

ASSESSMENT REPORT

SCECGS Redlands School Senior Campus Concept Proposal and Stage 1 Redevelopment, Cremorne SSD 6454 MOD 1

1. INTRODUCTION

This report is an assessment of an application seeking to modify the State Significant Development (SSD) Concept Proposal and Stage 1 approval (SSD 6454) at the SCECGS Redlands School Senior Campus in the North Sydney Local Government Area (LGA).

The application has been lodged by Urbis, on behalf of SCECGS Redlands (the Applicant) pursuant to Section 96 (1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The application proposes minor internal and external modifications to the approved development.

This subject modification relates to the approved Stage 1 works only. Works associated with the Stage 1 approval have commenced on site (refer to **Section 3.1** of this report).

2. SUBJECT SITE

The site is located in the suburb of Cremorne, approximately two kilometres east of North Sydney Central Business District (CBD) and 1.7 km west of the Spit Junction, Mosman. The site context and site location are shown in **Figure 1** below.



Figure 1: Site Location (Base source: Nearmap)

The site is irregular in shape and has an area of 15,500 sqm. It has a primary frontage to Military Road to the south (62 m), which includes the main pedestrian entry to the school campus, and vehicular access to a small car park and mini-bus zone. The site also has a secondary frontage to Gerard Street to the north (95 m) and Waters Road to the north-west (72 m), which provide alternative accesses for students and service vehicles.

Furthermore, the school has additional smaller frontages to Monford Place and Winnie Street to the east. The existing school layout is illustrated in **Figure 2** below.

Due to the lack of on-site parking, the majority of staff and visitors currently park in the surrounding streets, which contain both restricted and unrestricted kerbside parking. There are student pick-up and drop-off zones in Waters Road and Winnie Street, which restrict parking to between two and five minutes.

The senior school also encompasses the Adams Centre (the former Cremorne Post Office) on the southern side of Military Road (No. 219 Military Road) and is currently used by the school as a dance studio. It is connected to the main site via a pedestrian footbridge that extends over Military Road.

