

Development Control Plan for School and College Development

21 June 1995



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Part 1 - General

1.0 Preamble

This plan relates to development involving private and public schools and colleges within the Municipality of Woollahra, where development refers to extensions to an existing school or college, or the establishment of a new school or college.

The plan seeks to achieve the rational and orderly development of schools and colleges, and advocates a balance between the provision of buildings required to meet the educational needs of students and the amenity of neighbouring land, which in many cases is residential, and the provision of community resources. Planning issues such as conservation of important buildings, siting of development, building design, recreation areas, car parking and access, student numbers, servicing, noise, community use of facilities, landscaping, fencing and energy efficiency are all important to the activities and functions of schools and colleges and their relationship to the general community. Taking account of such issues in the growth plans of a school or college requires foresight and planning. For this reason, the Council encourages schools and colleges to prepare a masterplan, especially where significant development is proposed, such as a new building or a new wing to an existing building.

Wherever used in this plan, the term "masterplan" means any plans, models, reports or studies setting out the development strategy for a school or college and addressing relevant planning issues including the Heads of Consideration under Part 3 of this plan.

It is emphasised that this development control plan is not totally inflexible and that the Council is prepared to exercise discretion where it can be demonstrated by an applicant that the aims and objectives of this plan will be satisfied to achieve good development.

Prior to lodging a development application, all applicants are encouraged to consult with:

- the NSW Department of School Education;
- the Council's Land Management and Technical Services Divisions, to discuss aspects of the proposal and requirements under this plan and other relevant documents such as the Building Code of Australia;
- the Council's Landscape/Parks Manager to discuss vegetation, tree and landscaping issues; and
- property owners adjoining the site(s) and any local resident groups who may be affected by the proposal.

2.0 Introduction

This plan is called the Development Control Plan for the Consideration of School and College Development. It was approved by Woollahra Municipal Council on 13 June 1995 and came into force on 21 June 1995 in accordance with Clause 20(4) of the Environmental Planning and Assessment Regulation, 1994.

This plan has been prepared in accordance with Section 72 of the Environmental Planning and Assessment Act, 1979, as amended.

The following environmental planning instruments and deemed environmental planning instruments, together with any amendments thereto, apply to the land to which this plan applies:

- Woollahra Local Environmental Plan 1995;
- Woollahra Local Environmental Plans No.s 24, 25 and 27;
- Waverley and Woollahra Joint Local Environmental Plan 1991 -Bondi Junction Commercial Centre; and
- Woollahra Planning Scheme Ordinance.

This plan is to be read in conjunction with the relevant environmental planning instrument and relevant development control plans, codes or policies of the Council.

In the event of any inconsistency between this plan and the relevant environmental planning instrument, or the Local Government Act, 1993 and Ordinances thereunder, statutory instruments will prevail.

The provisions of the Environmental Planning and Assessment Act, 1979 as amended, and Regulation thereunder and any State Environmental Planning Policy or Regional Environmental Plan will apply irrespective of the provisions of this plan.

3.0 Development to which this plan applies

This plan applies to:

- a. development for the purpose of a primary or secondary school (private or public); and
- b. development for the purpose of a college;

irrespective of the zoning of the land. For the purpose of this plan a primary school is a school providing education for children from kindergarten to year 6 whilst a secondary school is a school providing education for children from year 7 to year 12.

4.0 Consideration of applications

When an application is lodged which relates to development to which this plan applies, the Council will also take into consideration:

- a. section 90 of the Environmental Planning and Assessment Act, 1979, as amended (see Appendix 1), in relation to development applications;
- b. Clause 12 of the Local Government (Approvals) Regulation 1993, in relation to approvals;
- c. other relevant Acts, Regulation and Ordinances; and
- d. all relevant development control plans, codes and policies, as adopted from time to time.

The Council may also take into consideration the recommendations of its Urban Conservation Advisory Committee for development involving demolition of buildings, erection of new buildings, and major alterations and additions to buildings in heritage conservation areas or in relation to heritage items.

