

29 April 2020

DOC20/373189

Jim Betts
Secretary
NSW Department of Planning, Industry and Environment
320 Pitt Street, Sydney, NSW 2000

Dear Jim,

This letter has been prepared to request the issue of Secretary's Environmental Assessment Requirements (SEARs) for a State Significant Development Application (SSDA) for the redevelopment of Mosman High School at 769 Military Road, Mosman.

The proposal is to upgrade Mosman High School to provide a new building on the corner of Military and Belmont Roads with capacity for up to 1,200 students. The proposal will include new building works, associated core infrastructure, new outdoor play areas including roof top play space and associated landscaping works. Future works have also been identified as part of a future Stage 2, which seeks to construct a new building on the existing COLA to accommodate an additional 300 students. It is noted that future Stage 2 works do not form part of this SSDA.

The proposed development is classified as State Significant Development (SSD) on the basis that it falls within the requirements of Clause 15 of Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP), being development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school. The SEARs will inform the preparation of an Environmental Impact Statement (EIS) which will accompany a future SSDA for the site.

The purpose of this letter is to provide a preliminary environmental assessment and other supporting documentation to request the SEARs be issued for this application.

This document sets out:

- Section 1: An overview of the site and its context;
- Section 2: An outline of the proposed development;
- Section 3: Discussion of planning context;
- Section 4: Overview of likely environmental and planning issues;
- Section 5: Overview of relevant agencies and landowners to be consulted;
- Section 6: Conclusion.

This request for SEARs should be read in conjunction with the supporting architectural package prepared by DJRD Architects at Attachment A.

1. BACKGROUND

Mosman High School currently accommodates 1,116 students across 49 permanent teaching spaces. The redevelopment of Mosman High School is required in order to address:

- an increase in enrolment growth;
- existing facilities and teaching spaces that are significantly undersized and are in poor condition; and
- a lack of outdoor play space.

The objective of the project is to expand Mosman High School to a 'Stream 9' capacity school of 1,500 students in order to meet growth demands by 2031. To deliver a 'Stream 9' capacity school, Mosman High School will need to upgrade existing teaching spaces, as well as provide new teaching spaces, a multipurpose hall and core facilities.

The project is expected to be delivered in two stages. Stage 1 would provide capacity for 1,200 students and Stage 2 would allow for 300 additional students.

Note. Stage 2 is subject to future works and does not form part of this SSDA application.

2. THE SITE

Mosman High School ('the site') is located at 769 Military Road, Mosman. The total site area is 1.45 ha. The site has a frontage to Military Road (east), Belmont Road (north), Gladstone Avenue (west) and Avenue Road (south). Refer to Figure 1 overleaf.

2.1 Legal Description

The site is legally described as:

- | | |
|-------------------|-------------------|
| • Lot 1 DP 782372 | • Lot 1 DP 2375 |
| • Lot 1 DP 782373 | • Lot 2 DP 2375 |
| • Lot 1 DP 177888 | • Lot 3 DP 2375 |
| • Lot 2 DP 177888 | • Lot 4 DP 2375 |
| • Lot 1 DP 945442 | • Lot 5 DP 2375 |
| • Lot 1 DP 945380 | • Lot 6 DP 2375 |
| • Lot 1 DP 956035 | • Lot 1 DP 181818 |
| • Lot 1 DP 945585 | • Lot 1 DP 34302 |

2.2 Existing Buildings, Facilities and Access

Mosman High School is a co-educational high school and includes the following existing buildings and facilities:

- 5 buildings comprising:
 - Building A – Visual Arts and General Learning Spaces;

- Building B – Hall, Administration, Specialist Spaces (music), General Learning Spaces and Library;
- Building C – Canteen and Specialist Spaces (music);
- Building D – General Learning Spaces and Staff Areas;
- Building E – Specialist Building, with Wood Work, Science, Food Tech / Textiles.
- 2 single storey demountables comprising general learning spaces;
- At-grade carpark at corner of Gladstone Avenue and Belmont Road, accessed from Gladstone Avenue. It provides for 33 car parking spaces and a small area for motorcycle parking, for use by staff only.

There is one pedestrian access point to the school from every street frontage, providing a total of four pedestrian access points. A bus zone and drop off / pick up zone is located on Gladstone Avenue. Vehicular access into the site is provided from Gladstone Avenue.



