

- (a) any modifications which are "Exempt Development" as defined under S.4.1(1) of the *Environmental Planning and Assessment Act 1979*;
- (b) otherwise provided by the conditions of this consent.
(Reason: Information and ensure compliance)

24. Hours of Work

Construction, including the delivery of materials to and from the site, may only be carried out between the hours of 7.00am and 5.00pm, Mondays to Fridays inclusive and 7.00am and 12pm Saturdays, and an additional hours on Saturday between 12pm and 5 pm inclusive up until 1st December 2019, with no work being carried out on Sundays or Public Holidays. The use of jackhammers/rock breakers and the like or other heavy machinery is only permitted between the hours of 7.00am and 5.00pm, Mondays to Fridays inclusive and 7.00am and 12pm Saturdays. Works may be permitted on Saturday between 12pm to 5pm up until 1st December 2019 if the works are inaudible at the boundary/boundaries of the nearest residential property.

(Reason: Ensure compliance and amenity)

48. Tree Trunk, Branch and Root Protection

- i) Retain and protect the following trees and vegetation throughout the demolition and construction period: All trees not indicated for removal on the approved plans as identified in the Arboricultural Impact Assessment Report dated 21 February 2019 prepared by Urban Arbor Pty Ltd, unless exempt under relevant planning instruments or legislation.
- ii) The above trees must be clearly marked and protection devices in place to prevent soil compaction and machinery damage.
- iii) Tree protection measures must comply with the Arboricultural Impact Assessment Report dated 21 February 2019 prepared by Urban Arbor and AS 4970-2009 Protection of trees on development sites with particular reference to Section 4 Tree Protection Measures.
- iv) Tree protection measures in accordance with iii) above are to be certified by the Project Arborist prior to commencement of works.
- v) Tree roots greater than 50mm diameter are not to be removed unless approved by The Project Arborist on site.
- vi) All structures are to bridge over or tunnel bore under roots unless directed otherwise by The Project Arborist on site.

(Reason: Tree management)

ATTACHMENT 2: SITE DESCRIPTION AND AERIAL PHOTO

Site Description

The site is an irregular shape that has an approximate area of approximately 1.95ha with frontages to Oakville Road, Keary Street and Medway Lane. The site is currently accessed via Oakville Road with a secondary access via Keary Street and Medway Lane.



Figure 1 - Aerial Photo of the development site and its surrounds

ATTACHMENT 3: CONTROLS, REFERRALS & DEVELOPMENT STATISTICS

Controls and Classification	
Willoughby Local Environmental Plan 2012 Zoning:	R2 Low Density Residential
Conservation area	No
Heritage Item	Yes
Bushfire Prone Area	No
Willoughby DCP	Yes
Applicable SEPPs	State Environmental Planning Policy (Educational Establishments & Childcare Facilities) 2017

S4.55 of Environmental Planning & Assessment Act (EP& A Act 1979)

The proposal seeks to modify the existing approval under Section 4.55 (2) of the EP& A Act. The proposed amendments are considered to be of a relatively minor environmental impact and consistent with Section 4.55 (2) of the EP& A Act.

The modified proposal is substantially the same development as the development for which consent was originally granted being the upgrading of existing facilities at Willoughby Public School. Refer attachment 4 for detailed assessment.

State Environmental Planning Policy (Educational Establishments & Childcare Facilities) 2017

The proposed modification is permitted with consent under Clause 35 of State Environmental Planning Policy (Educational Establishments & Childcare Facilities) 2017 and the modified proposal is consistent with relevant considerations.

Willoughby Local Environmental Plan 2012 (WLEP 2012)

The site is zoned R2 Low Density Residential under WLEP 2012 and the use of Educational Establishment is prohibited in the zone, however educational facilities are permitted under State Environmental Planning Policy (Educational Establishments & Childcare Facilities) 2017 with consent.

The proposal seeks to marginally increase the height of the approved 3 storey mixed use building fronting Oakville Road by 150mm from 12.8m to 12.95m. It is noted that a Clause 4.6 variation was originally approved to the mapped Height of Building Development standard of **8.5m** under Clause 4.3 of Willoughby LEP 2012. The approved building has a height of 12.8m and it is proposed to increase it to a maximum **height of 12.95m**. The additional height increase is not considered to have any adverse impacts upon the streetscape or amenity of the area.

Assessment of the height of building exceedance is provided in **Attachments 4**.

When assessed against the principal development standards, the modified 3 storey mixed use building exceeds the maximum height of **8.5m** specified in Clause 4.3 of WLEP 2012.

Development Statistics Table			
	Proposed	Development Standards	Compliance with standards
Site Area	19,595m ²		

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Development Statistics Table			
	Proposed	Development Standards	Compliance with standards
Floor Space Ratio	0.34:1	0.4:1	Yes
Height	3 storey mixed function building-12.95m	8.5m	No , 150mm further increase or 1.1%.

S.94A Contributions	
a. S7.12 (S94A)	Not applicable

Referrals	
Heritage Architect	No objections and no additional conditions
Development Engineer	No objections and no additional conditions
Landscape Architect	No objections and no additional conditions
Environmental Health Officer	No objections and no additional conditions

ATTACHMENT 4: OFFICER'S ASSESSMENT OF HEIGHT OF BUILDING EXCEEDANCE

The development exceeds the Height of Building development standard of maximum 8.5m. The height of the 3 storey mixed use building is 12.95m or 4.45m, which is 52% over the standard. The current proposal is seeking an additional height of 150mm or 1.1%.

A modification application submitted under the Section 4.55 of the *Environmental Planning and Assessment Act 1979* is not required to be accompanied by a Clause 4.6 request for variation. Notwithstanding, the exceedance of the height of building is assessed against the objectives of the Clause 4.6 to ensure the objectives are met.

Clause 4.6 Exceptions to development standards of *WLEP 2012* Subclause (3) reads:

(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:

(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and

(b) that there are sufficient environmental planning grounds to justify contravening the development standard.

A review of the development against the zone objectives and development standard is below:

Objectives of the Zoning

The relevant objectives for development within the R2 Low Density Residential zone are listed under the Land Use Table of *WLEP 2012*, and the reasonableness or necessity for compliance is assessed below:

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

Comments: The modified works relate to an existing school and provide the educational facilities to meet the day-to-day needs of the suburb.

- *To accommodate development that is compatible with the scale and character of the surrounding residential development.*

Comments: The modified development remains in keeping with the desired character of the site for educational purposes.

- *To encourage innovative design in providing a comfortable and sustainable living environment that also has regard to solar access, privacy, noise, views, vehicular access, parking and landscaping.*

Comments: The modified development remains a modern contemporary design that has regard to solar access, privacy, noise, views, vehicular access, parking and landscaping.

The development provides a sustainable solution to increasing demand in public educational facilities.

In conclusion, the proposed amendments outlined in the application will not result in any significant change to the achievement of any the listed objectives above. It has been established that the development remains substantially the same development.

Objectives of the Height Standard

The objectives of the Height of Buildings development standard are listed under Clause 4.3(1) of WLEP2012, and the reasonableness or necessity for compliance with the development standard has been assessed against each of its objectives below:

- (a) to ensure that new development is in harmony with the bulk and scale of surrounding buildings and the streetscape,*

Comments: The modified three storey building maintains the same bulk and scale and is in keeping with the existing school buildings fronting the southern side of Oakville Road despite the contemporary appearance.

- (b) to minimise the impacts of new development on adjoining or nearby properties from disruption of views, loss of privacy, overshadowing or visual intrusion,*

Comments:

The modified proposal is not considered to result in unreasonable loss of privacy, disruption of views, overshadowing or visual intrusion to adjacent dwellings in Oakville Road.

- (c) to ensure a high visual quality of the development when viewed from adjoining properties, the street, waterways, public reserves or foreshores,*

Comments: The proposal is contemporary with visual qualities that integrate well into the context of the school. The non-compliances with height controls do not compromise the visual quality of the development when viewed from the surrounding places.

- (d) to minimise disruption to existing views or to achieve reasonable view sharing from adjacent developments or from public open spaces with the height and bulk of the development,*

Comments: The proposal does not disrupt existing views obtained from surrounding properties or from the public domain.

- (e) to set upper limits for the height of buildings that are consistent with the redevelopment potential of the relevant land given other development restrictions, such as floor space and landscaping,*

Comments: The development comfortably complies with the overall maximum FSR applying to the site. The proposal retains mature trees and incorporates landscape elements. Subject to conditions, the development takes full advantage of the re-development potential of the school grounds.

- (f) to use maximum height limits to assist in responding to the current and desired future character of the locality,*

Comments: The modified height increase does not alter the modern contemporary design and will continue to complement the desired character of the school.

Grounds for Variation

Noting that the development for the purpose of an educational establishment is prohibited in the R2 zone and the proposed works are permitted with consent under the Educational Establishments and Child Care Facilities) 2017 SEPP, the relevance of the standards of the zone is significantly diminished.

Notwithstanding, sufficient environmental planning grounds exist to vary the height development standard as specified in Clause 4.3 of the WLEP 2012, as described below:

- The modified proposal remain in keeping with the bulk and scale of surrounding buildings, the streetscape and desired future character of the locality subject to conditions;
- The modified proposal will not result in unacceptable detrimental amenity impacts to neighbouring properties;
- The modified works still relate to an existing school and will provide the public educational facilities to meet the day-to-day needs of the school.

The applicant's reasons for variation to the Height of Buildings standard are generally supported by the assessing officer as there are sufficient environmental planning grounds for the exceedance of the standard.