Part 2 - Aims of the plan

5.0 Aims

The aims specified in this part and the objectives specified in Part 3 of this plan should be read in conjunction with the aims and objectives specified in the local environmental plan(s) applying to the land to which the development relates.

The general aims of this plan are:

- a. to encourage schools and colleges to prepare strategies (such as a masterplan) for any future growth and development of their sites and facilities, having regard to the location and size of buildings, enrolment numbers, the location and size of playground areas and sporting facilities, parking, traffic and servicing generation and to recognise any limitations to new development imposed by site characteristics, surrounding development patterns, and the possible impact on neighbouring land and community resources;
- b. to encourage orderly planning of any proposed changes to the intensity of use of school or college sites, having regard to the provision of adequate facilities for students and the amenity of surrounding residents;
- c. to specify certain matters that will be taken into consideration by the Council when it is assessing development applications for school or college development;
- d. to discourage piecemeal growth and development of schools and colleges by expansion of floor areas or land acquisition without regard to the amenity of adjoining land or adequate forward planning; and
- e. to encourage the improvement of existing school facilities.

Part 3 - Heads of consideration

6.0 General

The following heads of consideration should be taken into account by an applicant in the preparation of a development application and will form part of the Council's assessment of the development proposal. The Council, in conjunction with matters listed in Section 90(1) of the Environmental Planning and Assessment Act, 1979 will consider those heads of consideration set out below that are relevant to the proposal.

Within each head of consideration, specific objectives relating to the matter are given, together with requirements to achieve those objectives. The Council may consider a variation to the specified requirements where the applicant satisfies the Council that the relevant aims and objectives of the plan have been met.

7.0 Heritage conservation

Objectives

The objectives are:

- a. to protect buildings, works, relics, trees or places of heritage significance which form part of, or which are in the vicinity of, the school or college;

- b. to enable further investigations and recording of the existing historically significant fabric;
- c. to ensure that new development is sympathetic to the heritage significance of heritage items and, where applicable, is sensitive to the streetscape qualities of heritage conservation areas; and
- d. to provide a framework to assist the Council in assessing applications involving, or in the vicinity of, a heritage item.

Requirements

New development should respond sympathetically to the heritage significance of items and heritage conservation areas in terms of architectural style and design, colours, materials, proportions and scale.

Siting of new development should not detract from the heritage item and should preserve existing views and vistas to and from the item.

Where possible, the siting of new development should also seek to 'open up' new views or vistas to an item, especially from public places.

As part of a development application relating to, or in the vicinity of, a heritage item the Council may require the submission of a conservation plan prepared by a person qualified in heritage conservation matters. The conservation plan should be in accordance with the Charter adopted by Australian ICOMOS (The Burra Charter).

8.0 Building and urban design

Objectives

The objectives are:

- a. to ensure that new development is sensitive to the quality of the urban environment of which it is part and has regard to aspects including the interrelationship of spaces, microclimate, privacy, noise and views;
- b. to encourage building design which is of a high aesthetic quality;
- c. to encourage development which contributes positively to the streetscape; and
- a. to promote a balance between the functional role of buildings and their aesthetic quality.

Requirements

That the design of buildings, including location of windows, building orientation and scale takes account of the aural and visual privacy, views, the character of neighbouring development, access to sunlight and the general amenity enjoyed by the subject and neighbouring lands.

9.0 Siting of development

Objectives

The objectives are:

- a. To protect and promote:
 - (i) open space, sunlight access, views and aural and visual privacy in relation to a site and neighbouring land;

- (ii) the amenity of public places and reserves;
- (iii) heritage items and heritage conservation areas; and
- (iv) the natural environment.

Requirements

Buildings situated near property boundaries are to comply with the minimum setback requirements applicable to residential buildings as contained in the Council's Residential Development Control Plan. This requirement may be varied depending on the nature of adjoining development and amenity issues including privacy, noise generation, overshadowing and views.