Figure 1 – Site context map

Note: the site is outlined in red

Source: Nearmaps, with Architectus edits (2020)

2.3 Heritage

The site is listed as a heritage item under Schedule 5 ‘Environmental Heritage’ of the Mosman LEP 2012 (Mosman High School, group of 2 buildings Item No. I 161) and is of Local significance. The heritage listing specifically applies to Building A and Building D. Refer to **Figure 2**.

Buildings A and D are also included on the Department of Education’s Section 170 Heritage Register.

Part of the site along the Military Road frontage forms part of the ‘Military Road’ (C7) conservation area. The conservation area is of local significance. Buildings A and B are located within the conservation area. The Military Road Conservation Area is typically characterised by two storey fine grain buildings with some three storey elements/incursions. The C7 Military Road Heritage Conservation Area – Statement of Significance includes the following references, “scale is pleasantly moderate” and “‘village’ atmosphere”.

Close to the site is the Keston Avenue Heritage Conservation Area (C4) and Shadforth Street Heritage Conservation Area (C10), both listed under the Mosman LEP and of local significance. A number of individual heritage items of local significance are located immediately opposite the subject site, on Military Road, Avenue Road, Belmont Road and Gladstone Avenue.



Figure 2 – Mosman LEP Heritage map extract
 The subject site is outlined in yellow.
 Source Mosman LEP 2012, 5350_COM_HER_002_010_20171111



Figure 3 - Heritage mapping
 The whole site is mapped as a local heritage item, however only Building D and Building A are heritage listed buildings.
 Source: DJRD Architects Mosman Concept Design Report

2.4 Surrounding Context

The site is located in the Mosman Local Government Area (LGA) in the suburb of Mosman. It is situated within a well-established residential area approximately 4km east of North Sydney.

The surrounding area is well serviced by various bus routes, with bus stops directly in front of the school on Military Road and additional bus stops on Avenue Road. There is a dedicated school bus stop and entry point provided at Gladstone Avenue. There are no train stations within proximity of the site, however there are available bus services that provide connections to Wynyard, North Sydney, Milsons Point and Chatswood train stations.

The built form and land use character surrounding the site can be categorised by four distinct areas:

- **Military Road to the east**, is made up of low scale (predominantly 1 – 2 storey) fine grain, shop top housing, characterised by a vibrant and active retail shopping and commercial strip along Military Road. This strip also forms part of the Military Road Conservation Area;
- **Belmond Road to the north**, is characterised opposite the site by predominately 3 storey residential flat apartment buildings and some small-scale businesses including Westpac bank on the corner of Belmond Road and Military Road. A mix of dwelling houses, apartment buildings, bowling club and public school, are further beyond;
- **Gladstone Avenue to the west**, is primarily characterised by low scale, 1-2 storey dwelling houses; and
- **Avenue Road to the south**, is characterised by 2 storey shopfronts and 3 storey residential flat buildings opposite the site, and low scale 1-2 storey dwelling houses further beyond.

Mosman High School is located within close proximity to a number of other educational establishments, including Mosman Public School, Mosman Preparatory School and Queenwood School for Girls (Junior Campus)

Photographs of the site are shown in **Figures 4 to 10**, below.

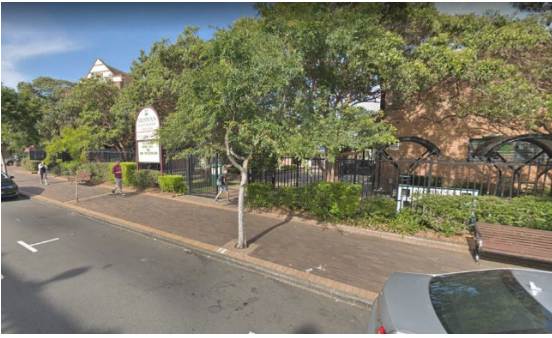


Figure 4 - Pedestrian access point to Mosman High School along Military Road
 Source: Google Maps (2018)



Figure 5 - Bus stop located at school frontage along Military Road, and Military Road conservation area adjacent to the site
 Source: Google Maps (2018)



Figure 6 - Pedestrian access point to the school from Belmont Rd
 Source: Google Maps (2018)



Figure 7 - Mosman High School street frontage to Gladstone Ave
 Source: Google Maps (2018)



Figure 8 - Building A Heritage Listed
 Source: DJRD Architects Mosman Concept Design Report



Figure 9 - Building D Heritage Listed
 Source: DJRD Architects Mosman Concept Design Report

