

20 April 2022

NSW Department of Planning and Environment
4 Parramatta Square 12 Darcy Street,
PARRAMATTA NSW 2150

RE: SEARs REQUEST SCOPING REPORT

This Scoping Report has been prepared by GYDE Consulting on behalf of Waverley College (the Proponent). It accompanies a request for Standard Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement for a State Significant Development Application (SSDA) on the site. The application is for alterations and additions, a new building, car parking, tennis courts and associated landscaping at the Waverley College Senior Campus at 131 Birrell Street, Waverley.

This report is accompanied by preliminary scoping plans prepared by m3architecture (at Attachment A) and a preliminary Statement of Heritage Impact (SoHI) prepared by Heritage21 (at Attachment B).

1. SITE AND LOCALITY DESCRIPTION

The site has a street address of 131 Birrell Street, Waverley (the site). The site also comprises 8, 10, 10A, 14 Carrington Rd, Waverley and 127, 137 – 139, 141-149, 151, 155 - 161 Birrell St and 5, 7, 9, 11, 11A, 15, 17, 19 Henrietta St, Waverley.

An aerial view of the site is provided below in Figure 1.



Figure 1: Aerial Image of the Site, site edged red (Source: m3architecture)

The site is located within the Waverley Council Local Government Area (LGA) and is approximately 7km east of the Sydney Central Business District (CBD). A plan showing the greater context of the site is provide below in Figure 2



Figure 2: Regional Context Map (Source: Google Maps)

The site is zoned SP2 Infrastructure and R3 Medium Density Residential pursuant to the Waverley Local Environmental Plan 2012. The site accommodates three (3) residential dwellings on Carrington Street and three (3) residential dwellings on Henrietta Street and the existing Waverley College Senior Campus, which contains three (3) local heritage items including:

1. The Federation style classroom building (1450),
2. The Waverley College – landscape (1518), and
3. Victorian Mansion “The Grange” (1466).

2. PROPOSAL DESCRIPTION

The proposal involves works across the site in two parts, referred to as the east and west precincts.

The west precinct proposal involves alterations and additions to existing structures, refurbishment of existing components of the site, landscape works. The west precinct scope of works involves the following buildings/areas:

- Refurbishment of the Centenary Quad
- Refurbishment of the Centenary building
- Library extension
- Extension to Chapel entry

Landscape and external works include:

- New covered link between Centenary building and Conlon building
- New covered link along the South of the Centenary building
- Refurbishment of Kenny Building landscaping
- Provision of ancillary car parking for the existing school

The east precinct proposal involves the demolition of existing structures including the residential dwellings and the construction of a new six storey building and an adjacent two storey car park under the existing tennis courts.

The proposal also involves general landscape works and the reinstatement of the existing tennis courts. The east precinct scope of works involves the following buildings/areas:

- Demolition of current tennis courts,
- Demolition of 5-7, 9-11, and 17-19 Henrietta Street,
- Proposed 5/6 storey new Building 1 for school purposes with basement car parking,
- New tennis court facilities, and
- Re-landscaping throughout the proposal precinct.

An extract of the proposed site plan is provided below in Figure 3.



Figure 3: Aerial image of proposed site plan (Source: m3architecture)

The proposed development will allow for an increase to the number of staff employed by the school by five (5) staff members. The purpose of the development is to provide an innovative learning environment for students, alongside enhancing the working environment for staff.

The key elements of the proposed scope of works are detailed further below:

East Precinct

2.1 Waverley College Building 1

The proposed works include demolition and a new building. It involves the demolition of existing tennis courts, three residential houses and carparking in the outlined area (Figure 1). This work will be undertaken to establish a six storey school building, an adjacent two storey carpark, eight tennis courts and landscaping works. These works are proposed to provide more efficient work areas and an inclusive environment for students and the existing staff of the school.

2.2 Landscaping - Generally

The proposed landscaping design seeks to make the landscaped area more appealing and usable for all students. The proposed works intend to maintain the heritage significance of the site while increasing the accessibility and aesthetics of the area. The proposal does not involve the removal of heritage listed trees which are located on the site.

West Precinct

2.1 Centenary Building

The proposed works include demolition and additions to the existing built form.

The proposal includes the removal of existing balustrades and replacement with a sympathetic design along the northern wing and extension into the Quad area. Internally, it is proposed to reconfigure the internal arrangements of the classrooms to create a flexible learning environment and glazed wall to verandahs along the east and west wing. An extension to the existing roof deck area is proposed on the north wing, together with internal reconfiguration of the staff offices, lounge and administrative areas. These works are proposed to provide more efficient work and breakout areas for existing staff of the school.

2.2 Library extension

The proposal includes an extension to the southern part of the existing library.

2.3 “Airmont courtyard”

The proposal includes landscaping changes to the area between the existing library and pool area to provide bleachers for pool spectators and breakout seating, together with improved access across the site. This area would also incorporate a covered space adjoining the library which will provide outdoor teaching opportunities and breakout seating both at ground level and terrace level.

