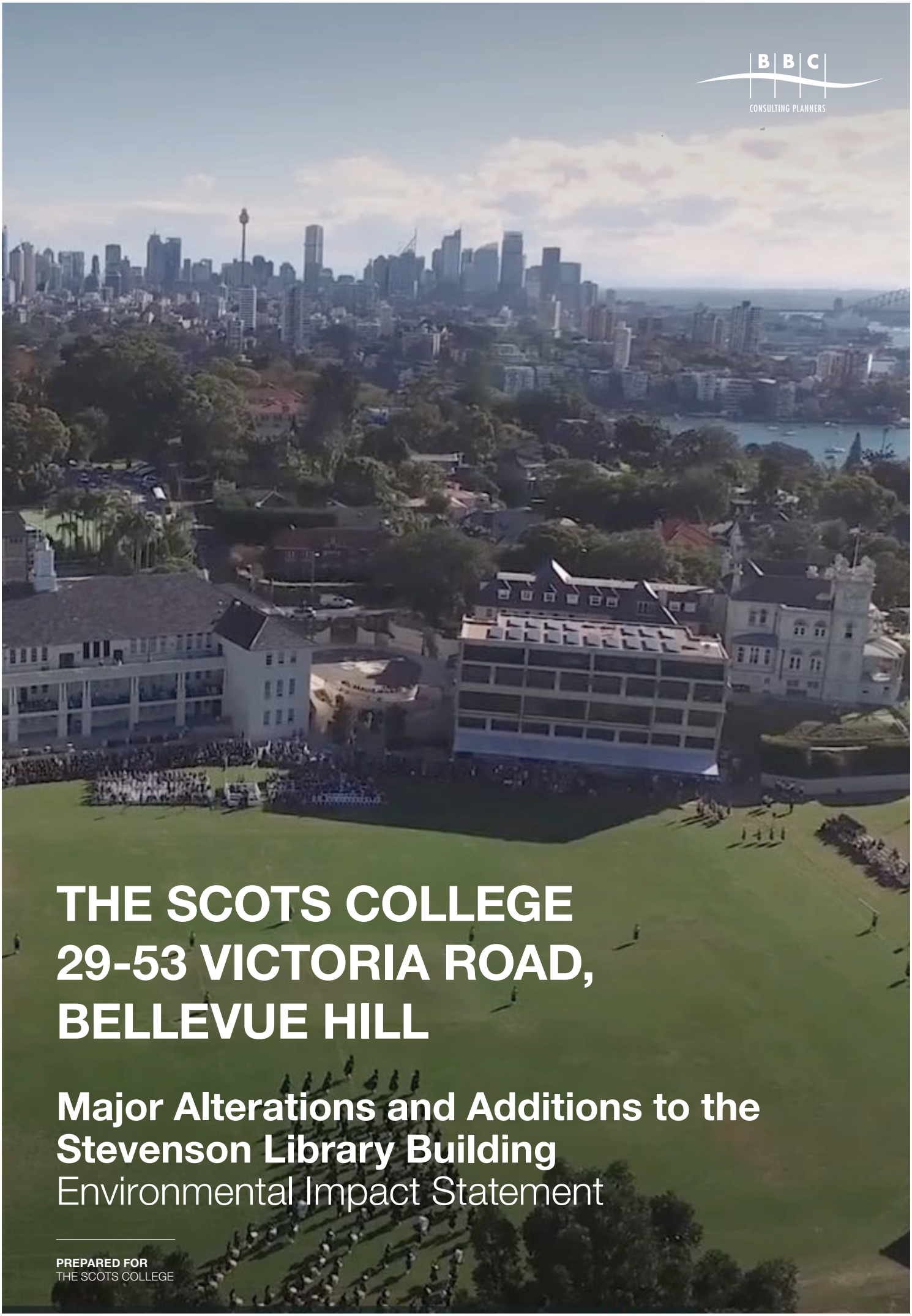

BBC
CONSULTING PLANNERS

THE SCOTS COLLEGE 29-53 VICTORIA ROAD, BELLEVUE HILL

Major Alterations and Additions to the Stevenson Library Building

Environmental Impact Statement

PREPARED FOR
THE SCOTS COLLEGE

ENVIRONMENTAL IMPACT STATEMENT

STATE SIGNIFICANT DEVELOPMENT

DEPARTMENT OF PLANNING AND ENVIRONMENT REFERENCE: SSD 8922

MAJOR ALTERATIONS AND ADDITIONS TO THE STEVENSON LIBRARY BUILDING IN THE VICTORIA ROAD EAST PRECINCT

THE SCOTS COLLEGE
NO'S 29-53 VICTORIA ROAD, BELLEVUE HILL

Prepared by
BBC Consulting Planners
for
The Scots College

Job No. 16-278B
EIS Final.docx
July 2018

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Certification of Environmental Impact Statement

Applicant, Site and Project Details

Applicant	The Presbyterian Church (New South Wales) Property Trust 29-53 Victoria Road BELLEVUE HILL NSW 2023
Site:	The Scots College Victoria Road East Precinct 29-53 Victoria Road BELLEVUE HILL NSW 2023
Real Property Description:	Lot 1 in DP 231713
Proposal:	Major alterations and additions to the Stevenson Library Building

Authorship

This report has been prepared by:	Robert Chambers, Dip. Town Planning Director BBC Consulting Planners Level 2, 55 Mountain Street, Broadway NSW 2007

Declaration

I certify that the Environmental Impact Statement, to the best of my knowledge, has been prepared in accordance with the requirements of Clauses 6 and 7 of Schedule 2 of *Environmental Planning and Assessment Regulation 2000,* contains all available information that is relevant to the assessment of the proposed development and contains information which is neither false nor misleading.

Signed by: Robert Chambers, Dip. Town Planning
Director, BBC Consulting Planners
Date: 18 July 2018

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SUMMARY OF THE EIS

This Environmental Impact Statement ("EIS") has been prepared on behalf of the Presbyterian Church (New South Wales) Property Trust ("the Applicant") as part of a Development Application ("DA") for State Significant Development ("SSD") lodged pursuant to Section 4.12 of the *Environmental Planning and Assessment Act 1979* ("the EP&A Act") for major alterations and additions to the Stevenson Library Building located on Lot 1 in DP 231713 forming part of the Victoria Road East Precinct of The Scots College ("the College") at 29-53 Victoria Road, Bellevue Hill ("the site").

ln accordance with Section 4.12 of the EP&A Act and Schedule 2, Part 2, Clause 5 of the EP&A Regulation 2000, the Secretary notified the Applicant of the Secretary's Environmental Assessment Requirements ("SEAR"s) for the SSD DA on 12 December 2017. The SEAR's were re-issued following minor amendments on 13 April 2018 (see **Appendix 1**) and these amended requirements have been addressed in this EIS.

The Proposed Development

The proposal involves major alterations and additions to the existing 5 storey Stevenson Library building including partial demolition, extensions to existing floor slabs in each direction, creation of an atrium void, addition of a new sixth storey to be accommodated within the new pitched roof, complete interior refitting, and recladding of the exterior in a Scottish Baronial architectural style. It includes the creation of a new main entrance from the College Quadrangle as well as new entrances directly off the College oval. The proposal is illustrated in the set of DA plans in **Appendix 4E** of this EIS. Perspective images are provided in **Appendix 4I**.

The proposed alterations and additions to the Stevenson Library are intended to deliver a much-improved existing facility which will facilitate better operational, design and educational outcomes for the College. No increase in pupil or staff numbers at the College arises from the proposal. No such increase is sought by the College as part of this SSD DA.

Capital Investment Value

The proposal has a Capital Investment Value ("CIV") of $28,863,068.00 and will generate a total of around 418 jobs during construction.

Statutory Context

Development on the site is governed, primarily, by a combination of State Environmental Planning Policy (State and Regional Development) 2011, State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017, and by Woollahra LEP 2014 ("WLEP").