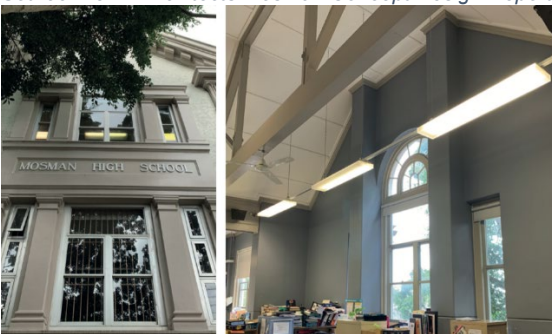


Figure 10 - Building D Heritage Listed
 Source: DJRD Architects Mosman Concept Design Report

2.5 Site Analysis

The site presents the following key site constraints:

- **Site size and location of buildings:** The total site area is only 14,300 square metres and is one of the smallest high schools in the region. Existing buildings are also located in close proximity to each other, limiting opportunities for expansion and redevelopment.
- **Heritage:** Mosman High School is listed as a local heritage item with two heritage significant buildings on site (Item no. 1161). The eastern part of the site along the Military Road frontage is in a heritage conservation area (C7) under the Mosman LEP 2012. Refer to Heritage information in Section 2.2 above.
- **Building functionality:** Existing facilities are undersized and are in poor condition. The current number of teaching spaces will not sustain future enrolment growth and limited teaching spaces at the school inhibits opportunities for student learning.
- **Lack of outdoor space:** Mosman High School is severely restricted in student outdoor space. The current average of outdoor play space per student is 5.5m², in comparison to the Chatswood Secondary School cluster average of 16m². This also prevents the installation of additional demountables on site to alleviate the pressures.
- **Significant trees:** Mosman High School is lined heavily with mature and dense trees along Avenue Road, Military Road and Belmont Road. There are also several trees located within the site. These trees may be of significance and have large structural root zones, causing limitations to the proximity for future buildings.

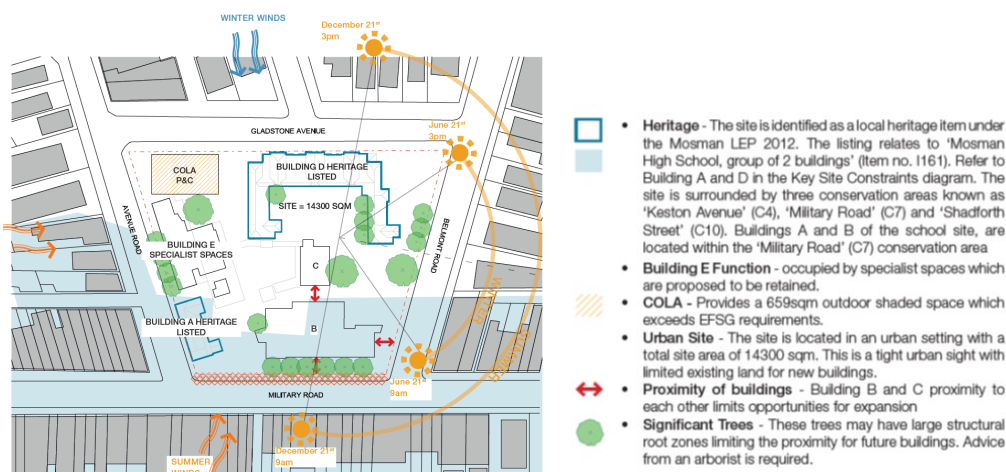


Figure 11 - Site Analysis

Source: DJRD Architects

3. THE SITE

3.1 Scope of Proposed Works

The scope of the proposed works for the subject SSDA include:

- Demolition of Building B, Building C and part Building E;
- Removal of existing sports court and surrounding retaining walls and nominated trees;
- Construction of a new part 3 / part 4 storey building (Building G) on the corner of Military and Belmont Road providing:
 - Administration and staff facilities;
 - Multipurpose gym / hall;
 - Library;
 - Canteen facilities;
 - General and senior learning units;
 - Science learning unit;
 - Health/PE and performing arts unit; and
 - Learning and admin support unit.
- Associated landscaping works including new outdoor play areas, a roof top play space, and rooftop basketball court; and
- Relocation of the main pedestrian entrance to the junction of Military Road and Belmont Road.

Note at this stage additional on-site parking is not proposed. The application will be supported by a Traffic and Transport Impact Assessment including Preliminary Green Travel Plan.

3.2 Proposed Site Plan

A Proposed Site Plan has been prepared by DRJD Architects. It seeks to achieve the required 'core' facilities at the school through demolition of existing buildings on site and construction of a new building.

