

Modification of Minister's Approval

Section 4.55(2) of the *Environmental Planning & Assessment Act 1979*

As delegate for the Minister for Planning, I modify the consent referred to in Schedule 1, subject to the conditions in Schedule 2.

Anthea Sargeant
Executive Director
Key Sites and Industry Assessments

Sydney 2018

SCHEDULE 1

Application No.:	SSD 6339
Applicant:	St Catherine's School
Consent Authority:	Minister for Planning
Land:	St Catherine's School, 26 Albion Street, Waverley (Lot 560 DP1138118, Lot 1 DP80046, Lots 12 and 13 DP2049, Lots A, B and C DP318719 and Lot 117 DP1161589)
Development:	<u>Concept Proposal</u> for the staged redevelopment of St Catherine's School over 15 years to support up to 1200 students, comprising: • demolition works; • new buildings; • alterations and additions; • revised access arrangements; • revised circulation system; • additional car parking (19 spaces); and • landscaping works. <u>Stage 1 works</u>, including: • demolition of existing swimming pool; • construction of the Research, Performing Arts and Aquatic Centre building; • internal alterations to the Dame Joan Sutherland Centre; • construction of linkages to existing school buildings; • relocation of existing demountable building; • construction of additional car parking; • reconfiguration of existing car parking at Gate 1; • landscaping works, including tree removal; • reconfiguration of Macpherson Street drop-off/pick up arrangements; and • increase the maximum student population to 1,200 and staff numbers to 212 by 2030.

Modification:**SSD 6339 MOD 1:**

- amendments to the internal layout and design of the Research, Performing Arts and Aquatic Centre building including an additional 89 m² of gross floor area and modified location and design of the rooftop plant services;
- amendments to the approved landscaping associated with the Research, Performing Arts and Aquatic Centre building; and
- amend the on-site car parking to include 1 additional car parking space.

SCHEDULE 2

The Concept Proposal is modified as follows:

- (a) Schedule 2, Part A – Terms of Consent – Condition A4 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struck-out~~ words/numbers as follows:

Development in Accordance with Plans and Documents

- A4.** The applicant shall carry out the development generally in accordance with the:
- a) State Significant Development Application SSD 6339
 - b) Environmental Impact Statement except where amended by the Response to Submissions and the RtS Supplementary Responses;
 - c) the conditions of this consent; and
 - d) **Section 96 application dated 21 December 2017, all supporting documents, the Response to Submissions dated 6 April 2018 and supplementary Response to Submissions dated 7 May 2018; and**
 - e) the following drawings, except for:
 - i) any modifications which are Exempt or Complying Development;
 - ii) as otherwise provided by the conditions of this consent.

Architectural (or Design) Drawings prepared by PD Mayoh Pty Ltd			
Drawing No.	Issue	Name of Plan	Date
A.000	B	COVER SHEET & STAGING DIAGRAM	24.09.14
A.MP.007	C <u>D</u>	CAMPUS SITE IMPACT ASSESSMENT 1: ENTRY POINTS AND PEDESTRIAN MOVEMENT & TRAFFIC MANAGEMENT AND PARKING	01.10.15 <u>19.12.17</u>
A.MP.008	A <u>B</u>	CAMPUS SITE IMPACT ASSESSMENT 2: PRECINCTS & LANDSCAPE AREA AND BUILDING FOOTPRINT	03.07.14 <u>28.11.17</u>
A.MP.009	A <u>B</u>	CAMPUS SITE IMPACT ASSESSMENT 3: GROSS FLOOR AREA CALCULATIONS & HEIGHT	03.07.14 <u>28.11.17</u>
A.MP.020	A <u>B</u>	MASTER PLAN – LEVEL 1	03.07.14 <u>19.12.17</u>
A.MP.021	A <u>B</u>	MASTER PLAN – LEVEL 2	03.07.14 <u>19.12.17</u>
A.MP.022	A <u>B</u>	MASTER PLAN – LEVEL 3	03.07.14 <u>19.12.17</u>
A.MP.023	A <u>B</u>	MASTER PLAN – LEVEL 4	03.07.14 <u>19.12.17</u>
A.MP.024	A <u>B</u>	MASTER PLAN – LEVEL 5	03.07.14 <u>19.12.17</u>
A.MP.025	A <u>B</u>	MASTER PLAN – LEVEL 6	03.07.14 <u>19.12.17</u>
A.MP.026	A <u>B</u>	MASTER PLAN – LEVEL 7	03.07.14 <u>19.12.17</u>
A.MP.027	A <u>B</u>	MASTER PLAN – LEVEL 8	03.07.14 <u>19.12.17</u>
A.MP.028	A <u>B</u>	MASTER PLAN – ROOF PLAN	03.07.14 <u>19.12.17</u>
A.MP.030	A	SECTIONS – A, B, C & D	03.07.14
A.MP.031	A	SECTIONS – E, F & G RPAC	03.07.14 <u>19.12.17</u>
Landscape Plans prepared by SILK Consulting Landscape Architects			

Drawing No.	Issue	Name of Plan	Date
MP-100	G	LANDSCAPE MASTERPLAN	19.08.14

- (b) Schedule 2, Part A – Terms of Consent – Condition A5 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struck-out~~ words/numbers as follows:

Gross Floor Area

- A5. The maximum gross floor area allowed by this approval for the site is ~~22,958~~ **23,047** sqm.

- (c) Schedule 2, Part A – Terms of Consent – Condition A7 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struck-out~~ words/numbers as follows:

Car Parking

- A7. A minimum of ~~75~~ **76** car parking spaces shall be provided on the site at the completion of all development approved under this concept proposal.