Based on the above considerations, the proposed exceedance of the development standard is acceptable. Exceedance of the standard is considered to be in the interests of the public given that the relevant objectives of the zone and standard are met by the proposal despite its numerical non-compliance with the development standard.

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ATTACHMENT 5: SECTION 4.55 (S96) ASSESSMENT

The application has been assessed under the provisions of S.4.55(2) – *Other modifications* of the *Environmental Planning and Assessment Act*.

(a)	<i>It is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and</i>	✓
	<u>Comment</u> The proposed modifications are generally of a minor nature and present minimal changes to the built form. The proposal, as modified remains substantially the same development as the development for which consent was originally granted.	
(b)	<i>It has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 5) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and</i>	N/A
	<u>Comment</u> The original application was not required to be referred to any public authorities or approval bodies. Accordingly, the amended proposal is not required to be referred to any public authority.	
(c)	<i>It has notified the application in accordance with:</i> <i>(i) The regulations, if the regulations so require, or</i> <i>(ii) A development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and</i>	✓
	<u>Comment</u> The modification application was notified in accordance with the requirements of the <i>Willoughby Development Control Plan (WDGP)</i> for a 14 day period from 13 March to 27 March 2019.	
(d)	<i>It has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.</i>	✓
	<u>Comment</u> No submissions were received.	

ATTACHMENT 6: SECTION 4.15 ASSESSMENT

Matters for Consideration Under S.4.15 EP&A Act

Satisfactory ✓ Unsatisfactory ✗ Not Relevant N/A

(a)(i)	The provisions of any environmental planning instrument (EPI)	
	<ul style="list-style-type: none"> State Environmental Planning Policies (SEPP) 	✓
	<ul style="list-style-type: none"> Regional Environmental Plans (REP) 	✓
	<ul style="list-style-type: none"> Local Environmental Plans (LEP) 	✓
(a)(ii)	The provision of any draft environmental planning instrument (EPI)	
	<ul style="list-style-type: none"> Draft State Environmental Planning Policies (SEPP) 	N/A
	<ul style="list-style-type: none"> Draft Regional Environmental Plans (REP) 	N/A
	<ul style="list-style-type: none"> Draft Local Environmental Plans (LEP) 	N/A
(a)(iii)	Any development control plans	
	<ul style="list-style-type: none"> Development control plans (DCPs) 	✓
	<p><i>Willoughby Development Control Plan ("WDCP")</i></p> <p>The modified development remains consistent with relevant objectives and performance criteria of the <i>WDCP</i>.</p>	
(a)(iv)	Any matters prescribed by the regulations	
	<ul style="list-style-type: none"> Clause 92 EP&A Regulation-Demolition 	✓
	<ul style="list-style-type: none"> Clause 93 EP&A Regulation-Fire Safety Considerations 	✓
	<ul style="list-style-type: none"> Clause 94 EP&A Regulation-Fire Upgrade of Existing Buildings 	✓
(b)	The likely impacts of the development	✓
	<ul style="list-style-type: none"> Context & setting 	✓
	<ul style="list-style-type: none"> Access, transport & traffic, parking 	✓
	<ul style="list-style-type: none"> Servicing, loading/unloading 	✓
	<ul style="list-style-type: none"> Public domain 	✓
	<ul style="list-style-type: none"> Utilities 	✓
	<ul style="list-style-type: none"> Heritage 	✓
	<ul style="list-style-type: none"> Privacy 	✓
	<ul style="list-style-type: none"> Views 	✓
	<ul style="list-style-type: none"> Solar Access 	✓
	<ul style="list-style-type: none"> Water and draining 	✓
	<ul style="list-style-type: none"> Soils 	✓
	<ul style="list-style-type: none"> Air & microclimate 	✓
	<ul style="list-style-type: none"> Flora & fauna 	✓
	<ul style="list-style-type: none"> Waste 	✓
	<ul style="list-style-type: none"> Energy 	✓
	<ul style="list-style-type: none"> Noise & vibration 	✓
	<ul style="list-style-type: none"> Natural hazards 	✓
	<ul style="list-style-type: none"> Safety, security crime prevention 	✓
	<ul style="list-style-type: none"> Social impact in the locality 	✓
	<ul style="list-style-type: none"> Economic impact in the locality 	✓
	<ul style="list-style-type: none"> Site design and internal design 	✓
	<ul style="list-style-type: none"> Construction 	✓

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Matters for Consideration Under S.4.15 EP&A Act

Satisfactory ✓ Unsatisfactory ✗ Not Relevant N/A

	<ul style="list-style-type: none">Cumulative impacts	✓
(c)	The suitability of the site for the development	
	<ul style="list-style-type: none">Does the proposal fit in the locality?	✓
	<ul style="list-style-type: none">Are the site attributes conducive to this development?	✓
(d)	Any submissions made in accordance with this Act or the regulations	
	<ul style="list-style-type: none">Public submissions	N/A
	<ul style="list-style-type: none">Submissions from public authorities	N/A
(e)	The public interest	
	<ul style="list-style-type: none">Federal, State and Local Government interests and Community interests	✓

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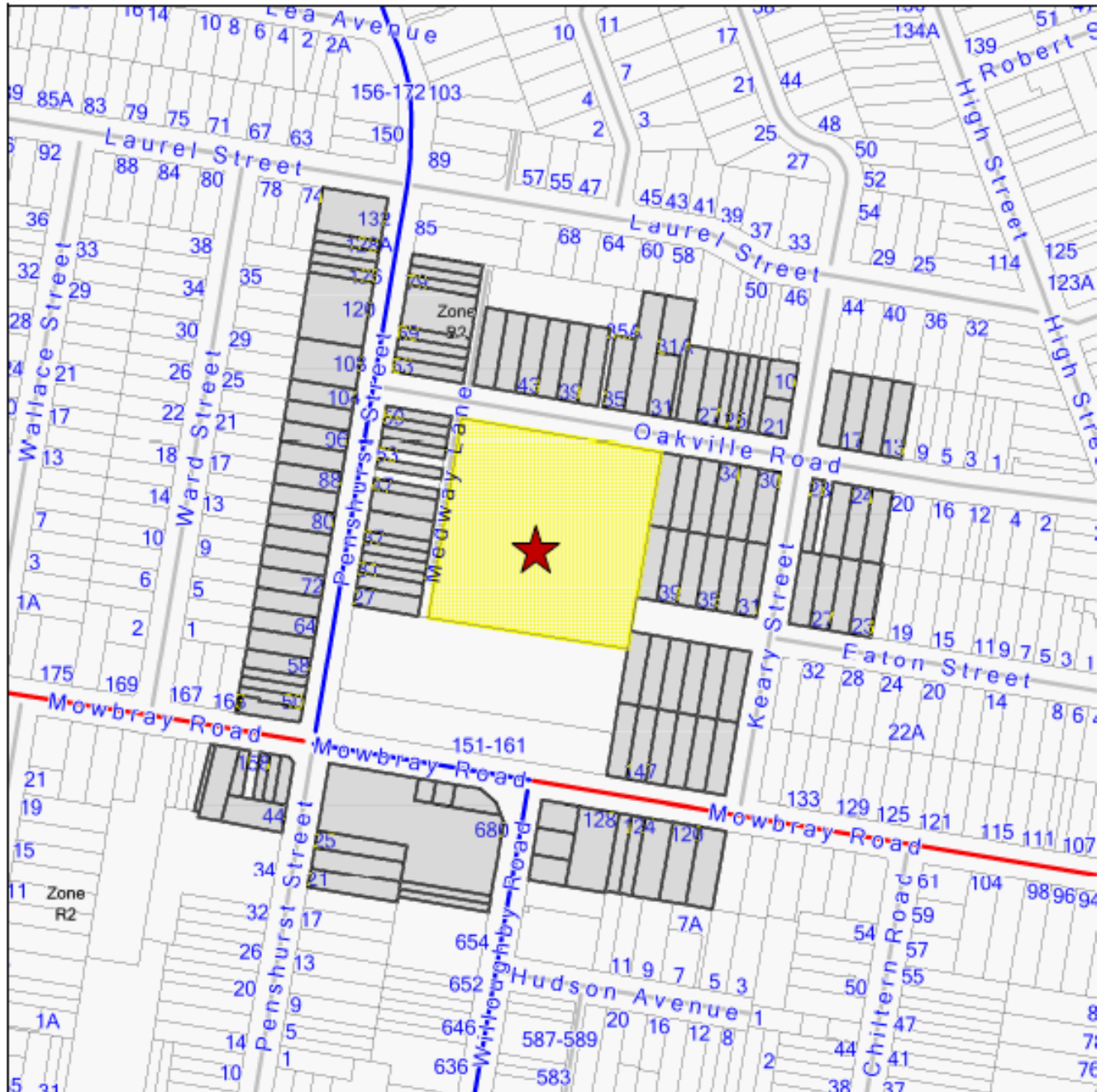
ATTACHMENT 6: NOTIFICATION MAP



Record of Neighbour Notifications sent relating to:

DA: 2017/257/A

At 151-161 Mowbray Road, WILLOUGHBY NSW 2068.