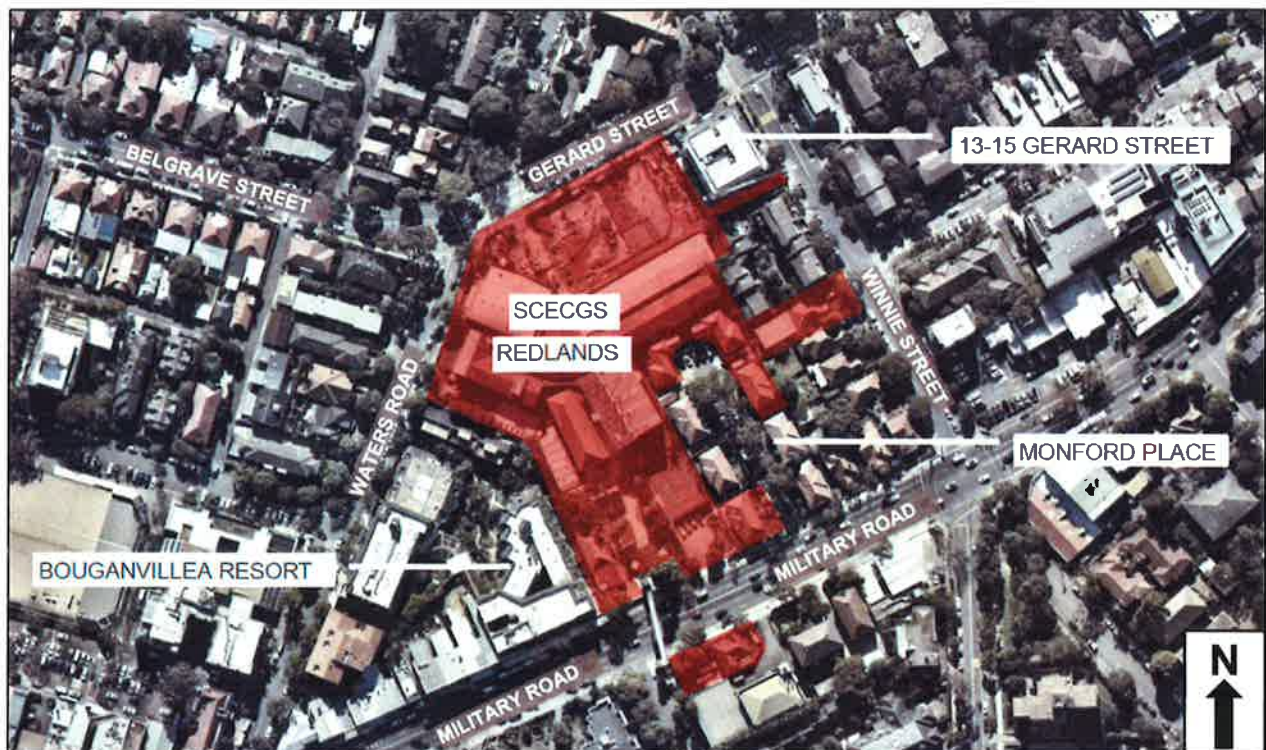


Figure 2: Aerial view of the site and its surroundings (Source: Applicant's Modification 1 EIS)

2.1 SUBJECT SITE

Redlands was established in 1884 as one of the first independent schools on Sydney's lower north shore. The Liggins Building represents one of the original school buildings and the site is listed as having local heritage significance in the NSLEP 2013. The school campus has progressively expanded with the acquisition of surrounding land including residential dwellings, which have been adapted for school uses. However, there is limited scope to expand beyond its current boundaries.

The school is at the interface of an established residential area, characterised by low scale single storey dwellings and residential development up to five storeys. The site adjoins several residential properties, including: a two storey townhouse development at 19 Waters Road at the north-west boundary; a residential mixed use development (Bougainvillea Apartment complex) up to four storeys at 274 Military Road at the western boundary; a three storey townhouse

development at 8-12 Winnie Street and a pair of two storey residential flat buildings at 4 and 6 Monford Place at the eastern boundary.

The majority of the purpose designed school buildings were constructed between 1950's to the 1980's, with the latest major building being the Roseby Science building extension, constructed in 2005.

3. APPROVAL HISTORY

3.1. Relevant site approval history

On 28 April 2016, the Executive Director, Priority Projects Assessments approved a SSD application (SSD 6454) for a Concept Proposal and Stage 1 works associated with the redevelopment of the site, comprising of the following:

Concept Proposal for the staged redevelopment of the SCEGGS Redlands Senior School Campus in five stages over a 20 year period, including:

- demolition works
- construction of new buildings
- alterations and additions to existing buildings
- access and car parking arrangements
- pedestrian circulation
- infrastructure works
- landscaping.

Stage 1 works including the construction of:

- a multi-purpose education building (New Learning Hub)
- a basement containing educational uses and a car park providing 63 car parking spaces and vehicular access
- a landscaped podium above the basement car park and a new entry forecourt on Gerrard Street
- an internal access road along the western boundary between Waters and Military Road.

In approving the application, the Department imposed the following conditions to address noise impacts from the approved development:

- **Condition B2. Noise Attenuation Measures**
Prior to the issue of a Construction Certificate, the Applicant shall demonstrate to the Certifying Authority that the design of the plant, the basement car park and the New Learning Hub building meet the Site Specific Noise Criteria identified in the Construction & Operational Noise Report prepared by Wilkinson Murray dated May 2015 (Version B).
- **Condition F6. Noise Control – General**
The use of the premise shall not cause nuisance, or an offensive noise as defined in the Protection of the Environment Operations Act 1997 to any affected receiver.
- **Condition F7. Noise Control – Plant and Machinery**
Noise associated with the operation of any plant, machinery or other equipment on the site, shall not give rise to any one or more of the following:
 - a) *Transmission of "offensive noise" as defined in the Protection of the Environment Operations Act 1997 to any place of different occupancy.*
 - b) *A sound pressure level at any affected residential property that exceed the background (LA90, 15 minute) noise level by more than 5dB(A). The background noise level must be measured in the absence of noise emitted from the premises. The source noise level must be assessed as a LAeq, 15 minute.*

- c) Notwithstanding compliance with (1) and (2) above, the noise from mechanical plant associated with the premises must not exceed 5dB(A) above the background noise level between the hours of 12 midnight and 7 am.