SCHEDULE 3

- (d) Schedule 3, Part A – Administrative Conditions – Condition A2 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struck-out~~ words/numbers as follows:

- A2. The applicant shall carry out the 'Stage 1 works' generally in accordance with the:
- State Significant Development Application SSD 6339
 - Environmental Impact Statement except where amended by the Response to Submissions and the RtS Supplementary Responses;
 - the conditions of this consent;
 - Section 96 application dated 21 December 2017, all supporting documents, the Response to Submissions dated 6 April 2018 and supplementary Response to Submissions dated 7 May 2018; and**
 - following drawings, except for:
 - any modifications which are 'Exempt' of 'Complying Development'; and
 - otherwise provided by the conditions of this consent.

Architectural (or Design) Drawings prepared by PD Mayoh Pty Ltd			
Drawing No.	Revision	Name of Plan	Date
A.004	A	DEMOLITION PLAN	03.07.14
<u>S96A.100</u>	<u>A B</u>	FLOOR PLAN – LEVEL 1 RL 73.10 <u>LEVEL 1</u> <u>– S.96</u>	03.07.14 <u>19.12.17</u>
<u>S96A.101</u>	<u>A B</u>	FLOOR PLAN – LEVEL 2 RL 77.90 <u>LEVEL 2</u> <u>– S.96</u>	03.07.14 <u>19.12.17</u>
<u>S96A.102</u>	<u>A B</u>	FLOOR PLAN – LEVEL 3 RL 82.28 <u>LEVEL 3</u> <u>– S.96</u>	03.07.14 <u>19.12.17</u>
<u>S96A.103</u>	<u>A B</u>	FLOOR PLAN – LEVEL 4 RL 85.90 <u>LEVEL 4</u> <u>– S.96</u>	03.07.14 <u>19.12.17</u>

S96A.104	A <u>B</u>	FLOOR PLAN – LEVEL 5 RL 85.90 <u>LEVEL 5</u> – S.96	03.07.14 <u>19.12.17</u>
S96A.105	A <u>B</u>	FLOOR PLAN – LEVEL 6 RL 91.90 <u>LEVEL 6</u> – S.96	03.07.14 <u>19.12.17</u>
S96A.106	A <u>B</u>	FLOOR PLAN – LEVEL 7 RL 95.20 <u>LEVEL 7</u> – S.96	03.07.14 <u>19.12.17</u>
S96A.107	A <u>B</u>	ROOF PLAN – <u>S.96</u>	03.07.14 <u>19.12.17</u>
S96A.150	A <u>B</u>	ELEVATIONS – SOUTH AND <u>E</u> EAST	03.07.14 <u>19.12.17</u>
S96A.151	A <u>B</u>	ELEVATIONS – NORTH AND <u>E</u> WEST	03.07.14 <u>19.12.17</u>
S96A.160	A <u>B</u>	SECTIONS A, B & C	03.07.14 <u>19.12.17</u>
S96A.161	A <u>B</u>	SECTIONS D, E & F	03.07.14 <u>19.12.17</u>
Landscape Plans prepared by SILK Consulting Landscape Architects Taylor Brammer Landscape Architects Pty Ltd			
Drawing No.	Issue	Name of Plan	Date
DA-L-01 <u>LA01</u>	E <u>C</u>	DEVELOPMENT APPLICATION <u>SITE</u> LANDSCAPE PLAN	19.08.14 <u>12.12.17</u>
DA-L-02 <u>LA02</u>	D <u>C</u>	STAGE 1 RPAC – TREE MANAGEMENT PLAN <u>TREE REMOVAL AND RETENTION</u> <u>PLAN</u>	19.08.14 <u>12.12.17</u>
DA-L-03 <u>LA03</u>	C	DEVELOPMENT APPLICATION LANDSCAPE SECTIONS	14.08.14 <u>12.12.17</u>

- (e) Schedule 3, Part B – Prior to the Issue of a Construction Certificate, new condition B20 is added by the insertion of the bold and underline words / numbers as follows:

Screening of Rooftop Plant/Structures

B20. All rooftop plant or exposed structures including lift motor rooms, plant rooms, air conditioning, ventilation and exhaust systems are to be suitably screened. Details must be submitted to and approved by the Certifying Authority prior to the release of the relevant Construction Certificate.

- (f) Schedule 3, Part B – Prior to the Issue of a Construction Certificate, new condition B21 is added by the insertion of the bold and underline words / numbers as follows:

External Walls and Cladding Flammability

B21. The external walls of the building including attachments must comply with the relevant requirements of the National Construction Code (NCC). Prior to the issue of a Construction Certificate and Occupation Certificate the certifying Authority must:

- a) **Be satisfied that suitable evidence is provided too demonstrate that the products and systems proposed for use or used in the construction of external walls including finishes and cladding such as synthetic or aluminium composite panels comply with the relevant requirements of the NCC; and**
- b) **Ensure that the documentation relied upon in the approval processes include an appropriate level of detail to demonstrate compliance with the NCC as proposed and as built.**

A copy of the documentation required under (b) must be provided to the Secretary within 7 days of being accepted by the Certifying Authority.

(g) Schedule 3, Part E – Prior to occupation or commencement of use, new condition E17 is added by the insertion of the bold and underline words / numbers as follows:

Replacement of Street Trees

E17. The proponent must plant four replacement street trees along Macpherson Street. The replacement street trees must:

- a) **be Tristaniopsis Luscious;**
- b) **have a minimum pot size of 200 litres;**
- c) **be single trunked with a clean stem height of 1 metres and grown to NATSPEC specifications;**
- d) **be installed as per requirements and specification in Waverley Public Domain Technical Manual - New Street Tree with porous resin aggregate;**
- e) **be maintained for a minimum of 12 months from the date of planting or until they are suitably established**
- f) **be planted in accordance with the requirements above, prior to the release of an Occupation Certificate.**

End of Modification