SUBJECT PROPERTY



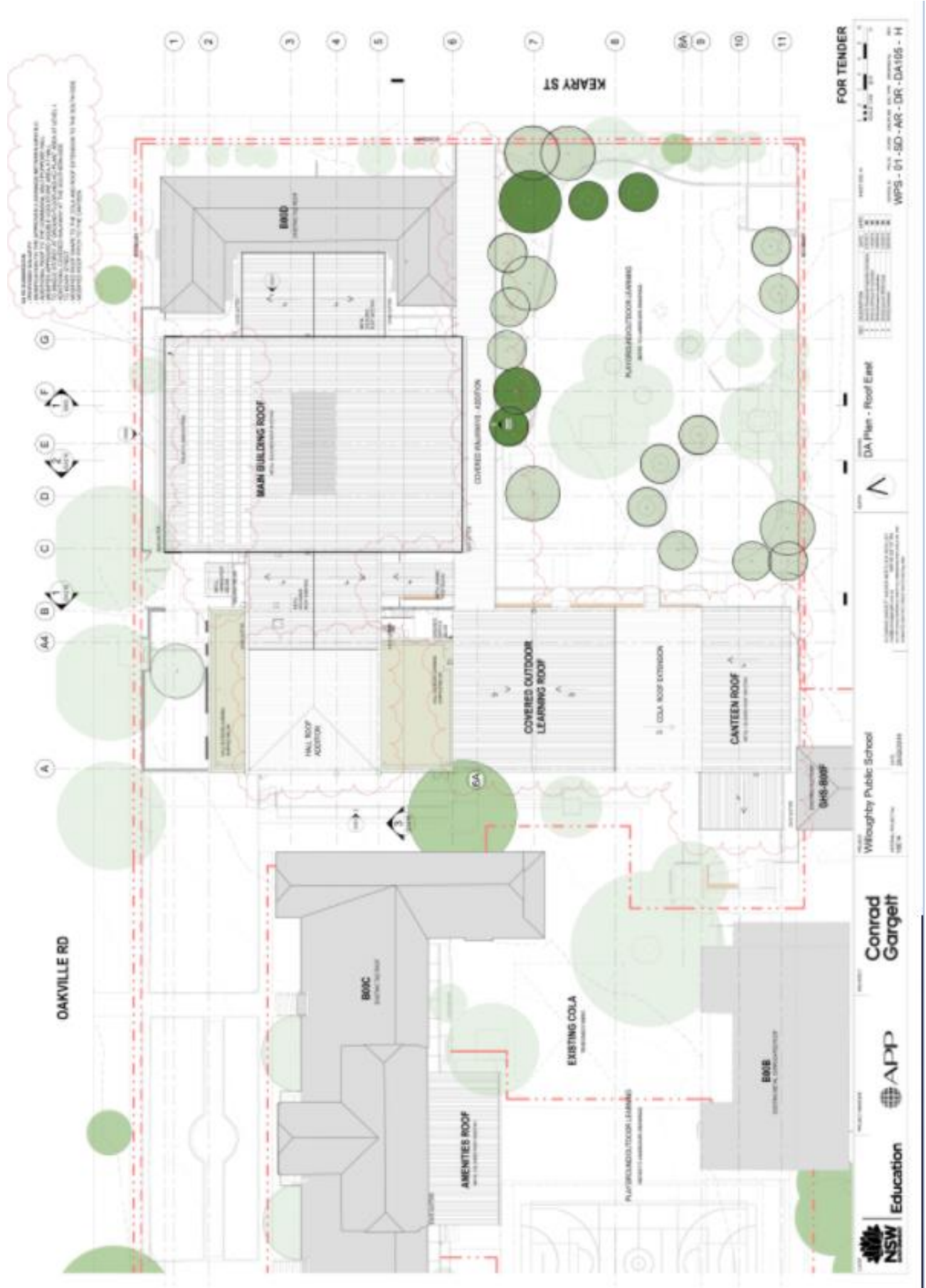
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ATTACHMENT 7: ARCHITECTURAL PLANS



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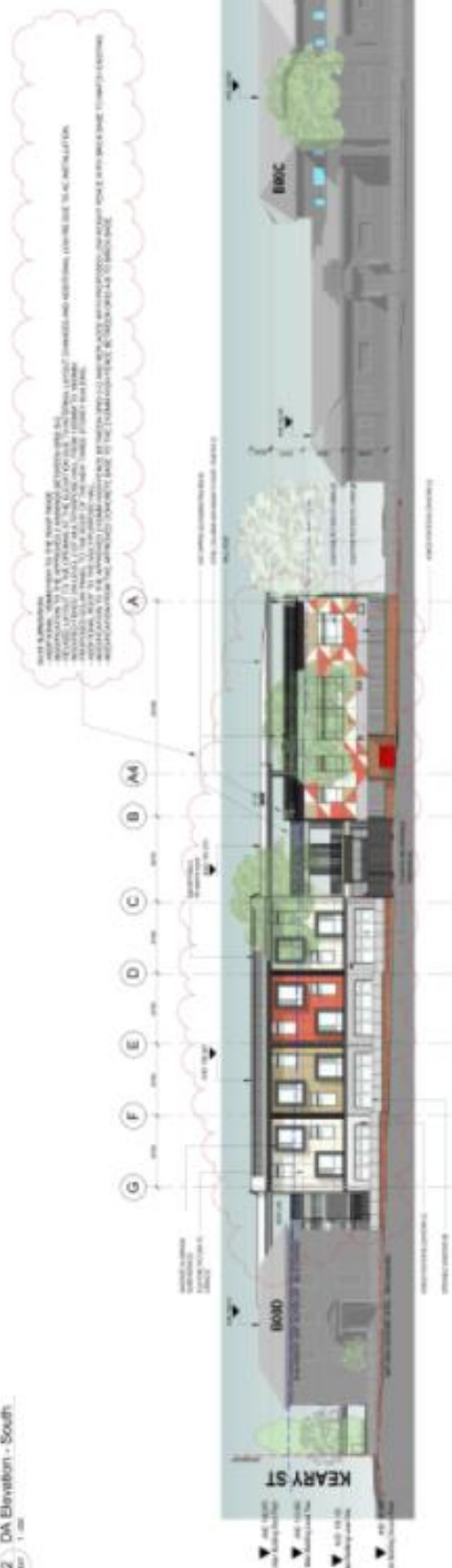


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151-161 Mowbray Road, WILLOUGHBY NSW 2068.



2 DA Elevation - South
Scale: 1:200



1 DA Elevation - North
Scale: 1:200

NSW Education	Conrad Gargett	Willoughby Public School	DA Elevations	WPS - 01 - SD - AR - DR - DA200 - G
NSW Education	Conrad Gargett	Willoughby Public School	DA Elevations	WPS - 01 - SD - AR - DR - DA200 - G
NSW Education	Conrad Gargett	Willoughby Public School	DA Elevations	WPS - 01 - SD - AR - DR - DA200 - G
NSW Education	Conrad Gargett	Willoughby Public School	DA Elevations	WPS - 01 - SD - AR - DR - DA200 - G
NSW Education	Conrad Gargett	Willoughby Public School	DA Elevations	WPS - 01 - SD - AR - DR - DA200 - G

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151-161 Mowbray Road, WILLOUGHBY NSW 2068.

DEVELOPMENT APPLICATION
WILLOUGHBY PUBLIC SCHOOL
Oakville Rd, Willoughby NSW 2068
LANDSCAPE ARCHITECTURAL PACKAGE

[illegible]

151-161 Mowbray Road, WILLOUGHBY NSW 2068.

[illegible][illegible]

151-161 Mowbray Road, WILLOUGHBY NSW 2068.

[illegible][illegible]

SNPP REPORT

151-161 Mowbray Road, WILLOUGHBY NSW 2068.



