

**REQUEST FOR DGRs  
SUPPORTING DOCUMENT**

**Redlands School  
Senior Campus  
272 Military Road Cremorne**

**Request for DGRs – Supporting Document  
S.C.E.C.G.S Redlands School  
Senior Campus  
Staged Development**

**S.C.E.C.G.S Redlands Limited**

**Redlands School**

**272 Military Road Cremorne**



**Redlands – 272 Military Road Cremorne**

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**Prepared by  
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## **1. INTRODUCTION**

### **1.1 Executive Summary**

S.C.E.C.G.S Redlands Limited as owners of the Redlands School is seeking approval to expand the School facilities as detailed below over the next 2 – 20 years. The proposal is identified as Redlands School Staged Development

The School has had prepared a schematic programme of works to be progressively undertaken over next 2 – 20 years.

The improvement works have been designed to ensure that the following objectives are achieved.

#### **Objectives of the new works:**

- Enable an excellent academic programme
- Support a fulfilling and diverse extra-curricular experience.
- Create an inclusive, supportive and secure pastoral environment
- Attract and retain exceptional staff
- Achieve productive industry, community and parental partnerships
- Maintain a robust and flexible operational infrastructure
- Develop efficient, effective, expressive and environmentally sustainable facilities
- Embody an inclusive transparent and strong governance model

This report has been prepared by Glendinning Minto & Associates on behalf of Redlands School to assist the Department of Planning and Infrastructure's (The Department's) initial consideration of the development as State Significant Development under the Environmental Planning and Assessment Act 1979 (The EP & A Act).

The staged works are summarised as follows:

### **1. Stage 1A – Transition / Pre-Construction**

#### **1.1. General;**

Prepare site to enable demolition of existing Mowll Building and Construction of new Monford Place Learning Hub

#### **1.2. Demolition Works;**

Demolish Cottage at 6 Winnie Street

1.3. New Works;

Construct temporary General Learning Areas over existing Basketball Court (12 No. Demountables)  
(Relocate Mowll building classes to General Learning Areas over existing Basketball Court)

1.4. Other Works;

Create temporary site accommodation and truck exit path via property at 6 Winnie Street  
Decommission Existing In-Ground services  
Establish Construction Zone(s) in Monford Place as required

**2. Stage 1B – Monford Place Learning Hub**

2.1. General;

Demolition of existing Mowll Building  
Construction of Monford Place Learning Hub

2.2. Demolition Works;

Demolish existing Structures located at 7 Monford Place  
Demolish existing Structures located at 8 Monford Place  
Possible adjustment to Structures located at 5 Monford Place to permit truck turning paths  
Demolition Mowll Building  
Demolish Existing “Open Space” to North of existing Mowll Building

2.3. New Works;

Excavate for new basement car parking level  
Construct new Basement car Park and access ramp off Winnie Street (Approx 55 Spaces)  
Construct new Monford Place Learning Hub Building  
Construct new links, courtyards, and outdoor learning spaces associated with new Monford Place Learning Hub

2.4. Other Works;

New Boundary treatments to Monford Place and site boundaries  
New Links to adjacent Roseby Building  
New Locker areas  
New Landscaping including open lawn above basement car park level  
Winnie Street Road improvements associated with new car park entry  
Essential Services upgrades and egress provisions  
Establish new Electrical Sub Station kiosk (if required).

**3. Stage 2A – Transition –Admin Relocation & site Establishment**

3.1. General;

Relocate existing administration “Lone Oak” centre (Part) to 5 Monford Place and 11 Gerard Street  
Relocate Facilities from 1 Gerard St to new facilities building on 6 Winnie  
Relocate existing Administration (Secondary School) centre (Part) to 1 Gerard Street cottage  
Relocate School Activity into new Monford Place Learning Hub  
Remove temporary demountable learning Spaces (12 No).  
Secure Site from balance of Campus

3.2. Demolition Works;

Demolish existing cottage, classroom and demountable structures (4) along North-West Boundary.  
Demolish existing cottage (Lone Oak).

3.3. New Works;

Create temporary bus drop/pick-up facility off Gerard Street

3.4. Other Works;

Decommission Existing In-Ground services  
Essential Services upgrades and egress provisions

#### **4. Stage 2B – Sports and Performing Arts Centre**

##### 4.1. General;

- 4.1.1. Construct new Sports and Performing Arts Centre including;
- 4.1.2. Female Change & Amenities
- 4.1.3. Male Change & Amenities
- 4.1.4. Sports Canteen
- 4.1.5. 2 level, four court stadium
- 4.1.6. Spectator seating
- 4.1.7. Equipment Storage
- 4.1.8. Sports, HPE and Drama Staff facilities
- 4.1.9. HPE learning “Link” to existing Roseby building
- 4.1.10. Lecture Theatre
- 4.1.11. Entry Courtyard (From Military Rd)
- 4.1.12. Drama studios (x2)
- 4.1.13. Fitness Centre
- 4.1.14. Roof-Top Tennis Courts (x2)