The proposal is consistent with the particular aims of the WLEP, including:-

> *"(b) to promote the management, development, conservation and economic use of property,*
>
> *(f) to conserve built and natural environmental heritage,*

(g) to protect amenity and the natural environment,

(j) to promote a high standard of design in the private and public domain

(k) to minimise and manage traffic and parking impacts

(l) to ensure development achieves the desired future character of the area; and

(m) to minimise excavations and manage impacts."

Pursuant to the WLEP, the site is zoned SP2 Infrastructure (Educational Establishment), the objectives of which are:-

"▪ To provide for infrastructure and related uses.

▪ To prevent development that is not compatible with or that may detract from the provision of infrastructure."

Educational establishments, including any development that is ordinarily incidental or ancillary to educational establishments, are permissible with consent on the site pursuant to both State Environmental Planning Policy (Educational Establishment and Childcare Facilities) 2017 and the WLEP. The proposal is consistent with the above objectives and other relevant aims and objectives of the WLEP.

As the proposal has a CIV of more than $20 million and is for alterations and additions to an existing school, it comprises SSD for which the Minister for Planning, or his delegate, is the consent authority (unless, pursuant to Clause 8A of State Environmental Planning Policy (State and Regional Development) 2011, the Independent Planning Commission is the consent authority).

Section 5 of this EIS contains a detailed discussion of all the relevant statutory instruments as well as policy and guideline considerations which are relevant to the assessment of the proposal. Nothing arises from this discussion which warrants alteration, reduction, or removal of any aspect of the proposal.

Built Form, Height and Urban Design

The built form and urban design for the proposed alterations and additions are reasonable and appropriate in the circumstance of the case, reflecting the rich Scottish heritage of the College. The proposed development involves transforming the 5 storey, flat-roofed, neo-Brutalist, monolithic, and solid mass of the existing Stevenson Library building into a 6 storey, pitched-roof structure in the Scottish Baronial style. The design reports in **Appendices 5A and 5C** describe the proposed design style in detail. **Appendix 5C** includes a peer design review prepared by Dr Alastair Disley, a Scottish architectural historian who is a noted expert in Scottish Baronial architecture.

The land on which the Stevenson Library building is located is subject to a 9.5m height limit in the WLEP. The existing library building, however, has a maximum height of 16.35m. The proposed additions will result in a maximum building height (measured to the new main roof ridge but excluding architectural roof features) of 20.47m, equating to an increase in height of 4.12m. No Clause 4.6 variation request in relation to the proposed building height is required

as pursuant to Clause 42 of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017, consent to the SSD DA can be granted notwithstanding non-compliance with a development standard imposed by the WLEP.

Heritage

The Stevenson Library building is not identified as a heritage item in Schedule 5 of the WLEP but is part of the site coloured on the heritage map (see **Figure 4C**), and is located close to Aspinall house and the Middle School Building which are so identified. As a result, a Heritage Impact Statement has been prepared (see **Appendix 9**). The Heritage Impact Statement states:-

> *"▪ The current library is of low heritage significance and there are no heritage considerations that would preclude its reconfiguration*
>
> ▪ *The proposed reconfiguration will provide for a handsome addition to the College and is in a form and style that strongly reflects the Scottish roots and ongoing tangible and intangible connections to its Scottish Presbyterian heritage*
>
> ▪ *The proposed reconfiguration will provide for a high quality addition to the period assembly of buildings around the oval*
>
> ▪ *The development will not impact on the cultural significance of the place*
>
> ▪ *The development will not impact on significant views both within and from outside of the College precinct*
>
> ▪ *The proposals will not impact on the heritage items within the College precinct*
>
> ▪ *The proposals will not impact on the heritage item and conservation areas in the vicinity of the College."*

It can therefore be reasonably concluded that the proposed development has no significant adverse heritage impacts and that in replacing a Neo-Brutalist 5-storey, flat-roofed structure with one in a Scottish Baronial style it will (as noted above) make a positive contribution to the Scottish heritage and built environment of the College.

Amenity

The existing Stevenson Library building is well-removed from surrounding residential properties and at its closest point is around 30m east of the site's Victoria Road frontage. The additions will reduce this setback to around 26.0m. The nearest residence is approximately 60.0m distant to the west (see **Figure 3A**). Having regard to the significant separation between the Stevenson Library building and its closest residential neighbour, the proposal will have no impact on residential amenity by way of overlooking, overshadowing, bulk and scale, noise or wind impacts.

View Loss Impacts

A view impact analysis has been conducted to ascertain the impacts that the proposed development will have, by reason of its increased height, when compared to the existing

Stevenson Library building (i.e. an increase of around 4.12m), on views from identified nearby residential properties. The view impact analysis is contained in **Appendix 5B**. It examines views from public vantage points in Victoria Road and Cranbrook Road from which no significant view impacts arise and from 5 neighbouring residential properties in Victoria Road, Ginahgulla Road, and Rupertswood Avenue. “Before” and “after” photographs are provided which demonstrate that (at its highest) the view impact is moderate, and in each case the proposed increase in height of the Stevenson Library building affects only part of the available view.

Traffic and parking

No increase in pupil or staff numbers at the College is sought as part of the proposal, therefore other than during the construction phase there will be no increase in traffic generation or demand for parking on or off the site. A Construction Traffic Management Plan (see **Appendix 4**) has been prepared to mitigate construction traffic impacts during the construction phase of the proposed development.

Consultation

The consultation process which has been undertaken for the project, consistent with the SEAR’s, is detailed in the community consultation report in **Appendix 25** of this EIS. Consultation occurred via:-

- a dedicated project webpage on the College’s website (it received 1438 visits);
- a project email address and hotline specific to the College’s neighbours featured on the project webpage (nine emails and one phone call were received);
- a Scots College community newsletter;
- an advertisement in the Wentworth Courier;
- a letterbox notification to nearby residents (855 properties);
- a full page article in the Wentworth Courier (on 7 March 2018);
- two community information and feedback sessions (on 21 and 24 March 2018); and
- meetings with stakeholders including representatives of Concerned Scots Neighbours Inc. (a community group), Woollahra Municipal Council, and the Government Architect NSW.

Nothing has arisen from this consultation which necessitates changes to the form of the proposed development as described in this EIS.

Section 4.15 Considerations

Section 4.15 of the EP&A Act sets out the matters (addressed in Section 7 of this EIS) to be considered by the consent authority in determining a DA. It can reasonably be concluded that the site is suitable for the proposed development, that it is permissible with consent, that it will have no significant impacts on the heritage-listed buildings on, adjacent to, or in the vicinity of the site, will have no significant impacts on amenity or on the immediate or wider environment, or on the locality generally, and that is worthy of approval.

Conclusion

The likely impacts of the proposed development have been assessed and it is concluded that once constructed and operational, it will not result in any unreasonable or unacceptable biodiversity, heritage, built form, noise, traffic, parking, access, amenity, bulk and scale, overshadowing, view, visual, broader environmental, or other impacts, has significant merit, and warrants approval.

Potential impacts during construction can be mitigated through appropriate management. A preliminary construction management plan and a construction traffic management plan are provided in **Appendices 24 and 25** respectively.

1. INTRODUCTION

1.1 Purpose

This Environmental Impact Statement ("EIS") has been prepared as part of a Development Application ("DA") for State Significant Development ("SSD"), lodged pursuant to Section 4.12 of the *Environmental Planning and Assessment Act 1979* ("the EP&A Act") for major alterations and additions to the Stevenson Library Building which forms part of the Victoria Road East Precinct of The Scots College at Bellevue Hill.

The EIS has been prepared in accordance with the requirements of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 ("the EP&A Regulation"), and with the Secretary's Environmental Assessment Requirements ("SEAR's") for SSD 8922, dated 13 April 2018 (see **Appendix 1**).

1.2 The Site

The proposal relates to land owned by The Presbyterian Church (New South Wales) Property Trust. The Presbyterian Church (New South Wales) Property Trust is also the Applicant.

The land on which the Stevenson Library Building is located forms part of the Victoria Road East Precinct of The Scots College, which is largely comprised of Lot 1 in DP 231713 ("the site"), the boundaries of which are identified on **Figures 1, 2, 3A and 3B**. Certificates of title and deposited plans for the contiguous lots, including Lot 1 in DP 231713, which comprise the Victoria Road East Precinct, are provided in **Appendix 2**.

