

Modification Report

*Moriah College, Queens Park
SSD-10532*

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Project Code P0051073
Report Number VI

Acknowledgment of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on. We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years. We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork – **Sacred River Dreaming**.



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

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Contents

Executive Summary	4	7.2 Strategic Context	30
1 Introduction	7	7.3 Statutory Context	30
1.1 Applicant Details	7	7.4 Community Views	31
1.2 Project Background	7	7.5 Likely Impacts of the Modified Proposal	31
1.3 Approved Development	7	7.6 Suitability of the Site	31
1.4 Project Overview	8	7.7 Public interest	32
1.5 Engagement	8		
1.6 Project Team	8	Disclaimer	33
2 Site Context	10		
2.1 Site Description	10	Figures	
2.2 Surrounding Context	11	Figure 1 Photomontage.....	4
3 Strategic Context	13	Figure 2 Extract of Proposed Building Eastern Elevation Comparison (Stage 1).....	25
3.1 Project Justification	13	Figure 3 Proposed and Approved Building Comparison (Stage 1)	26
4 Description of Modifications	15	Figure 4 Proposed Material Palette	27
4.1 Overview	15	Figure 5 Proposed Stage 1 Landscape Masterplan	28
4.2 Proposed Modifications	15	Figure 6 Mark-up of approved photomontage of Viewpoint 1 (Queens Park).....	29
4.3 Proposed Amendments to Conditions of Consent	17		
4.4 Substantially the Same Development	20	Tables	
4.5 Minimal Environmental Impact	20	Table 1 Applicant Details.....	7
5 Statutory Context	21	Table 2 Application Inputs and Project Team	9
5.1 Statutory Requirements	21	Table 3 Comparative Task.....	15
5.2 Pre-Conditions	21	Table 4 Identification of Statutory Requirements for the Project	21
5.3 Mandatory Considerations	22	Table 5 Pre-conditions	21
5.4 Environmental Planning Instruments	23	Table 6 Mandatory Considerations	22
5.5 Waverley Development Control Plan	24	Table 7 Other Assessment Impacts	29
6 Assessment of Impacts	25		
6.1 Built Form and Massing	25		
6.2 Appearance	25		
6.3 Landscaping Impacts	27		
6.4 View Impacts	28		
6.5 Other Assessment Impacts	29		
7 Justification of Modified Project	30		
7.1 Project Design	30		

Executive Summary

This Modification Report has been prepared on behalf of Moriah College War Memorial Association (the Applicant) in support of an application to modify Development Consent SSD-10352. Development consent SSD-10352 was granted for a state significant development comprising the staged redevelopment of Moriah College, Queens Park.

This report describes the site and the proposed modification, provides relevant background information, and assesses the modified development against the relevant legislation, environmental planning instruments, and planning policies. The report is accompanied by relevant technical studies to facilitate a detailed assessment of the potential environmental impacts of the modified proposal.

The proposed modifications predominately relate to Stage 1A and Stage 1B, associated with the delivery of the Science, Technology, Engineering, Arts and Maths (STEAM) and Independent Learning Centre (ILC) buildings.

Proposed Modifications

This Modification Application seeks to modify SSD-10352 to facilitate a range of internal and external design amendments. Approval is also sought for minor modifications to the conditions of consent to reflect changes to the approved architectural and landscape plans. The proposed changes include the reconfiguration of internal spaces, removal of the northern cantilever and associated columns, minor reduction in the overall building height and length, updates to boundary security, as well as subsequent changes to the building façade, rooftop and landscaping.

The primary purpose of this Modification Application is to make amendments to the approved architectural plans as a result of continued design development. The modifications will improve learning and teaching facilities within the school and facilitate a more functional and efficient building design.

The proposed modifications are detailed in the Architectural Plans prepared by FJC Studio. The proposed site photomontage is provided at **Figure 1**.

Figure 1 Photomontage



Source: FJC Studio

Engagement

A pre-DA meeting was held with DPHI on 20 October 2025. DPHI confirmed that, given the nature of the proposed modifications, the application could be submitted pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act* (EP&A Act).

Justification of the Modified Project

This report assesses the proposed development as modified with regard to relevant planning instruments and policies, and outlines the updated mitigation measures to ensure the project does not result in unreasonable or adverse environmental effects.

The key issues for all components of the project as modified have been assessed in detail, with specialist reports underpinning the key findings and recommendations identified in the Assessment of Impacts in **Section 6**. It has been demonstrated that for each of the likely impacts identified in the assessment of the key issues, the impact will either be positive or can be appropriately mitigated.

The project as modified represents a positive development outcome for the site and surrounding area for the following reasons:

- **The proposal is consistent with state and local strategic planning policies:**

The proposal is consistent with the relevant goals and strategies contained in:

- *Greater Sydney Region Plan: A Metropolis of Three Cities*
- *Our Greater Sydney 2056: Eastern City District Plan*
- *Waverley Local Strategic Planning Statement*

- **The proposal satisfies the applicable local and state development controls:**

The proposal is permissible with consent and meets the relevant statutory requirements of the relevant environmental planning instruments, including

- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *Waverley Local Environmental Plan 2012 (WLEP 2012)*

- **The design responds appropriately to the opportunities and constraints presented by the site:**

There will be no additional social or economic impacts as a result of the proposed modifications beyond those previously assessed as part of the approved development under SSD-10352. The proposal remains to have positive social and economic impacts because it provides important social infrastructure and contributes to construction and operational jobs.

The proposed amendments to the built form are minor and will not result in any additional adverse environmental impacts. The modifications will not materially increase overshadowing to adjoining land or result in any additional view impacts.

- **The proposal is highly suitable for the site:**

The site remains highly suitable for the development, as modified. The site is located near public transport services and is easily accessible. The modification relates to minor changes to an approved teaching and learning facility within an existing school campus. All works are permitted with consent and are therefore suitable for the site.

▪ **The proposal is in the public interest:**

The proposal is in the public interest as:

- The site will continue to provide a high-quality teaching facility for Moriah College.
- The scale of the built form is generally consistent with that approved.
- The modified proposal does not result in any substantial environmental, economic, or social impacts.
- The approved development was deemed to be in the public interest. The modification is largely consistent with the approval, and therefore remains in the public interest.

Having considered all relevant matters, the development as modified has significant merit and should be approved subject to the implementation of the updated mitigation measures described in this report and supporting documents.

1 Introduction

This Modification Report has been prepared by Urbis Ltd on behalf of Moriah College War Memorial Association (the Applicant) pursuant to section 4.55(1A) of the Environmental Planning and Assessment Act 1979 (EP&A Act). The application seeks to modify the existing Moriah College Development Consent (reference SSD-10352), which was granted by the Department of Planning, Housing and Infrastructure (DPHI) in May 2021.

1.1 Applicant Details

The applicant details for the proposed modification are listed in the following table.

Table 1 Applicant Details

Descriptor	Proponent Details
Full Name(s)	Moriah College War Memorial Association
Postal Address	101 York Road, 1 Queens Park Road and 3 Queens Park Road, Queens Park
ABN	98 007 604 961

1.2 Project Background

The application seeks to modify SSD-10352 which was approved by the DPHI on the 6 May 2021. The approval granted consent for a combined Concept DA and Stage 1 DA to facilitate the redevelopment of the Campus in accordance with the College's master plan.

Amongst a range of landscaping, car parking, access and signage outcomes, this included the construction of a part three-storey and part-four storey STEAM and ILC building under Stage 1.

Following this, SSD-10352-Mod-1 was approved on 28 July 2025, allowing for modifications to the Concept and Stage 1 built form, landscaping, internal layout/servicing, and stormwater and drainage.

1.3 Approved Development

The description of approved development is as follows:

'Concept development application for the staged redevelopment of Moriah College.

Concept Proposal:

- demolition of buildings, tree removal and earthworks;
- removal of 84 car parking spaces;
- building envelopes for a new:
 - Science, Technology, Engineering, Art and Mathematics (STEAM) and Independent Learning Centre (ILC) building; and
 - Early Learning Centre (ELC) building;
- creation of a 103 on-site car parking spaces;
- enhanced vehicle and pedestrian access and road network connections;
- on-site drop-off and pick-up area for the senior school and ELC;
- improved sporting and recreation facilities;
- landscape master plan;
- vegetation management plan (VMP);

- *signage and boundary walls; and*
- *an additional 290 students over a 15-year period.*

Stage 1:

- *staged demolition of school buildings, demountable structures and hardstand areas;*
- *removal of trees and bulk earthworks;*
- *construction of a part three-storey and part-four storey STEAM and ILC building;*
- *creation of 93 car parking spaces and 160 bicycle parking spaces;*
- *improved vehicle and pedestrian access and new on-site dropoff and pick-up area for the senior school and ELC;*
- *new active recreation zone;*
- *signage, lighting and boundary walls;*
- *implementation of a VMP and landscape master plan;*
- *intersection upgrades; and*
- *an additional 160 students.'*

1.4 Project Overview

This Modification Application seeks to modify SSD-10352 to facilitate a range of internal and external design amendments. The proposed modifications relate to the detailed Stage 1 development associated with the delivery of the Science, Technology, Engineering, Arts and Maths (STEAM) and Independent Learning Centre (ILC) buildings. with no change to the building envelopes approved as part of the concept proposal.