##### 4.2. Demolition Works;

Demolish existing fences and remove existing in-ground services

##### 4.3. New Works;

- 4.3.1. Construct new 5 level Sports and Performing Arts Complex
- 4.3.2. Level 1 – 2 x indoor basketball/netball courts, sports staff office, meeting rooms, spectator seating, male and female shower and change facilities, equipment storage and canteen
- 4.3.3. Level 2 – New Military Rd entry gates, foyer areas and landscaped forecourt, covered pedestrian link, lecture theatre (350 seat capacity), basketball viewing area,
- 4.3.4. Level 3 - 2 x indoor basketball/netball courts, sports staff office, Drama staff office, Drama reception, meeting rooms, general learning & HPE learning spaces, spectator viewing, Drama studios (x2), equipment stores and staff amenities
- 4.3.5. Level 4 - spectator viewing areas, fitness centre and aerobic studio
- 4.3.6. Level 5 (Roof) – 2 x tennis courts

- 4.3.7. Construct new internal vehicle access link & student drop off zone with street access from Waters Rd and exit to Military Rd.

4.4. Other Works;

General landscaping, lighting, signage, gates, fencing and security installations.  
Essential Services upgrades and egress provisions  
Refurbish existing amenities within Roseby Building

**5. Stage 3 – Redlands Hall, Lang Gym & and Liggins Building Refurbishment**

5.1. General;

Relocation of existing Redlands Hall activity into new Gymnasium  
Relocation of existing Canteen into Refurbished Liggins Building (Ground)  
Relocation of existing Library into Refurbished Liggins Building (First)  
Temporary Classrooms to Lang Gym  
Temporary demountables adjacent Adams Centre

5.2. Demolition Works

Demolition and Strip-Out of existing Canteen  
Remove Temporary bus bay off Gerard Street

5.3. New Works;

Refurbishment of existing gymnasium to accommodate Humphery Classroom functions  
Refurbishment of Liggins Building (Ground) into new canteen and student café  
Refurbishment of Liggins Building (First) into new library and resources facility  
Internal refurbishment of existing Lang Gym to accommodate Classrooms

- History / Christian Studies / Learning Plus / Languages / Staff Rooms / Careers rooms (x 2):
  - 13 Rooms @ 30 persons capacity
  - 5 Rooms @ 15 persons capacity
  - 1 x Staff room

Erect and commission 6 temporary classrooms adjacent Adams Centre



5.4. Other Works;

Paving and landscape works

External façade renovation to existing Liggins building and external verandah for Café

Essential Services upgrades and egress provisions

**6. Stage 4 – Humphery Learning Hub & Resource Centre**

6.1. General;

New Humphery Learning Hub building

New Resource Centre

Build new covered play area (FLR 1)

Build new library/resources facility and links to Roseby building (FLR 2)

Build new library/resources facility and gallery to Roseby building (FLR 3)

Build new multi-purpose studio and links to Roseby building (FLR 4)

6.2. Demolition Works;

Demolish existing Humphery building

Demolish existing Redlands Hall & previous canteen

Demolish existing frontage to Waters Road as required

6.3. New Works;

New 5 Level Humphery Learning Hub incorporating;

Level 1 – New Reception and Administration offices, Staff Room(s), meeting rooms, student services office, male and female toilet and change facilities, storage areas and links to adjacent undercroft covered play area (Former Redlands Hall Site)

Level 2 – General learning areas, resource and media learning spaces, staff resources rooms, and covered links to existing Roseby Building

Level 3 - General learning areas, music practice and theory learning spaces and staff resources and storage rooms

Level 4 - General learning areas, display gallery, staff resources and faculty rooms.

Level 5 (Roof) – Swimming Pool, Pool Plant areas, change rooms and amenities.

6.4. Other Works;

Paving and landscape works  
External façade renovation to existing Lang Gym building  
Staff Courtyard  
Signage, entry gates and fences to Waters Rd address  
Visitor parking adjacent new reception (6 Spaces)  
New service vehicle loading dock  
Waste services enclosure  
Essential Services upgrades and egress provisions

**7. Stage 5 – Car Park and Open Green Space / Play Ground**

7.1. General;

Construct new Undercroft Car Park with landscaped outdoor recreation space over

7.2. Demolition Works;

Remove 6 No. Temporary Demountables from adjacent Adams Centre  
Demolish existing cottages on Gerard Street

7.3. New Works;

Construct new undercroft car park with new entry and exit via Gerard Street and link to basement car park under Monford Place learning Hub ( 93 additional car paces = Total of 148)  
Construct new outdoor recreation area above basement car park

7.4. Other Works;

Landscape Works  
New signage, fencing and security to Gerard Street frontage  
Essential Services upgrades and egress provisions

**8. Stage 6 –Adams Centre Extension**

8.1. General;

Extend existing Adams Centre

8.2. Demolition Works;

Demolition to parts of existing Adams Centre as required

8.3. New Works;

Construct new 3 Storey extension to Western side of existing Adams Centre comprising general learning areas and dance spaces.