The Victoria Road East Precinct is bounded by Aston Gardens to the north, Cranbrook Lane to the east, Cranbrook Road to the south, and Victoria Road to the west.

1.3 The Scots College

The Scots College ("the College") is a Presbyterian non-selective, private boys' day and boarding school in Bellevue Hill, Sydney for students from Pre-Kindergarten (aged three years old) to Year 12. The College accommodates boarders from Years 5 to 12. The College offers a broad curriculum to students from a diverse range of backgrounds.

The College was opened as a private enterprise in 1893, but was subsequently sold to the Presbyterian Church in 1906 and thus became part of the Presbyterian education system in New South Wales. The College was originally opened at Lady Robinson Beach, now known as Brighton-Le-Sands. The initial school building was the modified, de-licensed New Brighton Hotel on The Grand Parade. The College was officially opened on 28 January 1893 by the Governor of New South Wales. There were 10 day students and 25 boarding students enrolled at the time.

It was founded by the Reverend A. Aspinall to provide a Presbyterian based private secondary school education based in Sydney for the boys of pastoralists of primarily Protestant Scottish descent.

In 1895, when the College had 55 enrolled students, the campus moved to its current location at Bellevue Hill and leased the former home of Judge Josephson known as “St Killians”, for whom the home had been completed in 1882. In 1901 the leasehold of St Killians was purchased by the Reverend Aspinall for £5,200 then, in 1907, the Trustees of the Presbyterian Church of NSW purchased the leasehold from the Reverend for £6,900. Reverend Aspinall was the Principal until 1913. In 1915 St Killians was renamed Aspinall House, the name it retains today.

Key aspects of the College’s curriculum include sports, an outdoor education program known as “Glengarry”, and The Scots College Pipes and Drums as testament to its Scottish heritage. (All year 9 students spend six months at “Glengarry” which is located in Kangaroo Valley).

Students attend the College from all parts of the greater metropolitan area of Sydney as well as from New South Wales country regions. The College has around 225 boarders.

The Victoria Road Campus as a whole has a total site area of 6.15 hectares and straddles Victoria Road at its intersection with Ginahgulla Road. To the east of Victoria Road is the “East Precinct” with the middle school building, Oval, Aspinall House, the Gymnasium, Business Studies Centre, Music Centre, Maths and Science Centre and various accommodation buildings for boarders. West of Victoria Road (the “West Precinct”) consists of the Ginahgulla Building and secondary sports fields, with Fairfax House (used by boarders) and its associated garden occupying the western portion of the precinct. At the intersection, and across the street from both precincts, is the Principal’s residence, “Tintern House”.

The Victoria Road East Precinct serves as the Senior School campus (Years 7 through 12) and as the administrative centre of the College. Predominantly, all Senior School subjects and activities are delivered on this campus.

Scots College also provides educational facilities at:-

- No’s 6-10 Mansion Road, Bellevue Hill, which is the preparatory school campus;
- No’s 2-7 Mansion Road, Bellevue Hill, which is the early learning centre; and
- No. 190 Russell Avenue, Dolls Point, which is the Brighton Preparatory School.

The Scots College also owns Royle House (used for accommodation by boarders) situated on the eastern side of Cranbrook Lane.

The Scots College Victoria Road Campus was the subject of a Master Plan prepared in 1992. A review of the 1992 Master Plan occurred in 2004. The 1992 Master Plan (as reviewed in 2004) was replaced by the subsequent 2013 Master Plan. A new Master Plan is currently being prepared. It will be the subject of a separate SSD Concept DA. The SSD DA to which this EIS relates has been separated from the new Master Plan because of funding and timing imperatives.

1.4 Overview and Objective of the Proposed Development

1.4.1 Overview

The proposal involves major alterations and additions to the existing Stevenson Library building including partial demolition, extensions to existing floor slabs, creation of an atrium void, addition of a new upper storey, complete interior refitting, and recladding of the exterior in a Scottish Baronial architectural style. It includes the creation of a new main entrance from the College Quadrangle as well as new entrances directly off the College oval.

No increase in pupil or staff numbers at the College arises from the proposal. No such increase is sought by the College as part of this SSD DA.

The capital investment value ("CIV") of the proposal is $28,863,068.00.

1.4.2 Objective

The proposed alterations and additions are intended to deliver a much-improved existing facility which will facilitate better educational, operational, and design outcomes for the College.

1.5 Approvals Framework

1.5.1 State

Pursuant to Clause 8(1)(b) in Part 2 of State Environmental Planning Policy (State and Regional Development) 2011 ("the SRD SEPP"), development is declared to be SSD if the development is of a type specified in Schedule 1 or 2 of the SRD SEPP.

Clause 15(2) in Schedule 1 of the SRD SEPP relevantly identifies that development with a CIV of more than $20 million for the purpose of alterations or additions to an existing school is SSD.

Accordingly, as the proposal comprises major alterations and additions to the College's existing Stevenson Library building with a CIV of more than $20 million, the proposal is SSD, for which the Minister is the consent authority (unless, pursuant to Clause 8A of State Environment Planning Policy (State and Regional Development) 2011, the Independent Planning Commission is the consent authority).

1.5.2 Requirement for an EIS

Schedule 1, Part 1 of the *Environmental Planning and Assessment Regulation 2000* requires that a DA for SSD is to be accompanied by an EIS. Therefore, as the proposal comprises SSD, an EIS is required to be prepared to accompany the SSD DA. The EIS has been prepared in accordance with the relevant statutory provisions and with the SEAR's in **Appendix 1**.

1.5.3 Secretary's Environmental Assessment Requirements

SEAR's for the EIS were issued on 13 April 2018 (see **Appendix 1**).

The various requirements in the SEAR's and where they are addressed/provided in this EIS are set out in the following summary table:-

Environmental Assessment Requirements	EIS Reference
General Requirements:	
EIS to address requirements of EP&A Act 1979 and Clauses 6 and 7 of Schedule 2 of the EP&A Regulation 2000.	The EIS addresses and meets the relevant requirements.
EIS to include an environmental risk assessment.	See Section 27.
EIS to include a QS report.	See **Appendix 15**.
Key Issues:	
1. Statutory and Strategic Context	See Section 4.
2. Policies	See Section 5.
3. Operation	See Section 6 and **Appendix 17**.
4. Built Form and Urban Design	See Section 7 and **Appendix 5A**.
5. Environmental Amenity	See Section 8.
6. Transport and Accessibility (Construction and Operation)	See Section 9 and **Appendices 14 & 24**.
7. Ecologically Sustainable Development (ESD)	See Section 10 and **Appendix 21**.
8. Social Impacts	See Section 11 and **Appendix 22**.
9. Biodiversity	See Section 12 and **Appendix 7**.
10. Noise and Vibration	See Section 13 and **Appendix 19**.
11. Heritage	See Section 14 and **Appendices 9 & 10**.
12. Sediment, Erosion and Dust Control	See Section 15 and **Appendices 4K & 12**.
13. Contamination	See Section 16 and **Appendix 16**.
14. Utilities	See Section 17 and **Appendices 11 & 12**.
15. Contributions	See Section 18.
16. Drainage	See Section 19 and **Appendix 4K**.
17. Flooding	See Section 20 and **Appendix 13**.
18. Waste	See Section 21 and **Appendix 18**.
19. Construction Hours	See Section 22.

