

URBIS

CRANBROOK SCHOOL SSD-8812

Section 4.55(1A) Modification No. 2

Prepared for
CRANBROOK SCHOOL
13 October 2020

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

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Report Number	FINAL

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SIGNED DECLARATION

SUBMISSION OF ENVIRONMENTAL IMPACT STATEMENT

Environmental Assessment prepared by:

Names:	Jacqueline Parker, Director Master of Urban Development and Design, University of New South Wales Bachelor of Planning (Hons), University of New South Wales Brigitte Bradley, Consultant Bachelor of Planning (Hons), University of New South Wales
Address:	Urbis Pty Ltd Level 8, 123 Pitt Street Sydney NSW 2000
In respect of:	SSD-8812

Applicant and Land Details:

Applicant:	Cranbrook School
Land to be developed:	5 Victoria Road, Bellevue Hill
Legal description:	Lot 1 DP663630; Lots 9 – 18 DP9005; and Lots A – C DP186768
Project Summary	Internal changes to the Aquatic and Fitness Centre (AFC) and Centenary Building including additional toilet amenities.

We certify that the content of the Environmental Assessment Report, to the best of our knowledge, has been prepared:

- In accordance with the Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*;
- Contains all available information relevant to the environmental assessment of the development, activity or infrastructure to which that statement relates; and
- The information contained in this statement is neither false nor misleading.

Name/Position:	Jacqueline Parker, Director	Brigitte Bradley, Consultant
Signature:		
Date:	13 October 2020	13 October 2020

GLOSSARY AND ABBREVIATIONS

Reference	Description
ACHAR	Aboriginal Cultural Heritage Assessment Report
BAM	Biodiversity Assessment Method
BC Act	<i>Biodiversity Conservation Act 2016</i>
BC Reg	<i>Biodiversity Conservation Regulation 2017</i>
BDAR	Biodiversity Development Assessment Report
CEEC	Critically Endangered Ecological Community
CEMP	Construction Environmental Management Plan
CMP	Construction Management Plan
CTMP	Construction Traffic Environmental Plan
DCP	Development Control Plan
DPIE	NSW Department of Planning, Industry and Environment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EPA Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EIS	Environmental Impact Statement
EPA	NSW Environment Protection Authority
LEP	Local Environmental Plan
PBP	Planning for Bushfire Protection
PCT	Plant Community Type
POM	Plan of Management
PSI	Preliminary Site Investigation
SEARs	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy

Reference	Description
Site	Cranbrook School, Lot 1 DP663630; Lots 9 – 18 DP9005; and Lots A – C DP186768
SRD SEPP	<i>State Environmental Planning Policy (State and Regional Development) 2009</i>
SSD	State Significant Development
SSDA	State Significant Development Application
TIA	Traffic Impact Assessment
WMP	Waste Management Plan
WSUD	Water Sensitive Urban Design

1. INTRODUCTION

1.1. PROJECT OVERVIEW

This modification report has been prepared by Urbis on behalf of the Cranbrook School (the Applicant) to accompany a Section 4.55(1A) application seeking to modify the original State Significant Development 8812 (SSD-8812), relating to development at 5 Victoria Road, Bellevue Hill, legally described as Lot 1 DP663630; Lots 9 – 18 DP9005; and Lots A – C DP186768.

This planning report provides a comprehensive description and assessment of the proposed modifications within the following sections of the report as listed below:

- **Section 2:** provides a summary of the approval history of the site and outlines the existing SEARs requirements.
- **Section 3:** describes the site and surrounding context.
- **Section 4:** details the strategic context including the planning policies and guidelines relevant to the site and the proposal.
- **Section 5:** provides a description of the proposed modifications to the design and current consent conditions.
- **Section 6:** provides an assessment of the proposal against the matters of consideration listed in Section 4.55 of the EP&A Act.
- **Section 7:** provides an assessment of the proposal against the matters of consideration listed in Section 4.15 of the EP&A Act.
- **Section 8:** provides concluding statements and a recommendation for determination of the application.

2. PLANNING BACKGROUND

2.1. SSD PROCESS

2.1.1. Original SSD-8812

On 13 September 2019 approval was granted by the Department of Planning for the alterations and additions of Cranbrook School by way of SSD 8812. Specifically, consent was granted to:

- Redevelopment of the northern portion of the campus through the demolition of the existing Mansfield Building and War Memorial Hall to facilitate the construction of the New Centenary Building and associated landscaping.
- Construction of a new Aquatic & Fitness Centre (AFC) containing a 50m swimming pool, a 25m Learn to Swim pool, a multipurpose sports court, gym and ancillary functions across approximately 4,728sqm of new accommodation.
- Construction of a new 124 space car park to ease pressure on the surrounding road network for parking servicing the school.
- Excavation and reconstruction of Hordern Oval above the AFC and car park.

No variation to the student cap was sought.

2.1.2. Mod 1

An application to modify SSD 8217 was lodged in November 2019 to remove Condition B3 which required the payment of Development Contributions. This modification did not propose any physical changes to the approved scheme. This modification was determined by way of refusal on 2 July 2020.

2.1.3. Consultation

Extensive stakeholder consultation commenced in 2017 for the original SSDA and involved direct engagement with immediate neighbours, communication to 1,000 surrounding addresses, face-to-face briefings with key stakeholder groups, media briefings to reach the wider Eastern Suburbs community and drop-in sessions where interested parties could ask further questions about the proposal.

As part of the modification process, an initial Scoping E-Meeting was held on 23 September 2020 via teleconference with Navdeep Shergill, Senior Planner in DPIE's Social and Infrastructure Assessments team.

The key areas of discussion concluded the following:

- The proposed amendments are considered a Section 4.55 (1A) Application and the original SEARs for the SSDA is not required to be updated or re-issued.
- No additional information or assessment is required relating to Aboriginal Archaeology.
- A standalone heritage assessment is not required as works are internal to an approved non-heritage building.
- Further stakeholder engagement including with Council is not required.

Discussions have also occurred between the project team and Woollahra Council in relation to the loading bay on Rose Bay Avenue. Minor amendments are proposed to the loading bay to meet the requirements of Council.

2.2. SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS)

Secretary's Environmental Assessment Requirements (SEARs) were originally issued for the project on 10 November 2017. SEARs were not re-issued for the previous modification.

The original SEARs are taken to still inform the current modification. The SEARs relevant to the proposal are detailed in **Table 1** below which nominates where in this report that particular requirement is addressed.