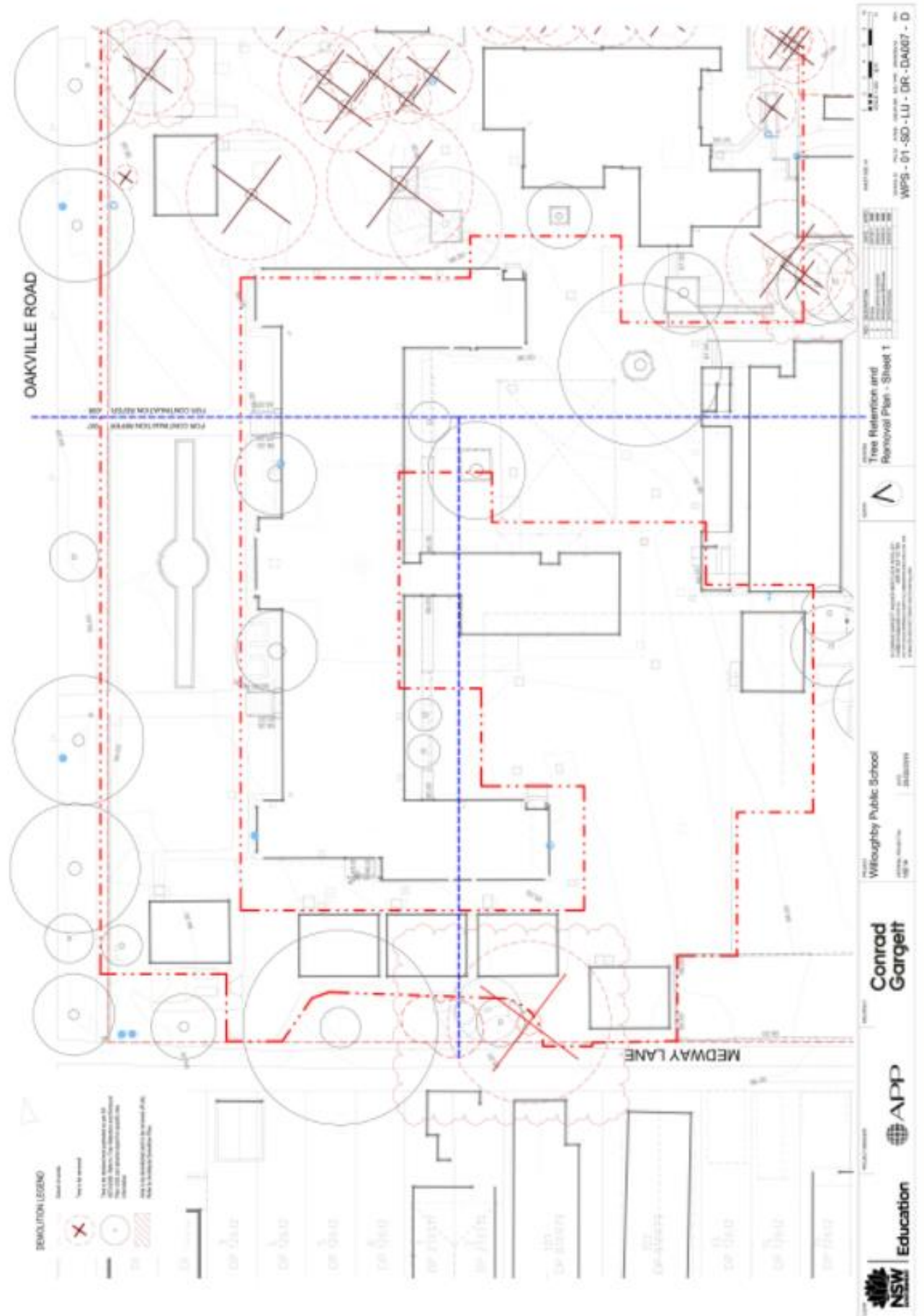
SNPP REPORT

151-161 Mowbray Road, WILLOUGHBY NSW 2068.



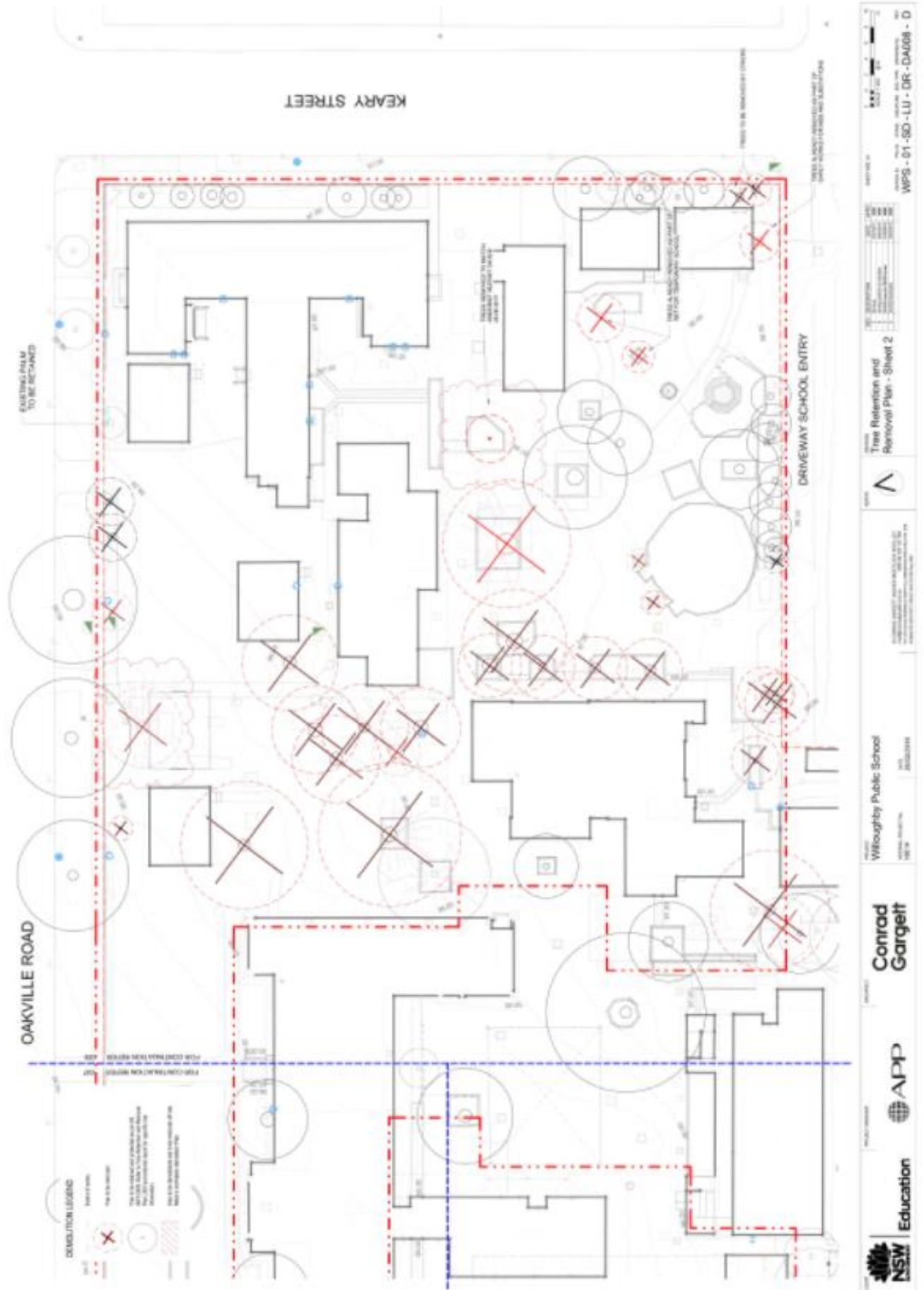
SNPP REPORT

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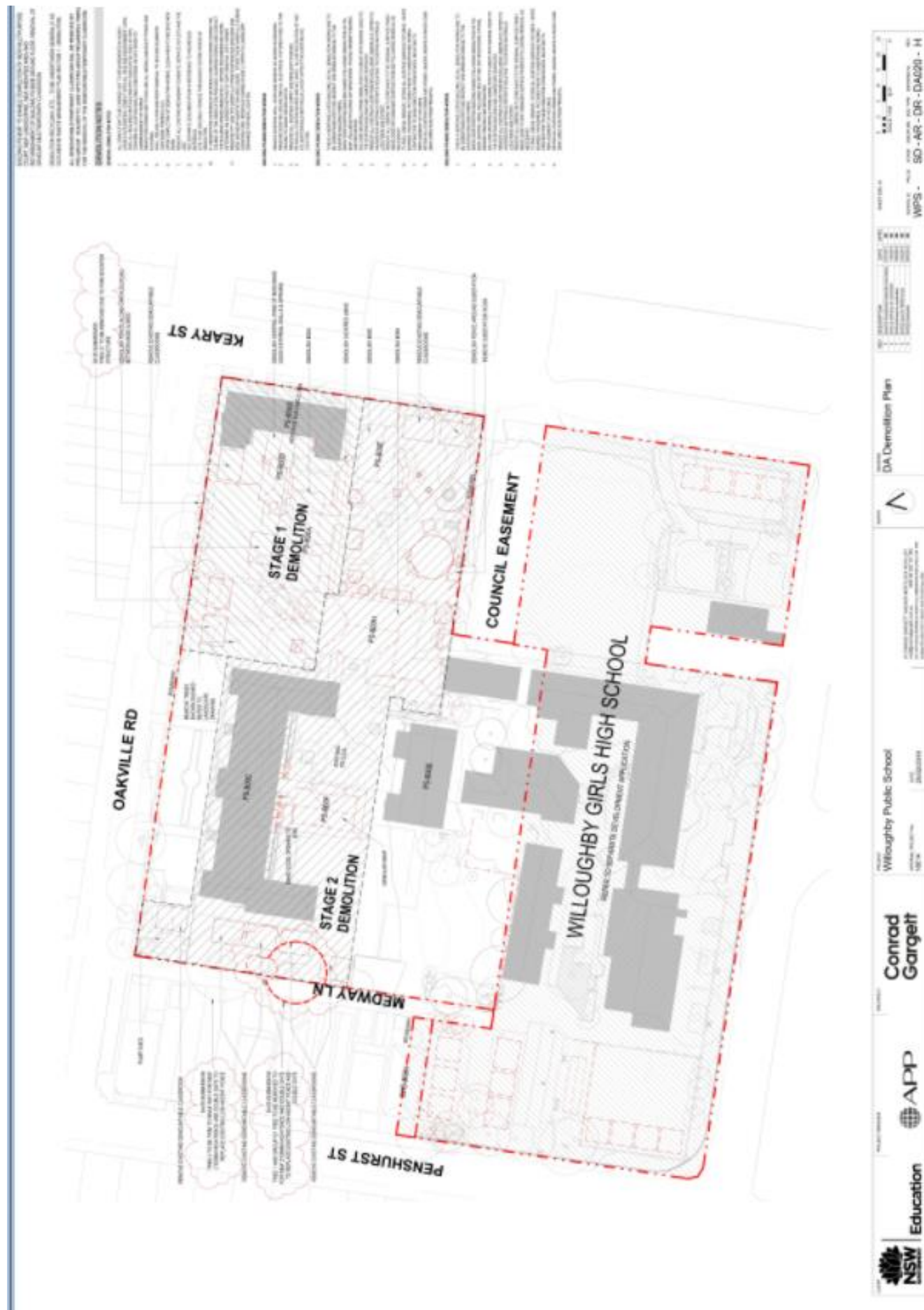


151-161 Mowbray Road, WILLOUGHBY NSW 2068.