The proposed changes include the reconfiguration of internal spaces, removal of the northern cantilever and associated columns, minor reduction in the overall building height and length, as well as subsequent changes to the building façade, rooftop, boundary security and landscaping. Approval is also sought for minor modifications to the conditions of consent to reflect changes to the approved architectural and landscape plans.

The primary purpose of this Modification Application is to make amendments to the approved architectural plans as a result of continued design development. The modifications will improve learning and teaching facilities within the school and facilitate a more functional and efficient building design.

A detailed description of the proposed modification is provided in **Section 4** of the Modification Report, with amendments highlighted in the Architectural Plans (**Appendix B**) and Design Report (**Appendix C**).

1.5 Engagement

A pre-DA meeting was held with DPHI on 20 October 2025. DPHI confirmed that, given the nature of the proposed modifications, the application could be submitted pursuant to section 4.55(1A) of the Environmental Planning and Assessment Act.

Due to the nature of the modifications and the lack of impacts external to the school grounds, further engagement with stakeholders is not considered necessary.

1.6 Project Team

The modification application has been prepared through collaboration with the project team and is supported by a range of technical inputs as outlined in the table below.

Table 2 Application Inputs and Project Team

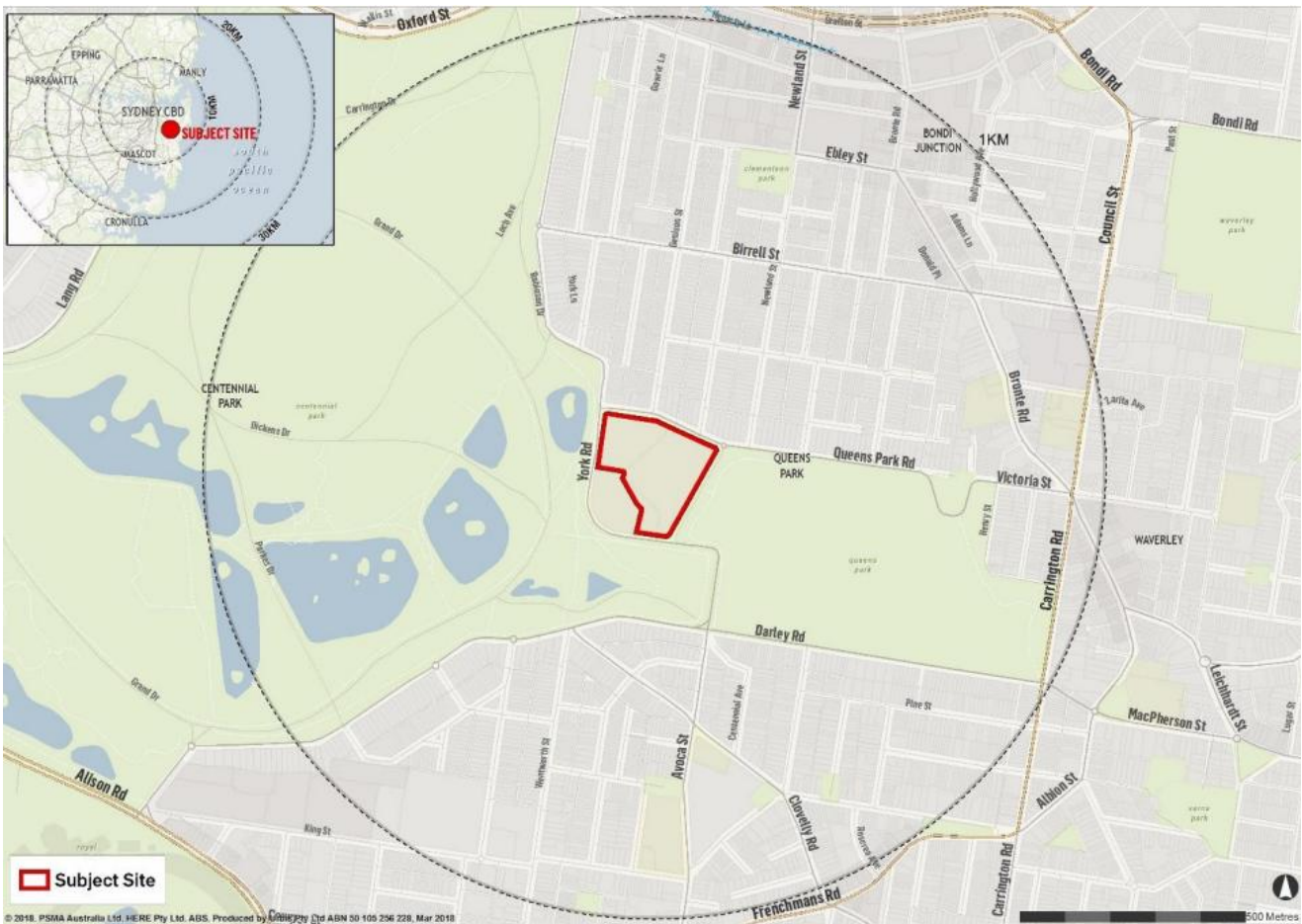
Technical Report	Prepared by	Appendix
Land Owners Consent	Land Owner	A
Architectural Plans	FJC Studio	B
Architectural Design Report	FJC Studio	C
Landscape Plans	360	D
Accessibility Statement	BM+G	E
Visual Impact Assessment Review	OG Urban	F
Civil Design Statement	Northrop	G

2 Site Context

2.1 Site Description

The site is known as Moriah College and is located within the suburb of Queens Park, which is approximately 6 kilometres south east of Sydney’s CBD. The subject site is irregular in shape and is bounded by Queens Park Road to the north, Baronga Avenue to the east, and York Road to the south and west. The location of the site is illustrated in **Map 1**.

Map 1 Local Context



Source: Urbis

Other key features of the site include:

Descriptor	Site Detail
Address and Legal Description	<ul style="list-style-type: none"> 101 York Road, Queens Park (Lot 22 in DP 879582) 1 Queens Park Road, Queens Park (Lot 1 in DP 701512) 3 Queens Park Road, Queens Park (Lot 3 in DP 7-1512)
Site Area	4.51 hectares
Existing Development	<p>The site contains an existing school campus with the following buildings and improvements:</p> <ul style="list-style-type: none"> 101 York Road: is irregular in shape and has an approximate area of 4,830m². The lot is situated towards the southern end of the school

campus and currently contains a single-storey classroom building, a hardstand amphitheatre, and landscaping. There is no significant vegetation located within the lot.

- **1 Queens Park Road:** has an approximate area of 1.45 hectares. The lot comprises the junior school campus for Moriah College and accommodates a series of classroom and administration buildings, and associated facilities, play-spaces, and car parking. At the western boundary of the lot is an existing entry / egress point on York Road, used for staff and visitor parking, and student drop-off and pick-up.
- **3 Queens Park Road:** has an approximate area of 2.6 hectares. The lot comprises the main senior school campus for Moriah College and comprises a series of classroom and administration buildings, and associated facilities, landscaping, and car parking. At the southern end of the lot is an existing entry / egress point on York Road (known as Gate 9), used for staff car parking, and two outdoor tennis courts.