Table 1 – Secretary's Environmental Assessment Requirements

Item / Description	Document Reference
GENERAL REQUIREMENTS	
<p>The Environmental Impact Statement (EIS) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation).</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p>	Refer to Declaration on Page I.
<p>Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> • adequate baseline data; • consideration of potential cumulative impacts due to other development in the vicinity (completed, underway or proposed); and • measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment. 	Noted.
<p>The EIS must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; • an estimate of the jobs that will be created by the future development during the construction and operational phases of the development; and • certification that the information provided is accurate at the date of preparation. 	An updated Cost of Works in relation to the modified development has been prepared by Richard Crookes, the builder for the project.
KEY ISSUES	
<p>1. Statutory and Strategic Context</p> <p>Address the statutory provisions contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> • <i>State Environmental Planning Policy (State & Regional Development) 2011;</i> • <i>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017;</i> • <i>State Environmental Planning Policy No.55 – Remediation of Land;</i> • <i>State Environmental Planning Policy No. 64 – Advertising and Signage; and</i> • <i>Woollahra Local Environmental Plan 2014.</i> <p><i>Permissibility</i></p> <p>Detail the nature and extent of any prohibitions that apply to the development.</p>	Refer to Section 4

Item / Description	Document Reference
<p><i>Development Standards</i></p> <p>Identify compliance with the development standards applying to the site and provide justification for any contravention of the development standards.</p>	
<p>2. Policies</p> <p>Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> • NSW State Priorities; • A Plan for Growing Sydney; • NSW Long Term Transport Master Plan 2012; • Sydney’s Cycling Future 2013; • Sydney’s Walking Future 2013; • Sydney’s Bus Future 2013; • Crime Prevention Through Environmental Design (CPTED) Principles; • Healthy Urban Development Checklist, NSW Health; • Better Placed – An integrated design policy for the built environment of NSW 2017; • Greater Sydney Commission’s Draft Eastern City District Plan; and • Woollahra Development Control Plan 2015. 	<p>Refer to Section 4</p>
<p>3. Operation</p> <ul style="list-style-type: none"> • Provide details of the proposed school operations, including staff and student numbers, school hours of operation, and operational details of any proposed before/after school care services and/or community use of school facilities. • Provide a detailed justification of suitability of the site to accommodate the proposal. • Provide details of how Cranbrook School will continue to operate during construction activities, including proposed mitigation measures. 	<p>Refer Section 6.1.1.</p>
<p>4. Built Form and Urban Design</p> <ul style="list-style-type: none"> • Address the height, density, bulk and scale, setbacks and landscaping of the proposal in relation to the surrounding development, topography, streetscape and any public open spaces. • Address design quality, with specific consideration of the overall site layout, streetscape, open spaces and landscape strategy, façade, rooftop, massing, setbacks, building articulation, materials, colours and Crime Prevention Through Environmental Design Principles. • Provide details of any digital signage boards, including size, location and finishes. • Demonstrate in consultation with and to the satisfaction of the Government Architect NSW that design excellence will be achieved in accordance with Schedule 4 Schools – design quality principles of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017. 	<p>External built form changes not proposed. Refer to Section 6.1.2.</p>

Item / Description	Document Reference
<ul style="list-style-type: none"> Detail how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development. 	
<p>5. Environmental Amenity</p> <ul style="list-style-type: none"> Detail amenity impacts including solar access, acoustic impacts, visual privacy, view loss, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential land uses must be demonstrated. Detail any proposed use of the school grounds out of school hours (including weekends) and any resultant amenity impacts on the immediate locality and proposed mitigation measures. 	<p>Proposed modifications will not impact on environmental amenity</p>
<p>6. Transport and Accessibility</p> <p>Include a transport and accessibility impact assessment, which details, but not limited to the following:</p> <ul style="list-style-type: none"> accurate details of the current daily and peak hour vehicle, public transport, pedestrian and cycle movement and existing traffic and transport facilities provided on the road network located adjacent to the proposed development; an assessment of the operation of existing and future transport networks including public transport networks, and their ability to accommodate the forecast number of trips to and from the development; details of estimated total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and bicycle trips based on surveys of the existing and similar schools within the local area; the adequacy of public transport, pedestrian and bicycle networks and associated infrastructure to meet the likely future demand of the proposed development; the impact of the proposed development on existing and future public transport infrastructure within the vicinity of the site in consultation with Council, Roads and Maritime Services and Transport for NSW and identify measures to integrate the development with the transport network; the identification of infrastructure required to ameliorate any impacts on traffic efficiency and road safety impacts associated with the proposed development, including details on improvements required to affected intersections; details of travel demand management measures to minimise the impact on general traffic and bus operations, including details of a location- specific sustainable travel plan and the provision of facilities to increase the non-car mode share for travel to and from the site; the impact of trips generated by the development on nearby intersections, with consideration of the cumulative impacts from other approved developments in the vicinity, and the need/associated funding for, and details of, upgrades or road improvement works, if required. Traffic modelling is to be undertaken using SIDRA network modelling for current and future years. The following intersections must be examined/modelled (but not limited to): <ul style="list-style-type: none"> New South Head Road/Rose Bay Avenue; 	<p>No change is proposed to on site car parking or traffic management arrangements.</p>

Item / Description	Document Reference
<ul style="list-style-type: none"> ○ New South Head Road/Victoria Road. • the proposed walking and cycling access arrangements and connections to public transport services; • details of any proposed school bus routes along bus capable roads (i.e. travel lanes of 3.5 m minimum) and infrastructure (bus stops, bus layovers etc.); • the proposed access arrangements (ensuring that vehicle and pedestrian access be from local roads and not major arterial roads wherever possible), including car and bus pick-up/drop-off facilities, and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and bicycle networks, including pedestrian crossings and refuges and speed control devices and zones; • measures to maintain road and personal safety in line with CPTED principles; • proposed bicycle parking provision, including end of trip facilities, in secure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance; • proposed number of on-site car parking spaces for teaching staff and visitors and corresponding compliance with existing parking codes and justification for the level of car parking provided on-site; • an assessment of the cumulative on-street parking impacts of cars and bus pick-up/drop-off, staff parking and any other parking demands associated with the development; • details of emergency vehicle access arrangements; • an assessment of road and pedestrian safety adjacent to the proposed development and the details of required road safety measures; • service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times); • proposed management of construction traffic impacts detailed within a draft Construction Traffic Management Plan, which includes: <ul style="list-style-type: none"> ○ assessment of cumulative impacts associated with other construction activities (if any); ○ an assessment of road safety at key intersection and locations subject to heavy vehicle construction traffic movements and high pedestrian activity; ○ details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process; ○ details of anticipated peak hour and daily construction vehicle movements to and from the site; ○ details of on-site car parking and access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicle; ○ details of temporary cycling and pedestrian access during construction; and 	

Item / Description	Document Reference
<ul style="list-style-type: none"> ○ traffic and transport impacts during construction, including cumulative impacts associated with other construction activities, and how these impacts will be mitigated for any associated traffic, pedestrian, cyclists, parking and public transport. <p>Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> • <i>Guide to Traffic Generating Developments (Roads and Maritime Services)</i> • <i>EIS Guidelines – Road and Related Facilities (DoPI)</i> • <i>Cycling Aspects of Austroads Guides</i> • <i>NSW Planning Guidelines for Walking and Cycling</i> • <i>Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development</i> • <i>Standards Australia AS2890.3 (Bicycle Parking Facilities)</i> 	
<p>7. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the design and ongoing operation phases of the development. • Demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice. • Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy. 	<p>No change is made to the ESD commitments of the consent.</p>
<p>8. Social Impacts</p> <p>Include an assessment of the social consequences of the schools' relative location and decanting activities if proposed.</p>	<p>No change is made to the construction staging or decanting arrangements detailed in the original EIS.</p>
<p>9. Biodiversity</p> <ul style="list-style-type: none"> • Biodiversity impacts are to be assessed in accordance with the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the Biodiversity Conservation Act 2016 (s6.12), Biodiversity Conservation Regulation 2017 (s6.8) and Biodiversity Assessment Method. • The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s6.10 of the Biodiversity Conservation Act 2016. 	<p>Refer to Section 6.1.5</p>
<p>10. Heritage</p> <p>Where relevant, include a Heritage Impact Statement that addresses the significance of, and provides an assessment of the impact on the heritage significance of any heritage items on the site and in the vicinity, and/or conservation areas and/or potentially archaeologically significant areas, in accordance with the guidelines in the NSW Heritage Manual.</p>	<p>Refer to Section 6.1.3</p>