4. PROPOSED MODIFICATION

On 31 August 2017, the Applicant lodged an application (SSD 6454 MOD 1) seeking approval for the following modifications to the approved Stage 1 development:

- Minor modifications to circulation routes, internal room configurations, and seating plans at the basement level (Interim Music Hub) to level 4.
- Minor modification to Stage 1 basement carpark layout including reduction from 63 to 61 spaces.
- Relocation of mechanical plant (condenser) to the eastern edge of the podium (Figure 3).

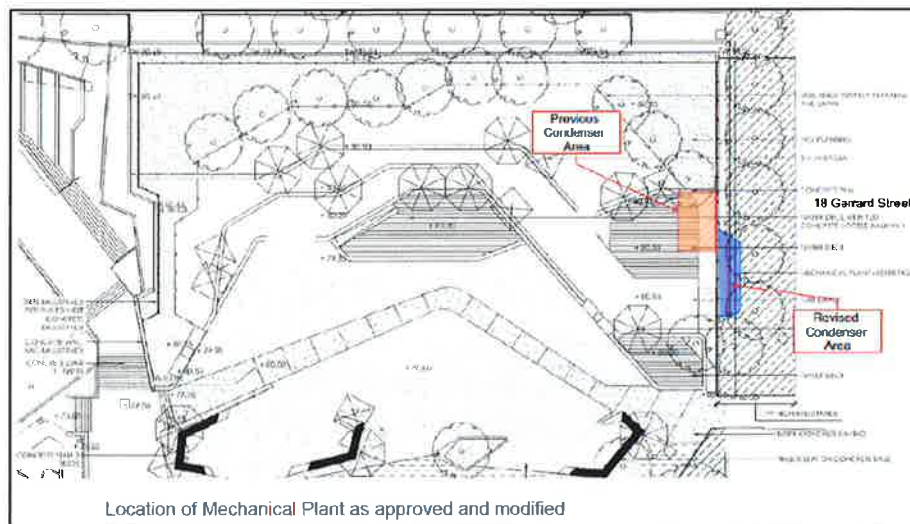


Figure 3: Approved and proposed condenser location (Source: Applicant's Modification 1 EIS)

- Modification of the extent, profile and depth of the landscape podium roof overhang (Figures 4 and 5).

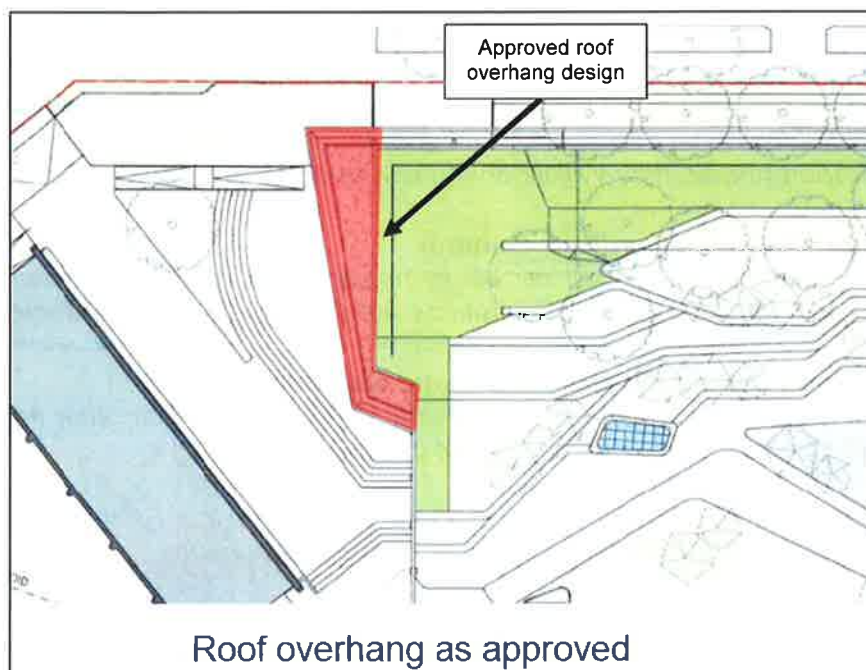


Figure 4: Approved roof overhang in red (Source: Applicant's Modification 1 EIS)

