



**TOWER 2, LEVEL 23  
DARLING PARK, 201 SUSSEX ST  
SYDNEY NSW 2000**

URBIS.COM.AU  
Urbis Pty Ltd  
ABN 50 105 256 228

6 November 2017

Ms Carolyn McNally  
Secretary  
NSW Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

Attention: Peter McManus

Dear Peter,

## **SSD MODIFICATION MOD 2 OF SSD 6454 - 272 MILITARY ROAD, CREMORNE REDLANDS SENIOR CAMPUS CONCEPT PROPOSAL & STAGE 1 WORKS**

### **1. INTRODUCTION**

This Environmental Impact Statement (EIS) has been prepared by Urbis on behalf of SCECGS Redlands (the Proponent) to accompany a section 96(1A) modification of State Significant Development Approval SSD 6454 (the Approval).

The proposal is to modify Condition A4 of the Concept Approval and Condition A2 of the Stage 1 Approval to amend the approved plans, pursuant to section 96(1A) of the Act. The proposed modification includes:

- Modification to Stair 05 and 06 layout;
- Demolition of existing staff rooms and link structure and construction of new replacement staff rooms and link structure;
- Southern NLH awning changed from curved to straight shape;
- Southern external wall to NLH on Level 1 modification to glazing to solid ratio;
- Reduction in the extent of external terracotta fin elements by 15%.

The proposed modifications are minor in nature and do not result in any material change to the built form as approved under SSD 6454. The modifications are also of minimal environmental impact subject to the implementation of the recommended mitigation measures. The modifications, therefore, can be dealt with under section 96(1A) of the *Environmental Planning & Assessment Act 1979* (the Act).

## **2. SITE AND SURROUNDING CONTEXT**

The SCECGS Redlands School Senior Campus (the site) is located at 272 Military Road, Cremorne on Sydney's lower north shore. The site is legally described as: Lot 11 DP877844, Lot 1 DP80618, Lot 11 DP877879, Lot 1 DP343811, Lot 2 DP783664, Lot 3-4 DP783993, Lot 1 DP783663, SP13814, Lot 6 DP19382, SP15886, SP10384, Lot 1 DP90591, Lot 21 DP88932, Lot 1 DP783664, Lot 1 DP222013, Lot A DP107138, Lot 2 DP222013, Lot 1 DP713405, Lot 21A DP83152, Lot 22A DP152693, Lot 21 DP783663, Lot 1 DP81061 and Lot 1 DP83047.

The school campus comprises a main school on the northern side of Military Road and the Adams Centre directly opposite the main school on the southern side of Military Road.

## **3. PROJECT BACKGROUND**

The Approval (SSD 6454), issued on 28 April 2016 granted development consent to a staged development application including a Concept Proposal and Stage 1 works for the SCECGS Redlands School Senior Campus.

On 24 October 2017, development consent was granted to SSD 6454 MOD 1, which amended the plans as follows:

- Relocation of mechanical plant previously located on the eastern side of the podium garden to the eastern edge of the podium;
- Modification of the extent, profile and depth and of the roof overhang to the west elevation of the New Learning Hub;
- Replacement of glazing to the west elevation of the Interim Music Hub at the basement level with solid wall;
- Minor increase (100mm) in the height of the window sill at basement level to the north elevation of the Interim Music Hub;
- Minor modifications to the entry forecourt including changes to the ramp

## **4. PROPOSED MODIFICATIONS**

### **4.1. DESIGN CHANGES**

The proposed modification is to the Concept and Stage 1 approval. The changes relate to the façade and circulation, arising from the detailed design phase of the works. The changes are:

- Modification to Stair 05 and 06 layout;
- Demolition of existing staff rooms and link structure and construction of new replacement staff rooms and link structure;
- Southern NLH awning changed from curved to straight shape;

- Southern external wall to NLH on Level 1 modification to glazing to solid ratio;
- Reduction in the extent of external terracotta fin elements by 15%.

The nature and scale of the proposed modifications are illustrated by the architectural drawings prepared by TKD Architects (Appendix A).

## 4.2. PROPOSED MODIFICATION TO CONCEPT APPROVAL

Text to be deleted is shown with strike through and text to be added is shown in red.