Item / Description	Document Reference
<p>11. Noise and Vibration</p> <p>Identify and provide a quantitative assessment of the main noise and vibration generating sources during demolition, site preparation, bulk excavation, construction and operation, including consideration of any public address system, school bell, mechanical services (e.g. air conditioning plant), use of any school hall for concerts etc. (both during and outside school hours) and any out of hours community use of school facilities, and outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.</p> <p>Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> • <i>NSW Industrial Noise Policy (EPA)</i> • <i>Interim Construction Noise Guideline (DECC)</i> • <i>Assessing Vibration: A Technical Guideline 2006</i> • <i>Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning 2008)</i> 	<p>The changes proposed will not alter the Noise and Vibration assessment or mitigation measures approved by SSD 8217.</p>
<p>12. Sediment, Erosion and Dust Controls</p> <p>Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.</p> <p>Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> • <i>Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom)</i> • <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)</i> • <i>Guidelines for development adjoining land and water managed by DECCW (OEH, 2013)</i> 	<p>No change to construction management measures detailed in the original EIS.</p>
<p>13. Contamination</p> <ul style="list-style-type: none"> • Assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. • Undertake a hazardous materials survey of all existing structures and infrastructure prior to any demolition or site preparation works. <p>Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> • <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i> 	<p>No change to contamination mitigation measures detailed in the original EIS.</p>
<p>14. Utilities</p> <ul style="list-style-type: none"> • Prepare an Infrastructure Management Plan in consultation with relevant agencies, detailing information on the existing capacity and any augmentation and easement requirements of the development for the provision of utilities including staging of infrastructure. • Prepare an Integrated Water Management Plan detailing any proposed alternative water supplies, proposed end uses of potable and non- potable water, and water sensitive urban design. 	<p>No change to utilities detailed in the original EIS.</p>
<p>15. Contributions</p> <p>Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement, which may be required to be amended because of the proposed development.</p>	<p>Refer to Section 7.2</p>

Item / Description	Document Reference
<p>16. Drainage</p> <ul style="list-style-type: none"> • Detail drainage associated with the proposal, including stormwater and drainage infrastructure. • Detail measures to minimise operational water quality impacts on surface waters and groundwater. <p>Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> • <i>Guidelines for development adjoining land and water managed by DECCW (OEH, 2013)</i> 	<p>No change to drainage detailed in the original EIS.</p>
<p>17. Flooding</p> <p>Assess any flood risk on site (detailing the most recent flood studies for the project area) and consideration of any relevant provisions of the NSW Floodplain Development Manual (2005), including the potential effects of climate change, sea level rise and an increase in rainfall intensity.</p>	<p>No change to flooding detailed in the original EIS.</p>
<p>18. Waste</p> <p>Identify, quantify and classify the likely waste streams to be generated during construction and operation and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.</p>	<p>No change in waste management detailed in the original EIS.</p>
<p>19. Construction Hours</p> <p>Identify proposed construction hours and provide details of the instances where it is expected that works will be required to be carried out outside the standard construction hours.</p>	<p>No change in construction hours detailed in the original EIS.</p>
PLANS AND DOCUMENTS	
<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> • Architectural drawings including but not limited to the following requirements: <ul style="list-style-type: none"> ○ dimensioned and including RLs; ○ plans, sections and elevations of the proposal at no less than 1:200 showing furniture layouts and program; ○ site and context plans that demonstrate active transport linkages with existing, proposed and potential footpaths and bicycle paths and public transport links; and ○ detailed annotated wall sections at 1:20 scale that demonstrate typical cladding, window and door details, including materials and general construction quality; • Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings and boundaries; • Site Plans and operations statement demonstrating the afterhours and community use strategy; 	<p>Noted</p>

Item / Description	Document Reference
<ul style="list-style-type: none"> • Site Analysis Plan; • Stormwater Concept Plan; • Sediment and Erosion Control Plan; • Shadow Diagrams; • View Analysis / Photomontages, including from public vantage points; • An integrated Landscape Plan/Strategy (including identification any trees to be removed and trees to be retained or transplanted); • Preliminary Construction Management Plan, inclusive of a Preliminary Construction Traffic Management Plan detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures; • Geotechnical and Structural Report; • Accessibility Report; • Arborist Report; • Salinity Investigation Report (if required); • Acid Sulphate Soils Management Plan (if required); • Schedule of materials and finishes including a physical material sample board (no larger than A3) with correct proportional representation of materials; and • A report tabling how the project responds to and upholds the design guide for schools as stipulated in Schedule 4 Schools – design quality principles of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017. 	
CONSULTATION	
<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups including the school community, special interest groups and affected landowners. In particular, you must consult with:</p> <ul style="list-style-type: none"> • Woollahra Council; • Government Architect NSW; • Transport for NSW; and • Roads and Maritime Services. <p>Consultation with TfNSW and RMS should commence as soon as practicable to agree the scope of investigation.</p> <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>	<p>DPIE confirmed in the scoping meeting no additional consultation was necessary for this modification.</p>

Item / Description	Document Reference
FURTHER CONSULTATION AFTER 2 YEARS	
If you do not lodge a development application and EIS for the development within two years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.	Noted
REFERENCES	
The assessment of the key issues listed above must consider relevant guidelines, policies, and plans as identified.	Noted

3. SITE AND SURROUNDING CONTEXT

3.1. SITE DESCRIPTION

The subject site is located at 5 Victoria Road, Bellevue Hill and is legally described as Lot 1 DP663630; Lots 9 – 18 DP9005; and Lots B and C DP186768. A location plan is provided at **Figure 1**.

The site is located within the Woollahra Local Government Area (LGA). The campus is located to the south east of New South Head Road, with a 430 metre frontage to New South Head Road, a 140 metre frontage to Victoria Road and a 370 metre frontage to Rose Bay Avenue, and covers an area of approximately 4.342 hectares.

The site is a prominent feature along New South Head Road due to the scale of the school buildings, the open space and fencing and landscaping associated with the Hordern Oval.

The site is generally surrounded by low density residential development with small pockets of medium density residential development. The immediate locality of the site is characterised by residential and institutional developments including Cranbrook School and Scots College on the eastern side of the Road after it turns south, and the Woollahra Council Chambers on the opposite western side of New South Head Road. The School is located on a site that is predominantly an island site apart from three adjoining houses to the south west.

Figure 1 – Location Plan



Source: Urbis

3.3. SITE CONTEXT & SURROUNDING DEVELOPMENT

The site is bounded to the north and north-west by New South Head Road, and is generally surrounded by low density residential development with small pockets of medium density residential development (see **Figure 3**). The site is located in the established residential suburb of Bellevue Hill opposite Point Piper. The context of the site is characterised by:

- **North:** The site is bounded to the north and north-east by New South Head Road, beyond which is medium and low density residential development, and Sydney Harbour.
- **East:** The site is bordered to the east by Rose Bay Avenue, beyond which is low density residential development, and pockets of medium density residential development. Further east of the site is the Scots College, another independent boy's school.
- **South:** The site is bounded to the south by Victoria Road, beyond which is low density residential development.
- **West:** The site is bordered to the west by low density residential development comprising of three adjoining houses to the south west. The Woollahra Council Chambers and Woollahra Library are located further west of the site on the opposite side of New South Head Road.