The primary objective of the master plan is to increase teaching spaces, upgrade facilities and provide more contemporary learning space, while also addressing the following key considerations:

- **Open space** – provide a consolidated internal open space and retain the existing Covered Outdoor Learning Area (COLA);
- **Heritage** – retain significant buildings, retain the landscaped setback from Military Road and consider heritage relationships;
- **View corridors** – retain the existing view corridors around the site and enhance them where possible;
- **Overshadowing** – where possible, overshadowing impacts should be avoided to maximise the use of buildings and open space on the site;
- **Demolition** – replace demountables and old building stock with upgraded buildings that provide the required facilities and contemporary learning spaces;
- **Existing trees** – retain as many existing trees as possible within the site, to the Military Road frontage and other street frontages.

Refer to Proposed Site Plan below at **Figure 12** and architectural package at **Attachment A**.

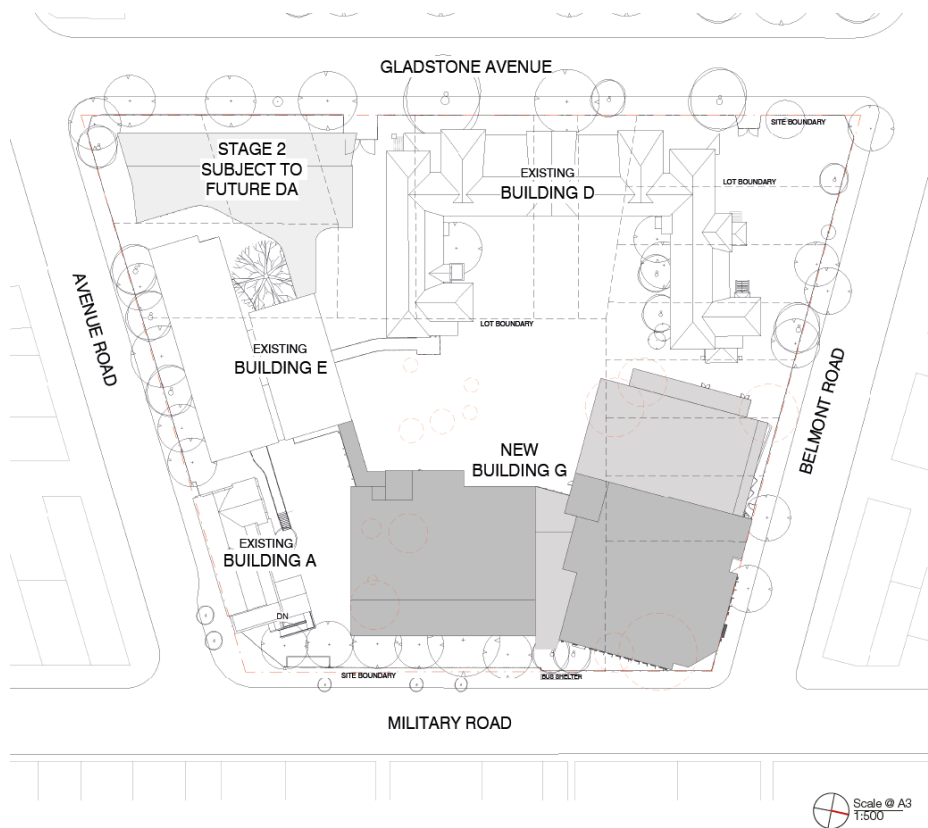


Figure 1211 - Proposed Site Plan
 Source: DJRD Architects

3.3 Height, Bulk and Scale of Development

The height, bulk and scale of new Building G will respond to the adjacent heritage buildings on site, and the Conservation Area context, in a part 3/part 4 storey building.

The height of the parapet of the adjacent heritage building on site (Building A) will form the proposed building set-out line to the Military Road frontage. The proposed fourth storey would be recessed back from Military Road. As Building G continues around the corner of Belmont Road, the proposed height of the building steps down and back to address datum lines established by the ground floor portico and first floor gutter line of heritage Building D.

Building G will be split into two building forms, with the northern portion oriented on an axis to align with Belmont Road, and separated by a light well. This creates opportunities for a new school entrance and will reduce the bulk and scale of the development.

4. PLANNING CONTEXT

4.1 Strategic Context

The *Greater Sydney Region Plan – A Metropolis of Three Cities, 2018*, was released by the Greater Sydney Commission in March 2018 and is the NSW Government’s 40-year plan for the Sydney metropolitan area.