SNPP REPORT

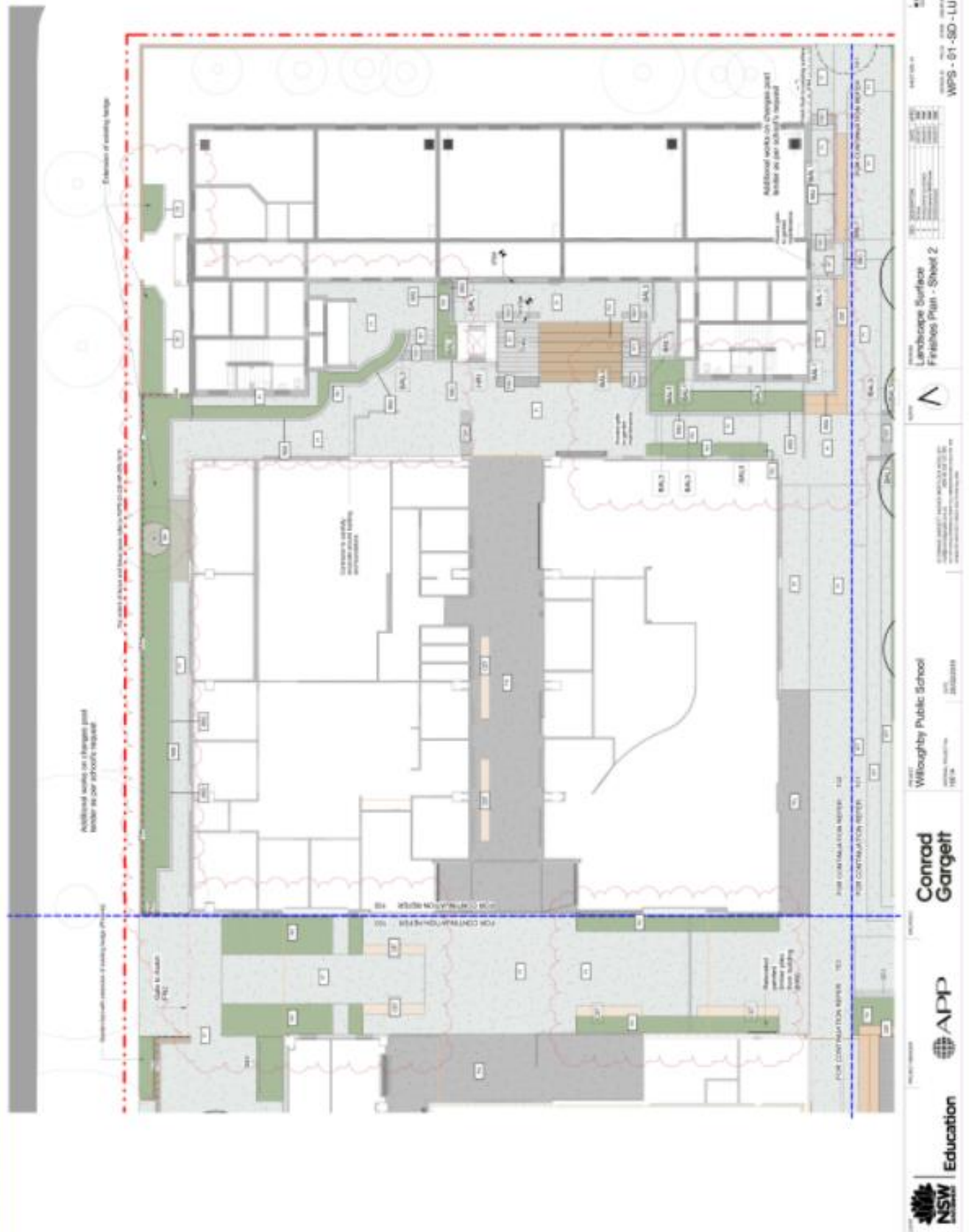
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151-161 Mowbray Road, WILLOUGHBY NSW 2068.

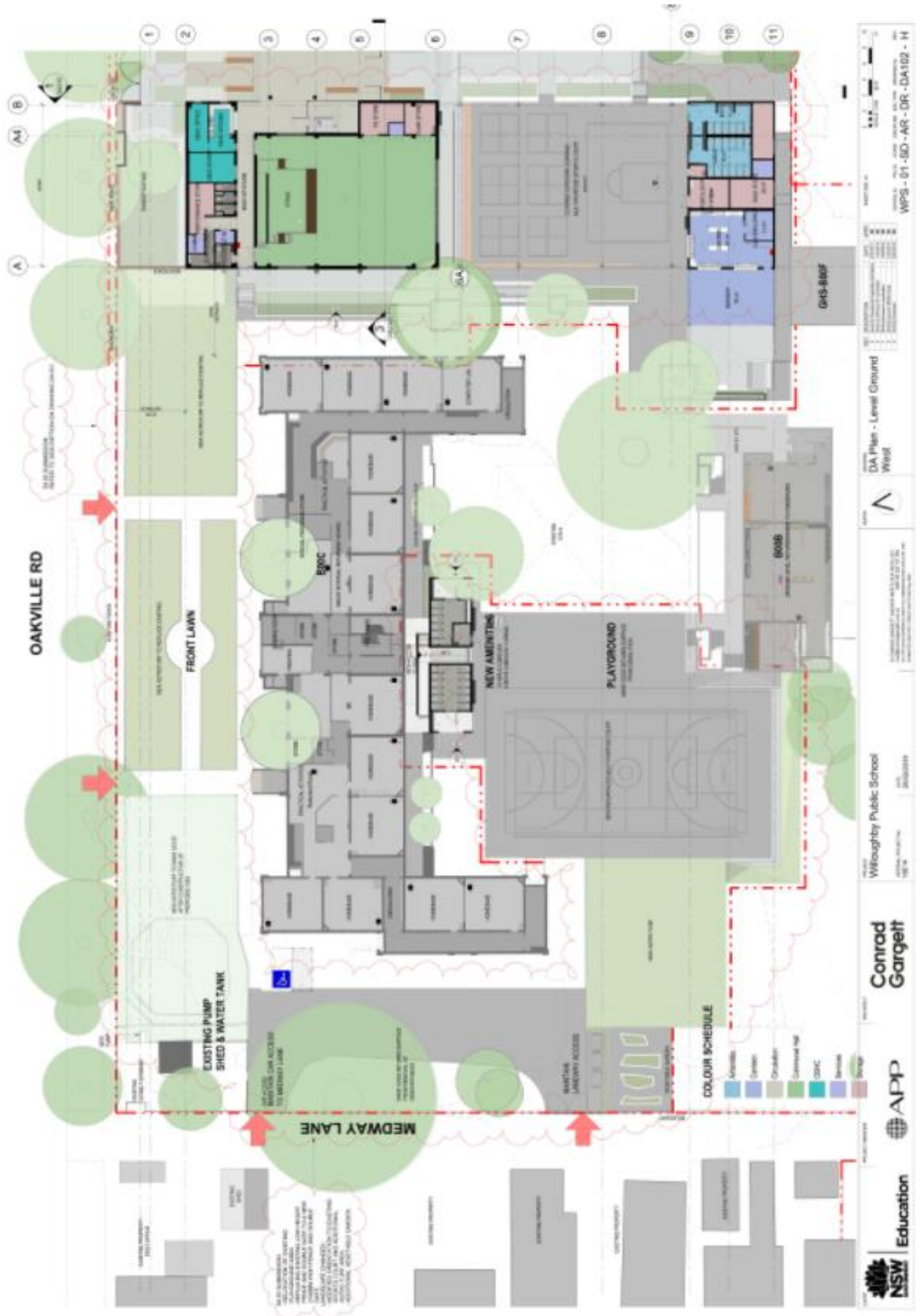


151-161 Mowbray Road, WILLOUGHBY NSW 2068.