<p>Site Access</p>	<p>Vehicular access to the College is currently provided from three separate entrance gates located along York and Queens Park Road. These vehicular access points are referred to as Gate 1, 2 and 4 and provide access to the existing three car parks along the York Road (west), Queens Park Road, and York Road (south) site frontages respectively.</p> <p>A pedestrian entrance to the site is located along Baronga Avenue. Well established pedestrian facilities are located within the immediate vicinity of the site, including footpaths and zebra crossings.</p>
<p>Flora and Fauna</p>	<p>The site is located in the Remnant Bushland Landscape Conservation Area (LCA) and adjoins the Eastern Suburbs Banksia Scrub LCA. An area of Eastern Suburbs Banksia Scrub (ESBS) is located immediately west, and extends partly into, the site. The ESBS is a Critically Endangered Ecological Community.</p> <p>Generally, the composition, structure and function of vegetation elsewhere within the site and the surrounding landscape have been altered and do not resemble any naturally occurring plant community types. The site comprises an artificial landscape with planted garden beds and isolated trees situated throughout the campus. The woody vegetation within the subject land predominately forms a single mapping unit of 'Urban Native/Exotic vegetation'.</p>
<p>Aboriginal Heritage</p>	<p>The previous Aboriginal Cultural Heritage Report (ACHAR) prepared to support SSD-10352 concluded that the site does not contain any registered Aboriginal objects and/or archaeological sites within the subject area. Refer to Appendix N of SSD-10352 for additional information.</p>

2.2 Surrounding Context

Key features of the surrounding context include:

Descriptor	Site Detail
<p>Local Context</p>	<p>The site located within the suburb of Queens Park located within the eastern suburbs of Sydney. Surrounding development includes:</p> <ul style="list-style-type: none"> ▪ To the north is the residential area of Queens Park comprising predominantly single and two storey dwellings. Further north is the major

centre of Bondi Junction which includes a Westfields shopping centre and other local services and entertainment facilities.

- To the east is Queens Park, which is a 26-hectare area of public open space. Queens Park forms part of the Centennial Parklands and includes a playground and sporting fields.
- To the south and west of the site is the Centennial Parklands. The site is also adjoined to the west by an area of Eastern Suburbs Banksia Scrub, which comprises a critically endangered plant species.

Regional Context The site is located within the Waverly LGA and the Eastern Harbour City region. The school is approximately halfway between the strategic centre of Bondi Junction to the north and Randwick Health and Education Precinct to the south

3 Strategic Context

This section describes the way in which the modified proposal addresses the strategic planning policies relevant to the site.

3.1 Project Justification

Strategic Document	Consistency
Greater Sydney Region Plan: A Metropolis of Three Cities	<p>The <i>Greater Sydney Region Plan</i> (Region Plan) provides the overarching strategic plan for growth and change in Sydney. It is a 20-year plan with a 40-year vision that seeks to transform Greater Sydney into a metropolis of three cities – the Western Parkland City, Central River City and Eastern Harbour City. It identifies key challenges facing Sydney including increasing the population to eight million by 2056, 817,000 new jobs and a requirement of 725,000 new homes by 2036.</p> <p>The Region Plan objectives and strategies for Infrastructure and collaboration, liveability, productivity and sustainability. The proposal, as modified will continue to align with the relevant objectives and strategies of the Region Plan as follows:</p> <ul style="list-style-type: none"> ▪ Objective 1: Infrastructure supports the three cities: the modified development will continue to provide contemporary teaching and learning facilities to meet modern educational standards. ▪ Objective 3: Infrastructure adapts to meet future needs: As modified, the proposal continues to be designed to be adaptable to meet the future needs of the community, with an innovative and contemporary design, flexible learning spaces and a more efficient use of land.
Our Greater Sydney 2056: Eastern City District Plan	<p>The <i>Eastern City District Plan</i> (District Plan) is a 20-year plan to manage growth in the context of economic, social and environmental matters to implement the objectives of the Greater Sydney Region Plan. The intent of the District Plan is to inform local strategic planning statements and local environmental plans, guiding the planning and support for growth and change across the district.</p> <p>The District Plan contains strategic directions, planning priorities and actions that seek to implement the objectives and strategies within the Region Plan at the district-level. The Structure Plan identifies the key centres, economic and employment locations, land release and urban renewal areas and existing and future transport infrastructure to deliver growth aspirations.</p> <p>The modified development is consistent with several provisions of the District Plan, including the following key planning directions:</p> <ul style="list-style-type: none"> ▪ E1 – Planning for a city supported by infrastructure ▪ E3 – Providing services and social infrastructure to meet people’s changing needs ▪ E4 – Fostering healthy, creative, culturally rich and socially connected communities <p>The proposed modifications will continue to provide a development outcome that supports the delivery of high-quality educational facilities in Eastern Sydney. The modified development will enhance the educational experience for students and support healthy, creative, culturally rich, and socially connected communities.</p>

Waverley Local
Strategic Planning
Statement

The Waverley Local Strategic Planning Statement (WLSPS) plans for Waverley's economic, social and environmental needs to 2036. It identifies planning priorities for the Waverley Local Government Area and identifies the short, medium and long term actions that Council will take to help achieve the vision for a sustainable well connected community.

By providing a high-quality educational facility, the modified development will align with several of the key planning priorities set out within the WLSPS including:

- **P9:** Support and grow Waverley's local economy with a focus on wellbeing, knowledge and innovation.
 - **P10:** Manage visitation sustainably to protect local amenity and enhance Waverley's natural and built environment.
-

4 Description of Modifications

This section of the report describes the proposed modifications, including the project description and relevant conditions. It includes a comparative analysis of the original development and the proposed modifications, justifying the lodgement of the application in accordance with section 4.55(1A) of the EP&A Act.

4.1 Overview

The proposed modifications to the approved development of Stage 1, which comprise the STEAM and ILC buildings. Minor internal and external modifications are proposed to improve building functionality and operational efficiency and generally enhance the teaching and learning facilities. Conditions of consent provided under SSD-10352 are also proposed to be modified to ensure consistency with the proposed design modifications.

The following sections of this report provide an extended description of the scope for proposed modification, which should be reviewed in conjunction with the Architectural Plans (**Appendix B**) and other technical documents (**Appendix C to G**).

A comparative analysis has been undertaken of the proposed changes to the approved development in **Table 3** and is in accordance with the relevant criteria listed in the *DPIE State Significant Development Guidelines – preparing an environmental impact statement*.

Table 3 Comparative Task

Element	Approved Project	Modified Project
Site Area	4.51 ha	No change
Height of Building	Maximum height of 71.29 RL to the top of plant	Maximum height of 70.79 RL to the top of plant
Gross Floor Area	8,590 sqm (Stage 1)	7,419 sqm (Stage 1)
Parking Spaces	103 new spaces	No change
Site Access	Pedestrian access from Baronga Avenue	No change
Land Use	Educational Establishment	No change
Additional Students	290 students (over 15 years)	No change
Proposed Trees	121 new trees	143 new trees

4.2 Proposed Modifications

A detailed breakdown of the proposed modifications is provided in the following table.

Location	Description
Concept Approval	
No changes proposed.	
Stage 1 Detailed Design	
Lower Ground /	<ul style="list-style-type: none">Security office reduced in size and rearranged, and outdoor courtyard extended.Minor internal reconfiguration of library, including realigned seating stair.

Ground Plane	<ul style="list-style-type: none"> ▪ Main switch room relocated to southern boundary. ▪ Lift relocated in coordination with developed internal planning ▪ Doors added to Staff Entry airlock from Baronga forecourt. ▪ Back of house changes; including reconfigured amenities.
Upper Ground	<ul style="list-style-type: none"> ▪ Northern floor plate reduced to remove cantilever, removing three structural columns. ▪ Minor internal reconfiguration of library, including realigned seating stair. ▪ Amenities revised to "airline style". ▪ Lift relocated with subsequent relocation/reconfiguration of amenities and risers. ▪ Minor reduction in overall area resulting from main switch room relocation on Lower Ground Level. ▪ Minor changes to entrance door configuration (reduction in length and introduction of portals). ▪ Minor reconfiguration to teaching spaces due to relocation of lift.
Level 1	<ul style="list-style-type: none"> ▪ Northern floor plate has been reduced to remove cantilever, removing three structural columns. ▪ Minor reduction to room areas resulting in an overall area reduction to western zone. ▪ Useable area reduced to southern circulation zone. ▪ Useable area reduced to northern circulation zone. ▪ Minor reduction in overall area resulting from lift relocation and consolidation of risers. ▪ Lift relocated with subsequent relocation/reconfiguration of amenities. ▪ Skylight above reduced in area and shape reconfigured. ▪ Skylight above shape reconfigured. ▪ Revision of amenities to provide "airline style".
Level 2	<ul style="list-style-type: none"> ▪ Northern floor plate has been reduced to remove cantilever, removing three structural columns and resulting in a minor circulation reconfiguration. ▪ Minor reduction to room areas resulting in an overall area reduction to western zone. ▪ Useable area reduced to southern circulation zone. ▪ Useable area reduced to northern circulation zone. ▪ Minor reduction in overall area resulting from lift relocation and consolidation of risers. ▪ Lift relocated with subsequent relocation/reconfiguration of amenities. ▪ Skylight above reduced in area and shape reconfigured. ▪ Skylight above shape reconfigured. ▪ Revision of amenities to provide "airline style". ▪ Minor replanning to amenities.
Level 3	<ul style="list-style-type: none"> ▪ Overall building profile reduced in length, removing double height verandah void. ▪ Skylight (1A) configuration revised.