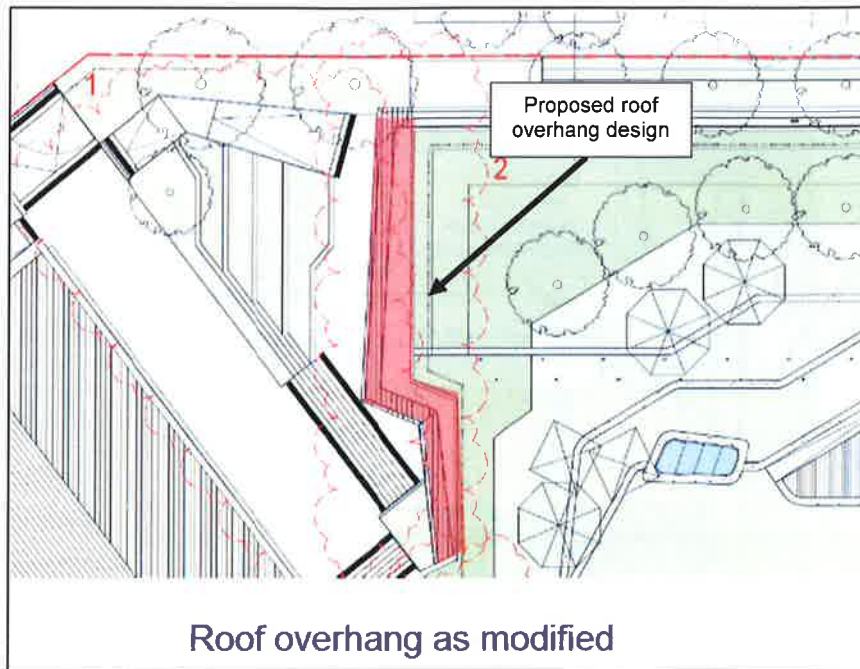


Figure 5: Proposed roof overhang in red (Source: Applicant's Modification 1 EIS)

- Replacement of foyer glazing to the west elevation of the Interim Music Hub at the basement level with a solid wall (area shown dashed yellow in **Figures 6 and 7**).