10.0 Recreation areas

Objectives

The objectives are:

- a. to ensure that schools and colleges provide adequate recreation space to cater for the active and passive needs of students on school sites without the need to place undue pressure on adjacent public open space;
- b. to promote the retention of existing open space as useable recreation area when new works are proposed;
- c. to promote the provision of additional recreation areas where the useable recreation area on site is deficient; and
- d. to ensure any new development does not lead to an unreasonable occupation of public open space to the exclusion of other users.

Requirements

Siting of new development should seek to provide the maximum useable recreation area within a site having regard to an overall plan for the siting, use and access to such space. "Recreation area" is the total area of both indoor recreation facilities and open-air recreation space. The usability of an area relates to outdoor spaces and will be considered in terms of the shape, location, slope, physical condition and access constraints of the area. In circumstances where site constraints arise, the Council may favourably consider the use of an alternative, off-site area for recreation purposes.

When considering the provision of open-air recreation space, schools and colleges should attempt to maximise the amount of useable open-air recreation space on site. As a guide, a minimum rate of 20m² of open-air recreation space per student should be used. For the purposes of this calculation, car parking areas, driveways, verandahs, service areas and the like are not included as open-air recreation space.

If the existing ratio of open-air recreation space per student is less than the minimum rate, then any proposal should not result in a further reduction in the existing ratio.

For the purpose of providing shade for play, screening of buildings, the microclimate, soil stabilisation, or visual quality, existing trees on site should be retained.

In order that urban runoff is minimised, strict control over the amount of hard surfaces will be exercised.

11.0 Parking and servicing

Objectives

The objectives are:

- a. to provide on-site parking for staff, students, visitors and delivery vehicles, which is easily accessible and has regard to pedestrian safety;
- b. to require that all car parking and servicing generated by a proposal is met on-site so as not to reduce the available on-street parking; and
- c. to make provision for disabled parking.

Requirements

Car parking and facilities for staff, visitors, students and service vehicles is to be provided in accordance with the Council's Development Control Plan for Off-Street Car Parking Provision and Servicing Facilities.

Notwithstanding the provisions of the Development Control Plan for Off-Street Car Parking and Servicing Facilities, the Council may consider the use of stack parking, having regard to the nature of the site and the circumstance of the case.

Parking for disabled persons should be provided at a rate of 1 parking space per 100 car spaces or part thereof. The design and location of the parking is to conform with clause 2.3.6 of the "Australian Standard 2890.1 -1986 -Off-Street Parking -Part I -Car Parking Facilities".

Car parking and servicing generated by commercial or community use of school buildings, church halls and similar buildings should be provided for on-site, and is to be in addition to any car parking and servicing generated by the school or college development. Consideration will be given to the shared use of parking areas where hours of operation of the commercial or community uses do not coincide with the school or college's operation.

12.0 Traffic and pedestrians

Objectives

The objectives are:

- a. to minimise conflict between vehicles and pedestrians;
- b. to make adequate provision for vehicle and pedestrian accessibility to, and within, the site; and
- c. to encourage a safe, efficient and co-ordinated circulation network to, from and within a site, which has regard to emergency vehicles, servicing vehicles, disabled access, cars and pedestrians.

Requirements

Access and egress arrangements should be in accordance with the Council's Development Control Plan for Off-Street Car Parking Provision and Servicing Facilities.

A layby area adjacent to the principal entry gates or an internal driveway should be provided, to the satisfaction of the Council, for the picking-up and dropping-off of students before and after school, where necessary and/or possible.

Provision should be made on-site for service and emergency vehicles.

Where the site characteristics allow, provision of a bus layby area for the pick-up and drop-off of students should be made.

Suitable provision should be made to facilitate disabled persons access to parking spaces, around the site and within buildings.

13.0 Student numbers

Objective

The objective is:

- a. to encourage schools and colleges to consider their present and projected future enrolments, in relation to the provision of adequate facilities and services for the students, staff and visitors.

Requirements

The Council may impose a limit on the number of student enrolments at a school or college as a condition of development consent, having regard to the aims, objectives and requirements of this plan.

14.0 Noise generation

Objective

The objectives is:

- a. to protect the aural privacy of neighbouring lands.

Requirements

Consideration should be given, by applicants, to building siting, orientation, materials, use of screening and landscaping, to minimise noise transmission to neighbouring lands.