Figure 3 – Surrounding Development



Picture 1 – View facing south up Rose Bay Avenue showing residential development on opposite side of Rose Bay Avenue

Source: Google Street View

3.4. TOPOGRAPHY

The site is approximately 4.2ha in size and is situated on a hill that slopes downwards in a northerly direction. The surface levels vary between RL 40m AHD along the southern periphery to 15m AHD on the northern side with an average slope of approximately 7%.

The current site consists of significant impervious areas including paved roads, bitumen driveways, paved footpaths and buildings. Pervious areas include the grassed oval and garden beds.

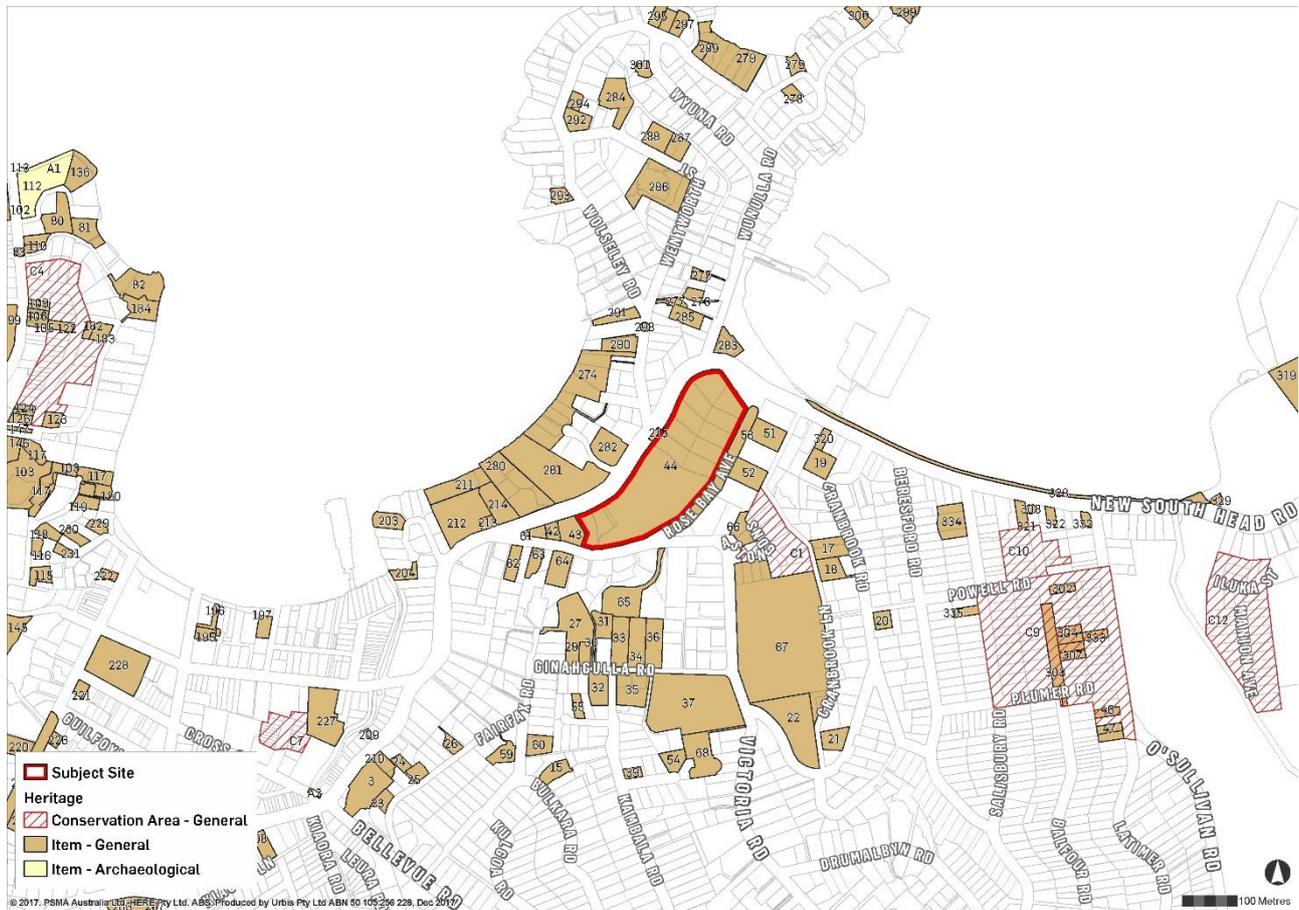
3.5. BUILT HERITAGE

The Cranbrook School Campus is a local heritage item (43 & 44) under the WLEP 2014, see **Figure 4**. The heritage listing for the main school campus includes *the buildings, including their interiors, known as “Cranbrook”, “Harvey House”, “Perkins Building”; Sick Bay; Headmaster’s House; Rotunda (sports pavilion); the 2-storey sandstone building (formerly gatehouse); sandstone retaining wall with balustrade and stairway on north-west terrace of Cranbrook; gates, gateposts, bollards and stone retaining wall to Victoria Road; sandstone fence and retaining wall to New South Head Road; 4 sets of sandstone gateposts with iron gates*

to New South Head Road; 2 Hoop Pines, 3 Norfolk Island Pines, Kauri Pine, Black Booyong, Port Jackson Fig, Chilean Wine Palm.

Heritage is addressed in **Section 6.1.2** of this report.

Figure 4 – Extract from WLEP 2014 Heritage Map



Source: Urbis

3.6. ACCESS AND PARKING

A new 124 space car park was approved as part of the original SSDA application beneath the Hordern Oval to ease pressure on the surrounding road network for parking services. This carpark is accessed off the northern arm of Rose Bay Avenue.

Six maintenance vehicle access points are also located within the site, three off New South Head Road and one off Victoria Road and two off Rose Bay Avenue. A loading bay is located on Level 02 of the approved Centenary Building fronting Rose Bay Avenue which can accommodate 2 x 15m long delivery vehicles. No deliveries will occur between 10pm and 6am on any day.

In addition to the vehicular access points, pedestrian access to the site is via the following locations;

- Main gate, Victoria Road;
- Porte Cochere exit driveway, Rose Bay Avenue;
- Pedestrian access gate, Rose Bay Avenue; and
- Two pedestrian access gates, New South Head Road.

3.7. ROAD NETWORK

Key roads which provide access to the site are:

- New South Head Road (State Road); and
- Victoria Road and Rose Bay Avenue (Local Roads).

New South Head Road is a State road with a four-lane undivided carriageway that runs in an east/west alignment. It has a speed limit of 60k/hr outside of school zone times and has various parking restrictions.

Victoria Road is a local road with a two-lane undivided carriageway that runs in an east/west alignment. It has a speed limit of 50k/hr outside of school zone times and has un-restricted parking on each side.

Rose Bay Avenue is a local road with a two-lane undivided carriageway that runs in a north/south alignment. It has a speed limit of 50k/hr outside of school zone times and has un-restricted parking on each side with a small designated school drop off zone at peak times.

3.8. PUBLIC TRANSPORT

The subject site benefits from being near two ferry stops, Double Bay and Rose Bay, and is directly serviced by buses that operate from the 7 bus stops in close proximity to the site:

- New South Head Road: Routes - 323, 324, 325 and L24.
- Victoria Road: Route 326.

In addition to the STA bus routes services Cranbrook School, the school operates three private services:

- North Shore Bus Services;
- South; and
- Inner West Services.

The routes are operated by the school and drop off and pick up students at the STA bus stop located on New South Head Road at the corner of Wolseley Road. These services provide current and future parents, students and employees with an opportunity to access the site via other means than the private car.