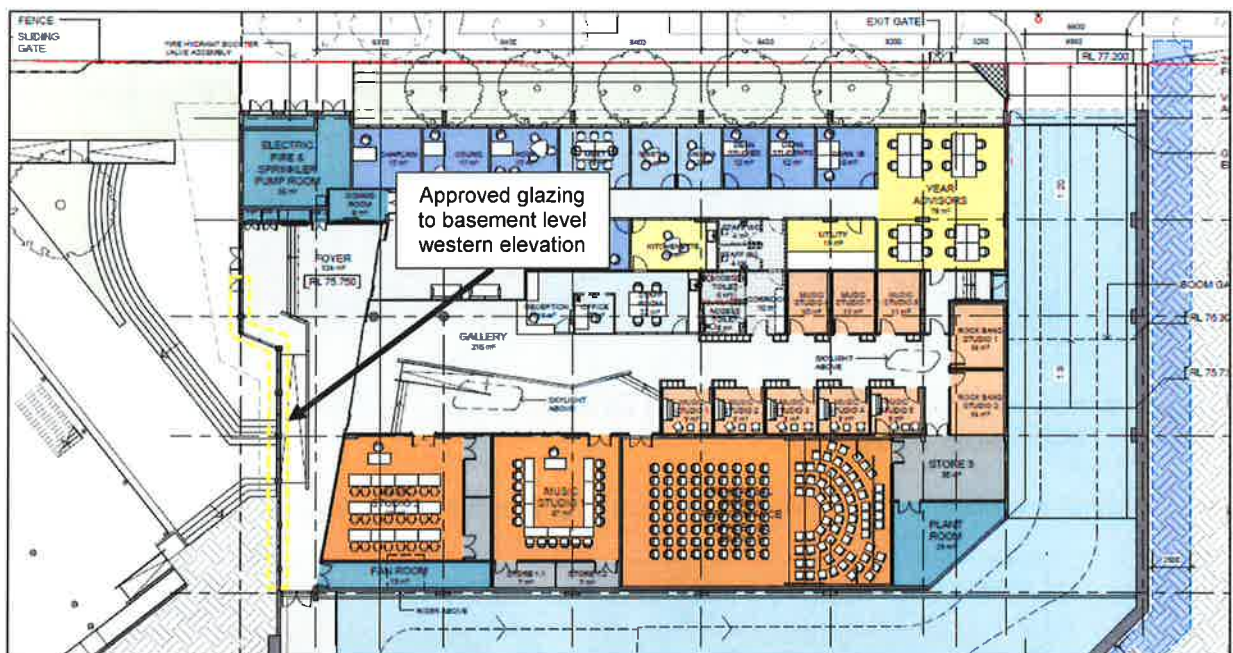


Figure 6: Foyer glazing to west elevation of interim music hub as approved (shown dashed in yellow, Source: Originally approved plans for SSD 6564)



Figure 7: Area of foyer glazing to be replaced by solid wall (shown dashed in yellow, Source: Submitted Modification 1 plans)

- Minor increase in basement level window sill height (100 mm) to the north elevation of the Interim Music Hub at the basement level (in response to flooding concerns) (Figure 8).



Figure 8: Extent of area affected by increase in sill height (shown dashed in yellow, Source: Submitted Modification 1 plans)

- Minor modification to the entry forecourt (ramp and stair configuration) (Figure 9).

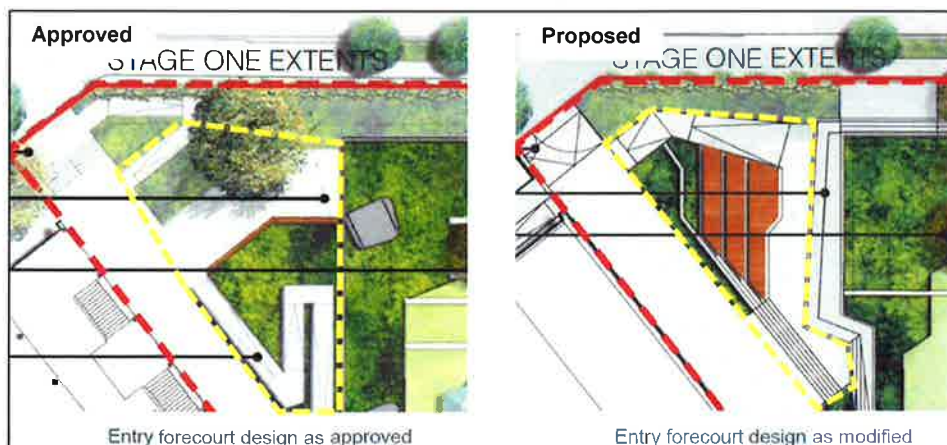


Figure 9: Approved and modified entry forecourt area (shown dashed in yellow, Source: Applicant's Modification 1 EIS)

- Reconfiguration of podium and rooftop landscaped areas (**Figures 10 and 11**).