8.4. Other Works;

Essential Services upgrades and egress provisions

General Landscape works

Signage and security works as required

Architectural Concept Plans for each stage are attached as **Appendix 1.**





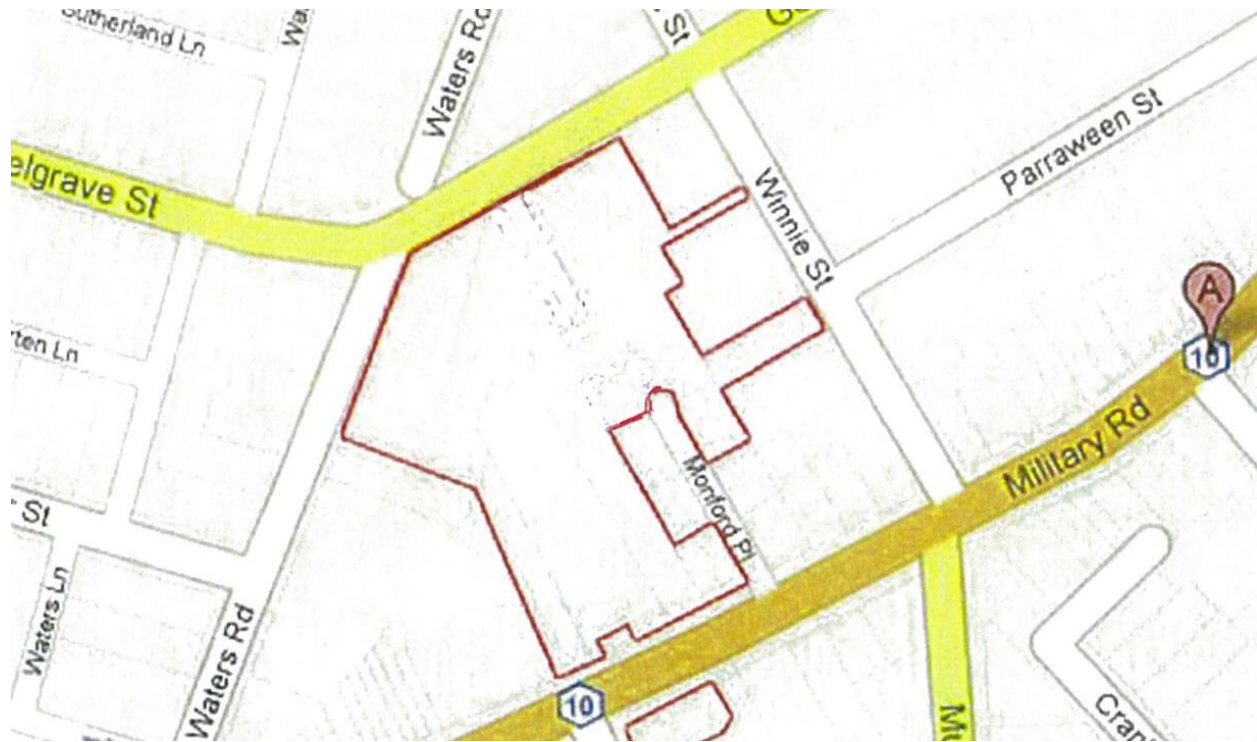


Adams Centre – 219 Military Road Cremorne  
(From Heritage Assessment – Noel Bell, Ridley Smith & Partners Architects 2008)



Aerial Photograph

## 2. THE SITE



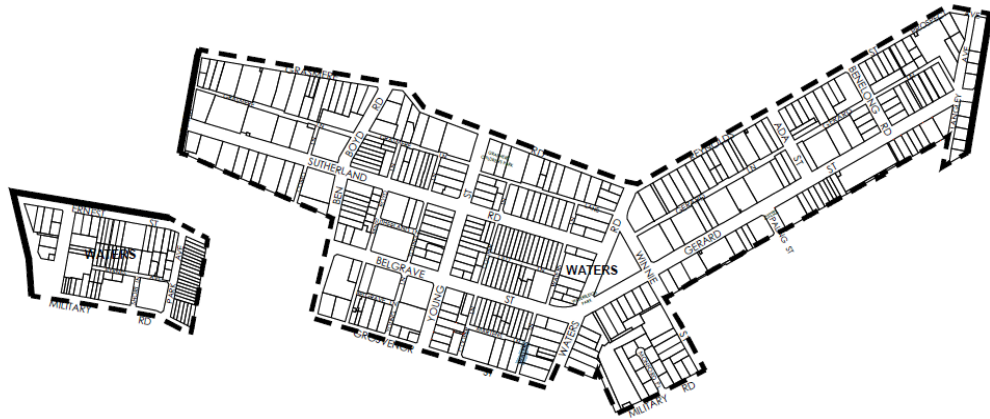
**Location Plan**

The subject site is identified as being within the Waters Neighborhood, however, the site is not within a conservation Area.

It has a combined site area of 15,509m<sup>2</sup> with frontages to Military Road, Waters Road, and to Gerard Street and also properties within Monford Place.