4. STRATEGIC PLANNING FRAMEWORK

In accordance with the requirements of the SEARs, the proposal's consistency with the relevant strategic planning documents and policies is included in the table below. This includes *The Greater Sydney Regional Plan – A Metropolis of Three Cities*, the *Eastern City District Plan* and *Future Transport Strategy 2056*.

Table 2 – Strategic Planning Framework

Document	Aims Relevant to Proposal	Consistency
A Plan for Growing Sydney	The relevant Region Plan is now <i>The Greater Sydney Regional Plan – A Metropolis of Three Cities</i> . This document forms part of the integrated planning framework for Greater Sydney. The Region Plan is built on a vision of three cities; the Western Parkland City, the Central River City and the Eastern Harbour City. The 40-year vision to 2056 brings new thinking to land use and transport patterns to boost Greater Sydney's liveability, productivity and sustainability by spreading the benefits of growth.	The proposal is consistent with the <i>Greater Sydney Regional Plan, A Metropolis of Three Cities</i> by providing improved academic and non-academic facilities to match the educational aspirations of the School
NSW Long Term Transport Master Plan 2012	<p>The Greater Sydney Services and Infrastructure Plan is Transport for NSW's 40-year plan for transport in Sydney.</p> <p>The focus of the plan is to enable people and goods to move safely, efficiently and reliably around Greater Sydney, including having access to their nearest centre within 30 minutes by public transport, 7 days a week.</p> <p>The transport system will also support the liveability, productivity and sustainability of places on our transport networks. Achieving this will require more efficient modes of transport – public transport, shared transport and walking and cycling – to play a greater role.</p>	The proposal is consistent with the <i>NSW Long Term Transport Master Plan 2012</i> due to its close proximity to public transport, pedestrian connections and parking onsite.
Better Placed – An integrated design policy for the built environment of NSW 2017	<p><i>Better Placed – An integrated design policy for the built environment of NSW 2017</i> is the New South Wales Government Architect Office's (GANSW) policy to guide design.</p> <p>The policy is based on seven objectives that define the key considerations in the design of the built environment which were met by the approved development.</p>	Comments from GANSW were implemented into the approved development and have not been modified by this application.
Greater Sydney Commission's Eastern City District Plan	The District Plan contains strategic directions, planning priorities and actions that seek to implement the objectives and strategies within the Region Plan at the district-level.	The proposal is consistent with the <i>Eastern City District Plan</i> through the delivery of upgraded, world class educational facilities to meet Sydney's growing educational needs.

5. PROPOSED MODIFICATIONS AND JUSTIFICATION

The following modifications are sought to SSD-8812.

5.1. PROPOSED AMENDMENTS TO DESIGN

The Section 4.55(1A) modification seeks to modify Condition A2 of the consent to SSD-8812 in order to support minor design modifications to the approved aquatic and fitness centre (AFC) and Centenary Building. The proposed modifications will:

- Reconfigure and improve the internal layout of the buildings to reflect changes resulting from design development.
- Provide additional amenities including toilets and change rooms that meet child protection requirements.
- Result in minor improvement/reduction to the landscaping area associated with the oval.
- Result in a minor changes to the Rose Bay Avenue loading dock to reflect requests made from Woollahra Municipal Council through the preparation and consultation for the Section 138 application under the Roads Act 1993 for the road and public domain works.

A majority of the proposed changes are internal to the development and will not have any impact on approved excavation works or additional visual impacts from the street. These works are considered minor and would otherwise have been undertaken as Complying Development if the site did not contain a heritage item. A detailed list of changes are outlined below.

Aquatic and Fitness Centre

B1 Concourse:

- Relocation of 14 bicycle parking spaces within the car park
- Internal changes to doors and stairs to meet BCA requirements
- Minor change to Rose Bay Avenue footpath to improve loading facilities

B2 Pool:

- Installation of additional changerooms and unisex toilets located underneath the B1 bleachers
- Reconfiguration of plant rooms and office space
- Reconfiguration of public change rooms to provide specific student change rooms away from public change rooms

B3 Subfloor:

- Reconfiguration of internal walls

Oval:

- Minor adjustments to landscaping and entrances to plant rooms

Centenary Building

Level 01:

- Reconfiguration of internal rooms including additional change rooms and store rooms for theatre and hall
- Minor change to northern entrance between the hall and theatre

Level 02:

- Reconfiguration of internal rooms including department offices
- Minor adjustments to landscaping

Level 03:

- Reconfiguration of internal rooms including learning hubs and toilets

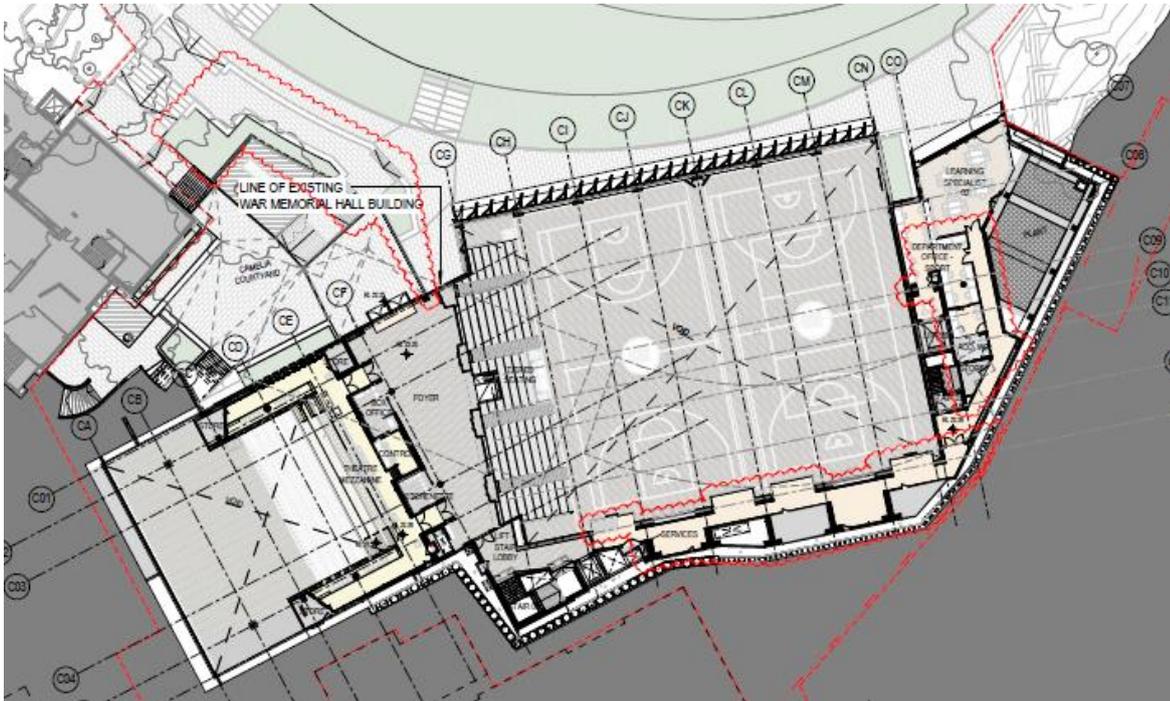
Level 04:

- Reconfiguration of internal rooms including department offices

Level 05:

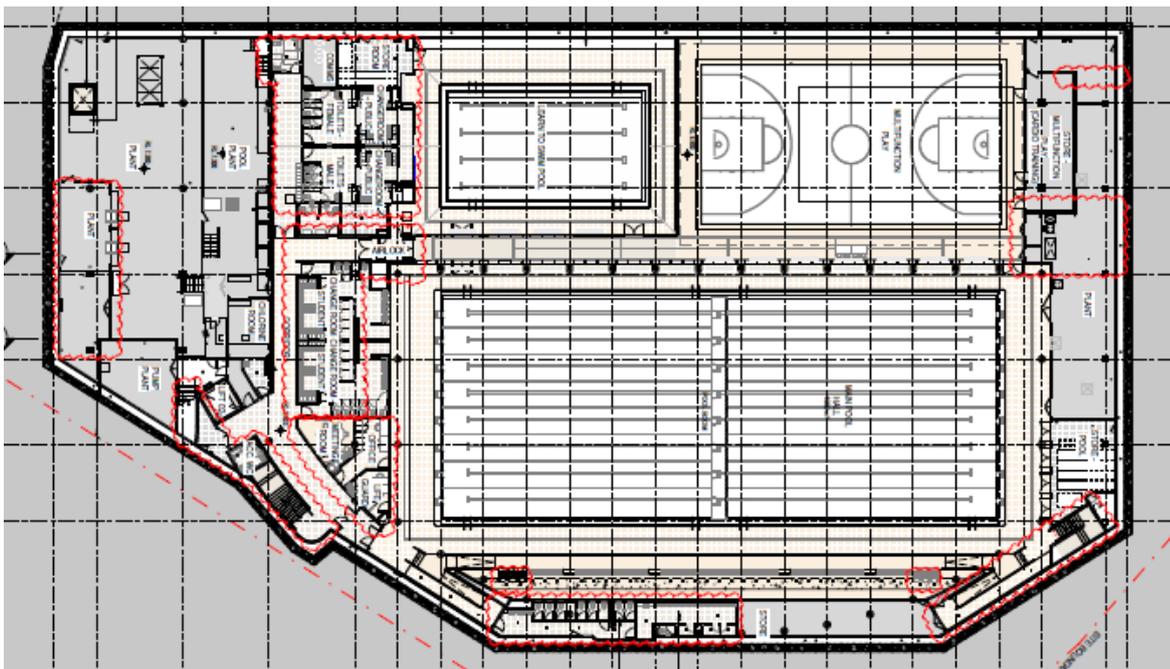
- Minor adjustments to landscaping and external doors

Figure 5 – Amended GA Plan – Level 02 – Centenary Building



Source: Architectus

Figure 6 – Amended B2 Floor Plan - Aquatic & Fitness Centre



Source: Architectus

5.2. PROPOSED AMENDMENTS TO CONDITIONS OF CONSENT

The proposed modifications to the conditions of the consent are shown by a strike through the deleted text and red text for new text.

Terms of Consent

A2. The development may only be carried out:

...

(d) in accordance with the approved plans in the table below:

Architectural Plans prepared by Architectus Ground Pty Ltd			
Dwg No.	Rev	Name of Plan	Date
CR-DA-0051	1	Site & Context Analysis – Location Plan	20/04/2018
CR-DA-0063	2	Campus Analysis – Demolition Plan	26/04/2018
CR-DA-0064	2	Campus Analysis – Demolition Axonometrics	26/04/2018
CR-DA-0065	2	Campus Analysis – Proposed Site Works	26/04/2018
CR-DA-0066	2	Campus Analysis – Proposed Site Works Axonometrics	26/04/2018
CR-DA-2500	2	Campus Analysis – Existing and Proposed Sections	26/04/2018
CR-DA-4000	2	Finishes Board	07/08/2018
CB-DA-0002	1	Existing Plans	20/04/2018
CB-DA-0003	2	Demolition Plans	26/04/2018
CB-DA-1002	4 5	GA Plan – Roof Level	03/12/2018 08/09/2020
CB-DA-1003	4 5	GA Plan Level 05	03/12/2018 08/09/2020
CB-DA-1004	3 4	GA Plan – Level 04	07/08/2018 08/09/2020
CB-DA-1005	3 4	GA Plan – Level 03	07/08/2018 07/10/2020
CB-DA-1006	3 4	GA Plan – Level 02	07/08/2018 08/09/2020
CB-DA-1007	3 4	GA Plan – Level 01	07/08/2018 08/09/2020
CB-DA-2001	4	GA Elevation – North – South	14/12/2018
CB-DA-2002	4	GA Elevation – East – West	14/12/2018
CB-DA-2501	3	GA Section AA – BB	14/12/2018
CB-DA-2502	3	GA Section CC – DD	14/12/2018
CB-DA-2503	3	GA Section – EE Building Height	14/12/2018
CB-DA-5001	1	Façade Section	07/08/2018
CB-DA-9001	2	Perspective 01	07/08/2018
CB-DA-9002	2	Perspective 02	07/08/2018
CB-DA-9003	2	Perspective 03	07/08/2018
CB-DA-9004	2	Perspective 04	07/08/2018
CB-DA-9005	1	Perspective 05	07/08/2018
AF-DA-0502	2	Demolition Oval GA Plan	16/04/2019
AF-DA-1001	5 6	GA Plan 00 Oval	07/08/2018 07/10/2020
AF-DA-1002	6 7	GA Plan B1 Concourse	17/08/2018 07/10/2020
AF-DA-1003	3 4	GA Plan B2 Pool	07/08/2018 07/10/2020
AF-DA-1004	4 2	GA Plan B3 Subfloor	07/08/2018 07/10/2020
AF-DA-2001	6	Elevations	29/01/2019
AF-DA-2501	5	Sections AA – CC	29/01/2019
AF-DA-2502	5 6	Sections DD – FF	29/01/2019 07/10/2020
AF-DA-5001	1	Façade Section	07/08/2018
AF-DA-9001	2	Perspective 01	07/08/2018
AF-DA-9002	3	Perspective 02	07/08/2018

6. EP&A ACT – SECTION 4.55(1A) ASSESSMENT

Section 4.55 of the EP&A Act provides a mechanism for the modification of development consents. This section of the EP&A Act sets out the statutory requirements and heads of consideration for the assessment of such a modification application, depending on whether the application is made under Section 4.55(1), 4.55(1A) or 4.55(2).

As is relevant to this application, pursuant to Section 4.55(1A), a consent authority may, subject to and in accordance with the Regulations, modify a development consent if:

- (a) *it is satisfied that the proposed modification is of minimal environmental impact, and*
- (b) *it is satisfied 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), and*
- (c) *it has notified the application in accordance with:*
 - (i) *the regulations, if the regulations so require, or*
 - (ii) *a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and*
- (d) *it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.*

Subsections (1) and (2) and (5) do not apply to such a modification.

Further, subsection (3) requires that the consent authority must take into consideration such of the matters referred to in Section 4.15 (1) as are of relevance to the development the subject of the application, and the reasons given by the consent authority for the grant of the consent that is sought to be modified.

These heads of consideration are addressed below.

6.1. MINIMAL ENVIRONMENTAL IMPACT AND SUBSTANTIALLY THE SAME DEVELOPMENT

The modified proposal will have minimal environmental impact and is substantially the same as the original development. The proposed works are minor and would otherwise be undertaken via Complying Development if the site was not a heritage item.

6.1.1. School Operation

This modification does not result in any changes to the approved student numbers or operational hours of the School. The enrolment capacity of the School's main campus is limited to 1115 students due to a cap imposed on the School by Woollahra Council based on enrolment figures from May 1990 (DA 88/280). The proposed modifications will not result in any exceedance of the current cap.