### ***Development in Accordance with Plans and Documents***

*A4. The Applicant shall carry out the development generally in accordance with the:*

- a) Environmental Impact Statement Concept Proposal and Stage 1 Development Application SCECGS Redlands Cremorne, prepared by Urbis dated June 2015, as amended by the Response to Submissions to EIS - SSD 6454 prepared by Urbis dated November 2015 and **the s96 Environmental Impact Statements, prepared by Urbis dated 6 December 2017**; and*
- b) following drawings, except for:*
  - i) any modifications which are 'Exempt' or 'Complying Development'; and*
  - ii) otherwise provided by the conditions of this consent.*

REDLANDS SENIOR CAMPUS MASTERPLAN PREPARED BY TKD ARCHITECTS			
DRAWING NO.	REV.	NAME OF PLAN	DATE
AR-MP-1104	E	Envelope Diagrams	05/02/16
AR-MP-1105	E	Envelope Elevations	05/02/16
AR-MP-1106	E	Envelope Sections	05/02/16
AR-MP-1107	E	Proposed Location Plan	05/02/16
AR-MP-1108	E	Proposed Site Plan	05/02/16
AR-MP-1109	E	Staging Diagrams 1	05/02/16
AR-MP-1110	E	Staging Diagrams 2	05/02/16
AR-MP-2001	<del>E</del> <b>G</b>	Proposed Masterplan - Basement and Level 1 Plans	<del>05/02/16</del> <b>27/10/2017</b>

REDLANDS SENIOR CAMPUS MASTERPLAN PREPARED BY TKD ARCHITECTS			
DRAWING NO.	REV.	NAME OF PLAN	DATE
AR-MP-2002	<del>E</del> <b>G</b>	Proposed Masterplan - Level 2 and Level 3 Plans	<del>05/02/16</del> <b>27/10/2017</b>
AR-MP-2003	<del>E</del> <b>G</b>	Proposed Masterplan - Level 4 and Level 5 Plans	<del>05/02/16</del> <b>27/10/2017</b>
AR-MP-2004	E	Proposed Masterplan – Roof Level Plan	05/02/16
AR-MP-3001	<del>E</del> <b>G</b>	Elevations	<del>05/02/16</del> <b>27/10/2017</b>
AR-MP-3002	E	Street Elevations	05/02/16
AR-MP-3101	E	Sections	05/02/16

### 4.3. PROPOSED MODIFICATION TO STAGE 1 APPROVAL

Text to be deleted is shown with strike through and text to be added is shown in red.

#### **PART A ADMINISTRATIVE CONDITIONS**

##### ***Development Description***

A1. Consent is granted to the 'Stage 1 works' as described in Schedule 1 and the Environmental Impact Statement, as amended by the Response to Submissions, the s96 Environmental Impact Statements~~s~~, prepared by Urbis dated 31 August 2017 **and 6 December 2017**; and the conditions contained in this development consent.

##### ***Development in Accordance with Plans and Documents***

A2. The Applicant shall carry out the development generally in accordance with the:

a) Environmental Impact Statement Concept Proposal and Stage 1 Development Application SCECGS Redlands Cremorne, prepared by Urbis dated June 2015, as amended by the Response to Submissions, prepared by Urbis dated November 2015; the s96 Environmental Impact Statements~~s~~, prepared by Urbis dated 31 August 2017 **and 6 December 2017**; and

b) following drawings, except for:

- i) any modifications which are 'Exempt' or 'Complying Development'; and
- ii) otherwise provided by the conditions of this consent.