The Plan includes ‘Ten Directions’, which establish the aspirations for the Sydney region and guide Sydney’s future growth. Directions are supported by Objectives, and of relevance to the proposed development, including the objectives “Infrastructure aligns with forecast growth” (*Objective 2*) and “Services and infrastructure meet communities’ changing needs” (*Objective 6*). The Plan addresses that it is imperative that the future population is supported by essential services and local community infrastructure, including education and schools. The proposed development seeks to deliver the infrastructure and space to support additional students and deliver new teaching spaces to improve the quality learning.

The *North District Plan* was released by the Greater Sydney Commission in March 2018. The Plan identifies that the North District has an anticipated growth of 21,900 additional students in by 2036, equivalent to a 20 per cent increase. *Planning Priority N1* focuses on “Planning for a city supported by infrastructure”, and it is considered that the proposed development will contribute to the success of this Planning Priority as it enables optimal land use and allows Mosman High School to increase their student capacity.

The *Mosman Strategic Planning Statement (LSPS)* was publicly exhibited during June-August 2019, endorsed by Council on 3 December 2019, and supported by the Greater Sydney Commission on 4 March 2020. The LSPS sets a vision for the village atmosphere and character of centres to be retained as Mosman grows. The LSPS provides that the scale of development will respect the human scale of neighbourhoods and the established character – two storeys along the foreshore slopes and up to five storeys within centres – appropriate to environmental and infrastructure constraints. The structure plan includes the Mosman High School site as ‘protect and manage sensitive land’. Sensitive land is land that contains natural hazards, steep topography, scenic qualities, or heritage value.

4.2 Planning Framework

This section provides an outline of the relevant statutory planning controls that apply to the proposed development. A thorough assessment against the relevant legislation will form part of the EIS.

Relevant statutory planning policies are outlined in **Table 1** below.

Table 1 Relevant statutory planning controls

| Environmental Planning Instrument | Response |
|---|--|
| <i>State Environmental Planning Policy (State and Regional Development) 2011</i> (SEPP SRD) | The SRD SEPP identifies development or infrastructure types that are of state or critical significance. Under the Schedule 1, Clause 14 State significant development includes development for the purpose of alterations or additions to an existing school that has a capital investment value (CIV) over \$20 million. As the |

proposal has a CIV of more than \$20 million it is therefore state significant development.

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education SEPP)

The Education SEPP aims to streamline the planning system for education and childcare facilities. Under Schedule 4 of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017, proposals for schools need to address Schools design quality principles. The proposal will respond to the design quality principles:

Principle 1 - Context, built form and landscape

Principle 2 - Sustainable, efficient and durable

Principle 3 - Accessible and inclusive

Principle 4 - Health and safety

Principle 5 – Amenity

Principle 6 - Whole of life, flexible and adaptive

Principle 7- Aesthetics

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 (Vegetation SEPP)

The Vegetation SEPP provides for the removal of vegetation in non-rural areas, as well as matters for consideration in the assessment to remove vegetation. It applies to land within the Mosman LGA and land zoned SP2 Infrastructure, the zoning of the subject site. An Arboricultural Impact Assessment will accompany the EIS.

State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)

The ISEPP provides the legislative planning framework for infrastructure and the provision of services across NSW.

Clause 104 and Schedule 3 of ISEPP trigger referral to the Roads and Maritime Services (former – now Transport for NSW) as the proposal is considered as: “*Any other purpose*” “*with access to a road (generally)*” with size or capacity of “*200 or motor vehicles*”.

Accordingly, Transport for NSW will be consulted during the preparation of the EIS.

State Environmental Planning Policy No 55—Remediation of Land (SEPP 55)

SEPP 55 requires the consent authority to consider whether the subject land of any rezoning or development application is contaminated and can be made suitable for the proposed use.

The provisions of SEPP 55 will be considered in the SSDA and a Phase 2 Site Investigation (and possibly Remediation Action Plan) will be prepared and lodged with the EIS.