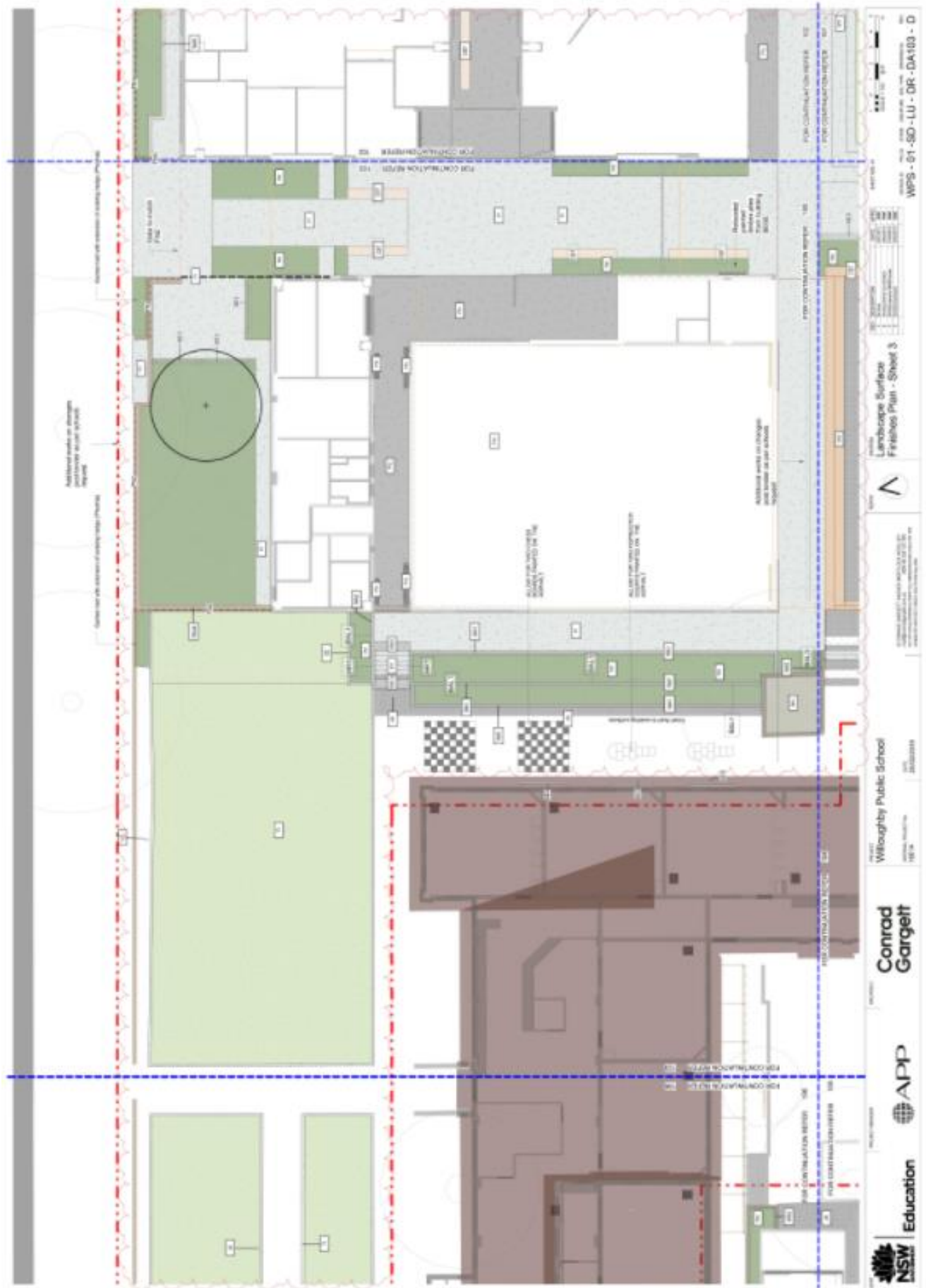
SNPP REPORT

151-161 Mowbray Road, WILLOUGHBY NSW 2068.

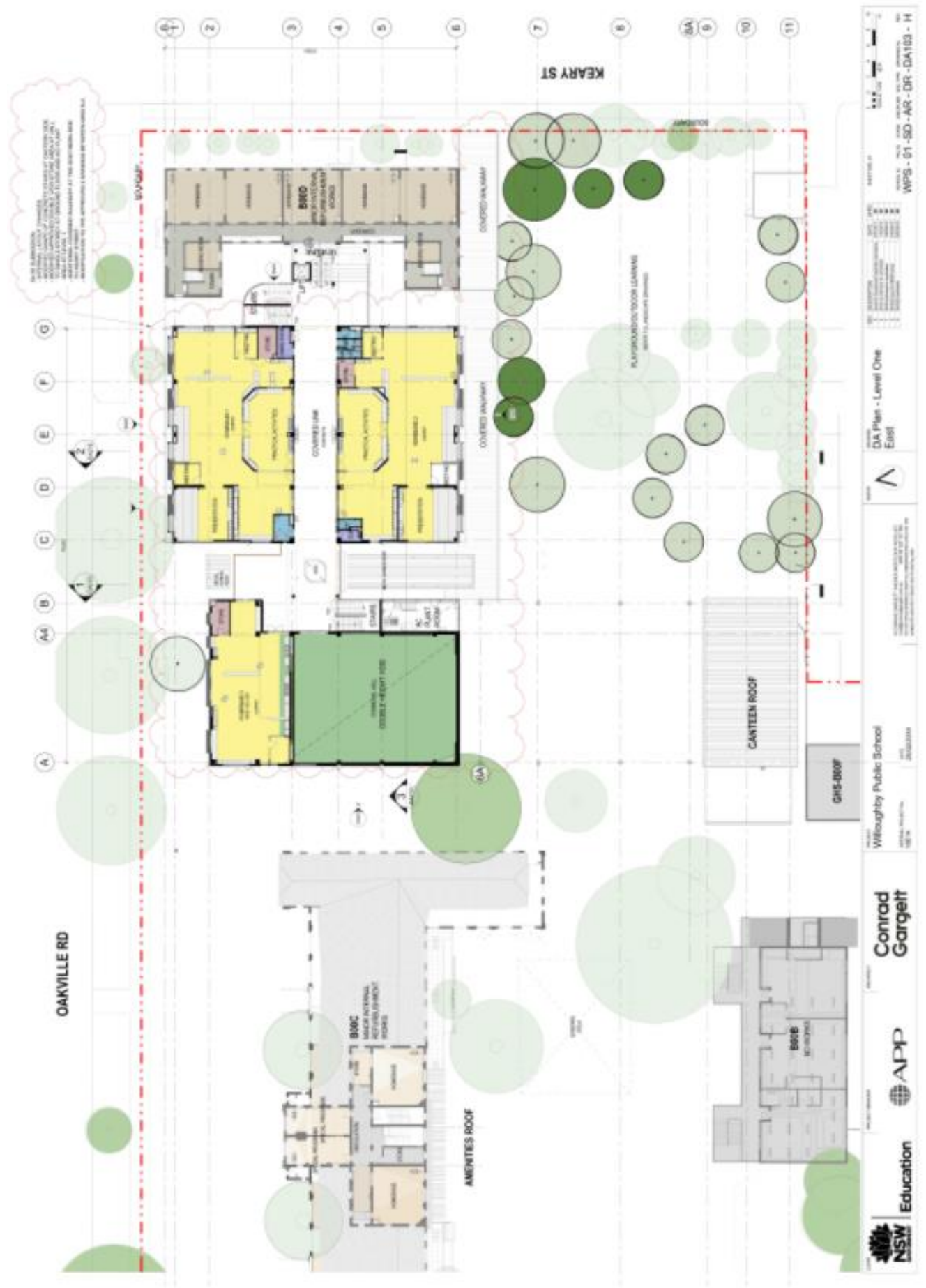


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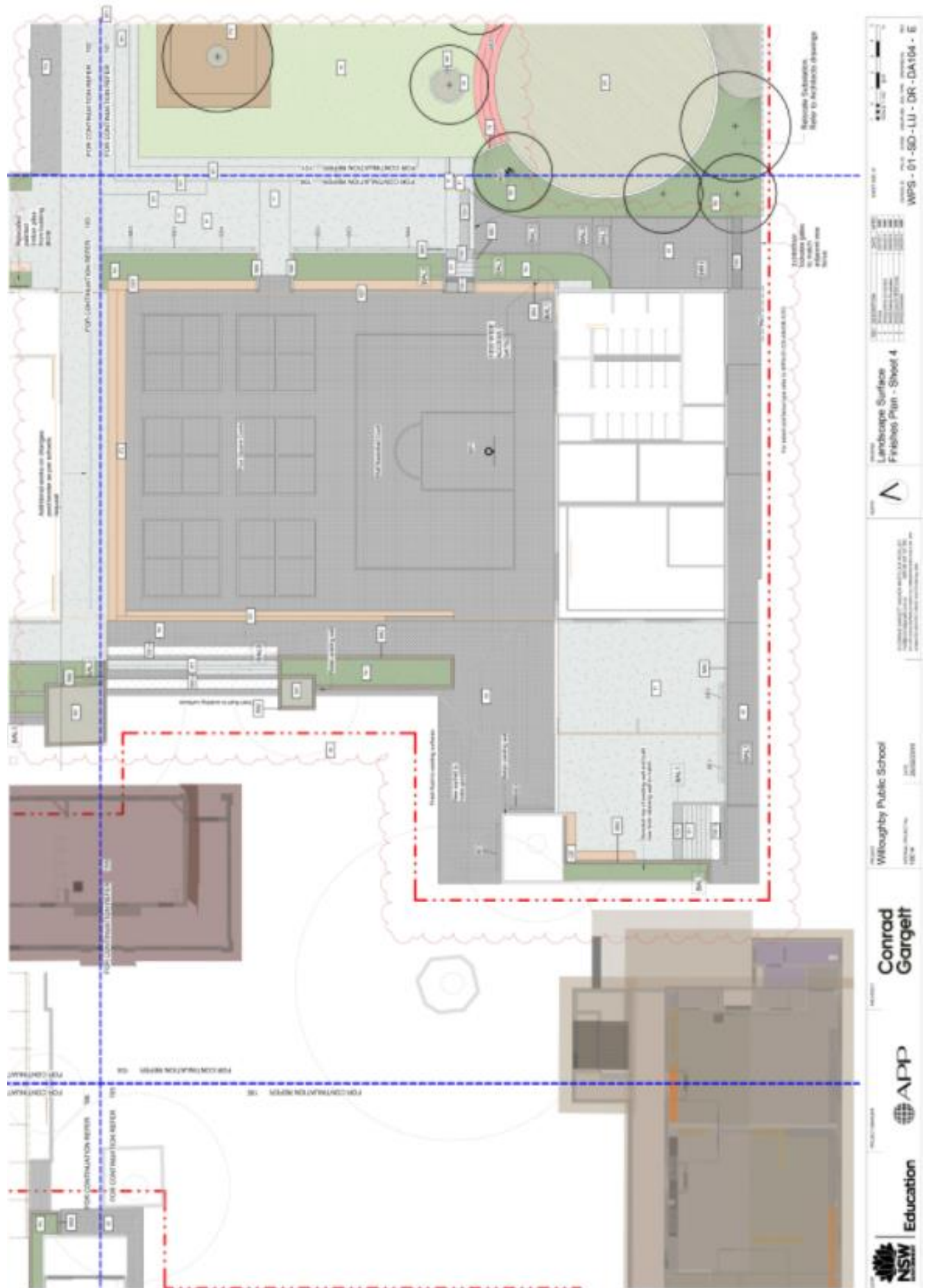
151-161 Mowbray Road, WILLOUGHBY NSW 2068.



