

Conclusions set out in the report to UPC 12 June 2007

Issue	Response
1. <i>The setback controls for development on campus sites should be no less than the setbacks which would apply to development on the adjoining property.</i>	Control C1 in clause 2.2 (Siting of development) states that setbacks are to meet the minimum requirements of the adjoining properties.
2. <i>A traffic report should be required for school development applications that will increase student enrolments or staff numbers. The report should address the requirements for parking generated by staff and students and the dropping off and picking up of students.</i>	Requirement R1 in clause 2.6 (Arrival and departure) requires that: <i>Any major proposal must as part of the development application, provide a traffic and pedestrian management plan (TPMP). Examples of major development include proposals to increase student numbers and proposals which impact on the existing arrival and departure arrangements.</i> The requirements of the TPMP are clearly identified, including parking and dropping off/picking up arrangements.
3. <i>A suite of controls should be developed to control the amenity impact of the community uses of the campus facilities allowed with consent in the future standard LEP template.</i>	Clause 2.9 (Community Use) in the DCP requires that: <i>Development applications for a community use of an educational establishment must be accompanied by a plan of management.</i> The purpose of this plan of management is to ensure that the use of the school facilities does not adversely impact on the wider community.
4. <i>Controls should be introduced that generally encourage public access to school grounds when schools are not in use.</i>	Objective O1 in clause 2.9 encourages the use of school facilities by the wider community.
5. <i>The DCP for Schools and Colleges requires that development should meet stated design excellence criteria. The characteristics of campus' which make a contribution to the public domain should be identified and protected.</i>	Clause 2.3 (Building and Urban Design) of the Draft DCP includes controls which address design excellence, whilst also encouraging buildings which positively contribute to the streetscape. Due to the number of schools in Woollahra and their diverse architectural character, it is not practical to identify every aspect of a school campus which makes a contribution to the public domain. An assessment can be made on a case by case basis.
6. <i>Comprehensive sustainable design controls should be introduced. These controls would require that the appropriate Development Applications are accompanied by an energy and water audit. These controls would replace the existing controls and consolidate the energy and water management controls.</i>	Council's Technical Services Division advises that there are more up to date solutions than requiring an energy and water audit. A comprehensive approach to controlling sustainability is the proposed clause: <i>Development must be designed to provide for best practice environmentally sustainable design outcomes as may be established through the Green Star Certificate Rating system, NABERS or a similar tool.</i>
<i>In addition to the changes outlined above the document should be reformatted to bring it into line with the present round of development control plans and the new LEP template.</i>	The format of the DCP has been prepared in line with the current suite of development control plans.