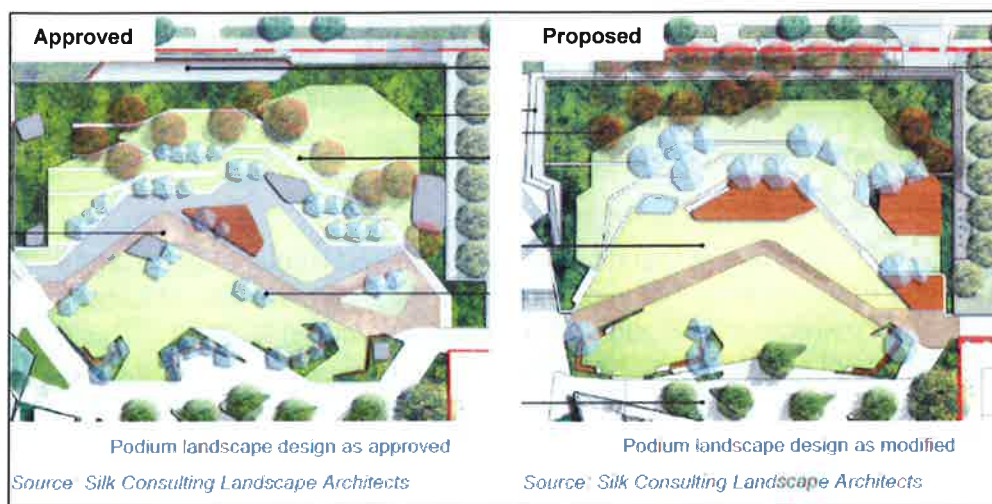


Figure 10: Approved and modified podium landscape design (Source: Applicant's Modification 1 EIS)

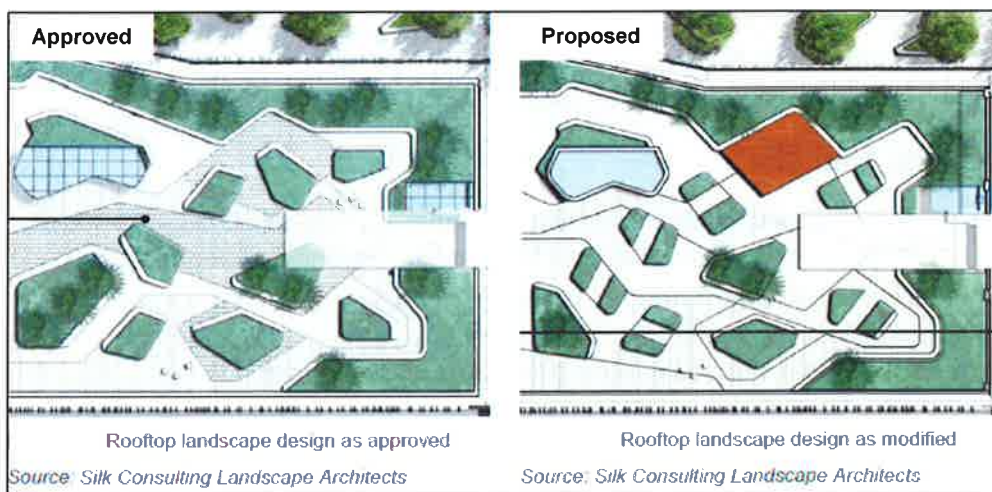


Figure 11: Approved and modified rooftop landscape design (Source: Applicant's Modification 1 EIS)

The proposed modifications will require amendments to Conditions A1, A2 and B1 to reflect the Environmental Impact Statement, amended plans and a letter of advice regarding the assessment of acoustic measures (regarding noise attenuation measures) submitted as part of this application.

5. STATUTORY CONSIDERATION

5.1 Modification of approval

Section 96(1A) of the EP&A Act requires the consent authority to be satisfied the matters listed at **Table 1** are addressed in respect of all applications that seek modification approvals.

Table 1: Section 96(1A) matters for consideration

Section 96(1A) matters for consideration	Comment
That the proposed modification is of minimal environmental impact	Section 7 of this report provides an assessment of the impacts associated with the proposal. Subject to conditions, the Department is satisfied that the environmental impacts of the proposed modifications are of minimal overall impact.
That the development to which the consent as modified relates 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).	The proposed modifications do not result in significant external changes to the approved built form or use. Subject to conditions, any impacts from the proposed modifications can be appropriately managed and mitigated. On this basis, the proposal would result in

	development that is substantially the same as was originally approved.
The application has been notified in accordance with the regulations	The modification application has been notified in accordance with the regulations. Details of the notification are provided in Section 6 of this report.
Any submission made concerning the proposed modification has been considered.	No submissions have been received in regards to the proposed modifications.