The Council may require the submission of an acoustical impact statement, prepared by a qualified acoustical engineer, depending on the nature of the proposed development. The statement is to demonstrate that the proposal will not result in an increase above the ambient noise level as measured at the property boundary.

15.0 Landscaping

Objectives

The objectives are:

- a. to promote a high standard of landscaping, co-ordinated with building design and recreation space;
- b. to preserve trees and landscape elements having historical, scientific, social, cultural, natural or aesthetic significance;

- c. to encourage, where appropriate, the use of landscaping to minimise the impact of proposals on surrounding development; and
- d. to soften the appearance of school buildings, facilities, paved areas and parking and loading facilities, where appropriate and practicable.

Requirements

The Council will encourage the retention of all significant trees located on-site.

Development involving new buildings and works and development involving alterations and additions to existing buildings should be designed and undertaken with the aim of protecting and retaining trees of significance.

Development should also be designed and carried out in a manner so as not to damage any significant trees located on land adjoining the school or college site.

An accurate, dimensioned survey plan identifying all trees on a site or part of a site, in terms of their location, size and type, may be required as part of a development application. The survey plan should show all trees to be retained and those which are to be removed or are likely to be affected by the proposed development.

Where a development application proposes the removal of a tree, full justification for the removal will be required.

The cutting down, topping, lopping and removal of any tree having a height greater than 5 metres or a branch spread exceeding 3 metres will require development consent under the Council's tree preservation order.

Where appropriate, a landscape buffer should be provided around the periphery of the site to protect the aural and visual privacy of neighbours and the retention of children within the site.

Depending on the nature of development, the Council may require the submission of a detailed landscape plan (scale 1:100) along with the lodgement of a building application. Applicants are advised to contact the Council's landscape Architect for advice in this regard.

16.0 Community or commercial use of school or college facilities

Objective

The objective is:

- a. to minimise the possible adverse effect of community or commercial use of school or college facilities on neighbouring lands.

Requirements

Under the provision of the relevant local environmental plan, a development application is required for the community or commercial use of school or college facilities. The Council will have regard to the nature of the proposed use, the nature of surrounding development and the constraints of the site and surrounds.

The Council may impose conditions of consent restricting the use of the facility, limiting the number of people who use the facility or the hours of operation, in order to minimise any impact on surrounding residents.

17.0 Fencing

Objectives

The objectives are:

- a. to conserve fences and gates having heritage significance;
- b. to maintain or enhance the character of the wider streetscape within which the school or college is situated; and
- c. to promote and protect the aural and visual privacy of the neighbouring lands.

Requirements

New fences or alterations to existing fences are required to conform with the Council's Fencing Code.

Existing fences identified as having heritage significance are to be preserved. New development in the vicinity of these fences should respond to the heritage significance with a sympathetic design and finish.

18.0 Servicing and utility installations

Objectives

The objectives are:

- a. to encourage the efficient and co-ordinated provision of services and utility installations; and
- b. to improve drainage facilities so as to reduce the impact of stormwater runoff.

Requirements

Co-ordination in the installation of utility services such as gas, electricity and sewers should be undertaken so as to minimise disturbances caused by road and footpath excavations.

Disposal of stormwater drainage from the site is to be carried out in accordance with the Council's Private Stormwater Code or to the satisfaction of the Council's Engineering Department.

In order that urban run-off is minimised, strict control over the amount of hard surface will be exercised.

The type and location of garbage receptacle facilities and the waste generating characteristics of the site should have regard to the convenience of access for garbage collection and sympathetic design in relation to its surrounds.

19.0 Energy efficiency

Objective

The objective is:

- a. to promote energy conservation and the utilisation of alternative energy sources.

Requirements

For development involving new buildings or major alterations and additions to the existing buildings, consideration should be given to energy efficient measures which include:

- design and orientation;
- the use of building materials that have good insulation characteristics;
- thermal efficient design in building structures that makes greater use of convection currents for heating and/or cooling in lieu of normal air conditioning equipment; and
- the use of solar systems for heating.