| | |
|---|---|
| <i>Draft SEPP 55</i> | The EIS will consider these draft provisions. |
| <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SREP Sydney Harbour)</i> | <p>The Sydney Harbour SREP applies to land within the Sydney Harbour Catchment.</p> <p>The EIS will assess the consistency of the proposed development with the aims and objectives of SREP Sydney Harbour.</p> |
| <i>Draft State Environmental Planning Policy (Environment)</i> | The EIS will consider these draft provisions. |
| <i>State Environmental Planning Policy No 64—Advertising and Signage (SEPP 64)</i> | The EIS will assess the consistency of any proposed signage associated with the proposed development (if any) with the aims and objectives of SEPP 64. |
| <i>Mosman Local Environmental Plan 2012 (Mosman LEP 2012)</i> | <p>The site is located within the Mosman Local Government Area (LGA), and subject to the Mosman Local Environmental Plan 2012 (Mosman LEP 2012).</p> <p><i>Land use</i></p> <p>The site is zoned SP2 Infrastructure for the purpose of 'Educational Establishment'.</p> <p>Development for the purpose of a school on the site is a permitted use in the SP2 zone. The SP2 zone is also a prescribed zone for the purposes of the Education SEPP.</p> <p>Adjacent land use zones include:</p> <ul style="list-style-type: none"> • B2 Local Centre (mix of retail, business and office premises along Military Road) • SP2 Infrastructure (Community Facility, Place of Worship, Educational Establishment, and Classified Road 'Military Road') • R3 Medium Density Residential • R2 Low Density Residential <p>Refer to an extract of the Mosman LEP 2012 land zoning maps at Figure 13 below.</p> |



Figure 12 – Land Zoning Map extract
 Source Mosman LEP 2012, 5350_COM_LZN_002_010_20160212

Height of buildings

There is no maximum building height limit that applies to the land.

Land to the north and south of the site are subject to height limits of 8.5m and 11m. Land to the west is subject to a height limit of 8.5m. Land to the east along Military Road is subject to an 11m height limit.

Refer to an extract of the Mosman LEP 2012 height of buildings map at **Figure 14** below.



Figure 13 – Height of Buildings Map extract
 Source Mosman LEP 2012, 5350_COM_HOB_002_010_20140331

Floor Space Ratio

There is no maximum Floor Space Ratio (FSR) control for the site.

Adjacent land along Military Road to the east has an FSR of 2:1. Under Clause 4.4A of the Mosman LEP 2012, land to the west of the site is considered 'Area 1'. The FSR of 'Area 1' depends on lot size, with possible additional FSR between 0.4:1 to 0.5:1.

Refer to an extract of the Mosman LEP 2012 FSR map at **Figure 15** below.



Figure 14 – Floor space ratio map extract

Source Mosman LEP 2012, 5350_COM_FSR_002_010_20140331

Heritage

The site is identified as a Local heritage item and is known as *Mosman High School*, group of 2 buildings (Item no. I161).

The frontage of the site along Military Road is subject to the 'Military Road' (C7) conservation area, including Buildings A and B of the school site. The site is surrounded by two other conservation areas known as 'Keston Avenue' (C4), and 'Shadforth Street' (C10).

Refer to an extract of the Mosman LEP 2012 heritage map at **Figure 16** below. Refer **Section 2** above for summary of significance of these listings.



Figure 15 – Heritage map extract
 Source Mosman LEP 2012, 5350_COM_HER_002_010_20171111

Acid Sulfate Soils

The site is not located in an area known to contain Acid Sulfate Soils and is not within 500m proximity of any Class 5 Acid Sulfate Soils.

Scenic Protection Map

The site is not identified within the Scenic Protection Area.

Mosman Development Control Plan 2012 (MDCP 2012)

The Mosman DCP provides guidance on provisions for design and development controls that should be considered when developing the design for the school. However, Clause 11 of the SRD SEPP states that development control plans do not apply to state significant development. Nonetheless, the EIS will assess the proposal against any relevant general development controls in Mosman DCP.

4.3 Strategic Planning Policies

The relevant strategic planning policies which apply to the proposed development include:

- NSW State Priorities;
- NSW State Infrastructure Strategy 2018-2038;
- Greater Sydney Region Plan, A Metropolis of Three Cities, 2018;
- North District Plan, 2018;
- Draft Mosman Local Strategic Planning Statement;

- MOSPLAN Community Strategic Plan 2018-2028;
- Mosman Open Space and Infrastructure Development Control Plan 2012;
- Future Transport Strategy 2056;
- Sydney’s Cycling Future 2013;
- Sydney’s Walking Future 2013;
- Sydney’s Bus Future 2013;
- NSW Government Architect Design Guide for Schools;
- NSW Safer by Design Guidelines;
- Healthy Urban Development Checklist, NSW Health.

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

5. OVERVIEW OF LIKELY ENVIRONMENTAL AND PLANNING ISSUES

5.1 Key Planning Issues

The key environmental and planning issues that will need to be considered in the EIS are outlined in **Table 2** below.