5.2 Environmental Planning Instruments

The following EPIs are relevant to the application:

- State and Environmental Planning Policy (State and Regional Development) 2011
- State and Environmental Planning Policy No. 55 – Remediation of Land
- State and Environmental Planning Policy (Infrastructure) 2007
- North Sydney Local Environmental Plan 2013.

The Department undertook a comprehensive assessment of the redevelopment against the above-mentioned EPIs in its original assessment. The Department has considered the above EPIs and is satisfied that the modification is generally consistent with the EPIs.

Pursuant to the savings and transitional provisions of Schedule 5 of the Educational SEPP, this policy does not apply to the modification application, as at the time of the determination of the original Concept Plan and Stage 1 SSD application on 28 April 2016 under Part 89E of the EP&A Act, the Education SEPP had not been gazetted or commenced.

5.3 Approval Authority

The Minister for Planning is the approval authority for the application. However, the Director, Modification Assessments may determine the application under delegation as:

- the relevant local council has not made an objection
- a political disclosure statement has not been made
- there are no public submissions in the nature of objections.

6. CONSULTATION

The application was notified in accordance with the *Environmental Planning & Assessment Regulation 2000*. The modification request was made publicly available on the Department's website and referred to North Sydney Council. Letters were also sent to adjoining owners on Gerrard Street.

North Sydney Council nor the adjoining owners made a submission or raised any objection to the proposed modifications.

7. ASSESSMENT

The Department has considered the Applicant's Modification 1 EIS in the context of the original approved Stage 1 development in its assessment of the proposal. The Department considers the key issues associated with the modification application are:

- alterations and additions
- noise from relocated condenser unit
- modified landscaping to forecourt, podium and rooftop.

7.1. Alterations and Additions

The components of this modification application that are considered as alterations and additions to the originally approved development are as follows:

- 100 mm increase in sill height to the basement level window
- increase the extent, depth and profile of the landscape podium roof overhang
- replacement of foyer glazing to a solid wall

- internal changes from the basement level to level 4 for internal seating, room, circulation (passageway, corridor and stairs) and car parking configuration.

It is considered that the proposed 100 mm increase in the basement level window sill height and the replacement of foyer glazing to a solid wall will not significantly alter the originally approved development. Furthermore, these modifications will not be readily visible from the public domain, increase the building height, scale or bulk and are not considered to have detrimental amenity impacts to neighbouring sites. Therefore, these modifications are considered to be acceptable.

The proposed modification to the extent, depth and profile to the landscape podium roof overhang that is perpendicular to the Gerrard Street frontage of the building (as shown in **Figure 4**), is considered to be in keeping with the originally approved development. It is not considered that there will be additional detrimental impacts regarding solar access or amenity to the subject/neighbouring sites. Furthermore, the redesigned awning reduces the overall appearance of scale and bulk of the building towards the Gerrard Street frontage and provides greater cover as the building extends southwards into the site. Therefore, this alteration to the approved design is acceptable in this instance.

The modifications to room configuration, circulation spaces, seating plans and car parking from the basement to level 4 do not impact upon the overall built form or envelope of the building and remain wholly within the subject buildings. These changes would not be visible from the public domain and are not considered to detrimentally impact upon the originally approved development.

The proposed reduction from 63 to 61 Stage 1 car parking spaces at the basement level is a result of the relocation of the stairs to Level 1 and the increase in floor area of the basement switch room (which has impacted on vehicle swept paths). The Department originally concluded in its assessment of the Concept Proposal and Stage 1 SSD application that 63 car parking spaces was sufficient to cater for the demand generated by the Stage 1 development.

It is noted that this total quantum of spaces was reduced to satisfy Council's concerns regarding the surplus onsite car parking proposed. It is therefore, considered that the proposed reduction of spaces is consistent with Council's original position that the total onsite parking provisions be reduced to encourage more sustainable travel modes.

Whilst there is a reduction proposed under the current modification 1 application, the Department does not consider this to be detrimental and that 61 spaces would adequately cater for the originally considered demand of Stage 1. The provisions for motor cycle (7) and bike (20) parking spaces do not change from that which was originally approved for Stage 1.