2.4 Landscaping - Generally

The proposed landscaping design seeks to make the landscaped area accessible for all students. The current form is overgrown and difficult to access by students that require access assistance. The proposed works intend to maintain the heritage significance while improving the aesthetics of the area.

2.5 Chapel entry

The proposal includes a new covered entry area to the chapel along the eastern façade of the existing building. This will improve the access to the chapel and provide further cover from the elements. The proposed design is sympathetic to the heritage context of the site as confirmed by the project’s heritage consultant. Please refer to the Statement of Heritage Impact (SoHI) available as Attachment B.

2.6 Centenary to Conlon Link

It is proposed to improve pedestrian movement between the Centenary building and the Conlon building by reconfiguring the current paths and stairs and providing a lift for equitable access, together with improved landscaping. The proposed works also include minor changes to the internal layout.

2.7 Covered Link South of Centenary Building

The proposal includes a new covered link along the southern side of the Centenary Building.

2.8 Kenny Building

The proposed works include alterations to the external landscaping, seating and stairs of the quad and improvement to the upper links between the Centenary building and Kenny Building. The external works include a new lift providing access to all levels of the Kenny building and a link between the Centenary Quad and the Kenny Quad.

2.9 Swimming Pool Area

The proposal includes relocation of the pool fencing to provide more landscaping and enhanced circulation, together with additional bleacher seating.

2.10 Ancillary Car Park

The proposed works include the demolition of three (3) houses on Carrington Road adjacent to the existing school site to provide additional active space for the College. It is anticipated that the active space will be used as an interim carpark during construction of Building 1.

3. HERITAGE

A preliminary Statement of Heritage Impact (SoHI) has been prepared by Heritage21 and accompanies this report at Attachment B. The SoHI confirms that the heritage significance of the listed local heritage items present onsite has been considered in the design of the proposed works.

4. BDAR WAIVER

The proposal is unlikely to have any significant impact on biodiversity values as it will involve limited removal of single trees and fauna currently existing on the site to facilitate the proposal. It is anticipated that a BDAR waiver application will be made prior to the lodgement of the SSDA following development of the detailed design of the proposed development and details of proposed tree or fauna removal on site has been finalised.

5. STATUTORY FRAMEWORK

Schedule 1 Part 15(b) of the State Environmental Planning Policy (Planning Systems) 2022 provides that development for the purposes of the erection of a building, or alterations or additions to an existing building, at an existing school that has a capital investment value (CIV) of more than \$50 million is state significant development. The proposed scope of works is estimated to have a CIV of \$120million and therefore a state significant development application to the Department of Planning and Environment is required.

All applicable environmental planning controls will be addressed in the EIS to accompany the SDA. For the purposes of this Scoping report, we have undertaken a preliminary assessment of the proposal against the key provisions of Chapter 3 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP), the Waverley Local Environmental Plan 2012 (WLEP 2012), and the Waverley Development Control Plan 2012 (WDPC 2012).

A summary of compliance with the relevant development controls is provided below.

T & I SEPP 2021 – Chapter 3 Educational Establishments and Childcare Facilities

This policy aims to facilitate the effective delivery of educational establishments and early education care facilities throughout NSW. This policy enables schools, child-care establishments, TAFE's and Universities to development new facilities and undertake alterations and additions through a streamlining process.

Chapter 3 of this policy relates to educational establishments (schools) and sets out the works that may be carried out as development permitted with consent, development permitted without consent, exempt development and complying development.

Part 3.43 of the T & I SEPP provides that development consent may be granted for development for the purpose of a school that is State significant development even though the development would contravene a development standard imposed by this or any other environmental planning instrument under which the consent is granted. As noted below, the proposed scope of works is anticipated to contravene both the FSR development standard and height of building standard for the site under the Waverley Local Environmental Plan 2012.

4.2 Waverley Local Environmental Plan 2012

Land Use and Permissibility

Pursuant to the Waverley Local Environmental Plan 2012 (WLEP 2012), the site is zoned part SP2 – Infrastructure: Educational Establishment and part R3 Medium Density Residential. The majority of the proposed works are located on the portion of the site zoned SP2 – Infrastructure: Educational Establishment, with the car-park extension and tennis courts within the R3 Medium Density Residential zoned land.

An extract of the land zoning map is provided at Figure 4 below.