### Map of Waters Road Neighborhood



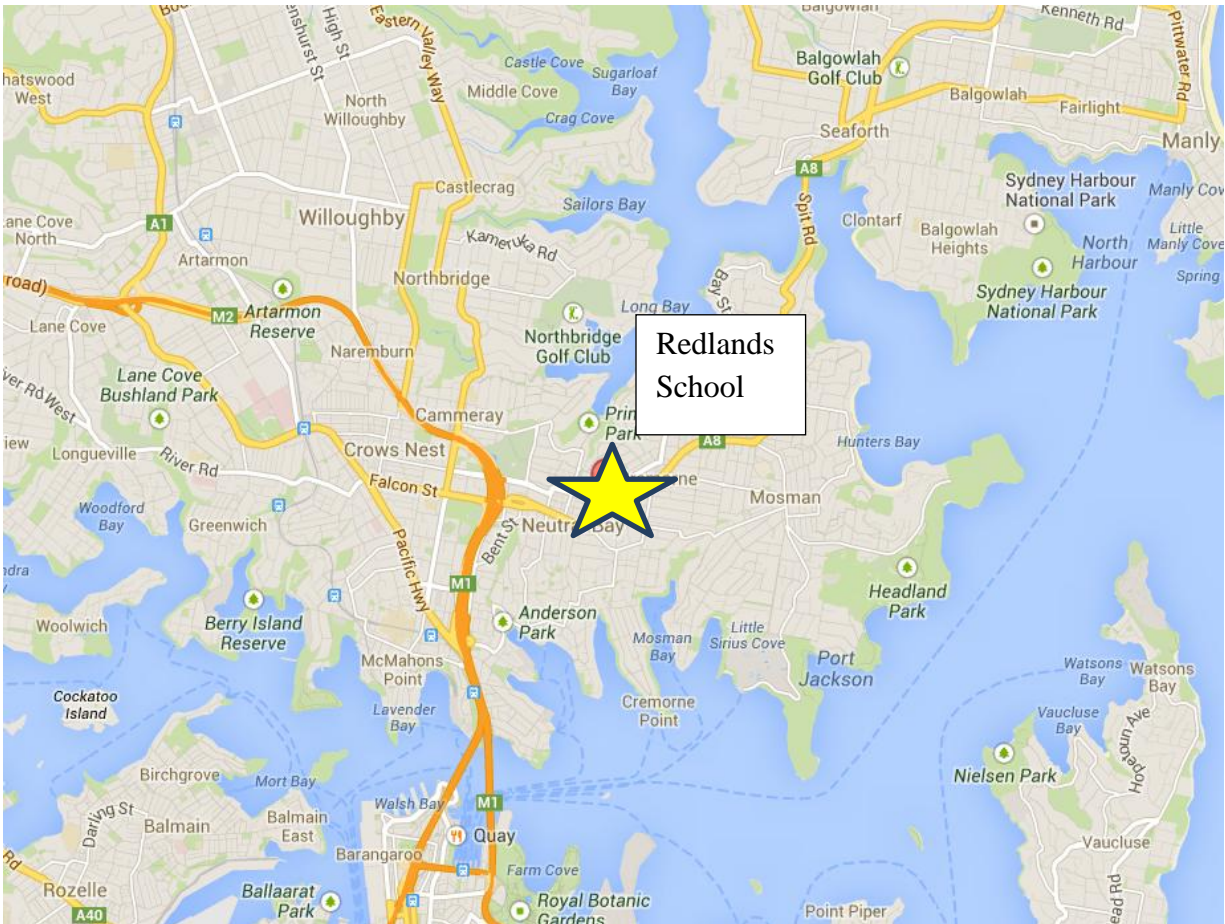
The Waters Road Neighborhood includes properties adjoining the School Campus lot, however, the building typology which describes the area as containing attached dwellings, apartment buildings and scattered dwellings is reflective of the area surrounding the School Campus.

This proposal outlines the School's plan for continuous progress in providing up-to-date facilities for its students. The new facilities will replace existing facilities on Campus and will allow the School to better accommodate the future needs of the College.

**Table 1 below states the current and projected staff and student numbers for the Redlands Senior Campus**

Students	Current Number	No. Core Classes	Potential Maximum Capacity of Students
Year 7	169	6	150
Year 8	152	6	150
Year 9	147	5	150
Year 10	138	6	150
Year 11 HSC	134	4	175
Year 12 HSC	130	4	175
<b>TOTAL</b>	<b>870</b>	<b>31</b>	<b>950</b>

The existing staff comprises 100 full time teachers & 50 support staff & this number is not expected to increase by more than 10 in order to service the maximum student capacity.