6.1.2. Built Form

The building footprint, height, facade treatment, bulk and scale and presentation to the public domain remains unchanged and as approved. Both the Centenary Building and AFC address design quality, with specific consideration to the use of local and natural materials such as sandstone and copper, whilst strategically integrating new landscaping, green roofs and environmental design principles to strive for design excellence in its urban design outcome.

All proposed changes are generally not visible from the street and improve the overall amenity of both the AFC and Centenary Building.

6.1.3. Heritage

As previously indicated, the School is listed as a local heritage item (Item 44) under the WLEP 2014. The proposed modification does not relate to any of the heritage items on the site and has no impact on the overall heritage significance of Cranbrook School or the nominated buildings contained within the WLEP heritage listing.

6.1.4. Aboriginal Archaeology

The proposed modifications do not result in any additional excavation or earthworks on site. All construction works will continue to reflect protocols identified in the Aboriginal Cultural Heritage Assessment (ACHA) report prepared by Uearthed Archaeology and the approved conditions of consent relating to archaeology including the implementation of an 'unexpected finds' protocol on site.

6.1.5. Biodiversity

The proposed modifications include minor changes to landscaping but does not impact any current vegetation found on site. The proposed works will not affect on the findings and recommendations of the Biodiversity Assessment Report (BDAR) prepared by Travers Bushfire & Ecology as part of the approved SSD application.

6.1.6. BCA and Access

The modified architectural plans have been reviewed against the applicable provisions of the Building Code of Australia, (BCA) and Disability (Access to Premises – Buildings) 2010 by BCA Logic. A statement confirming that the amended proposal complies with the relevant provisions has been appended in **Appendix C**.

6.2. CONSIDERATION OF REASONS FOR APPROVAL

In its determining the SSD, the Minister/DPIE provided the reasons for the grant of the consent. **Table 3** demonstrates the proposed changes to the approved development do not impact on this justification:

Table 3 – Consideration of Reasons for Approval

Reason	Response
<i>The following matters were taken into consideration in making this decision:</i>	
<ul style="list-style-type: none">▪ <i>the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report;</i>	A detailed assessment of the proposed modifications has been undertaken in accordance with the provisions of Section 4.15 of the EP&A Act. This assessment is detailed in Section 8 of this report and demonstrates the proposal's ability to remain consistent with the relevant provisions.
<ul style="list-style-type: none">▪ <i>the prescribed matters under the Environmental Planning and Assessment Regulation 2000;</i>	The proposed modifications remain consistent with prescribed matters under the Regulations.
<ul style="list-style-type: none">▪ <i>the objects of the Act;</i>	The proposed modifications remain consistent with the objectives of the EP&A Act, in that they result in substantially the same development as that previously approved and that the proposal will <ul style="list-style-type: none">▪ Facilitate Ecologically Sustainable Development;▪ Promote the orderly and economic use and development of land in accordance with industry requirements;

Reason	Response
<ul style="list-style-type: none"> ▪ <i>all information submitted to the Department during the assessment of the development application;</i> 	<ul style="list-style-type: none"> ▪ Continue to protect species of conservation value; ▪ Promote and conserve built and cultural heritage; ▪ Promote good design; and ▪ Promote proper building construction, maintenance and operation. <p>All information submitted to the Department during the assessment of the development application, along with additional information considered in the Department's Assessment Report remains relevant. Where changes are proposed, additional information is supplied within this report or supporting documentation.</p>
<ul style="list-style-type: none"> ▪ <i>the findings and recommendations in the Department's Assessment Report; and</i> 	<p>Whilst some of the detailed components of the project have changed, the design and operation of the site in a manner contemplated by this modification are consistent with the main premise, findings and recommendations made in the Department's Assessment Report.</p>
<ul style="list-style-type: none"> ▪ <i>the views of the community about the project</i> 	<p>The impacts of the proposal, particularly on the adjoining receivers to the west were carefully considered by the DPIE. The impacts resulting from the proposed modifications do not substantially alter or increase these impacts.</p>
<p><i>The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision. The key reasons for granting consent to the development application are as follows:</i></p>	
<ul style="list-style-type: none"> ▪ <i>the project would provide a range of benefits for the region and the State as a whole, including additional and enhanced teaching facilities along with improved amenities for the school and public use, 296 construction jobs, eight full time equivalent jobs and \$125 million capital investment.</i> 	<p>The proposal remains consistent with the economic and financial benefits it will deliver.</p>
<ul style="list-style-type: none"> ▪ <i>the project is permissible with development consent, and is consistent with NSW Government policies including:</i> <ul style="list-style-type: none"> ○ <i>A Metropolis of Three Cities - The Greater Sydney Plan;</i> ○ <i>State Infrastructure Strategy 2018-2038;</i> ○ <i>NSW Future Transport Strategy 2055; and</i> 	<p>The development, inclusive of the proposed modifications, remains permissible with development consent and consistent with the government policies as outlined in Section 4 of this report.</p>

Reason	Response
<ul style="list-style-type: none"> ○ <i>Eastern City District Plan.</i> 	
<ul style="list-style-type: none"> ▪ <i>the impacts on the community and the environment, including heritage, trees and landscaping, residential amenity, traffic and parking, and drainage impacts can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards. The consent authority has imposed conditions to manage impacts in relation to potential construction and operational impacts on surrounding land uses;</i> 	<p>The proposed modifications do not result in an increase to known or create new impacts as discussed in Sections 6.1 and 7.7 of this report.</p>
<ul style="list-style-type: none"> ▪ <i>the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the recommended conditions of consent; and</i> 	<p>The proposed development remains consistent with the approach to managing issues raised during consultation. Where changes are required to conditions of consent, these have been justified within this report and remain substantially the same as the approved development.</p>
<ul style="list-style-type: none"> ▪ <i>weighing all relevant considerations, the project is in the public interest.</i> 	<p>The development inclusive of the proposed modifications remains in the public interest.</p>

7. EP&A ACT– SECTION 4.15 ASSESSMENT

The following environmental planning instruments, policies and guidelines have been considered in the assessment of this modification proposal:

- *State Environmental Planning Policy (State & Regional Development) 2011;*
- *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017;*
- *State Environmental Planning Policy No. 55 – Remediation of Land;*
- *State Environmental Planning Policy No. 64 – Advertising and Signage;* and
- *Woollahra Local Environmental Plan 2014.*

7.1. ASSESSMENT OF STATUTORY INSTRUMENTS

The proposed modifications to SSD-8812 are such that it is considered there will be no material alteration to the level of compliance achieved with the applicable EPIs, as shown in **Table 4** below.

Table 4 – Review of Statutory Instruments

Schedule/Clause	Provision	Consistency
State Environmental Planning Policy (State & Regional Development) 2011		
Schedule 1	Schedule 1 of the SRD SEPP identifies development for the purposes of ‘alterations and additions to an existing school’ to be SSD if it: <i>‘has a capital investment value of more than \$20 million’</i> The proposed works gave a project value more than \$20 million and meet the minimum threshold for SSD.	The proposed modification to the approval of SSD-8812 will remain consistent with this SEPP and is appropriately characterised as SSD.
State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017		
Clause 35 Schools development permitted with consent	The proposed development is in Zone SP2 Infrastructure which is a prescribed zone for the purposes of the ESEPP.	The proposed modification to the approval of SSD-8812 remains permissible within the SP2 zone.
Clause 42 State significant development for the purpose of schools	Allows the proposal to contravene a development standard imposed by the ESEPP or any other environmental planning instrument under which the consent is granted:	The proposed modification does not result in any exceedance of development standards.
Clause 57 Traffic-generating development	This clause applies to development for the purpose of an educational establishment: <i>(a) that will result in the educational establishment being able to accommodate 50 or more additional students, and</i> <i>(b) that involves:</i> <i>(i) an enlargement or extension of existing premises, or</i>	The proposed modification does not result in any additional students on site.