The modification application was supported by a capability statement that outlines that the proposed amendments will be compliant with the provisions of the National Construction Code.

7.2. Noise from Relocated Condenser Unit

The location of the condenser unit as originally approved is shown in **Figure 3**. The application proposes to modify this location and move it closer to the eastern boundary shared with neighbouring residential units that front onto Gerrard Street. The Department originally imposed Condition B2. **Noise Attenuation Measures** which states the following:

- *Prior to the issue of a Construction Certificate, the Applicant shall demonstrate to the Certifying Authority that the design of the plant, the basement car park and the New Learning Hub building meet the Site Specific Noise Criteria identified in the Construction & Operational Noise Report prepared by Wilkinson Murray dated May 2015 (Version B).*

The Applicant submitted as part of the modification application a letter from an acoustic specialist (Wilkinson Murray) outlining an acoustic review of the proposed location for the condenser unit. This assessment of the revised location for the condenser unit has shown that compliance can still be achieved as per the requirements of the original condition (F7 of the originally approved development)

and that the acoustic amenity of the residents to the east at 18 Gerrard Street would be protected. The review letter states that the proposed location is acceptable from an acoustic perspective.

Furthermore, the Applicant states that any potential impacts from the revised location are mitigated due to the following measures:

- the condenser plant is in an area contained within the new carpark facility below ground level (and therefore, noise will be contained inside the carpark)
- the outlets will have 2D silencers installed on top of the unit
- the internal walls will be lined with acoustic absorption material
- the units that may operate in the evening are to be set on night mode to further reduce noise impacts generated.

The Department considers that despite the location of the condenser unit being shifted closer to the boundary, the new location is still governed by the requirements of the noise conditions as discussed earlier in Section 3.1 of this report. Furthermore, supporting documents provided show that the condenser unit can comply with the requirements of the condition. The neighbouring residential properties affected by the relocated condenser were notified of the application and no submissions were received in objection.

Therefore, it is considered that the proposed modification is acceptable as the Applicant is still required, and proposes to provide sufficient attenuation measures to prevent detrimental noise impacts, which are also not considered to be significantly different to what was originally approved.

7.3. Modified Landscaping to Ground, Podium and Rooftop levels

The proposed modification to the forecourt area adjacent to the new pedestrian entry at Gerrard Street is similar to what was originally approved. The modified access ramps (leading from the forecourt) and pedestrian circulation paths are still considered to provide access within the site in a similar fashion to what was originally approved. Furthermore, this modification will not have any detrimental impacts towards the public domain.

The podium and rooftop landscape modifications are related to changes in the design as to how the space is used, how pedestrian circulation is conducted and the materials types. The proposed modifications are in keeping with the overall character design of the originally approved development, do not alter the use and will not be readily visible from the public domain at street level.

Therefore, the proposed landscape modifications to the abovementioned locations are considered to be acceptable in this instance.

8. CONCLUSION

The Department has assessed the modification application and supporting information in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes the proposed modification is appropriate on the basis that:

- the relocated condenser unit will still require attenuation measures to ensure minimal impacts to neighbouring properties
- no objections were received from neighbouring residential units in regards to the relocated condenser unit
- the increased basement window sill height and change to solid wall surface will not detrimentally impact upon the locality or the originally approved development
- the proposed landscape works do not detrimentally affect the development as originally supported
- the internal changes to configuration and circulation space do not impact upon the overall built form or envelope of the building.

Consequently, it is recommended that the modification be approved subject to the recommended conditions.

9. RECOMMENDATION

It is RECOMMENDED that the Director, Social and Other Infrastructure Assessments, as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report;
- **approves** the application under section 96 (1A), subject to conditions; and
- **signs** the notice of modification (**Appendix A**).



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School Infrastructure Assessments



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APPENDIX A: NOTICE OF MODIFICATION

A copy of the notice of modification can be found on the Department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8493

APPENDIX B: SUPPORTING INFORMATION

The following supporting documents and supporting information to this assessment report can be found on the Department of Planning and Environment's website as follows:

1. Modification request

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8715

2. Submissions

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8715