Regional Context



## 2.1 Site Description

The subject property is known as 272 Military Road Cremorne and comprises the following lots and DPs

Address	Lot & DP	Area (m <sup>2</sup> )
272 Military Rd, Cremorne	Lot 1 DP 80618	11,780
	Lot 11 DP 877879	
	Lot 1 DP 343811	
	SP 13814	
	Lot 21 DP 88932	
	Lot 1 DP 783664	
	Lot 2 DP 783664	
	Lot A DP 107138	
	Lot 1 DP 222013	
	Lot 2 DP 222013	
	Lot 1 DP 713405	
	Lot 1 DP 783663	
	Lot 2 DP 783663	
	Lot 3 DP 783663	
	Lot 4 DP 783663	
	Lot 1 DP 81061	
	Lot 1 DP 83047	
213 Military Rd, Cremorne	Lot 11 DP 877844	593
1 Gerard St, Cremorne	Lot 21A DP 83152	706
3 Gerard St, Cremorne	Lot 22A DP 152693	704
6 Winnie St, Cremorne	Lot 1 DP 90591	526
5 Monford Pl, Cremorne	Lot 6 DP 19282	379
7 Monford Pl, Cremorne	SP 15886	424
8 Monford pl, Cremorne	SP 10384	444
<b>Sub-total</b>		<b>15,556</b>

The site has an approximate area of 15,556m<sup>2</sup>. It is owned by S.C.E.C.G.S Redlands Limited and is occupied by Redlands School, a Co-Educational, Years 7 – 12, Senior School Campus.

The site is bounded on the northern side by Military Road, Gerard Street to the south, Waters Road and Monford Place and Winnie Street.

The main pedestrian entry to the site is from Military Road. The School has been in operation on this site since 1896. Note: **Appendix 2** – Statement of Heritage Impact (NBR&P – March 2014).

The site slopes approximately 3.0m from Military Road at the southern boundary to Gerard Street and Waters Road to the north and fits well within its urban surroundings, being low rise residential apartments. It is irregular in shape and has a total area of 15,556m<sup>2</sup>. It supports a number of mature trees along its street frontages.

The School site is identified as an Item of Heritage. This proposal is supported by a Statement of Heritage Impact. (Refer **Appendix 2**)

## **2.2 Site Characteristics**

The site is within a medium density mixed use environment including major traffic artery – being Military Road, multi-unit housing and retail/commercial development.

## **2.3 Topography and Stormwater Management**

The site is relatively level, with a maximum of 3.0m fall towards the south/west to Waters Road. All stormwater will be directed to the existing urban drainage system via a detention and water re-use tank.

## **2.4 Existing Developments and Use**

The site is used as a Co-educational Senior Campus. It provides a full range of education, learning and cultural activities and is in use every day during School terms.

The School supports a current student population of 870 which is less than the peak population of 970 students which existed on campus around 2000-2002. The new work is to provide improved facilities for the potential maximum student population (Refer Table 1), and an anticipated teaching and ancillary of 156. (Note - A notional student/teacher ratio of 13:1).

The School Campus has been in continuous expansion with recent works including:

- Fitness Centre
- Canteen remodelling
- Roseby Building upgrade and additions
- Gerard Street Cottages – various refurbishments and modifications

## **2.5 Traffic & Access**

A Traffic and Parking Analysis Report prepared by Lyle Marshall and Associates Pty. Ltd. Is submitted. (Refer **Appendix 3**). This report focuses on the existing use of parking spaces on the street within 5 – 7 minutes walking distance of the School and includes recommendations for the improved management of these spaces.

The report notes that existing parking arrangements comprises 8 spaces for cars and 4 spaces for mini buses in the Senior Campus car park and a driveway turning area for buses with access to Military Road.

The recommendations about improved management of the existing on street parking are to be developed upon receipt of the formal response to the DGR's.

The proposal includes the provision of new basement level car parking with 55 spaces to be constructed as part of Stage 1 and additional underground car park at Stage 5 which will provide a future accommodation of 93 vehicles. The total additional onsite car parking capacity is 148 which is expected to greatly improve the existing traffic and parking conditions.

### **3. THE PROPOSED DEVELOPMENT**

The owners seek to develop improved facilities for the School Campus.

The preliminary concept design for the staged development is shown in the attached plans (Refer **Appendix 1**), and the main components of the proposed development are outlined below.

The description of the proposed development is provided to assist the Department in its initial consideration of the development as State Significant Development (SSD) under the Environmental Planning and Assessment Act. Final details of the proposed development will be provided in the Environmental Impact Statement (EIS) for the development.

#### **Brief Description of buildings/facilities upon completion;**

##### **Monford Place Leaning Hub - (Northern end of Monford Place)**

New four level general learning facility incorporating basement car park and roof access for passive learning experiments.

##### **Facilities Department - (6 Winnie Street)**

New two level workshop and administration facilities.

##### **Sports & Performing Arts Centre – (Corner of Military Rd and Monford Place)**

New four level sporting and drama complex facing Military Road. The sporting facilities comprise four indoor courts in a “two over two” configuration. The lower courts and change facilities are cut below Military Road (by approximately 3 meters).

Located between the new indoor courts and Monford Place are a series of administrative and learning facilities over four levels which directly link to the sports and performing arts programs.