ARCHITECTURAL DESIGN DRAWINGS TITLED PREPARED BY TKD ARCHITECTS			
DRAWING NO.	REV.	NAME OF PLAN	DATE
AR.DA. 0000	F	Cover Sheet and Site Plan	31/08/2017
AR.DA. 1001	E	Level 1 Demolition Plan North	05/02/16
AR.DA.1002	E	Level 1 Demolition Plan South	05/02/16
AR.DA.1003	E	Level 2 Demolition Plan North	05/02/16
AR.DA.1004	E	Level 2 Demolition Plan South	05/02/16
AR.DA.1005	E	Roof Demolition Plan	05/02/16
AR.DA.1101	E	Stage 1 Sub Staging Diagrams 1	05/02/16
AR.DA.1102	E	Stage 1 Sub Staging Diagrams 2	05/02/16
AR.DA.2001	F	Basement Level Plan	31/08/2017
AR.DA.2002	<del>F</del> G	Level 1 Floor Plan North	<del>31/08/2017</del> 27/10/2017
AR.DA.2003	E	Level 1 Floor Plan South	05/02/16
AR.DA.2004	<del>F</del> G	Level 2 Floor Plan	<del>31/08/2017</del> 27/10/2017
AR.DA.2005	<del>F</del> G	Level 3 Floor Plan	<del>31/08/2017</del> 27/10/2017
AR.DA.2006	<del>F</del> G	Level 4 Floor Plan	<del>31/08/2017</del> 27/10/2017
AR.DA.2007	<del>F</del> G	Accessible Roof Plan	<del>31/08/2017</del> 27/10/2017
AR.DA.2008	F	Roof Level Plan	31/08/2017
AR.DA.2031	E	Existing & demolition in 7 & 8 Monford Place	05/02/16
AR.DA.2032	E	Interim works in 7 & 8 Monford Place	05/02/16
AR.DA.2041	E	Temporary Classrooms – Stage 1a to 1b	05/02/16
AR.DA.2042	F	Temporary Classrooms – Stage 1C	31/08/2017

ARCHITECTURAL DESIGN DRAWINGS TITLED PREPARED BY TKD ARCHITECTS			
DRAWING NO.	REV.	NAME OF PLAN	DATE
AR.DA.2O51	F	Basement level Plan – Interim Music Stage 1B	31/08/2017
AR.DA.3OO1	<del>F</del> G	Elevations sheet 01	<del>31/08/2017</del> 27/10/2017
AR.DA.3OO2	<del>F</del> G	Elevations sheet 02	<del>31/08/2017</del> 27/10/2017
AR.DA.3OO3	<del>F</del> G	Elevations sheet 03	<del>31/08/2017</del> 27/10/2017
AR.DA.3OO4	F	Elevations sheet 04	31/08/2017
AR.DA.3OO5	E	Elevations sheet 05	05/02/16
AR.DA.3031	E	Elevations sheet 06 - 7 & B Monford Place	05/02/16
AR.DA.31O1	E	Sections Sheet 01	05/02/16
AR.DA.31O2	E	Sections Sheet 02	05/02/16
4R.D4.3131	E	Sections Sheet 03-T & 8 Monford Place	05/02/16
LANDSCAPE PLANS PREPARED BY SILK CONSULTING LANDSCAPE ARCHITECTS			
DRAWING NO.	REV.	NAME OF PLAN	DATE
DA.LIOO	E	Stage 1 Overall Plan	29/08/2017
DA.L1O1	E	Stage 1 Main Open Space indicative Plan	29/08/2017
DA.L1O2	E	Stage I Hub Building Roof indicative Plan	29/08/2017
DA.L2OO	D	Stage I indicative Landscape Sections	08/10/15
DA.L4OO	E	Stage 1 indicative Planting	29/08/2017

## **5. SECTION 96(1A) ASSESSMENT**

### **5.1. MINIMAL ENVIRONMENTAL IMPACT**

The proposed modification is for minor changes to the Concept Proposal and Stage 1 works which do not alter the context, scale, or built form of the approved development. The works are façade works and circulation changes that do not have any built form impacts.

The proposed modification will have minimal additional environmental impacts over and above that which has already been assessed as acceptable in the original development application and subsequent modifications.

Potential impacts in terms of acoustic privacy, heritage values, and contamination are addressed in detail in Section 6.4 of this submission.

### **5.2. SUBSTANTIALLY THE SAME DEVELOPMENT**

The proposed development, as modified, will be substantially the same development as that originally approved in SSD 6454 as there are no changes to:

- Approved use or operational parameters of the school. Staff/ student numbers, school opening hours or other management processes is proposed;
- Approved site layout, building envelopes, or gross floor area;
- Parking numbers, vehicular circulation and access remain the unchanged; or
- The level of environmental impact.