	<ul style="list-style-type: none"> External accessible terrace removed including planters to the western elevation and raised planters. Lift location updated. Skylight (1B) configuration revised. Additional PV cells. Reduction in overall building footprint responding to removal of useable area below.
Roof	<ul style="list-style-type: none"> Overall building profile reduced in length. Skylight (1A) configuration revised. Northern PV zone marginally reduced.
Elevations	<ul style="list-style-type: none"> Northern floor plate has been reduced to remove cantilever, removing three external structural columns Slot windows removed on eastern elevation following reduction of northern box cantilever. Building floor to floor heights reduced resulting in a 500mm building height reduction. Reduction in overall building length (2300mm) responding to removal of useable area. Facade screen panel module rationalized to two panel types and portal frame bays adjusted to suit panel layout. Facade screen removed to Southern elevation. Useable floor area reduced to southern circulation zone resulting in simplified façade alignment. Minor changes to building materials
Landscaping	<ul style="list-style-type: none"> Removal of green roof from the Gate 3 entry and awning to auditorium Rationalisation of seating terraces around sports courts Palisade fence added on top of wall along sports courts Alterations to trees and planters over auditorium Additional trees and gardens in entry forecourt Proposed trees removed above substation and replaced by seats and raised planter with shrubs and groundcovers Increase in trees where timber decking and concrete has been removed south and east of the Sports Court General updates to reflect changes to the architectural plans.
Stormwater	<ul style="list-style-type: none"> Increase in the minimum volume of the OSD tank from 124m³ to 488m³

4.3 Proposed Amendments to Conditions of Consent

This section outlines the proposed modification to the description of the approved development and conditions of consent included in SSD-10352. The proposed modifications are shown by a strike through the deleted text and red text for new text.

Terms of Consent

A3. The development (other than the development of Stage 1 that is subject to the conditions of consent in Schedule 3) may only be carried out: (a) in compliance with the conditions of this consent;

(b) in accordance with all written directions of the Planning Secretary;

(c) generally in accordance with the EIS, RtS and Supplementary RtS, ~~and~~ SSD-10352-Mod-1 **and SSD-10352-Mod-2**; and

(d) in accordance with the approved plans in the table below.

Architectural drawings prepared by fjc studio

Dwg No.	Rev	Name of Plan	Date
DA-1206	G	Site Plan – Phase 2 Complete	08/07/25 13/02/26
DA-1207	G	Site Plan – Stage 1 Envelope Plan	20/11/24
DA-1208	F	Site Plan – Stage 1 Envelope Massing	20/11/24
DA-1209	F H	Site Plan – Stage 2 Envelope Plan	20/11/24 13/02/26
DA-1210	F H	Site Plan – Stage 2 Envelope Massing	20/11/24 13/02/26
DA-2068	D	Detailed Staging and Demolition – Stage 2.2 Demolition	08/07/25
DA-2069	D	Detailed Staging and Demolition – Stage 2.3 Future Stage 2 Envelope	08/07/25
DA-2012	A	Staging & Demolition Plans – Demolition Plan – All Stages	10/12/20

Landscape drawings prepared by 360 Degrees

Dwg No.	Rev	Name of Plan	Date
L-DA-11	L L	Stage 2 – Landscape Masterplan	25/06/25 20/01/26
L-DA-25	L L	Stage 2 – Tree Species Masterplan	25/06/25 20/01/26
L-DA-32	L L	Planting Palette – Early Learning Centre	25/06/25 20/01/26
L-DA-33	L L	Planting Palette – Eastern Suburbs Banksia Shrub Buffer	25/06/25 20/01/26

Landscaping

B5. All future development applications must include: (a) detailed landscape plans identifying the vegetation to be removed or relocated, and the location of replacement plantings and additional landscaping. The plans must: (i) be prepared in consultation with Council and EES Group;

(ii) be generally in accordance with the Stage 2 – Landscape Masterplan (Rev ~~L~~**L**) prepared by 360 Degrees, dated ~~21 March 2025~~ **20 January 2026** and submitted with SSD-10352-Mod-~~1~~**2** and the Landscape Plan required to be prepared under Condition D8;

(iii) include relevant details of the species to be planted (including ESBS species) and the landscape treatments, including any pavement and seating areas; and

(iv) consider opportunities for the inclusion of green roofs as part of new buildings.

Terms of Consent

C2. The development may only be carried out: (a) in compliance with the conditions of this consent;

(b) in accordance with all written directions of the Planning Secretary;

(c) generally in accordance with the EIS, RtS, and Supplementary RtS, ~~and~~ SSD-10352-Mod-1 **and SSD-10352-Mod-2**; and

(d) in accordance with the approved plans in the table below.

Architectural drawings prepared by fjc studio

Dwg No.	Rev	Name of Plan	Date
DA-1204	J	Site Plan – Phase 1A Complete	07/07/25
DA-1205	J	Site Plan – Phase 1 Complete	07/07/25 13/02/26
DA-1206	G	Site Plan – Phase 2 Complete	08/07/25 13/02/26
DA-2051	E D	Detailed Staging and Demolition – Stage 0.1 – Demolition	20/11/24 13/02/26

DA-2052	C	Detailed Staging and Demolition – Stage 0.2 – complete early works	20/11/24
DA-2056	E D	Detailed Staging and Demolition – Stage 1.1 – demolition	20/11/24 13/02/26
DA-2058	D	Detailed Staging and Demolition – Stage 1.2 – Complete 1A & 1B	08/07/25 13/02/26
DA-2061	E D	Detailed Staging and Demolition – Stage 1.3 – Demolition (C, J, D)	20/11/24 13/02/26
DA-2063	D	Detailed Staging and Demolition – Stage 1.4 – Completion of Stage 1C Landscape Works	08/07/25 13/02/26
DA-2064	D	Detailed Staging and Demolition – Stage 1.5 – Demolition Building S	08/07/25
DA-2065	D	Detailed Staging and Demolition – Stage 1.5 – Complete Landscape	08/07/25
DA-2101	R	General Arrangements Plans – Lower Ground	07/07/25 13/02/26
DA-2102	R	General Arrangements Plans – Upper Ground	07/07/25 13/02/26
DA-2103	N	General Arrangements Plans – First Floor	07/07/25 13/02/26
DA-2104	L M	General Arrangements Plans – Second Floor	20/11/24 13/02/26
DA-2105	L M	General Arrangements Plans – Third Floor	20/11/24 13/02/26
DA-2106	J K	General Arrangements Plans – Roof Plan	20/11/24 13/02/26
DA-2111	D	General Arrangements Plans (Stage 1A) – Lower Ground	07/07/25
DA-2112	D	General Arrangements Plans (Stage 1A) – Upper Ground	08/07/25
DA-2113	D	General Arrangements Plans (Stage 1A) – First Floor	08/07/25
DA-2114	B	General Arrangements Plans (Stage 1A) – Second Floor	20/11/24
DA-2115	B	General Arrangements Plans (Stage 1A) – Third Floor	20/11/24
DA-2116	B	General Arrangements Plans (Stage 1A) – Roof Plan	20/11/24
DA-2201	C	Detail General Arrangement Plans – New Ausgrid Access	08/07/25 13/02/26
DA-2202	D E	Detail General Arrangement Plans -- Early Learning Centre – Ground Plan	20/11/24 13/02/26
DA-2203	D E	Detail General Arrangement Plans -- Early Learning Centre – Roof Plan	20/11/24 13/02/26
DA-2301	H I	GFA/GBA Plans – Lower Ground	20/11/24 13/02/26
DA-2302	H I	GFA/GBA Plans – Upper Ground	20/11/24 13/02/26
DA-2303	H I	GFA/GBA Plans – First Floor	20/11/24 13/02/26
DA-2304	H I	GFA/GBA Plans – Second Floor	20/11/24 13/02/26
DA-2305	H I	GFA/GBA Plans – Third Floor	20/11/24 13/02/26
DA-3001	I	Elevations 1:250 – East & North Elevation	18/06/25
DA-3002	I	Elevations 1:250 – South & West Elevation	18/06/25
DA-3011	E J	East & North Elevation	18/06/25 13/02/26
DA-3012	E J	South & West Elevation	18/06/25 13/02/26
DA-4001	H I	Long Sections	20/11/24 13/02/26
DA-4002	H I	Short Sections	20/11/24 13/02/26
DA-4200	D E	Eastern Facade – FT02A & FT02B	20/11/24 13/02/26
DA-9101	F	Exterior Finishes Board	18/06/25