##### **Liggins Building – (Opposite existing Roseby Building directly West of Liggins Quadrangle)**

Refurbished two level building incorporating new canteen/cafeteria on the ground level and refurbished G.L.A.’s and teaching facilities on the first floor level

##### **Humphrey Learning Hub & Resource Centre- (North-West corner of Campus facing Waters Rd)**

A new six level learning facility incorporating reception and administrative services at ground level accessed via Waters Road. Four levels of general learning facilities are located over the reception level, with a new swimming complex at roof level, and a new library/resource centre and multi-purpose studio accessed via levels 2 and 4 respectively.

**Roseby Building – (Centrally located on Campus behind 6 and 8 Monford Place)**

A refurbished four level science laboratory and general learning facility located in the centre of the campus with pedestrian links to the each level of the Monford Place learning Hub, Humphery Learning Hub & Resource Centre and also the Sports & Performing Arts Centre.

**Lang Gymnasium – (Northern Boundary facing Waters Rd)**

Refurbished gymnasium area to become auditorium over existing covered undercroft space

**Adams Centre – (Southern Side of Military Rd)**

New three level extension adjacent to existing single level building to become Dance & Drama studios.

It is anticipated these works will be progressively undertaken over the next 2 - 20 years.

It is intended that the works will provide for new and improved facilities for students and improved vehicular access arrangements.

<b>Development Summary – Progressive Redevelopment of the Redlands School 272 Military Road Cremorne</b>	
<b>Proposed Use</b>	Educational purposes and community use of facilities
<b>Demolition</b>	<ul style="list-style-type: none"><li>• Demolition of dwelling at 6 Winnie Street</li><li>• Demolition of structures at 7 &amp; 8 Monford Place and part demolition of part of Mowll Building as identified on Demolition Plan</li><li>• Demolition of existing cottage, classrooms &amp; removal of demountable buildings. Demolition of 2 Monford Place to enable construction of new Sports &amp; Performing Arts Centre</li><li>• Internal demolition of gymnasium. Demolition and strip out existing canteen and remove temporary bus bay at Gerard Street</li><li>• Demolition of existing Humphery Building</li><li>• Demolition of existing dwellings on Gerard Street</li><li>• Part demolition of Roseby Building and Adams Centre</li></ul>
<b>Earthworks</b>	Detailed earthworks associated with construction of undercroft car park (Stage 1 & 5)
<b>Landscaping</b>	Implementation of landscape works as detailed on the submitted Plans
<b>Staging</b>	The development is to be undertaken in 6 stages as detailed in the submission
<b>Capital Investment Value</b>	\$103,964,000 (refer QS summary at <b>Appendix 4</b> .)
<b>Employment</b>	115 persons during building phase

<b>Development Summary – Progressive Redevelopment of the Redlands School 272 Military Road Cremorne</b>	
<b>Infrastructure and Services</b>	
<b>Roads</b>	Existing road network in place – improvement work
<b>Electricity</b>	Existing services maintained/improved
<b>Potable Water</b>	Existing services provided and available
<b>Sewer</b>	The sewer is available and connected
<b>Telecoms</b>	Existing telecom services available to site
<b>Gas</b>	Existing gas supplies are available
<b>Stormwater Management</b>	Designed to be in compliance with North Sydney Council’s Water Management DCP
<b>Traffic Management</b>	The proposal will enable the provision of new on-site parking for 148 vehicles
<b>Ecology</b>	Ecologically Sustainable Building Policies will be incorporated in the building design.

A set of the concept plans of the proposed works are attached as **Appendix 1**.

## **4. PLANNING CONTEXT**

### **4.1 State Significant Development (SSD)**

The proposal is classified a State Significant Development under Part 4 of the Environmental Planning & Assessment Act 1979 as it includes development with a capital investment value of more than \$30m. Clause 8 of Schedule 1 of SEPP (State & Regional Development) 2011, identifies classes of development which are SSD which includes:

#### **Educational Establishments**

Development for the purpose of Educational Establishments (including associated research facilities) that has a capital investment value of more than \$30m

Clause 12 of the SEPP relates to staged development applications reads as follows:

#### ***Staged Development Applications***

*If:*

- (a) Development is specified in Schedule 1 or 2 to this Policy by reference to a minimum capital investment value, other minimum size or other aspect of the development, and*
- (b) Development the subject of a staged development application under Part 4 of the Act is development so specified, any part of the development that is the subject of a separate development application is development specified in the relevant Schedule (whether or not that part of the development exceeds the minimum value or size or other aspect specified in the Schedule for such development)*

Consequently, the Minister for Planning & Infrastructure or his delegate (The PAC) is the approval authority for the proposed development.

### **4.2 Permissibility**

The proposed development is identified as State Significant Development (SSD) under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and all the relevant State and local planning instruments and policies of North Sydney Council.

### **4.3 State Environmental Planning Policy (SEPP) (Infrastructure) 2007**

This SEPP applies to the proposed development, being an Educational Establishment. Part 3 provides development controls for Educational Establishments which identified below:

### **Clause 28 – Development Permitted with Consent**

This clause permits development for an Educational Establishment on land in a prescribed zone or on land where there is an existing Educational Establishment. Therefore, the proposed development is permissible with consent.

