

Department of Planning and Environment



Our ref: Cranbrook School Redevelopment-Mod-4 (SSD-8812-Mod-4)

Ms Natalie Cook
Director, Major Projects
Cranbrook School
5 Victoria Road
Bellevue Hill NSW 2023

24 March 2022

Subject: Response to Submissions – Modify the approved hours of operation of Cranbrook School, SSD-8812-Mod-4

Dear Ms Cook

The exhibition of the modification application, including the Modification Report for the above proposal, ended on 17 March 2022.

We have placed all submissions on the NSW planning portal which can be viewed at:

<https://www.planningportal.nsw.gov.au/major-projects/projects/cranbrook-school-redevelopment-mod-4>.

We now require a written response to issues raised in the submissions, as required under section 59(2) of the Environmental Planning and Assessment Regulation 2021. The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines*. The *Preparing a Submissions Report Guideline* forms part of the SSD Guidelines (Appendix C).

In addition to the issues raised in the submissions, the Department has raised a number of key issues to be addressed (refer to **Attachment 1**).

Please lodge your response by progressing the application on the NSW planning portal <https://majorprojects.planningportal.nsw.gov.au/>.

Note that the time between the date of this letter and the date the Planning Secretary receives your response are not included in the 'assessment period' under section 94(1) of the Environmental Planning and Assessment Regulation 2021.

If you have any questions, please contact Nima Salek on (02) 9274 6088 or via email at Nima.Salek@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink that reads 'A. Coomar'.

Aditi Coomar
Team Leader
School Infrastructure Assessments

ATTACHMENT 1 Key Issues

1. Community use of school facilities

The Modification Report states that the modification application seeks to formalise existing uses of Hordern Oval, the Aquatic Fitness Centre and the Centenary Building for school before and after school extracurricular activities.

However, the Community Use Management Plan, Appendix D of the Modification Report, dated January 2022, proposes the use of the school facilities by the community during the core school hours (i.e. Sports Competition on Oval Monday to Saturday: 7:00am 6:30pm and the Chapel within the Centenary Building Monday to Sunday: 6:00am – 9:30pm).

The Department is concerned that the community use of these facilities during core school hours have not been approved under the original development consent and the modification report does not clearly indicate whether an overall intensification of use of this site is proposed through this modification.

Additionally, use of the school site for other community purposes during school hours may imply that these facilities are not ancillary to the overall school use of the site and therefore are not substantially the same as the original approval.

The Department requests that you provide:

- a comparison of the original community use management plan and the proposed amendments to establish that the only proposed changes are related to extension of operating hours, not extending the intensity of community use of the school facilities.
- details of the community use of each facility, including timing, activities and the anticipated number of patrons to establish that all proposed facilities would be ancillary to the school use and not used for other purposes regularly during school hours.
- any security measures that would be implemented during and after core school hours, unless approved under the original consent.

As such, if major amendments to the original approval are proposed that have not been clearly identified in the modification report, then the modification application would need to be re-exhibited.

Additionally, community use of the school's facilities during school hours would have a number of additional impacts in terms of traffic, car parking and noise. These impacts have not been thoroughly assessed and would need to be assessed as part of the Response to Submissions Report (RtS). These matters are detailed below.

2. Traffic and car parking

Noting the extent of proposed amendments, comprehensive assessments of the traffic and parking impacts are required in relation to:

- use of Oval for sports competition, Monday to Saturday: 7am – 6:30pm.
- community use of the Centenary Building on Monday to Sunday: 6am – 9:30pm and the Aquatic & Fitness Centre on Monday to Sunday: 5am – 9:30pm.
- community use of on-site car parking (i.e. confirm if the community would have access to the school's car parking areas during Aquatic & Fitness Centre operating hours, Monday to Sunday: 5am – 9.30pm) and the adequacy of the provision of 124 car parking spaces on the site during the core school hours, if community use of the facilities continues during this time.
- the need of an updated traffic and car parking management plan.

3. Noise impacts

The Department requests the RtS address the following matters in the amended Acoustic Review:

- noise generation associated with additional traffic by extending hours of community use of school facilities.
- cumulative noise impacts at any sensitive receivers from the use of these facilities by school and community during the proposed additional times.
- background noise and project noise trigger noise level at different times of the day (day, evening and night times), especially early morning and weekends, to anticipate the acceptable noise level from the school facilities.