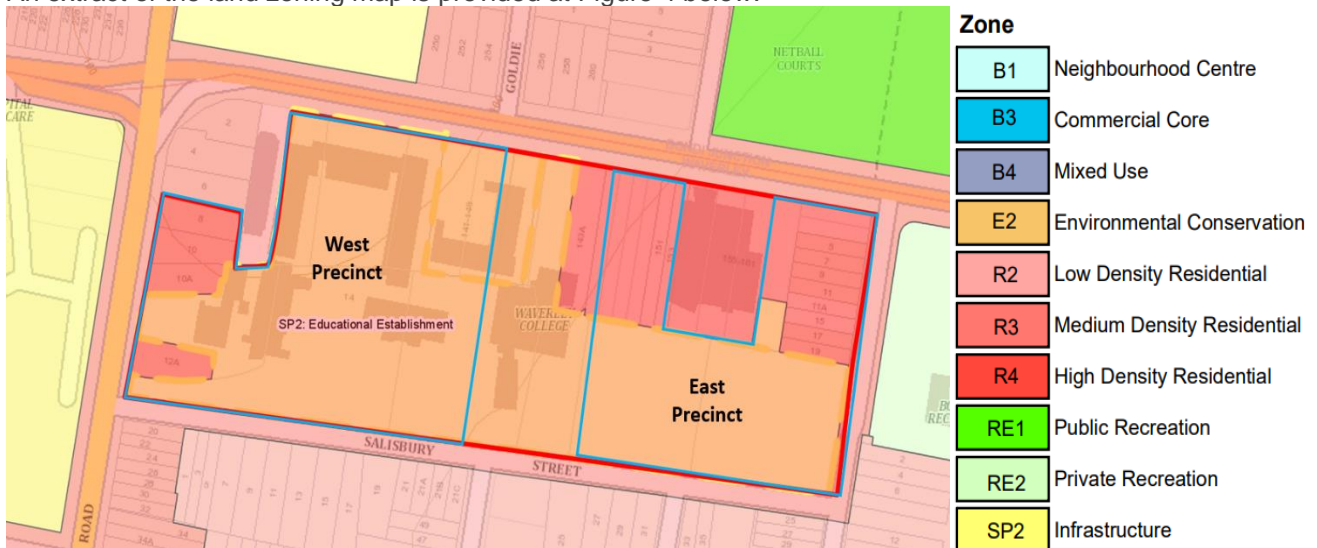


Figure 4: Land Zoning Map WLEP 2012 (Source: NSW eplanning Portal)

Education facilities are permitted with consent in the SP2 zone and the R3 Medium Density Residential zone. The proposed works are therefore permissible with consent, noting the carpark extension will be entirely ancillary to the predominant school use.

Table 1: Waverley Local Environmental Plan 2012

Relevant Control	Response	Complies?
2.7 Demolition requires development consent	The proposed demolition requires demolition consent. Demolition plans have been provided within the Architectural Plans (Attached A).	Yes
4.3 Height of buildings	The maximum height permissible on the site is 9.5m. Building is proposed to be 6 storeys. The location of Building 1 in the centre of the grounds of Waverley College reduces the shadowing impacts on surrounding development. Further, a building of the size is necessary to accommodate the growth of the College without reducing the quantity of landscaped area.	No
4.4 Floor Space Ratio	The maximum permissible FSR for the site is 0.60:1. The development is likely to contravene the WLEP FSR standard as the current FSR on the site is 0.541:1.	No
5.10 Heritage Conservation	The following items of local heritage significance are situated on the site: <ul style="list-style-type: none"> Federation style classroom building, Waverley College (I450), Waverley College – Landscape (I518), and Victorian Mansion “The Grange” (1466). A preliminary Statement of Heritage Impact (SoHI) has been prepared for this report and is attached as Attachment B. The site is not situated within a heritage conservation area.	Yes

	There are a number of local and state heritage items and heritage conservation areas within proximity to the site. The proposal is not anticipated to impact these areas.	
6.1 Acid Sulfate Soils	The site is not mapped as containing Acid Sulfate Soils (ASS).	n/a
6.2 Earthworks	The proposed earthworks require consent. A comprehensive earthworks plans will be prepared for the SSDA lodgement.	Yes

Key assessment issues

The key environmental and planning issues that will need to be considered in the EIS are summarised below:

Traffic and parking

The proposal will result in approximately 124 additional car parking spaces provided on site. A Traffic and Transport Impact Assessment will be undertaken as part of the SSDA lodgement package. This will include assessment of traffic generation and expected traffic impact on the local road network, address the proposed active transport access arrangements and address traffic sight line issues.

A Detailed School Transport Plan (former Green Travel Plan and Operational Transport Plan) will also be prepared to promote and maximise the use of sustainable modes of travel to and from the site.

Heritage

The site's heritage setting requires careful consideration of potential heritage impacts, to both the existing built and landscape heritage assets. The SSDA will be accompanied by a detailed Heritage Impact Statement.

Design

An Architectural Design Statement will be prepared to accompany the SSDA. The assessment of the architectural quality and built form will focus on the height, scale and setbacks. It will also include consideration of the Design Quality Principles outlined in Schedule 8 of the T & I SEPP.

Noise and Privacy impacts on surround residential areas

The site is located within a residential area with existing or proposed residential development located around the entire site. Design development will consider this context and the EIS and SSDA lodgement package will address the visual, noise and privacy impacts to the residential dwellings within the vicinity of the site.

Drainage

The proposed scope of works will involve changes and removal to existing stormwater retention infrastructure on site. Detailed stormwater plans and drainage solutions will be provided as part of the SSDA lodgement package.

6. CONCLUSION

We trust that the information contained within this report will provide the Department with the relevant information to issue SEARs for the proposal.

If you have any queries or require clarification on any matters relating to the proposed development, please do not hesitate to contact Lucy Langley, Associate, or the undersigned on 9068 7500.

Yours sincerely,



David Ryan
Executive Director