Environmental Assessment Requirements	EIS Reference
Plans and Documents:	
Relevant plans, architectural drawings, diagrams, and relevant documentation required under Schedule 1 of EP&A Regulation 2000.	See **Appendices 4A – 4J**.
Detail of master plan approach in relation to the Design Quality Principles of the Education SEPP.	See **Appendix 5G**.
Site and context plans demonstrating alternate approaches.	See **Appendices 4B, 4C & 5D**.
Site and context plans demonstrating transport strategies.	See **Appendices 4B – 4C**.
Site plans and operational statement demonstrating an indicative afterhours and community use strategy.	See **Appendices 4B, 4C & 17**.
Summary record of school community consultation.	See **Appendix 25**.
Report tabling how the proposal responds to and upholds the Design Guide for Schools and the Design Quality Principles of the Education SEPP.	See **Appendix 5C**.
Architectural drawings (dimensioned and including RLs).	See **Appendices 4E**.
Perspective drawings.	See **Appendix 4I**.
Site survey plan.	See **Appendix 3A**.
Site analysis plan.	See **Appendix 4C**.
Stormwater concept plan.	See **Appendix 4K**.
Sediment and erosion control plan.	See **Appendix 4K**.
Shadow diagrams.	See **Appendix 4H**.
View analysis / photomontages.	See **Appendices 4J**.
Landscape plans.	See Drawing SSD1.02/17.200 in **Appendix 4E**.
Preliminary construction management plan, including traffic management.	See **Appendices 23 & 24**.
Geotechnical and structural report.	See **Appendices 6A & 6B**.
Accessibility report.	See **Appendix 26**.
Arborist report.	See **Appendix 8**.

Environmental Assessment Requirements	EIS Reference
Schedule of materials and finishes.	See **Appendix 4E**.
Consultation:	
Government authorities, service providers, community groups and affected land owners.	See Section 23 and **Appendix 25**.

2. SITE

2.1 Location

The Victoria Road East Precinct of the College is located at No's 29-53 Victoria Road, Bellevue Hill, bounded by Victoria Road to the west, Aston Gardens to the north, Cranbrook Lane to the east, and Cranbrook Road to the south (see **Figure 1**). The location of the Stevenson Library Building within the Victoria Road East Precinct is shown on **Figure 2 and 3A**. It is adjacent to and to the west of the College oval and to the east of the College's main school buildings which line the western side of Victoria Road. At its closest point, the Stevenson Library Building is around 30 metres to the east of Victoria Road, and around 60 metres from the nearest dwelling house.

2.2 Victoria Road East Precinct

The various elements of the College's Victoria Road East Precinct include:-

- Aspinall House which is to the north west of the Stevenson Library building and which fulfils, primarily, an administrative role for the College;
- the Quadrangle, off the main entrance to the College from Victoria Road, which connects into the Stevenson Library building via stairs;
- the middle school building (with its distinctive clocktower) which is located, beyond the Quadrangle, to the south of the Stevenson Library building;
- the College oval;
- the College's new Business Studies Centre located adjacent to Cranbrook Road;
- Chapel/Anderson Hall;
- the Centenary Building;
- basketball courts, above under-cover parking;
- the gymnasium and pool;
- the tennis pavilion;
- the music centre;
- the maths/science centre; and
- two boarding houses (Kirkland House and MacIntyre House).

Together, the Victoria Road East Precinct and the Victoria Road West Precinct form the main secondary school campus of The Scots College.

The Victoria Road East Precinct is the larger of the two precincts with a western frontage to Victoria Road, a southern frontage to Cranbrook Road, an eastern frontage to Cranbrook Lane, and a northern frontage to Aston Gardens.

The Victoria Road East Precinct primarily caters to years 7 – 12. Students in years 5 and 6 are accommodated in the buildings in the Victoria Road West Precinct.

2.3 Real Property Description and Ownership

The part of the Victoria Road East Precinct on which the Stevenson Library Building is located comprises Lot 1 in DP 231713 (see **Figure 2**), which is owned by The Presbyterian Church (New South Wales) Property Trust.

A certificate of title and deposited plan for Lot 1 in DP 231713 are provided in **Appendix 2**. Also provided in **Appendix 2** are certificates of title and deposited plans for the other contiguous lots which form part of the Victoria Road East Precinct.

2.4 Area and Frontages

Lot 1 in DP 231713, being the relevant lot within the Victoria Road East Precinct on which the Stevenson Library Building is located, has an area of approximately 3.3 hectares, and the following frontages:-

- to Victoria Road – 217.1 metres; and
- to Cranbrook Lane – 215.7 metres.

The configuration of Lot 1 is identified on **Figure 2**.

A detailed site survey plan for the Victoria Road East Precinct is provided in **Appendix 3A**.

2.5 Stevenson Library Building

The Stevenson Library is a learning and digital resource centre for the College's Senior School, supported by staff to optimise learning experiences for students.

The information resources of the College's Senior School provide up-to-date and extensive learning materials for the specific requirements of each syllabus. These resources include:-

- books;
- eBooks;
- audio books;
- online journals for research and recreation; and
- visual and electronic media appropriate to student learning needs.

The library also provides external reading and media activities to develop students' digital media skills. These activities include:-

- the Premier's Reading Challenge;
- coordination of a student media group;
- coordination of filmmaking and holiday workshop groups;
- annual photography competition;
- ScotsFest Annual Short Film festival; and
- annual open-air cinema.

Site information drawings SSD1.02/17.100 to 104 in **Appendix 4B** show the configuration of each level of the existing Stevenson Library building.

The Stevenson Library building currently accommodates the following uses:-

- Ground Floor: Canteen/Blackwatch Café (which functions as the campus cafeteria) and the College uniform shop;
- First Floor: classrooms and office spaces;
- Second Floor: classrooms, Founder's Room, and part of the College's Dining Room;
- Third Floor: offices, Stevenson Library and a meeting room; and
- Fourth Floor: mezzanine level of the Library, office spaces and a meeting room.

Provided in **Appendix 3B** are surveyor's drawings of the existing Stevenson Library building: in both plan and elevation. The elevations show that the five (5) storey building has a roof height above its eastern elevation of RL 71.13m AHD with an adjacent ground level of RL 54.78m, equating to an existing maximum building height of 16.35m.

The 5-storey building also has a flat roof, in contrast to the pitched rooves on nearby school buildings (see Site Information Drawings SSD1.02/17.003 to 005 and SSD1.02/17.007.1, all in **Appendix 4B**).

Photos 1 – 16 on Site Information Drawings SSD1.02/17.009 to 013 in **Appendix 4B** show the Victoria Road East Precinct as viewed from Victoria Road and Cranbrook Road. Photos 11 and 12 on Site Information Drawing SSD1.02/17.012 show, respectively, the existing Stevenson Library building when viewed from the western side of Victoria Road just south of the intersection with Ginahgulla Road and from the main entrance to the College. Photo 15 on Drawing SSD1.02/17-013 shows the existing Stevenson Library building when seen from the eastern side of Cranbrook Road.

2.6 Site information and analysis drawings

Details (including survey plans, photographs and diagrams) of the Stevenson Library building and of the site are provided in **Appendices 4B and 4C**. As shown on drawings SSD1.02/17-003, 004 and 005 the Stevenson Library building stands adjacent to the College Oval between Aspinall House and the Middle School Building.

The photographs on Drawings SSD 1.02/17.006 and 007 show the building's relationship to the Quadrangle, the steps from the Quadrangle down to the College Oval, the Boarders' Dining Hall, and the embankment to the east of Aspinall House.

The Design Report: Built Form and Urban Design in **Appendix 5A** describes the Stevenson Library building as follows:-

> *"The current Stevenson Library is brutalist and monolithic in its design. On the Western, Northern, and Southern sides of the existing library, it is two dimensional in its elevation. On its predominate oval facing elevation, it appears as a solid mass, emphasised by the off-form concrete materiality."*

The building does not have a main entrance. The entrance of the Quadrangle is via stairs which lead to a concrete stairway leading up or down the various floor levels. The building has no lift and few (if any) accessible or inclusive design provisions.

2.7 Sub-Surface Conditions

A structural geotechnical assessment report is provided in **Appendix 6A**. It provides the following general description of the sub-surface soils on the site of which the Stevenson Library forms part:-

> *"In general the profile of the soils on site are natural sands then clays overlying weathered sandstone bedrock*
>
> - *Generally the sands are very loose to dense sands with depth. Sands are silty at the surface with clean sand at depth.*
> - *Clays are in thin layers of stiff to very stiff of low to medium plasticity generally of residual origin.*
> - *Weathered sandstone is of initially low strength due to the weathering but quickly increase in strength with depth.*
> - *Groundwater percolates through the soils above the rock running down the slope on the rock surface. This groundwater has affected the strength of the upper surface of the rock creating a weathered zone at the surface."*

2.8 Vegetation and Biodiversity

No native trees need to be removed to accommodate the proposed development, and no native vegetation is present within the proposed construction zone. As a result, no biodiversity or ecological issues arise from the proposed development.