151-161 Mowbray Road, WILLOUGHBY NSW 2068.



151-161 Mowbray Road, WILLOUGHBY NSW 2068.

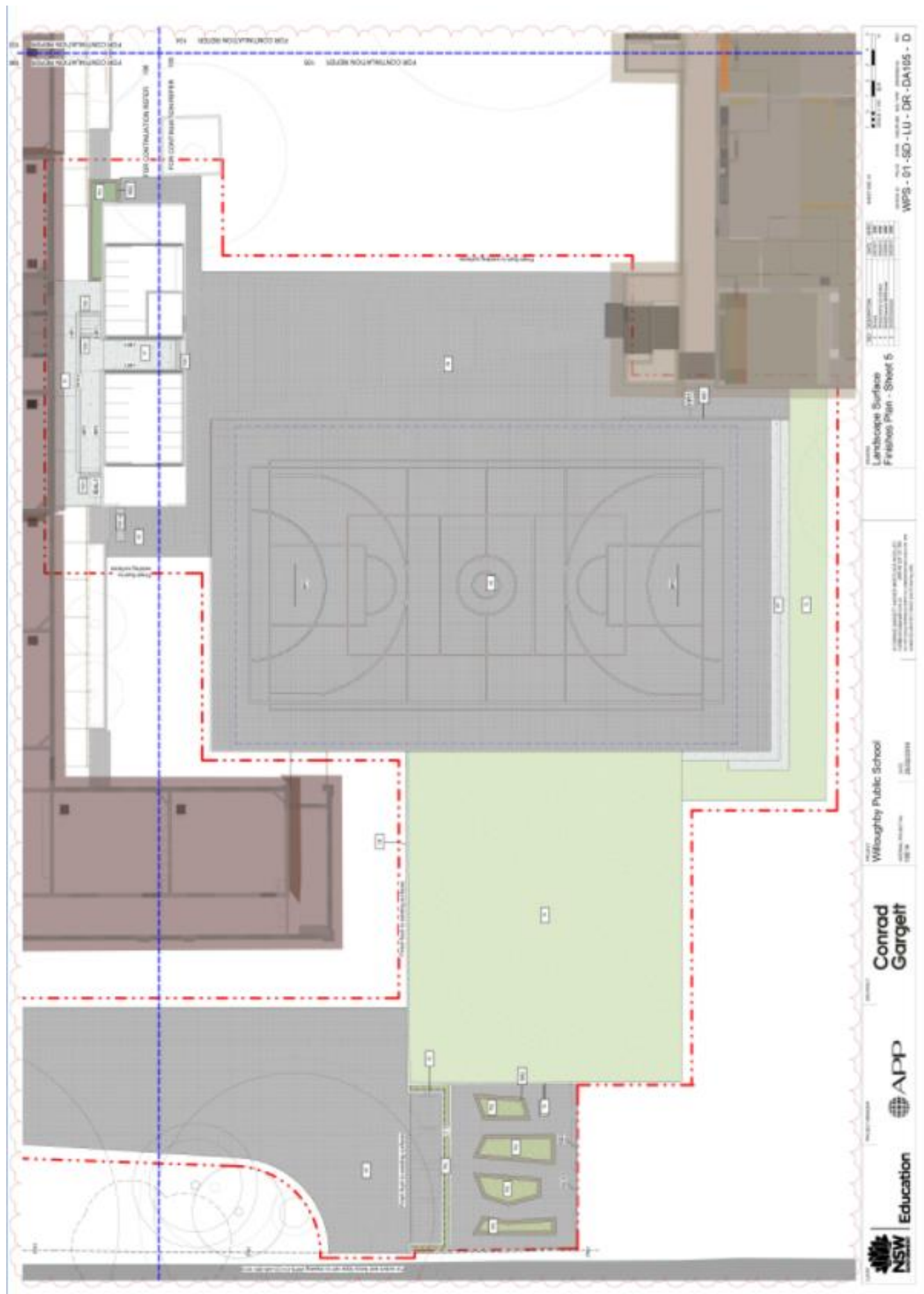


151-161 Mowbray Road, WILLOUGHBY NSW 2068.



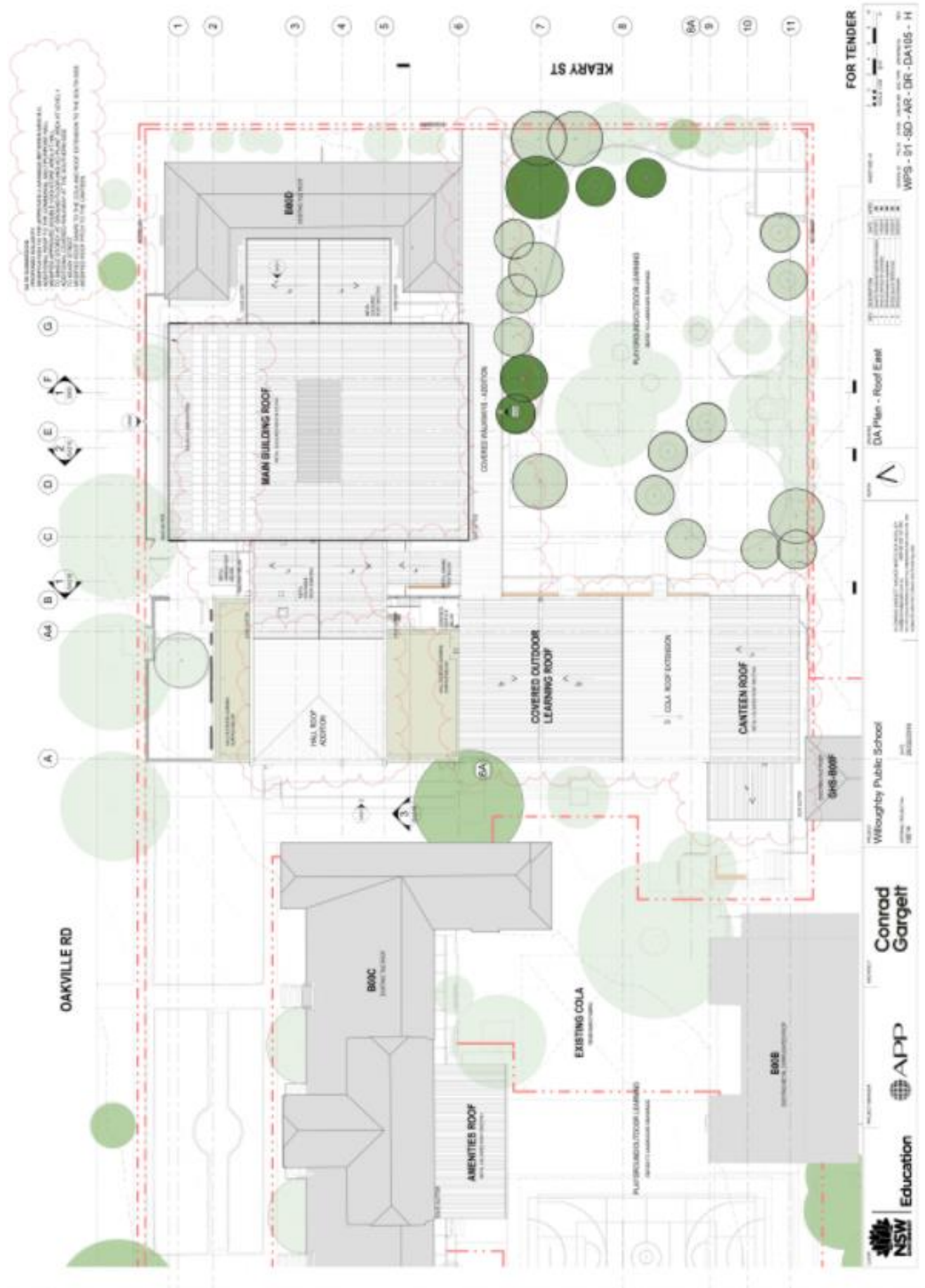
SNPP REPORT

151-161 Mowbray Road, WILLOUGHBY NSW 2068.



