


Modification of Development Consent

Section 4.55 (1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I modify the consent referred to in Schedule 1, subject to conditions in Schedule 2 and 3.



Karen Harragon
Director
Social and Other Infrastructure Assessments

Sydney *6 March* 2018

SCHEDULE 1

Development Consent:

SSD 6454 granted by the delegate for the Minister for Planning on 28 April 2016.

For the following:

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

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

Stage 1 Works including construction of:

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

Applicant:

SCEGGS Redlands Limited

Consent Authority:

Minister for Planning

Land:

272 Military Road, Cremorne - (Lot 11 DP 877844, Lot 1 DP 80618, Lot 11 DP 877879, Lot 1 DP 343811, Lot 2 DP 783664, Lot 3-4 DP 783993, Lot 1 DP 783663 SP

13814, Lot 6 DP 19382, SP 15886, SP 10384, Lot 1 DP 90591, Lot 21 DP 88932, Lot 1 DP 783664, Lot A DP 107138, Lot 2 DP 222013, Lot 1 DP 713405, Lot 21A DP 83152, Lot 22A DP 152693, Lot 21 DP 783663, Lot 1 DP 81061 & Lot 1 DP 83047.

Modification:

SSD 6454 MOD 2: internal and external form and façade alterations and changes to the timing of stormwater easement registration.

SCHEDULE 2

CONDITIONS OF CONSENT FOR CONCEPT PROPOSAL

The consent (SSD 6454) is amended as follows:

- a) Schedule 2 PART A Terms of Consent Condition A4. is amended by the insertion of **bold and underlined** words/numbers and deletion of the ~~**bold and struckout**~~ words/numbers.

PART A TERMS OF CONSENT

Development in Accordance with Plans and Documents

A5. 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 Statement, 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.	Revision	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	E <u>G</u>	Proposed Masterplan – Basement and Level 1 Plans	05/02/16 <u>27/10/2017</u>
AR-MP-2002	E <u>G</u>	Proposed Masterplan – Level 2 and Level 3 Plans	05/02/16 <u>27/10/2017</u>
AR-MP-2003	E <u>G</u>	Proposed Masterplan – Level 4 and Level 5 Plans	05/02/16 <u>27/10/2017</u>
AR-MP-2004	E	Proposed Masterplan – Roof Level Plan	05/02/16
AR-MP-3001	E <u>G</u>	Elevations	05/02/16 <u>27/10/2017</u>
AR-MP-3002	E	Street Elevations	05/02/16
AR-MP-3101	E	Sections	05/02/16
Landscape Plans prepared by Silk Consulting Landscape Architects			
Drawing No.	Revision	Name of Plan	Date
MP-100	D	Masterplan Indicative Landscape Masterplan	08/10/15
MP-200	D	Masterplan Indicative Landscape Sections	08/10/15

SCHEDULE 3

CONDITIONS OF CONSENT FOR STAGE 1 WORKS

The consent (SSD 6454) is amended as follows:

- a) Schedule 3 PART A Administrative Conditions A1 and A2 are amended by the insertion of **bold and underlined** words/numbers and deletion of the ~~**bold and struckout**~~ words/numbers.

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, prepared by Urbis dated 31 August 2017, **6 December 2017 and 25 January 2018** 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, prepared by Urbis dated 31 August 2017, **6 December 2017 and 25 January 2018**; 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.	Revision	Name of Plan	Date
AR.DA.0000	E F	Cover Sheet and Site Plan	05/02/16 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	E F	Basement Level Plan	05/02/16 31/08/2017
AR.DA. S96 .2002	E F <u>G</u>	Level 1 Floor Plan North	05/02/16 <u>31/08/2017</u> <u>27/10/2017</u>
AR.DA.2003	E	Level 1 Floor Plan South	05/02/16
AR.DA. S96 .2004	E F <u>G</u>	Level 2 Floor Plan	05/02/16 <u>31/08/2017</u> <u>27/10/2017</u>
AR.DA. S96 .2005	E F <u>G</u>	Level 3 Floor Plan	05/02/16 <u>31/08/2017</u>

			27/10/2017
AR.DA. S96 .2006	E F G	Level 4 Floor Plan	05/02/16 31/08/2017 27/10/2017
AR.DA. S96 .2007	E F G	Accessible Roof Plan	05/02/16 31/08/2017 27/10/2017
AR.DA.2008	E	Roof Level Plan	05/02/16
AR.DA.2031	E	Existing and 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	E F	Temporary Classrooms – Stage 1C	05/02/16 31/08/2017
AR.DA.2051	E F	Basement level Plan – Interim Music Stage 1B	05/02/16 31/05/2017
AR.DA. S96 .3001	E F G	Elevations sheet 01	05/02/16 31/08/2017 27/10/2017
AR.DA. S96 .3002	E F G	Elevations sheet 02	05/02/16 31/08/2017 27/10/2017
AR.DA. S96 .3003	E F G	Elevations sheet 03	05/02/16 31/08/2017 27/10/2017
AR.DA.3004	E F	Elevations sheet 04	05/02/16 31/08/2017
AR.DA.3005	E	Elevations sheet 05	05/02/16
AR.DA.3031	E	Elevations sheet 06 – 7 & 8 Monford Place	05/02/16
AR.DA.3101	E	Sections Sheet 01	05/02/16
AR.DA.3102	E	Sections Sheet 02	05/02/16
AR.DA.3131	E	Sections Sheet 03 – 7 & 8 Monford Place	05/02/16
Landscape Plans prepared by Silk Consulting Landscape Architects			
Drawing No.	Revision	Name of Plan	Date
DA.L100	D E	Stage 1 Overall Plan	08/10/15 29/08/2017
DA.L101	D E	Stage 1 Main Open Space Indicative Plan	08/10/15 29/08/2017
DA.L102	D E	Stage 1 Hub Building Roof Indicative Plan	08/10/15 29/08/2017
DA.L200	D	Stage 1 Indicative Landscape Sections	08/10/15
DA.L400	D E	Stage 1 Indicative Planting	08/10/15 29/08/2017

- b) Schedule 3 PART A Administrative Conditions is amended by the insertion of Condition A8 as shown by **bold and underlined** words/numbers.

Approved Roof Cantilever to New Learning Hub Accessible Rooftop

- A8. The roof cantilever on the accessible rooftop of the New Learning Hub is to be constructed as designed and approved in the Original SSD drawings (AR.DA.3001 Rev E dated Feb 16 and AR.DA.3003 Rev E dated Feb 16).

PART E PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

- c) Schedule 3 PART E Prior to Occupation or Commencement of Use Condition E21. is amended by the insertion of **bold and underlined** words/numbers and deletion of the ~~**bold and struckout**~~ words/numbers.

New Drainage Easement – relocated stormwater pipeline

E21. An Instrument pursuant to Section 88A of the Conveyancing Act 1919 providing for a drainage easement in favour of Council between Monford Place to Gerard Street over the newly constructed stormwater pipeline. The easement must be at no cost to Council. Access rights shall be provided for Council personnel and equipment to inspect and maintain and/or replace the drainage pipeline. Council shall be nominated in the Instrument as the only party authorised to release, vary or modify the Instrument. Evidence of registration of the easement shall be provided to the Certifying Authority prior to issue of ~~any~~ **the final** Occupation Certificate.

**End of Modification
(SSD 6454)**