Nevertheless, a biodiversity report is provided in **Appendix 7**.

2.9 Heritage

2.9.1 Heritage Listings in Schedule 5 of WLEP

Aspinall House, purchased by the Presbyterian Church in 1907, is a Victoria Italianate residence now functioning (primarily) as the College's main administrative centre and as a boarding house.

The heritage listings for the site in a hybrid capacity identify *"Aspinall House and interiors with palm trees, sandstone gateposts (3 sets), gate and fencing to Victoria Road and the adjoining stone wall surmounted by iron railing; the school building with clocktower and interiors".*

A heritage impact statement is provided in **Appendix 9**.

Also located within the Victoria Road East Precinct of the College is 71 Cranbrook Road, the building and interiors of which are listed as a heritage item.

The Stevenson Library building is not identified in Schedule 5 of WLEP 2014 as a heritage item.

2.9.2 Archaeological Potential

The footprint and immediate environs of the Stevenson Library building have low archaeological potential, except at the northern end of the building which potentially encroaches into an area of low-moderate archaeological potential associated with Aspinall House.

A historical archaeological assessment is provided in **Appendix 10**.

2.10 Flooding

The site is not affected by risk of flooding.

Nevertheless, as required by the SEAR's, a flooding report is provided in **Appendix 13**.

2.11 Vehicular access and parking

Vehicular access is provided to the Victoria Road East Precinct:-

- off Cranbrook Lane, around 100m north of Cranbrook Road;

- off Aston Gardens; and
- off Victoria Road (into the forecourt of Aspinall House).

Service and emergency vehicular access is from Cranbrook Lane.

There are 62 on-site parking spaces in the Victoria Road East Precinct.

The Victoria Road East Precinct of the Scots College has substantial frontages to Victoria Road, Cranbrook Road, Cranbrook Lane and Aston Gardens. On-street, kerb-side parking is available along the Victoria Road and Crabrook Road frontages of the College. Parking restrictions along part of the Victoria Road frontage apply during morning and afternoon student drop-off/pick-up periods. Details of on-street parking provision are identified on Figure 12 in the Parking and Traffic Assessment in **Appendix 14**.

Peak traffic generation associated with the College is generally in the periods of 7:45am – 8:45am, and 2:45pm – 3:45pm.

2.12 Pedestrian/Student access

The formal student entry to the Victoria Road East Precinct of the College is off Victoria Road just north of the intersection with Ginahgulla Road. The intersection is controlled by traffic signals and provides a safe crossing point of Victoria Road.

2.13 Context

2.13.1 To the North

To the north and north east of the College's Victoria Road East Precinct is Aston Gardens, which is characterised by a mix of dwelling houses and residential flat buildings that vary between one and four storeys, several of which are within the Aston Gardens Conservation Area as shown on **Figure 4C**.

Further to the north east is Cranbrook School, occupying the land bounded by New South Head Road, Victoria Road and Rose Bay Avenue. Cranbrook School is an Anglican independent day and boarding school for boys, pre-school to Year 12.

In addition to Cranbrook School, items of heritage significance in the area to the north of the Victoria Road East Precinct of The Scots College include "Rothesay" house at 3 Cranbrook Road (Item 19), and the house at 27 Victoria Road (Item 66).

2.13.2 To the East

To the east of the College's Victoria Road East Precinct is Cranbrook Lane along the eastern side of which are residential dwellings along with Royle House located at No. 57-63 Cranbrook Lane which is used by the College for accommodation for boarders.

Items of heritage significance in the area to the east of the Victoria Road East Precinct include "St. Clair", which is a house at 13-15 Cranbrook Lane (Item 18), "Allala" (a house) at 26

Cranbrook Road (Item 20), Rose Bay Lodge (Salisbury Court) at 1-7 Salisbury Road (Item 334), and "Simcha" (also a house) at 23 Salisbury Road (Item 335), all of which are listed in Schedule 5 of WLEP 2014.

2.13.3 To the South

To the south of the College's Victoria Road East Precinct, beyond Cranbrook Road, are residential dwellings. Items of heritage significance in the area to the south of the Victoria Road East Precinct include the house at 65 Cranbrook Road (Item 21).

2.13.4 To the West

To the west of the College's Victoria Road East Precinct is Victoria Road, which is predominantly characterised by two storey dwelling houses. North of Ginahgulla Road, are residential dwellings including the College Principal's residence, "Tintern House", at the corner with Victoria Road.

South of Ginahgulla Road is the College's Victoria Road West Precinct which comprises the Ginnahgulla Building, playing fields, Fairfax House (Item 37) and off-street parking.

Items of heritage significance in the area to the west and south-west of the College's Victoria Road West Precinct include "Trahlee" house at 9 Ginahgulla Road (Item 32), "Caerleon" house at 13-15 Ginahgulla Road (Item 35), "The Provost" house at 65 Kambala Road (Item 39), "Beaulieu" house at 73 Bulkara Road (Item 15), "Danbury" house at 7 Rupertswood Avenue (Item 54), and "Barford" house at 58 Victoria Road (Item 68), all of which are listed in Schedule 5 of WLEP 2017.

2.14 Surrounding Roads

Victoria Road is a sub-arterial/collector road extending between Old South Head Road and New South Head Road through Bellevue Hill.

Cranbrook Road is a collector road extending from Victoria Road to New South Head Road.

There are traffic signals at the intersection of Victoria Road with New South Head Road and Old South Head Road, and at the intersection of Cranbrook Road with New South Head Road.

Cranbrook Lane and Aston Gardens are local roads, narrower than either Cranbrook Road or Victoria Road.

Aston Gardens is connected to Cranbrook Lane via Aston Place.

2.15 Bus stops and services

Bus stops are located along Victoria Road: the bus stop for northbound buses is on the western side of Victoria Road just south of the intersection with Ginahgulla Road; the bus stop for south bound buses is immediately opposite on the eastern side of Victoria Road.

Bus service 326 operates along Victoria Road linking the Bondi Junction and Edgecliff bus/rail interchanges. School specials and private school services also provide College students with bus transport to/from the eastern, northern and southern suburbs of Sydney.

Just less than half of all day students travel to and from the College by bus.

There are 16 College bus routes, details of which are shown on the map in Figure 17 of the Parking and Traffic Assessment in **Appendix 14**.

2.16 Traffic signals

The intersection of Victoria Road and Ginahgulla Road is controlled by traffic signals which allow safe movement of pedestrians, the great majority of whom are school students, across Victoria Road between the Victoria Road East and West Precincts of the Scots College.

3. THE PROPOSAL

3.1 Overview

The Applicant seeks approval for major alterations and additions to the Stevenson Library Building, details of which are illustrated in the architectural drawings in **Appendices 4A – 4I**. These appendices comprise:-

- **Appendix 4A:** DA Drawings Schedule
- **Appendix 4B:** Site Information Drawings
- **Appendix 4C:** Site Analysis Drawings
- **Appendix 4D:** Demolition Drawings
- **Appendix 4E:** DA Plans and Elevations
- **Appendix 4F:** Proposed Indicative Internal Arrangement Drawings
- **Appendix 4G:** Glazing Comparison Drawings
- **Appendix 4H:** Shadow Diagrams
- **Appendix 4I:** Perspective Images

Stormwater, sediment and erosion control plans are provided in **Appendix 4K**.

Approval is sought for the drawings in **Appendices 4D, 4E and 4K**.

The proposal involves major alterations and additions to the Stevenson Library building including partial demolition, extensions to existing floor slabs, creation of an atrium void, addition of a new upper storey, complete interior refitting, and recladding of the exterior in a Scottish Baronial architectural style. It includes the creation of a new main entrance from the College Quadrangle as well as new entrances directly off the College oval.