Pursuant to Clause 29(3) uses that are considered to be a ‘Community Purpose’ are permissible subject to consent.

### **Clause 31A Complying Development – Existing Schools and TAFE Establishments**

This clause provides standards for which development is considered to be complying development. The following is a summary of the development standards:

Standard	Proposal	Compliance
Building Height: 12m	15.5m	No
Side and Rear Setback: 5m	1.5m	No
Materials: To be non-reflective	All materials will be non-reflective	Yes
Noise Standard	Implement required acoustic treatment	Yes
Overshadowing	Shadow Plans prepared	Yes

The proposal exceeds the prescribed boundary setbacks and height and therefore Clause 31A of the SEPP ‘Complying Development’ do not apply and consent is required.

### **Clause 32 Determination of Development Applications**

This clause requires the consent authority to consider the relevant standards of the following publications prior to determination of any development application:

- Schools Facilities Standards – Landscape Standard
- Schools Facilities Standards – Design Standard
- Schools Facilities Standards – Specification Standard

An assessment of the proposal with the above guidelines is detailed below:



*Schools Facilities Standards – Landscape Standard*

This standard provides guidelines for the design of NSW Government School Landscapes. This standard provides for general principles namely, to create a sense of place, provide for safe, sustainable and cost effective landscape. It is considered that the proposal achieves these general principles.

*Schools Facilities Standards – Design Standard and Specification Standard*

These standards provide design rules and specifications to be included when preparing plans and specifications for NSW Government School Projects. The proposal satisfies the architectural, design and specification principles.

It is considered that the proposal satisfies the requirements of these standards.

**Clause 104 Traffic Generating Development**

This clause identifies when a development application is required to be referred to the Roads and Maritimes Services. Given the proposed increase in School numbers offset by the proposed increase in on site car parking, the proposal will be referred to Roads and Maritimes Services.

It is considered that the proposal complies with the relevant requirements of the SEPP.

**4.4 Planning for Bushfire Protection**

The site is not identified as Bushfire Prone Land and therefore the Provision of Planning for Bushfires 2006 does not apply.



## Bush Fire Prone Land



### 4.5 State Environmental Planning Policy No. 55 – Remediation of Land

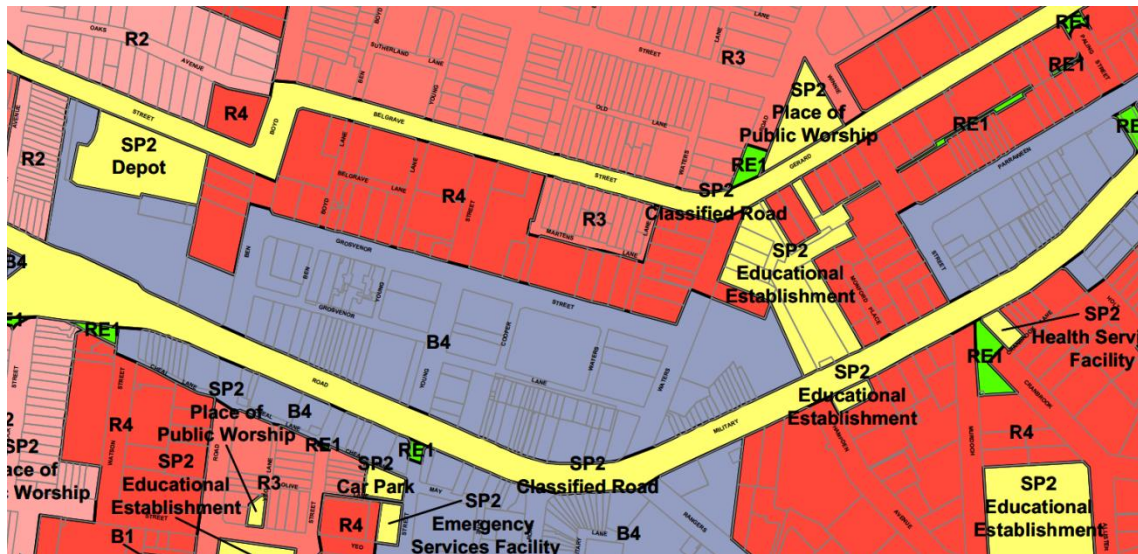
This SEPP specific when consent is required for remediation work, specifies certain considerations for determining applications by requiring remediation work that meets certain standards if required.

We know that the site has been used for School purposes since 1896 and adjoining land for residential purposes and it is unlikely that the land has been used for any purpose that would contaminate the site.

### 4.6 North Sydney LEP 2013

The North Sydney LEP 2013 became operational on the 13 September 2013.

The existing School site is zoned SP2 – Educational Establishments. The land adjoining the School is zoned R4 – High Density Residential. Educational Establishments are not a permitted use within the R4 zone, however, is permissible using the provisions of SEPP (Infrastructure).



Extract from North Sydney LEP 2013

The whole of the SP2 zoned site is identified as a Local Item of Heritage.