SNPP REPORT

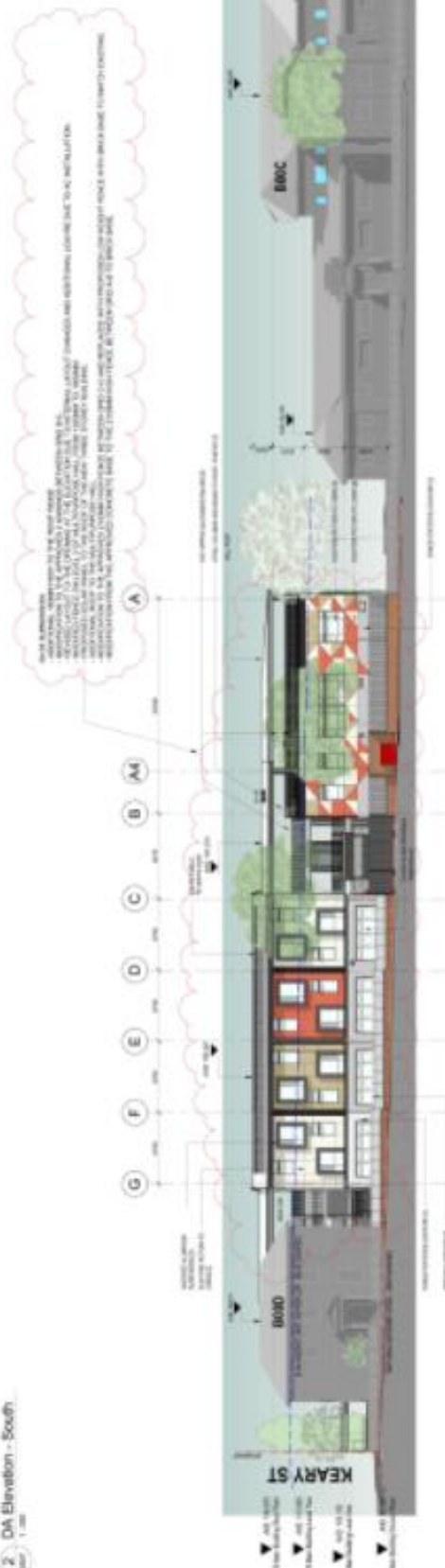
151-161 Mowbray Road, WILLOUGHBY NSW 2068.



151-161 Mowbray Road, WILLOUGHBY NSW 2068.



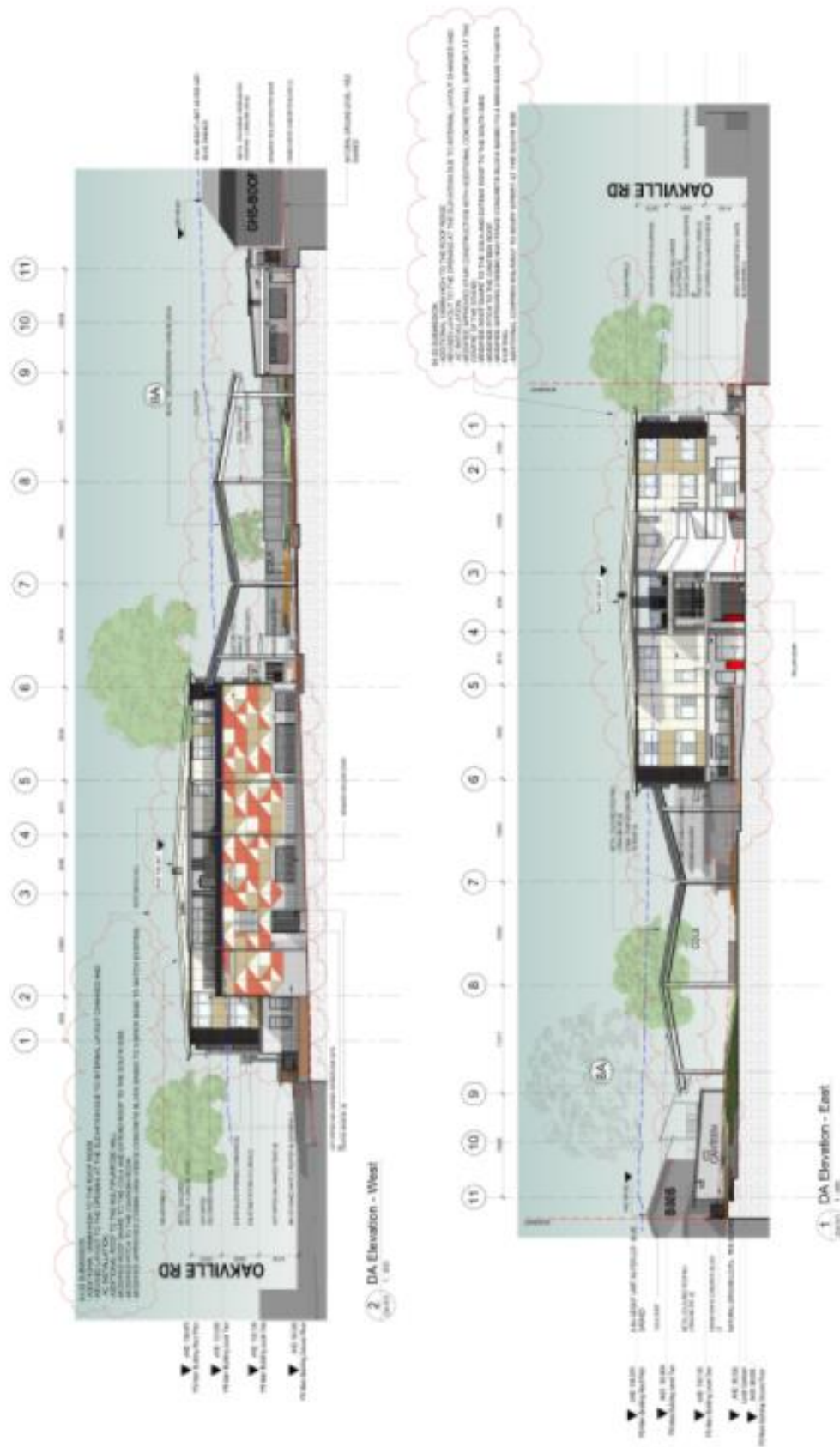
2 DA Elevation - South



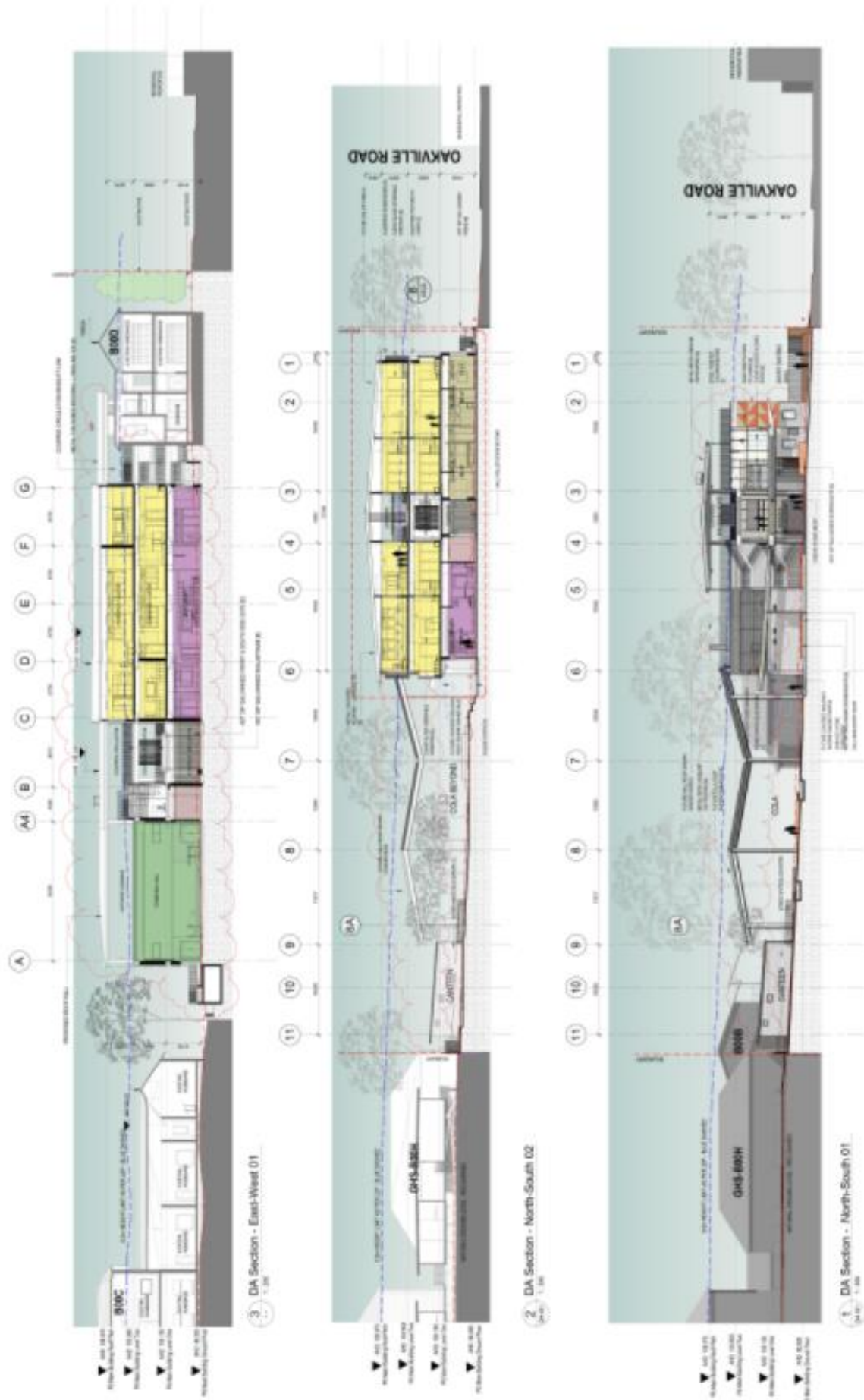
1 DA Elevation - North

[illegible]

151-161 Mowbray Road, WILLOUGHBY NSW 2068.



151-161 Mowbray Road, WILLOUGHBY NSW 2068.



151-161 Mowbray Road, WILLOUGHBY NSW 2068.



151-161 Mowbray Road, WILLOUGHBY NSW 2068.