The objective of the project is to deliver a much-improved existing facility which will facilitate better educational, operational and design outcomes for the College.

The proposal's design intends to minimise the impacts of the new building design on other development within the College grounds, and to ensure a successful and acceptable relationship between the proposal and adjoining/nearby land uses.

3.2 Partial Demolition, Excavation and Footings

As part of the proposed alterations and additions to the Stevenson Library building, the existing structure will need to be partially demolished including internal and external walls.

The extent of required demolition is illustrated on Demolition Drawings SSD.02/17.150-152 in **Appendix 4D**. As shown, the demolition includes that part of the Quadrangle, and stairs to the College Oval from the Quadrangle, closest to the Stevenson Library building, all of which is required to facilitate improved student accessibility into and through the modified building. Similarly, existing stairs on the northern side of the building are to be demolished to allow new stairs and a new terrace to be constructed to improve student access options.

The Stevenson Library building is not identified in the description of heritage items in Schedule 5 of WLEP, although it is on the land shown coloured as a heritage item on the WLEP heritage map (see **Figure 4C**). It has no identified heritage significance in its own right, therefore the required demolition raises no heritage issues.

A structural geotechnical assessment setting out the relevant geotechnical considerations for the proposed development is provided in **Appendix 6A**. It contains relevant details of a borehole analysis carried out on the site and describes the proposed excavation and retention system, bulk excavation and footings.

3.3 Proposed Alterations and Additions

The proposed alterations and additions include:-

- the existing slabs being retained at their existing levels;
- each retained slab extended out in each direction;
- the addition of a new upper storey (largely contained within the new roof form) with an associated external terrace on the oval side of the building;
- the installation of a lift connecting all levels;
- inclusion of a stairwell connecting the ground, first, second, third, and fourth levels; and
- construction of a new pitched roof and integration of multiple external architectural design features.

The "floor plate" area of the proposed alterations and additions is approximately 724m^2, which is 214m^2 larger than that of the existing building. The larger "floor plate" area equates to 2.2% of the area of Lot 1 in DP 231713, 1.6% of the area of the Victoria Road East Precinct, and 1.2% of the area of the Victoria Road East and West Precincts combined.

These alterations and additions are illustrated in the DA plans and elevations in **Appendix 4E** and are described in detail in the design reports in **Appendix 5A – 5E** (see **Appendix 5C** in particular). At pages 5 and 6 of **Appendix 5C**, the philosophy behind the Scottish Baronial style architecture adopted for the proposed alterations and additions to the Stevenson Library is described as follows:-

"The College has undertaken various studies to refurbish parts of the building, however these have been abandoned as 'band aid' solutions to fundamental difficulties which require a complete re-evaluation.

The Principal Dr Ian Lambert enunciated a vision for the Library as a new 'hub' for the College, a central point for students, staff & visitors as both a Library, a teaching & learning resource and a place to bring counselling staff together and create a Student Support Centre.

That vision also saw the building as an embodiment of a tradition, underscoring a cultural identity and a rich Scottish heritage.

The Scottish Baronial Style is placed correctly between the Italianate Style & Georgian Revival periods and creates a sensitive link which gives the precinct a historical neat fit, representing the association with Scottish history, Scottish values & traditions which are at the core of the Scots culture.

It is important to recognise that the Scottish Baronial Style was never associated with defensive structures and became popular in the mid to late Nineteenth Century as a style for large houses [for wealthy industrialists].

While it referenced traditional Scottish tower houses it borrowed heavily from the French Renaissance.

The style was exported to North America & Australia and its use was usually associated with people of Scottish descent. Overnewton in Melbourne is a well known example.

Its application for the renovation of the Stevenson Library is appropriate in that it underscores the College heritage & cultural link with Scotland, while the scale, composition & treatment is far removed from being an institutional form.

The proposal is deliberately articulated as a large house, unambiguously Scottish in origin, fitting within a pattern of buildings more 'domestic' & human in scale and detailing, as they were from the outset in 1895 at St Killians. The architectural approach has been carried out in collaboration with a Scottish architectural historian [Dr Alastair Disley, an expert in Scottish Baronial architecture, particularly the work of David Bryce] to ensure that the composition, massing & approach to detailing remains true to the general principles underlying the style."

Provided in Drawings SSD1.02/17.410.0.1 to 8 in **Appendix 4I** are architectural perspectives and photomontages illustrating the proposed development with its Scottish Baronial style architecture from various locations including from the College oval, the south-western side of the intersection of the Victoria Road and Ginahgulla Road, and the eastern side of Cranbrook Road.

3.4 Structural Engineering Concept

A structural engineering concept report is provided in **Appendix 6B**. Nothing of planning significance arises from the report.

3.5 Height

The proposed development includes an additional storey (i.e. a new fifth floor) which will be accommodated within the new pitched roof form.

The new roof ridge of the altered and added to existing building will be at RL 75.25 AHD which is approximately 20.47m above existing ground level (i.e. RL 54.78m AHD) and approximately 4.12m above the existing roof height (i.e. RL 71.13m AHD).

This compares with a roof ridge height of RL 76.12m AHD for Aspinall House which is the heritage-listed College administration building located to the north west of the Stevenson Library building, and RL 73.75m AHD for the Middle School Building which is the heritage-listed building (with a clock tower) located to the south-south-west of the Stevenson Library building. The new roof ridge will therefore sit between the ridge heights of the rooves of these two nearby heritage-listed buildings.

3.6 Use and Indicative Fit Out

The proposal seeks to maintain the existing primary function of the Stevenson Library building within the College; that being as a learning and digital resource centre for the College's Senior School, supported by staff to enable learning experiences for students.

The activities to be accommodated in the refurbished building will be distributed, floor-by-floor, as follows:-

- **Ground Floor:** Black Watch Café, senior dining area;
- **First Floor:** reception, main entrance, and service point desk, group work room, counselling suite, consulting room, amenities;
- **Second Floor:** grand hall, theatrette, presentation space, amenities;
- **Third Floor:** senior study space, debating room, amenities;
- **Fourth Floor:** group and activity based learning and work spaces, board room, amenities;
- **Fifth Floor:** Founder's Room, meeting and conference (including support/service) spaces, amenities.

The above activities will greatly improve the facilities available to students and staff. These improved specialist facilities of themselves will not generate more staff or students and, as a consequence, will have no impact on traffic or parking.

Drawings SSD 1.02/17-201.1 to SSD 1.02/17-201.7 in **Appendix 4F** illustrate how each floor is likely to be internally arranged (i.e. fitted out/furnished).

As shown on the roof plan in Drawing SSD1.02/17.207 in **Appendix 4E** there will be an uppermost section of flat roof with rendered balustrading and surrounding dressed sandstone

handrail to accommodate mechanical plant. A “lone piper keep” will be integrated in the design of the roof for this important cultural tradition of the College to be accommodated.

3.7 Accessibility

Existing pedestrian accessibility to the Stevenson Library is illustrated on Site Analysis Drawing SSD1.02/17.432 in **Appendix 4C**. The proposed, improved, pedestrian circulation is shown on Drawing SSD1.02/17.433.

The proposed development has been the subject of an accessibility assessment against the relevant provisions of the BCA and the Disability (Access to Premises – Building) Standards 2010 prepared by Code Performance Pty Ltd (see **Appendix 26**). It concludes as follows:-

> *“This report identifies the compliance status of the Development Application architectural design with the following –*
>
> - *Relevant accessibility related ‘deemed-to-satisfy’ (DTS) requirements of the Building Code of Australia (BCA) 2016. These provisions are generally contained within Part D3 and Clause(s) E3.6 & F2.4 of the code.*
> - *The Disability (Access to Premises – Building) Standards 2010 (Premises Standards).*
>
> *The outcome of this report recognises that the existing building is wholly inaccessible however with the proposed design compliance is readily able to be met with the DtS provisions of the BCA and/or BCA Performance Solutions.”*

Accordingly, the proposed development will result in a significant improvement in accessibility.

3.8 Vehicular Access and parking

No changes are proposed to the existing vehicular access points to the site or to the existing on-site parking arrangements, all as described in the Parking and Traffic Assessment in **Appendix 14**.