Table 2 Key environmental and planning considerations

| Environmental Issues | Response |
|-----------------------------|--|
| Urban Design and Built Form | <p>Early in the project, several master planning options were developed for the site to accommodate 1,200 and 1,500 students. These were subsequently discounted due to inappropriate fit with the built form and heritage context, overshadowing impacts, lack of play space, and for other reasons. The EIS will set out the earlier options investigated and the respective reasons they were discounted.</p> <p>An Architectural Design Statement will be prepared as part of the EIS. The assessment of the architectural quality and built form will focus on the height, scale, setbacks and building materials of any potential new development and the introduction of new open space and play areas. It will also include consideration of Crime Prevention Through Environmental Design (CPTED) principles, view impact/view analysis, and the site’s heritage context.</p> |
| Built Heritage | <p>The site is mapped as a local heritage item, and part of the site is located within the Military Road Conservation Area. The site is also surrounded by a number of local heritage items and conservation areas. The site’s heritage setting requires careful consideration of potential heritage impacts. The SSDA will be accompanied by a detailed Heritage Impact Statement.</p> |

| | |
|-------------------------------|--|
| Aboriginal Heritage | <p>Aboriginal Cultural Heritage Due Diligence Advice has been sought which found that Aboriginal objects are unlikely to occur within the site.</p> <p>Although there are expected to be no Aboriginal objects on site, an Aboriginal Cultural Heritage Assessment Report will still be prepared to minimise and avoid any impact upon Aboriginal cultural heritage values.</p> |
| Historical Archaeology | <p>A Preliminary Historical Archaeological Assessment prepared for the site identified that historical archaeological relics are likely to be encountered as part of the development. While the significance of these relics is considered low, further assessment may be required. As such, an assessment of potential archaeological impacts on the site will be undertaken as part of the EIS.</p> |
| Traffic, Access and Parking | <p>The site has frontage to a Classified Road. A Traffic and Transport Impact Assessment will be undertaken as part of the EIS. This will include assessment of traffic generation and expected traffic impact, address the proposed active transport access arrangements, and address traffic sight line issues and truck loading on roads. A Detailed Green Travel Plan will also be prepared to promote and maximise the use of sustainable modes of travel to and from the site.</p> |
| Construction Management | <p>The school needs to be kept operational throughout the duration of construction works. A Preliminary Construction Management Plan will be prepared to support the application.</p> |
| Construction Traffic | <p>Construction traffic has the potential to be one of the biggest impacts on the local community from the project, albeit a short term one. A Preliminary Construction Traffic and Pedestrian Management Plan will be prepared as part of the EIS to outline proposed traffic control plans and truck routes.</p> |
| Biodiversity, Flora and Fauna | <p>A Preliminary Ecological Constraints Assessment has been prepared which concludes that the site has limited ecological value for threatened flora and threatened fauna. However, the site contains two threatened flora species and a foraging habitat for a threatened fauna species, including:</p> <ul style="list-style-type: none"> • One Wallangarra White Gum (<i>Eucalyptus scoparia</i>) - (listed under the BC Act and EPBC Act) • Two Magenta Lilly Pilly (<i>Syzygium paniculatum</i>) - (listed under the BC Act and EPBC Act) |

-
- One Hill's Weeping Fig (*Ficus macrocarpa hillii*) - foraging habitat for Grey-headed Flying Fox (*Pteropus poliocephalus*), a vulnerable species under the BC Act and EPBC Act.

On the basis of the preliminary findings, a Biodiversity Development Assessment Report will be provided with the SSDA and will include an assessment of significance in accordance with the Environmental Protection and Biodiversity Act 1999 and Biodiversity Conservation Act 2016.

Arborist &
Landscape

Preliminary arborist advice has informed concept plans for the site. An Arboricultural Impact Assessment will accompany the SSDA, assessing potential impacts to trees as a result of any works on the site.

Landscape Plans and a Landscape Design Statement will also be prepared and include a tree retention/removal plan.

Contamination

A Preliminary Site Contamination Assessment has been undertaken to determine the extent of contamination on site. The findings have identified that there is a potential presence of fill material on site, and as a result the SSDA will include a Phase 2 Detailed Site Investigation Report, and possibly a Remediation Action Plan, which will address the requirements of SEPP 55.