Landscape drawings prepared by 360

Dwg No.	Rev	Name of Plan	Date
L-DA-10	J L	Stage 1B – Landscape Masterplan	25/06/25 20/01/26
L-DA-12	J L	Sections	25/06/25 20/01/26
L-DA-13	J L	Central Lawn – Detailed Landscape Plan	25/06/25 20/01/26
L-DA-15	J L	Active Courts – Detailed Landscape Plan	25/06/25 20/01/26
L-DA-17	J L	Reflection Garden – Detailed Landscape Plan	25/06/25 20/01/26
L-DA-19	J L	Building + Atrium Gardens – Detailed Landscape Plan	25/06/25 20/01/26
L-DA-25A	J L	Stage 1 – Tree Species Masterplan	25/06/25 20/01/26
L-DA-26	J L	Planting Palette – Reflection Garden	25/06/25 20/01/26
L-DA-27	J L	Planting Palette – Reflection Garden (cont)	25/06/25 20/01/26
L-DA-28	J L	Planting Palette – Central Lawn & Walkways	25/06/25 20/01/26

L-DA-29	↕L	Planting Palette – Sports Courts & Terraces	25/06/25 20/01/26
L-DA-30	↕L	Planting Palette – Street Front, Entries & Building Courtyard	25/06/25 20/01/26
L-DA-31	↕L	Planting Palette – Roof Terrace	25/06/25 20/01/26
L-DA-33	↕L	Planting Palette – Eastern Suburbs Banksia Shrub Buffer	25/06/25 20/01/26

4.4 Substantially the Same Development

Based on the description of the proposed modifications in **Section 4**, it is considered the proposal is substantially the same development as that to which consent was originally granted, as is required by section 4.55(1A) of the Act.

The key principles of the approved development remain unchanged with the approval.

The proposed modifications do not substantially change the development for which consent was originally granted under SSD-I0352 for the reasons outlined below:

- The development will remain consistent with the land use objectives for SP2 Educational Establishment.
- The use as an ‘educational establishment’ remains unchanged. The proposal will continue to deliver educational facilities and does not seek to introduce additional uses or increase the number of students.
- The proposed internal and external amendments are minor and do not substantially modify the approved bulk and scale, character or appearance of the buildings, the buildings as modified will remain within the previously approved building envelopes.
- The proposed modification does not seek to increase or reduce the amount of car parking within the site or alter the approved vehicular access.

4.5 Minimal Environmental Impact

Section 4.55(1A) of the EP&A Act requires that, an application to modify a consent under this part, demonstrate that it results in minimal environmental impact. As detailed in **Section 6** of this report, the proposal has been accompanied by various consultant reports each attached in the appendix of this report that consider the impacts of the proposed modification.

It is concluded that from the above and accompanying technical reports, the proposed modification is considered to give rise to only a minimal environmental impact in accordance with 4.55(1A) of the EP&A Act.

5 Statutory Context

This section of the report provides an overview of the key statutory requirements relevant to the site and the project as proposed to be modified. It identifies the key statutory matters which are addressed in detail within **Section 6**, including the power to grant consent, permissibility, other approvals, pre-conditions and mandatory considerations.

5.1 Statutory Requirements

Table 4 categorises and summarises the relevant requirements in accordance with the DPHI *State Significant Development Guidelines*.

Table 4 Identification of Statutory Requirements for the Project

Statutory Relevance	Action	Consistency with Approved Development
Power to grant approval	The approved development is State significant development under section 15 of Schedule 1 of <i>State Environmental Planning Policy State Environmental Planning Policy (Planning Systems) 2021</i> as it is for a development for the purposes of the erection of a building, or alterations or additions to an existing building, at an existing school that has an estimated development cost of more than \$50 million.	The proposed modification to SSD-10352 will remain consistent with this SEPP and is appropriately characterised as SSD.
Permissibility	The site is zoned SP2 Infrastructure (Educational Establishment) under the <i>Waverley Local Environmental Plan 2012 (WLEP)</i> . An educational establishment is permissible with consent within the SP2 Infrastructure (Educational Establishment) Zone under the WLEP.	The development as modified remains permissible within the SP2 Zone. There is no change to land use proposed in this application.

5.2 Pre-Conditions

The relevant pre-conditions to exercising the power to grant approval were outlined in the EIS for the original SSDA. The pre-conditions which are relevant to the project as modified and the section where these matters are addressed within the report are summarised in **Table 5**.

Table 5 Pre-conditions

Statutory Relevance	Action	Consistency with Approved Development
<i>Biodiversity Conservation Act 2016</i>	Section 7.17(2) of the BC Act requires all SSD modifications to be accompanied by a Biodiversity Development Assessment Report (BDAR) unless the authority or person determining the application is satisfied that	No change to the impact on biodiversity values as a result of the proposed modifications. A Biodiversity Development Assessment Report waiver was

the modification will not increase the impact on biodiversity values.

granted as part of the SSD-10352 approval.

The modified development will not result in any additional overshadowing to the Eastern Suburbs Banksia Scrub (ESBS) to the west of the site or any additional vegetation removal.

State Environmental Planning Policy (Resilience and Hazards) 2021 (R&H SEPP)- clause 4.6(1)

A consent authority must be satisfied that the land is suitable in its contaminated state - or will be suitable, after remediation - for the purpose for which the development is proposed to be carried out.

The proposed modification does not alter the approved development's consistency with this instrument.

5.3 Mandatory Considerations

Table 6 outlines the relevant mandatory considerations to exercising the power to grant approval which were considered in the original SSDA.

Table 6 Mandatory Considerations

Statutory Reference	Mandatory Consideration	Assessment
Consideration under the EP&A Act and Regulation		
Section 1.3	Relevant objects of the EP&A Act	The proposed modification remains consistent with the objects of the EP&A Act.
Section 4.15	Relevant environmental planning instruments	Section 5.4
	Relevant draft environmental planning instruments	N/A
	Relevant planning agreement or draft planning agreement	N/A
	Development control plans	Section 5.5
	The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.	Section 6 and Section 7.5
	The suitability of the site for the development	Section 7.6
Section 4.55	The public interest	Section 7.7
	The proposed development is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all).	Section 3.3
	The proposed development results in minimal environmental impact.	Section 3.4

5.4 Environmental Planning Instruments

To satisfy the requirements of section 4.15(1) of the EP&A Act, the following EPIs were considered:

EPI	Consideration	Assessment
Resilience and Hazards SEPP	Clause 4.6 Consideration of the suitability of the site for the development	The proposed modification does not alter the approved development's consistency with this instrument.
Planning Systems SEPP		The proposed modification does not alter the approved development's consistency with this instrument.
Transport and Infrastructure SEPP	Clause 3.43 State significant development for the purpose of schools—application of development standards in environmental planning instruments	<p>The development approved under the original consent SSD-10352 exceeded the maximum building height control (8.5m) for the site as set out in the <i>Waverley Local Environmental Plan (WLEP 2012)</i>. Notwithstanding, the application was not required to be supported by a clause 4.6 variation request as clause 3.43 of State Environmental Planning Policy (Transport and Infrastructure) 2021 states:</p> <p><i>“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”.</i></p> <p>The proposed modification does not seek any further increase to the building height, noting that the maximum building height of Stage 1 is to be reduced by 500mm as part of this application.</p>
Industry and Employment SEPP	Clause 3.6 Granting of consent to signage	No changes are proposed to the approved signage.
Waverley LEP 2012	Clause 2.2 Zoning of land to which Plan applies	The site is zoned SP2 Infrastructure (Educational Establishment) in accordance with the WLEP 2012. Educational establishments (such as a secondary school) are permissible with consent in the SP2 Zone. As modified, the development remains permissible with consent and aligns with the objectives of the SP2 Zone.
	Clause 4.3 Height of buildings	The proposed modifications result in a 500mm reduction in the approved maximum height of the STEAM building, as such no further variation is sought to the approved height.
	Clause 4.4 Floor space ratio	<p>A maximum FSR of 0.5:1 applies to the site.</p> <p>The proposed modifications will result in a reduction of GFA of 1,171 sqm, providing for an overall GFA across the site of 18,393 sqm.</p> <p>The proposed modifications will result in a FSR of 0.4:1 (for the whole site).</p>

Clause 5.10
Heritage conservation

Clause 5.10(4) of the WLEP 2012 requires the consent authority to consider the effect of the proposed development on the heritage significance of the item or area concerned before granting consent in respect of a heritage item or heritage conservation area.