Schedule/Clause	Provision	Consistency
	<p>(ii) <i>new premises,</i></p> <p>on a site that has direct vehicular or pedestrian access to any road.</p>	
Schedule 4 Design Quality Principles	The original application includes a formal response to the Schedule 4 School Design Principles.	The proposed changes are internal to the approved buildings and remain consistent with the School Design Principles.
State Environmental Planning Policy No. 55 – Remediation of Land		
Clause 7 Contamination and remediation to be considered in determining development application	A Phase 1 Preliminary Site Investigation (PSI) has been undertaken by Douglas Partners as part of the approved development which found that the risk of significant contamination being present is low.	All works are internal changes to approved buildings. No additional excavation is proposed that would impact on the findings of the existing PSI.
State Environmental Planning Policy No. 64 – Advertising and Signage;		
Clause 8 Granting of consent to signage Clause 13 Matters for consideration	Clause 8 and Clause 13 of SEPP 64 prevents development consent from being granted to signage unless the consent authority is satisfied that it is consistent with the objectives of the SEPP and has satisfied the assessment criteria specified in Schedule 1.	No changes to existing or additional signage is proposed as part of this modification
Woollahra Local Environmental Plan 2014		
Clause 2.3 Zoning and Permissibility	The site is zoned as 'SP2 Infrastructure – Educational Establishment'. The proposed development is classified as an 'educational establishment' and is therefore, permissible with consent.	The proposed modification to the approval of SSD-8812 remains permissible within the SP2 zone.
Clause 4.3 Height of Buildings	'J2' or 9.5m	The approved works have a maximum height from existing ground levels of approximately 16.72m. No additional height is sought as part of this modification.
Clause 4.4 Floor Space Ratio	N/A	No change
Clause 5.10 Heritage Conservation	The site is a local heritage item (Item 44) under the WLEP 2014. There are a number of locally listed heritage items on the site, and immediately surrounding it.	The proposed modification does not relate to any of the heritage items on the site and has no impact on the overall heritage

Schedule/Clause	Provision	Consistency
Clause 6.1 Acid Sulfate Soils	The site is identified as being Class 5 Acid Sulfate Soils.	The approved works are not expected to lower the groundwater on any adjacent sites. The water level will not be lowered below RL 1 m AHD on adjacent Class 1, 2, 3 or 4 land.
Clause 6.2 Earthworks	Development consent is required for earthworks.	No additional earthworks associated with this project are proposed as part of this modification.

7.2. PLANNING AGREEMENTS AND DEVELOPER CONTRIBUTIONS

As noted in Condition B3 of SSD-8812:

Development Contribution

B3. Prior to the issue of any construction certificate, a Section 94A levy totalling \$1,106,490, is to be paid to Council in accordance with Section 7.12 of the EP&A Act and Schedule 1 of Woollahra Section 94A Development Contributions Plan 2011. Prior to payment Council can provide the value of the indexed levy.

No change is proposed to this condition and payment has already been made by Cranbrook.

7.3. REGULATIONS

The application has been prepared and assessed in accordance with the relevant provisions of the *Environmental Planning and Assessment Regulation 2000*.

7.4. SUITABILITY OF THE SITE

As demonstrated within this report and the original EIS in respect to the approved SSD 7348, the proposed development as modified is expected to provide an improved internal layout to the approved buildings.

The site remains suitable for the proposed development for the following reasons:

- The land is zoned 'SP2 – Infrastructure: Educational Establishment' under the WLEP. The proposed development is permissible with consent and consistent with the land use objectives of SP2 zoning;
- The proposal is consistent with the objectives of all relevant planning controls and achieves a high level of planning policy compliance and design excellence;
- There are no significant environmental constraints limiting development;
- The proposal has no impacts on the heritage significance of the School; and
- The proposal is not expected to exacerbate the existing traffic flow conditions with amendments to the loading dock expected to improve loading facilities along Rose Bay Avenue.

7.5. SUBMISSIONS

This Section 4.55(1A) application may be notified. Any submissions received in response to the public exhibition will be reviewed as part of the assessment process.

7.6. PUBLIC INTEREST

The proposed development is considered in the public interest for the following reasons:

- The proposal is consistent with the objectives of the EP&A Act and the proposal encourages the economic and orderly development of the land.
- The proposed development is permitted with consent and the proposed modifications do not alter this permissibility.
- The proposal does not generate adverse environmental impacts or impact the amenity of the adjoining properties or the public domain.
- The proposal has been designed to make a positive contribution to the overall built form of the site, having regard to topography and the heritage significance. The proposed built forms are sympathetic to the character of the surrounding neighbourhood and respect visual privacy of and significant views from neighbouring residential dwellings

8. CONCLUSION AND JUSTIFICATION

This Environmental Assessment Report is submitted to the Department in support of a Section 4.55(1A) application to modify SS-8812. On 13 September 2019, approval was granted to SSD-8812, for the redevelopment of Cranbrook School.

This Section 4.55(1A) application seeks approval for minor alterations and additions to the internal layout of the Aquatic and Fitness Centre.

A detailed assessment of the proposed changes has been included within this report. An assessment of the proposal against the requirements of section 4.55(1A) of the EP&A Act has been undertaken, which is supporting documentation annexed to this report. This assessment has concluded that on balance, and in the context of the entire estate, the changes proposed remain consistent in nature and impact with the development originally approved by SSD-8812.

Further, an assessment against the requirements of section 4.15 of the EP&A Act has been undertaken to address the impacts resulting from the proposed changes. This assessment concludes that the proposed changes do not result in an unreasonable increase to known impacts, nor result in additional impacts.

Consideration of the proposal against Section 4.15 and Section 4.55(1A) of the EP&A Act has concluded that the proposed modifications are acceptable for the following reasons:

- The approved use, being for the purpose of an educational establishment, remains unchanged. The proposed changes do not alter the anticipated school population numbers.
- The quantitative elements of the approval, including gross floor area, spatial arrangement, will not be substantially altered by the proposed modifications.
- The proposed works are minor in nature and would be undertaken as complying development if the site was not a heritage item. The proposed works are internal to the approved fitness and aquatic centre and are not located in close proximity to any heritage fabric on site.
- The environmental impacts associated with the proposed modifications are comparable to those associated with the approved development, as discussed at **Section 6** of this report. Impacts have been considered and addressed including the heritage significance of the site.
- The proposal as modified will continue to align with aims and objectives of relevant State and local planning instruments, and planning guidelines, as discussed within this report.

The proposed changes to the Aquatic and Fitness Centre and Centenary Building have been assessed in the context of the original development consent and are considered to remain substantially the same as that assessed and approved by way of SSD-8812. Having considered all relevant matters, we conclude that the modifications can be supported by the DPIE and Minister for Planning, as the consent authority.

DISCLAIMER

This report is dated 13 October 2020 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Cranbrook School (**Instructing Party**) for the purpose of s 4.55 modification (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

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APPENDIX A – ARCHITECTURAL PLANS

APPENDIX B – COST OF WORKS

APPENDIX C – BCA AND ACCESS STATEMENT