5.2 Anticipated Submission Requirements

It is anticipated the following deliverables will be required to support the SSDA:

- Environmental Impact Statement (EIS);
- Site Survey;
- Detailed Architectural Plans including Architectural Design Statement;
- Visual Impact Assessment;
- CPTED Analysis;
- Landscape Plans including Landscape Design Statement;
- Heritage Impact Statement;
- Aboriginal Cultural Heritage Assessment Report (ACHAR);
- Detailed Historical Archaeology Assessment;
- Traffic and Transport Impact Assessment including Detailed Green Travel Plan;
- Preliminary Construction Traffic and Pedestrian Management Plan;
- Preliminary Construction Management Plan;
- Arboricultural Impact Assessment Report;
- Civil / Stormwater Concept Plans and Report;

- Structural Report;
- Geotechnical Investigation Report;
- Utilities and Services Plans and Report;
- Phase 2 Site Investigation Report / Remediation Action Plan;
- Accessibility Report;
- Waste Management Plan;
- Consultation Report;
- Noise and Vibration Assessment;
- Social Impact Assessment (note: to be included in body of EIS);
- Ecological Sustainable Development (ESD) Report;
- Capital Investment Value (CIV) Report.

6. CONSULTATION

Consultation has been undertaken to date with the following agencies/bodies for the project:

- Mosman Council;
- Government Architect NSW;
- Targeted community workshops.

6.1 Mosman Council

Consultation with Council occurred twice during the early stages of the project. Their feedback led to the development of an alternate scheme, the preferred scheme, which was scaled back to street frontages and more sensitively responded to surrounding built form and heritage features.

6.2 Government Architect NSW

Consultation with the Government Architect NSW Office (GAO) occurred in the master plan phase of the project on an earlier option. Key recommendations of their feedback of December 2019 were as follows:

- Creating an urban edge appropriately articulated to address the mass and scale of the surrounding context;
- Illustrate how the mass, volume and depth of floorplates will be broken up to allow natural light and ventilation into every level of the building;
- The landscape approach is instrumental in providing a coherent site character, and the buildings should be integrated with the landscape.
- Clarify and illustrate indoor/outdoor relationships including vertical connections to outdoor spaces;
- Provide shadow diagrams, particularly for the open spaces/play spaces.

Since receipt of this feedback the concept design has been developed in response to these recommendations.

Further consultation was undertaken with the GAO on a revised scheme, being Option 3, the subject scheme. Their feedback received on 31 March 2020 was as follows:

“Generally the preferred masterplan presented, option 3, is supported, in particular:

- *Overall landscape concept, retention of trees along street frontages, resolution of levels and access, incorporation of building edges as seating, connection between indoor and outdoor areas;*
- *Overall building massing and scale, integration with existing levels, proposed thermal comfort, natural light and sustainability strategies;*
- *Concept and proposed materiality for Military Rd elevations.”*

GAO made recommendations for further development of the architectural scheme in relation to:

- Creating a unified and coherent frontage, such as through use of similar proportions to the elevations expressed in different materials, and by other architectural strategies;
- Continuation of façade treatment along both Military and Belmont Roads; and
- Incorporation of ESD measures.

6.3 Community Consultation

Targeted community consultation (Mosman High School Local Character Workshop) was undertaken in the early stages of the project. Feedback on the project included the following summarised themes or aspirations:

- An integrated, village feel;
- Flexible, connected and multipurpose spaces;
- An inspirational space for all students;
- A green ‘oasis’; and
- A safe site.

This feedback has informed concept design development.

6.4 Proposed Consultation

Consultation will be undertaken in preparing the EIS. It is anticipated that the following agencies and bodies will have an interest in the proposal and will be consulted with:

- NSW Department of Planning, Industry and Environment;
- Office of the Government Architect NSW (through the NSW State Design Review process);
- Mosman Council;
- Transport for NSW;
- Service providers; and
- Local community including targeted consultation with close neighbours.

Details of the consultation undertaken will be further detailed in the EIS.

7. CONCLUSION

The purpose of this letter is to request the SEARs for the preparation of an EIS to accompany a SSDA for Mosman High School, located at 769 Military Road, Mosman NSW 2088.

The proposal is to upgrade Mosman High School to provide a new building on the corner of Military and Belmont Road with capacity for up to 1,200 students. The proposal will include new building works, new outdoor play areas including roof top play space and basketball court, and associated landscaping works.

We trust that the information detailed in this letter is sufficient to enable the Secretary to issue SEARs for the project. Should you have any queries about this matter, please do not hesitate to contact the undersigned on 0417 693 769 or daniel.herbertson1@det.nsw.edu.au.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Dan Herbertson', written over a light grey rectangular background.

Dan Herbertson

Senior Project Director

ATTACHMENT A