The subject site is located within two landscape conservation areas:

- Conservation Area – Landscape: Eastern Suburbs Banksia Scrub (C57) and
- Conservation Area – Landscape: Remnant Bushland (C40).

The assessment of SSD-10352 considered that the approved development would not result in a significant or unacceptable impact to the heritage significance of the site or the surrounding Landscape Conservation Areas and that any potential impacts could be mitigated through the implementation of a landscaped masterplan.

The proposed modifications are minor and are not anticipated to result in any additional impacts to those previously assessed and accepted under SSD-10352. An updated landscape masterplan has been prepared to accompany this modification application (**Appendix D**) and details the proposed plantings that will soften the appearance of the development within its surroundings. A visual impact assessment review (**Appendix F**) has also been prepared to consider the visual impacts of the proposed modifications as detailed further in **Section 6.3** below.

5.5 Waverley Development Control Plan

As per Section 2.10 of the *State Environmental Planning Policy (Planning Systems) 2021*, development control plans do not apply to State significant development.

Notwithstanding this, it is confirmed that the development, as modified, remains consistent key controls within the Waverley Development Control Plan (DCP) 2022.

The development as proposed to be modified satisfies the relevant objectives of part 3.3.1 (terrestrial biodiversity) of the DCP as the proposal will retain, protect and enhance remnant native vegetation for local wildlife and benefits to the community through the implementation of the approved Vegetation Management Plan and in accordance with the BDAR and proposed landscaped plans.

The proportion of planting that will comprise ESBS species continues to exceed that approved as part of the original SSDA and is considered fully appropriate for the site. As shown in the updated Landscape Plan (**Appendix D**), 22 new trees are proposed by the modified application, comprising *Tristaniopsis laurina* 'Luscious' (Water Gum), *Callistemon citrinus* (Crimson Bottlebrush), *Elaeocarpus reticulatus* (Blueberry Ash), *Melaleuca nodosa* (Prickly-leaved paperbark) and *Banksia integrifolia* (Coast Banksi), all of which are ESBS species.

Additionally, 100% of the vegetation within the buffer zones will comprise ESBS species as specified in both the landscape plans and the vegetation management plan. Overall, the proposed landscaping is considered appropriate and will protect the integrity of the ESBS area.

6 Assessment of Impacts

This section provides a comprehensive summary of the potential impacts of the proposed modifications.

6.1 Built Form and Massing

Building Envelopes (Massing)

The proposed changes to the building envelope are minor in the context of the approved development and result in a reduction in the overall built form massing. Consistent with the approval, the tallest components of the Stage 1 built form are located away from the site boundary and ESBS. The proposed modifications will not materially change the scale, character or appearance of the proposed development or result in any adverse environmental impacts.

No modifications are required to the Stage 1 concept plans, as the proposed massing sits within the approved envelope.

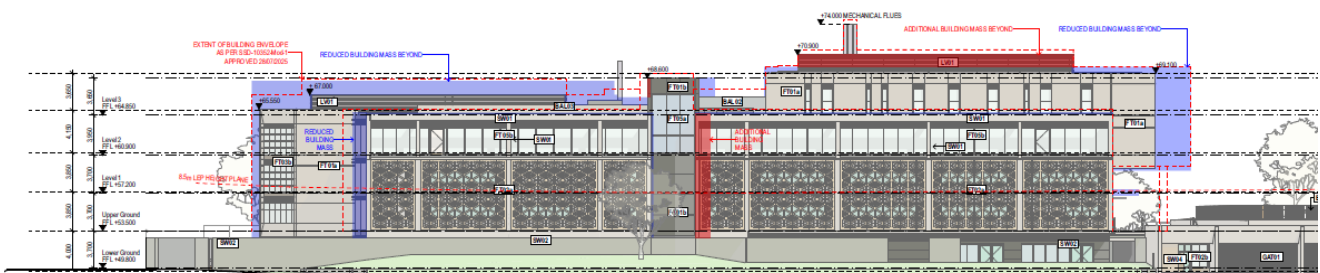
Stage 1 Detailed Development

Minor modifications are proposed to the approved massing of the Stage 1 buildings. The key changes include:

- Reduction in the floor plate to the north at the upper levels, reducing the cantilever and removing three external structural columns.
- Reduction in the floor plate to the south at each level.
- Building floor to floor heights reduced resulting in a 500mm building height reduction.
- Reduction in overall building length (2300mm) responding to removal of useable area.
- Useable floor area reduced to southern circulation zone resulting in simplified façade alignment.

Comparison of the approved and proposed elevations are shown at **Figure 2**. The diagrams demonstrate that the proposed alterations to the building massing are minor and do not significantly change the approved bulk or scale of the approved development. The reduction in building height and length results from efficiencies in the design of the floorplate and servicing arrangements.

Figure 2 Extract of Proposed Building Eastern Elevation Comparison (Stage 1)



Source: FJC Studio

As highlighted, the changes predominantly result in a reduction in the building mass, with the higher portions of the building located away from the site boundary, consistent with the approval. As such, the modified design is not expected to result in any additional adverse amenity impact on the surrounds.

6.2 Appearance

Minor modifications are proposed to the façade detailing and materiality of the Stage 1 built form. This includes:

- Slot windows removed on eastern elevation following reduction of northern box cantilever.

- Facade screen panel module rationalized to two panel types and portal frame bays adjusted to suit panel layout.
- Facade screen removed to Southern elevation.
- General revisions to façade materials

A comparison of the approved and proposed southern facade is at **Figure 3**. The images demonstrate that the proposed changes to the facade are minor in nature and will not detract from the original design intent of the development, which will continue to appear as a contemporary educational facility.

Further, it is noted that views of the southern elevation from street level and publicly accessible vantage points will be limited due to the site’s orientation, surrounding built form and separation from key public interfaces. As such, the simplified facade treatment is not expected to result in adverse visual impacts when viewed from the public realm.

The proposed design seeks to provide a visual bookend to the building form that complements the more articulated primary elevations. The use of consistent materials, proportions and detailing ensures the southern elevation remains integrated with the overall design of the building, without drawing unnecessary visual prominence to this interface.

Figure 3 Proposed and Approved Building Comparison (Stage 1)