The application is supported by a Statement of Heritage Impact prepared by NBRS & Partners (Refer **Appendix 2**).

#### 4.7 Heritage Provisions

The Master Plan ensures that the School will continue to provide a place for high quality educational services to the local community. The report notes that the following buildings will be retained in an intact state:

- The former Cremorne Post Office
- Liggins Building

Several buildings are proposed for demolition, many of which are deemed to have little heritage significance. The report says that *Demolition of these buildings would be acceptable in heritage terms*. It is proposed that these buildings be replaced by new buildings that would provide a campus offering improved educational facilities.

## 5. ENVIRONMENTAL ISSUES

A précis of the environmental issues applicable to the proposal is presented in Table 5.1 below. This analysis has been made to identify the key environmental issues for further assessment.

The analysis is based on knowledge of the site and its continuous use as an Educational Establishment since 1896. The Environmental Impact Statement (EIS) for the proposal will fully address these and any other environmental issue relevant to the proposal.

**Table 5.1**

Précis of Environmental Issues	
Soil & Water	<p>Erosion &amp; Sedimentation</p> <ul style="list-style-type: none"> <li>• To manage erosion and sedimentation risks during construction, a Soil Erosion &amp; Water Management Plan will be prepared for the proposal.</li> <li>• The geology of the site comprises GyMEA &amp; Lambert Soil Landscape with undelaying geology of Hawkesbury Sandstone.</li> <li>• The land is stable with no history of land slips or instability.</li> </ul> <p>Site Contamination</p> <ul style="list-style-type: none"> <li>• Unlikely due to past use of site</li> </ul> <p>Stormwater Management</p> <ul style="list-style-type: none"> <li>• A detailed Stormwater Management Plan incorporating the latest technology in water storage and re-use will be prepared and submitted with the DA.</li> </ul> <p>Groundwater</p> <ul style="list-style-type: none"> <li>• Groundwater seepage has not been detected in previous works, however, a further analysis will be undertaken as part of the preparation for this development.</li> </ul> <p>Flooding</p> <ul style="list-style-type: none"> <li>• The site is not subject to local flooding</li> </ul>
Noise	<ul style="list-style-type: none"> <li>• A Noise Impact Assessment will be undertaken for the proposal to assess the impact to adjoining residential properties.</li> </ul>
Air Quality & Greenhouse Gases	<ul style="list-style-type: none"> <li>• The proposal is not expected to generate significant air or greenhouse gases.</li> <li>• The development will incorporate ecologically sustainable design principles.</li> <li>• Appropriate dust mitigation measures will be adopted during demolition and construction works.</li> </ul>

Précis of Environmental Issues	
Flora & Fauna	<ul style="list-style-type: none"><li>• There are no significant trees on the site that will be removed to facilitate the development. An Arborist Report has been prepared by Bluegum Tree Care dated February 2014 and is attached as <b>Appendix 5</b>. This report notes the trees that will need to be removed to facilitate the proposed development and tree protection requirements with respect to the trees that are to be retained. 25 trees located within the Senior Campus have been assessed. None of the trees are associated with a Threatened Ecological Community. Six (6) of the existing trees are to be protected and retained. Additional trees as detailed in the Landscape Plan will be provided to compensate for the trees to be removed.</li></ul>
Heritage	<ul style="list-style-type: none"><li>• See Part 4.7</li></ul>
Bushfire	<ul style="list-style-type: none"><li>• The site is not identified as Bushfire Prone Land on North Sydney's Bushfire Prone Land Map</li></ul>
Traffic & Parking	<ul style="list-style-type: none"><li>• See Part 2.5</li></ul>
Visual Amenity	<ul style="list-style-type: none"><li>• The existing views to the site from surrounding places will be changed by the provision of more compact building location and spaces re enforced by larger areas of open space and recreation areas. It will present as a vibrant, active School campus.</li></ul>
Hazards & Waste	<ul style="list-style-type: none"><li>• This is a school site and the proposal does not include any significant storage and or use of hazardous materials and substances.</li><li>• There is not expected to be any significant increase in waste generated by the development.</li></ul>

## **6. CONCLUSION**

S.C.E.C.G.S Redlands Limited and Glendinning Minto & Associates trust that the information contained in this report provides the Department of Planning and Infrastructure with sufficient information to enable its initial consideration of the proposal as State Significant Development under Part 4, Division 4.1 of the Environmental Planning & Assessment Act.

It is respectfully requested that the Department having due regard to the information provided in this report, provides the Director – General’s Requirements (DGR’s) for the proposed staged development.

Ian Glendinning  
CPP, MPIA, LFAIBS.  
GLENDINNING MINTO & ASSOCIATES PTY LTD

March 2014

# **APPENDIX 1:**

## **Architectural Concept Plans**

## **APPENDIX 2:**

# **Statement of Heritage Impact**



## **APPENDIX 3:**

### **Traffic Report**

## **APPENDIX 4:**

### **CIV Calculation**

## **APPENDIX 5:**

### **Arborist Report**