3.9 Services infrastructure

Utilities infrastructure on and surrounding the site includes existing Sydney Water sewer infrastructure, existing Sydney Water potable water infrastructure, and existing Jemena natural gas infrastructure, all as described in the Infrastructure Management Plan provided in **Appendix 11**. The proposal will rely on this infrastructure.

3.10 Drainage/stormwater management

The Stormwater Drainage and Sediment, Erosion and Dust Control Management report in **Appendix 12** describes the existing stormwater network on the site and addresses the drainage-related issues identified in the SEAR’s and is to be read in conjunction with the drawings in **Appendix 4K**.

The stormwater drainage strategy is to provide for capture and conveyance of all flows during storm events up to and including the 100 year ARI storm within the pit and pipe network on the site and controlled overland flows, and the integration/incorporation of water sensitive urban design principles to ensure relevant water quality criteria are met. No adverse impacts will arise from the proposed stormwater management measures on surrounding neighbouring properties or on public spaces.

The new Stevenson Library roof catchment will be connected to the existing stormwater management system. As post-development flows will be equal to the existing library building flows, there is no necessity for additional OSD capacity.

3.11 Energy Efficiency Measures

The existing extent of glazing in the (main) eastern, southern (side) and northern (side) facades of the Stevenson Library buildings is shown on Site Information Drawings SSD1.02/17.106 and 107 in **Appendix 4B**.

A glazing comparison, between the existing facades of the Stevenson Library building and the facades which are proposed is provided in Drawings SSD1.02/17.424 to 427 in **Appendix 4G**.

The proposal will result in a reduction in the extent of glazed area (from 56% of the façade area of the eastern elevation of the existing building, to 21% of the façade area of the modified/added to building). As a result, it will have much improved energy efficiency and passive thermal design.

Other energy efficiency measures are detailed in the ESD report in **Appendix 21**.

3.12 Landscaping

The proposed will involve restorative landscape works as shown on Drawings SSD1.02/17.200 in **Appendix 4E**.The part of the oval closest to the building which will be used as a construction compound will be re-instated (i.e. turfed, as required), and the garden bed and lawn and associated new terrace on the eastern side of Aspinall House and to the north of the Stevenson Library will be re-instated following construction of the new stairs. Similarly, paving will be re-instated as part of the accessibility improvements to be made to the Quadrangle.

3.13 Materials and Finishes

Details of external materials and finishes are provided on Drawing SSD.02/17.212.1 in **Appendix 4E**.

The facades will have a smooth render finish with dressed sandstone used to highlight openings such as doors and windows, rails, stairs to the oval, and other complementary detailing. The main entry to the building will be off the Quadrangle, and will have a finish comprised of uncoursed sandstone blocks. Slate tiles will be used on the roof. Lead will be used on the minor ridges.

3.14 Capital Investment Value

As detailed in **Appendix 15**, the proposal has a CIV of $28,863,068.00 (excluding GST).

3.15 Construction Jobs

The proposal is likely to result in the following (full-time equivalent) construction employment generation:-

- Head Contractor

  Admin staff: 3

  Site co-ordination staff: 5

  Site Labour: 10

- Specialist Contractors

  Admin / design / site staff: 110

- Sub Contractors

  Admin / site staff: 165

- Suppliers

  Admin / stock / delivery: 125

This is a total of 418 construction jobs.

4. STATUTORY AND STRATEGIC CONTEXT

4.1 Environmental Planning and Assessment ("EP&A") Act, 1979

4.1.1 Objects

The objects in Section 1.3 of the Act are as follows:

> *"(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
>
> *(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
>
> *(c) to promote the orderly and economic use and development of land,*
>
> *(d) to promote the delivery and maintenance of affordable housing,*
>
> *(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
>
> *(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
>
> *(g) to promote good design and amenity of the built environment,*
>
> *(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
>
> *(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
>
> *(j) to provide increased opportunity for community participation in environmental planning and assessment."*

The proposed development is consistent with the above objects of the EP&A Act in that it will promote the orderly and economic use of the land in a manner that appropriately respects and responds to the location, context, characteristics, significance of nearby heritage items and other qualities of the site and its surrounds so as to contribute in a positive way to the built environment.

4.1.2 Section 4.12(8)

The EP&A Act establishes the assessment framework for SSD DA's. Section 4.12 (8) of the EP&A Act requires that a DA for SSD is to be accompanied by an EIS prepared by or on behalf of the Applicant in the form prescribed by the Environmental Planning and Assessment Regulation 2000. The EIS satisfies this requirement.

4.2 State Environmental Planning Policies

4.2.1 State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (State and Regional Development) 2011 ("the SRD SEPP") declares certain development of a particular class or description to be State Significant Development ("SSD").

Clause 8 of the SRD SEPP states:

> *"**8 Declaration of State significant development: section 4.36***
>
> *(1) Development is declared to be State significant development for the purposes of the Act if:*
>
> *(a) the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the Act, and*
>
> ***(b) the development is specified in Schedule 1 or 2.***
>
> *(2) If a single proposed development the subject of one development application comprises development that is only partly State significant development declared under subclause (1), the remainder of the development is also declared to be State significant development, except for:*
>
> *(a) so much of the remainder of the development as the Director-General determines is not sufficiently related to the State significant development, and*
>
> *(b) coal seam gas development on or under land within a coal seam gas exclusion zone or land within a buffer zone (within the meaning of clause 9A of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007), and*
>
> *(c) development specified in Schedule 1 to State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.*
>
> *(3) This clause does not apply to development that was the subject of a certificate in force under clause 6C of State Environmental Planning Policy (Major Development) 2005 immediately before the commencement of this Policy.*
>
> ***Note.***
>
> *Development does not require consent under Part 4 of the Act merely because it is declared to be State significant development under this clause. Any such development that, under an environmental planning instrument, is permitted without consent may be an activity subject to Part 5 of the Act or State significant infrastructure subject to Division 5.2 of the Act. Any such development that is permitted without consent may become State significant development requiring*

consent if it is part of a single proposed development that includes other development that is State significant development requiring consent (see section 4.38 (4) of the Act and subclause (2)).” (Our emphasis)

Schedule 1 “State Significant Development – general” lists the various types of SSD including, in Clause 15, “educational establishments”. Clause 15(2) in Schedule 1 of the SRD SEPP relevantly identifies that development with a CIV of more than $20 million for the purpose of alterations or additions to an existing school is SSD.

Clause 15 (2) is in the following terms:-

“15 Educational establishments

(2) Development that has a capital investment value of more than $20 million for the purpose of alterations or additions to an existing school.”

Accordingly, as the proposal comprises major alterations and additions with a CIV of more than $20 million to the College’s Stevenson Library building which is part of an existing school, the proposal comprises SSD.

4.2.2 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

The aims of this SEPP are as follows”-

“The aim of this Policy is to facilitate the effective delivery of educational establishments and early education and care facilities across the State by:

(a) improving regulatory certainty and efficiency through a consistent planning regime for educational establishments and early education and care facilities, and

(b) simplifying and standardising planning approval pathways for educational establishments and early education and care facilities (including identifying certain development of minimal environmental impact as exempt development), and

(c) establishing consistent State-wide assessment requirements and design considerations for educational establishments and early education and care facilities to improve the quality of infrastructure delivered and to minimise impacts on surrounding areas, and

(d) allowing for the efficient development, redevelopment or use of surplus government-owned land (including providing for consultation with communities regarding educational establishments in their local area), and

(e) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and

(f) aligning the NSW planning framework with the National Quality Framework that regulates early education and care services, and

(g) ensuring that proponents of new developments or modified premises meet the applicable requirements of the National Quality Framework for early education and care services, and of the corresponding regime for State regulated education and care services, as part of the planning approval and development process, and

(h) encouraging proponents of new developments or modified premises and consent authorities to facilitate the joint and shared use of the facilities of educational establishments with the community through appropriate design."

Clause 35(1) provides that development for the purpose of a school can be carried out with consent on land in a "prescribed zone". The SP2 Infrastructure (Educational Establishment), in which the site is located pursuant to Woollahra LEP 2014 ("WLEP"), is a "prescribed zone".