Proposed



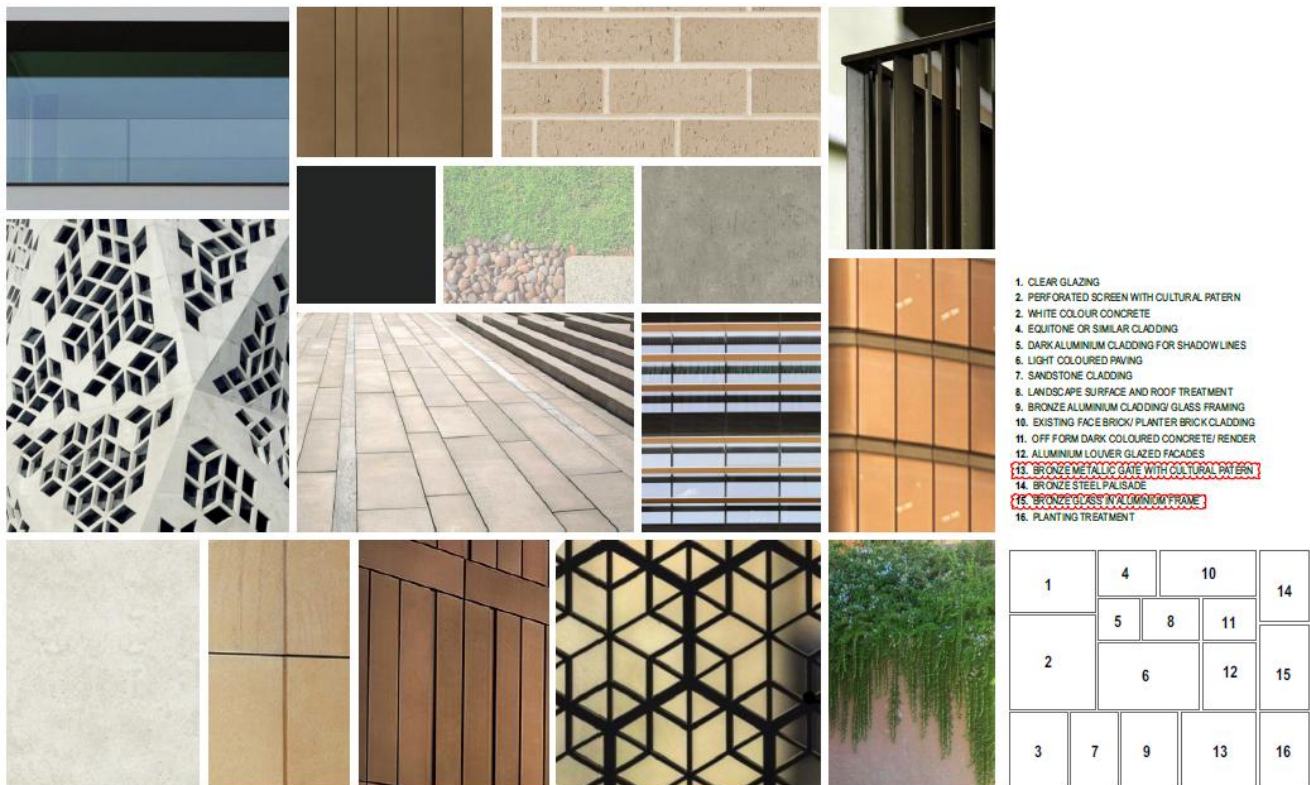
Approved



Source: FJC Studio

Overall, a range of high-quality and durable materials will continue to be used throughout the development, which will provide visual interest and articulation to the building facades. The proposed materials will meet the school’s security requirements and support the constructability of the development. The revised material palette is shown at **Figure 4**.

Figure 4 Proposed Material Palette



Source: FJC Studio

6.3 Landscaping Impacts

The Landscape Masterplan prepared by 360 (**Appendix D**) has been updated to reflect the proposed built form changes, while ensuring compliance with the approved development outcomes and maintaining consistency with the originally approved public amenity objectives and compatibility with the ESBC area.

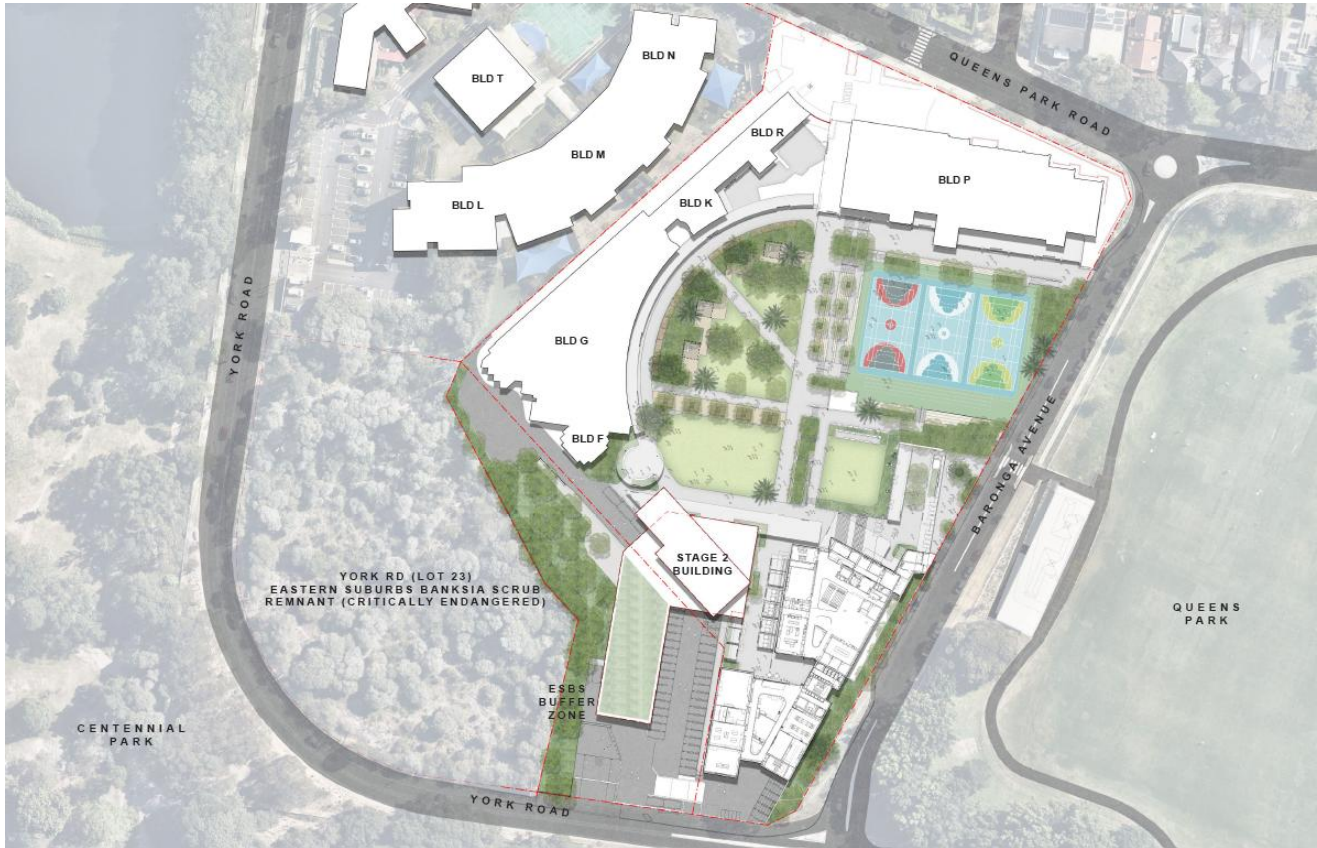
Key proposed changes include:

- Removal of green roof from the Gate 3 entry and awning to auditorium
- Rationalisation of seating terraces around sports courts
- Palisade fence added on top of wall along sports courts
- Alterations to trees and planters over auditorium
- Additional trees and gardens in entry forecourt
- Trees removed above substation and replaced by seats and raised planter with shrubs and groundcovers
- Increase in trees where timber decking and concrete has been removed south and east of the Sports Court
- General updates to reflect changes to the architectural plans.

The proposed modifications will result in an additional 22 trees on site. This minor increase in the tree count is as a result of replacing larger canopy trees with smaller trees that fit within tighter spaces, while continuing to provide for a significant canopy coverage (30%) and landscape coverage (24.8%) across the site. Further, it is confirmed that the proposed modifications do not seek to remove any additional trees beyond those approved in the original SSDA (SSD-10352).

The proposed removal of the green roof to the Gate 3 entry and auditorium awning responds to detailed design development. Notwithstanding this change, the entrance design has been enhanced through the introduction of additional trees and ground-level planters beneath the awning and along the site frontage.

Figure 5 Proposed Stage 1 Landscape Masterplan



Source: 360

The proposed landscape changes do not result in any alteration to the approved species list with the use of ESBS species consistent with the approval, ensuring that the proposal will continue to protect the integrity of the ESBS area.

Overall, the proposed modifications will not detract from the original landscaping principles for the site. Significant landscaped areas and canopy coverage are proposed within the site, which will enhance its amenity and mitigate the urban heat island effect.

6.4 Visual Impacts

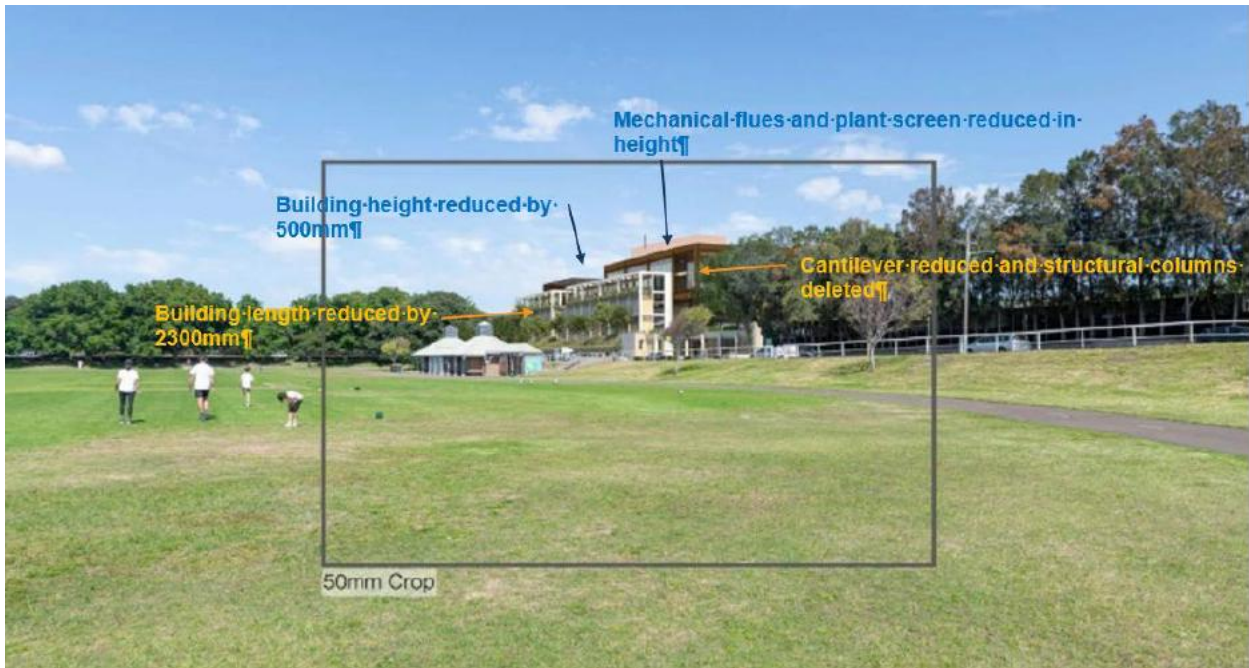
A Visual Impact Assessment (VIA) review has been prepared by OG Urban (**Appendix F**) to consider whether the proposed modifications will result in any additional view impacts to those previously identified and accepted as part of SSD-10352 and SSD-10352-Mod1. The VIA considers the same viewpoint locations assessed under SSD-10352-Mod1, with key viewpoints being from the east and south.