## **6. SECTION 79C ASSESSMENT**

The following environmental assessment addresses the relevant matters pursuant to Section 79C of the Environmental Planning and Assessment Act 1979.

### **6.1. STATE ENVIRONMENTAL PLANNING POLICY NO. 55 REMEDIATION**

The requirements of *State Planning Policy No. 55 – Remediation of Land* (SEPP55) apply to the subject site. SEPP55 requires the consent authority to consider whether the land is contaminated.

A Preliminary Stage 1 and a Detailed Stage 2 Environmental Site Assessment were prepared in relation to the site as part of SSD 6454. A Remediation Action Plan has also been developed and associated remediation works are underway. Upon completion of these works, a site audit report and site audit statement will be prepared in accordance with the conditions of Approval.

The proposed modification works are minor in nature and do not materially change the findings of the ESAs or require amendment of the RAP / validation plan. The proposal as modified will continue to satisfy the requirements of SEPP55 subject to compliance with the existing conditions of consent.

## 6.2. STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES) 2017

*State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* applies to this modification. The proposal has been designed with consideration of the design principles in Schedule 4 of the SEPP:

- There is no change to the context, built form and landscaping;
- The façade changes retain the sustainability and durability of buildings;
- The proposal modifies approved stairs for improved circulation. The development is accessible and inclusive;
- The proposal does not alter the health and safety outcomes of the development;
- The proposal does not alter the flexibility and adaptability of the development;
- The proposal slightly alters the blade to glazing ratio of the NHL. The change will not readily be visible. The facades will remain visually appealing.

## 6.3. NORTH SYDNEY LOCAL ENVIRONMENTAL PLAN 2013

The site is located within North Sydney Local Government Area and is subject to *North Sydney Local Environmental Plan 2013* (NLEP 2013). The relevant provisions of NLEP 2013 are identified in Table 2 below.

Table 1 – Summary of NLEP 2013 Compliance

PROVISION	PROPOSAL	COMPLIANCE
Part 2 Land Use Zone - SP2 School / R4 High Density Residential	Proposal relates to an educational establishment, which is permissible in the SP2 zone (pursuant to NLEP 2013) and the R4 zone (pursuant to the ISEPP).	Complies
Clause 4.3 Maximum Building Height - 12 metres	No change	No change
Clause 5.10 Heritage Conservation - Site contains heritage items SCECGS Redlands (I0065) and Cremorne Post Office / Telephone Exchange (I0064).	The proposed works to the Learning Hub are minor in extent and sympathetic. The proposal will not result in any additional adverse impacts on the heritage values of the campus.	Complies



## **6.4. SUITABILITY OF THE SITE**

Site suitability was considered in detail during the assessment of SSD 6454. The proposed modifications are of a minor nature that does not materially affect the suitability of the site to continue in its current use as an educational establishment. The site remains suited to the proposed use.

## **6.5. PUBLIC INTEREST**

The assessment has demonstrated that the proposed modifications are minor in nature and will result in improvements to the appearance and functioning of an important element of social infrastructure within the locality. These improvements are achieved with no significant adverse impacts to the surrounding area. The proposal is, therefore, in the public interest.

## **7. CONCLUSION**

This section 96(1A) application seeks consent for modifications to the Concept Plan and Stage 1 works approved in SSDA 6454. The proposal will continue to support the delivery of essential social infrastructure within the locality with improved function and amenity outcomes arising minor design changes identified during the detailed design phase.

The proposed modifications are primarily façade and circulation changes and will not have any built form impacts.

The works are very minor and do not directly affect the identified heritage fabric within the Redlands Senior School campus. The works, therefore, will have negligible impact on the heritage values of the school and surrounding heritage items. BCA matters can be addressed prior to construction certificate.

The modifications will have minimal environmental impact and the proposal should be approved.

Please do not hesitate to contact me or Alaine Roff (Associate Director) on 8233 9900.

Yours sincerely,

A handwritten signature in blue ink that reads "Alaine Roff".

Alaine Roff  
Associate Director

Enclosed:

Appendix A – Architectural Drawing Set prepared by TKD Architects