The assessment finds that the changes would result in reduced height and length of the building, along with rationalised and simplified façade treatments and boundary fencing. As such, this results in decreased or negligible changes to visibility of the built form in the locality.

In views from the east, from Queens Park and surrounds, the modification would result in reduced visual impacts, as detailed in **Figure 6**. In views from the south and south east, the modification would result in similar reduced visual impacts. In views from the north and west, the development as modified would remain screened by topography and existing built form and would create negligible visual impacts.

Overall, the assessment finds that the proposed development, as modified, will have an acceptable impact on the local visual environment.

Figure 6 Mark-up of approved photomontage of Viewpoint 1 (Queens Park)



Source: OG Urban

6.5 Other Assessment Impacts

Table 7 Other Assessment Impacts

Issue	Assessment
Civil and Stormwater	A Civil Design Statement have been prepared by Northrop Consulting Engineers (Appendix G), which confirms that the development (as modified) can be constructed and operated in accordance with Council’s stormwater quantity and quality requirements.
Access	A DDA Capability Statement has been prepared by BM+G (Appendix E), which confirms that the proposed works can achieve compliance with the Disability (Access to Premises – Buildings) Standards 2021, including an assessment of the ‘affected part’ provisions, and the Part D4 deemed-to-satisfy provisions of the BCA.

7 Justification of Modified Project

This Modification Report outlines the proposed amendment to the development consent (SSD-10352) for the staged redevelopment of Moriah College. This report assesses the relevant matters and objects of the EP&A Act, and provisions of the relevant environmental planning instruments.

This section provides a comprehensive evaluation of the proposed modification having regard to the economic, environmental, and social impacts of the changes.

7.1 Project Design

The proposed modifications arise from post-approval design development and additional detailed site investigations. These include changes to provide for efficiencies in the structural and servicing arrangement and general buildability that result in a reduction in the building height and overall massing and alterations to the façade, as well as subsequent refinements to the surrounding landscaping.

In terms of architectural design integrity, there is only minor changes proposed to the building height, footprint, which have been reduced. The general site layout, land use and operational characteristics of the approval all remain unchanged. The revised landscape masterplan has been updated to reflect the proposed built form changes, while ensuring compliance with the approved development outcomes and maintaining consistency with the originally approved public amenity objectives and compatibility with the ESBC area.

Overall, the modified proposal continues to reflect the approved design intent and outcomes of SSD-10352, while allowing for the delivery of an improved and more efficient built form outcome. .

7.2 Strategic Context

The modified proposal remains consistent with the strategic planning framework underpinning the original approval, including:

- **Greater Sydney Region Plan:** supporting community and employment growth in the Eastern City District through the continued provision of contemporary teaching and learning facilities to meet modern educational standards.
- **Our Greater Sydney 2056: Eastern City District Plan:** aligning with priority E1 (Planning for a city supported by infrastructure) and Priority E3 (Providing services and social infrastructure to meet people's changing needs).
- **Waverley Local Strategic Planning Statement:** continuing to deliver a high-quality educational facility to support and grow Waverley's local economy with a focus on wellbeing, knowledge and innovation.

The changes proposed do not affect the development's strategic role or its alignment with strategic policy.

7.3 Statutory Context

As outlined in **Section 4** of this report, the modified proposal complies with all relevant statutory planning instruments. No new or materially different planning considerations are introduced by the modification, and the previous assessment findings remain applicable:

- **Planning Systems SEPP:** The proposal continues to meet the threshold for State Significant Development under Clause 12 of Schedule 1.
- **Resilience and Hazards SEPP:** The site continues to be suitable for its ongoing use as an educational establishment.
- **Industry and Employment SEPP:** No changes are proposed to the approved signage.
- **Biodiversity and Conservation SEPP:** A BDAR waiver was granted by DPHI as part of the SSD-10352 approval. The proposed modifications are limited to areas of the site that have been previously

approved for works and are not expected to result in any additional impact to vegetation of biodiversity, as such the BDAR waiver granted continues to apply.

- **Waverly LEP 2012:** The modification does not alter the proposed land use, and the development continues to satisfy the SP2 zone objectives and relevant LEP provisions. The modifications result in a reduction in the key built form parameters of GFA and building height, with the approved building height variation remaining relevant and appropriate. The proposed landscape modifications are minor and are not anticipated to result in any additional impacts to the nearby landscape conservation areas.

7.4 Community Views

Extensive consultation was undertaken as part of the original SSD application. Given the minor nature of this modification, further consultation prior to lodgement was not considered necessary. It is acknowledged that DPHI may choose to publicly exhibit the modification and/or reconsult relevant agencies.

7.5 Likely Impacts of the Modified Proposal

The proposed modification has been assessed as resulting in '*minimal environmental impact*' in accordance with Section 4.55(1A) of the EP&A Act. As detailed in Section 6, the proposal does not alter the approved land use or operational characteristics of the proposed STEAM and ILC buildings and will continue to deliver improved teaching and learning facilities for the benefit of the school community.

The changes primarily relate to internal and external modifications, which are proposed to improve building functionality and operational efficiency and generally enhance the existing approval.

With respect to the built environment, the modification does not seek to increase the approved building form, with a slight reduction in height, massing, and GFA proposed when compared to the approval. The modifications are not expected to introduce any new amenity, noise, or visual impacts to surrounding properties or public areas.

Modifications to the landscape masterplan reflect the evolution of the project, while continuing to ensure protection of the integrity of the ESBS area and overall landscape intent. It is confirmed that the proposed landscape changes do not result in any alteration to the approved species list, with a minor increase in the tree count proposed as a result of replacing larger canopy trees with smaller trees that fit within tighter spaces.

In terms of social impacts, the proposal continues to support the provision of important social infrastructure, to meet the needs of the community. From an economic perspective, the modification continues to provide for employment benefits consistent with the approved development, including during both construction and operation.

Overall, all potential effects can continue to be effectively managed through the existing conditions of consent (as proposed to be modified).

7.6 Suitability of the Site

The site remains entirely suitable for the development as proposed to be modified. The proposed modifications will support the continuation of the site as an educational establishment on a site zoned for such purpose. The modifications will facilitate the delivery of high-quality and contemporary teaching and learning spaces, whilst enhancing the site's security arrangements and addressing construction requirements.

There are no significant environmental constraints to prevent the development as modified. Further, the modified development will not result in any additional adverse impacts on the surrounding environment or community.

7.7 Public interest

The proposal is in the public interest as it provides an orderly and economic use of land for a permissible purpose in a form that is cognisant of and does not unreasonably impact development on surrounding land. The proposal satisfies the needs and requirements of the school to provide improved educational facilities on the site that adequately meets the needs of existing and future students.

The development, as modified, does not contravene the public interest because:

- It remains consistent with relevant State and local strategic planning objectives, including the ongoing use of the site for education purposes.
- It complies with applicable environmental planning instruments.
- It does not give rise to any new or adverse environmental, social, or economic impacts.

Having regard to the relevant planning framework and the outcomes of this assessment, the modified proposal is considered appropriate and its approval is recommended.

Disclaimer

This report is dated March 2026 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Moriah War Memorial College (**Instructing Party**) for the purpose of Modification Application (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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