Clause 35(6) provides that before determining a DA for development referred to in Clause 35(1), the consent authority must take into consideration:-

"(a) the design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 4, and

(b) whether the development enables the use of school facilities (including recreational facilities) to be shared with the community."

In relation to Clause 35(6)(a), an assessment of the proposed development against the design principles in this SEPP is provided in **Appendix 5C**.

In relation to Clause 35(6)(b), Scots College is a private school and there is no general community use of its land, buildings or facilities. However, there is and will continue to be access and use of the College land, buildings and facilities outside of teaching hours by College support groups and associations, including the Old Boys Union, the Women's Association, the Parents' Association and by other support groups and associations.

Clause 35(9) of this SEPP states:-

"(9) A provision of a development control plan that specifies a requirement, standard or control in relation to development of a kind referred to in subclause (1), (2), (3) or (5) is of no effect, regardless of when the development control plan was made."

The consequence of Clause 35(9) is that the provisions of Chapter E (relating to parking) and Chapter F2 (relating to educational establishments) of Woollahra DCP 2015 are of no effect. Nevertheless, the SEAR's in **Appendix 1** require the provisions of the DCP to be addressed. Section 4.4 of the EIS addresses the relevant provisions in the DCP.

Clause 42 of this SEPP states:-

"Development consent may be granted for development for the purpose of a school that is State significant development even though the development would contravene a development standard imposed by this or any other environmental planning instrument under which the consent is granted."

The consequence of Clause 42 is, relevantly, that the height limit of 9.5m in WLEP (see **Figure 4B**) does not apply to the proposed development, thus no Clause 4.6 variation request (that would otherwise have been needed) is required.

4.2.3 State Environmental Planning Policy No. 55 (Remediation of Land)

State Environmental Planning Policy No. 55 (Remediation of Land) ("SEPP 55") aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspects of the environment by specifying certain considerations to be had in determining development applications in general, by requiring that remediation work meets certain standards.

The Scots College has been on the site for well over 100 years. No use has subsequently been carried out on the site which would lead to such contamination as would make it unsuitable for its use as a school.

As no change of use is proposed, and as only minor excavation is involved, the provisions of SEPP 55 should not be triggered by the proposal. Nevertheless, a detailed site investigation has been prepared by Argus and is provided in **Appendix 16**.

4.2.4 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 ("the SREP")

The site is within the "Sydney Harbour Catchment" designated in the SREP. It is not, however, within the Foreshores and Waterways Area as identified in this instrument.

Pursuant to Clause 13 of the SREP, the planning principles for land in the Catchment are as follows:-

"(a) development is to protect and, where practicable, improve the hydrological, ecological and geomorphological processes on which the health of the catchment depends,

(b) the natural assets of the catchment are to be maintained and, where feasible, restored for their scenic and cultural values and their biodiversity and geodiversity,

(c) decisions with respect to the development of land are to take account of the cumulative environmental impact of development within the catchment,

(d) action is to be taken to achieve the targets set out in Water Quality and River Flow Interim Environmental Objectives: Guidelines for Water Management: Sydney Harbour and Parramatta River Catchment (published in October 1999 by the Environment Protection

Authority), such action to be consistent with the guidelines set out in Australian Water Quality Guidelines for Fresh and Marine Waters (published in November 2000 by the Australian and New Zealand Environment and Conservation Council),

(e) development in the Sydney Harbour Catchment is to protect the functioning of natural drainage systems on floodplains and comply with the guidelines set out in the document titled Floodplain Development Manual 2005 (published in April 2005 by the Department),

(f) development that is visible from the waterways or foreshores is to maintain, protect and enhance the unique visual qualities of Sydney Harbour,

(g) the number of publicly accessible vantage points for viewing Sydney Harbour should be increased,

(h) development is to improve the water quality of urban run-off, reduce the quantity and frequency of urban run-off, prevent the risk of increased flooding and conserve water,

(i) action is to be taken to achieve the objectives and targets set out in the Sydney Harbour Catchment Blueprint, as published in February 2003 by the then Department of Land and Water Conservation,

(j) development is to protect and, if practicable, rehabilitate watercourses, wetlands, riparian corridors, remnant native vegetation and ecological connectivity within the catchment,

(k) development is to protect and, if practicable, rehabilitate land from current and future urban salinity processes, and prevent or restore land degradation and reduced water quality resulting from urban salinity,

(l) development is to avoid or minimise disturbance of acid sulfate soils in accordance with the Acid Sulfate Soil Manual, as published in 1988 by the Acid Sulfate Soils Management Advisory Committee."

The proposal is relevantly consistent with these provisions.

The SREP contains provisions that are relevant to the assessment of all proposals in the Catchment, being those in "Division 2: Matters for Consideration". These provisions are addressed below.

Provision	Consistent?
21 Biology, ecology and environment protection	
(a) development should have a neutral or beneficial effect on the quality of water entering the waterways,	Yes.
(b) development should protect and enhance terrestrial and aquatic species, populations and ecological communities and, in particular, should avoid physical	N/A

damage and shading of aquatic vegetation (such as seagrass, saltmarsh and algal and mangrove communities),	
(c) development should promote ecological connectivity between neighbouring areas of aquatic vegetation (such as seagrass, saltmarsh and algal and mangrove communities),	N/A
(d) development should avoid indirect impacts on aquatic vegetation (such as changes to flow, current and wave action and changes to water quality) as a result of increased access,	N/A
(e) development should protect and reinstate natural intertidal foreshore areas, natural landforms and native vegetation,	N/A
(f) development should retain, rehabilitate and restore riparian land,	N/A
(g) development on land adjoining wetlands should maintain and enhance the ecological integrity of the wetlands and, where possible, should provide a vegetative buffer to protect the wetlands,	N/A
(h) the cumulative environmental impact of development,	Yes.
(i) whether sediments in the waterway adjacent to the development are contaminated, and what means will minimise their disturbance.	N/A
22 Public access to, and use of, foreshores and waterways	Not relevant to the proposal.
(a) development should maintain and improve public access to and along the foreshore, without adversely impacting on watercourses, wetlands, riparian lands or remnant vegetation,	
(b) development should maintain and improve public access to and from the waterways for recreational purposes (such as swimming, fishing and boating), without adversely impacting on watercourses, wetlands, riparian lands or remnant vegetation,	
(c) if foreshore land made available for public access is not in public ownership, development should provide	

appropriate tenure and management mechanisms to safeguard public access to, and public use of, that land, *(d) the undesirability of boardwalks as a means of access across or along land below the mean high water mark if adequate alternative public access can otherwise be provided,* *(e) the need to minimise disturbance of contaminated sediments.*	
23 Maintenance of a working harbour *(a) foreshore sites should be retained so as to preserve the character and functions of a working harbour, in relation to both current and future demand,* *(b) consideration should be given to integrating facilities for maritime activities in any development,* *(c) in the case of development on land that adjoins land used for industrial and commercial maritime purposes, development should be compatible with the use of the adjoining land for those purposes,* *(d) in the case of development for industrial and commercial maritime purposes, development should provide and maintain public access to and along the foreshore where such access does not interfere with the use of the land for those purposes.*	Not relevant to the proposal.
24 Interrelationship of waterway and foreshore uses *(a) development should promote equitable use of the waterway, including use by passive recreation craft,* *(b) development on foreshore land should minimise any adverse impact on the use of the waterway, including the use of the waterway for commercial and recreational uses,* *(c) development on foreshore land should minimise excessive congestion of traffic in the waterways or along the foreshore,* *(d) water-dependent land uses should have priority over other uses,* *(e) development should avoid conflict between the various uses in the waterways and along the foreshores.*	Not relevant to the proposal.

25 Foreshore and waterways scenic quality	
(a) the scale, form, design and siting of any building should be based on an analysis of: *(i) the land on which it is to be erected, and* *(ii) the adjoining land, and* *(iii) the likely future character of the locality,*	Yes (see **Appendices 5A and 5C**).
(b) development should maintain, protect and enhance the unique visual qualities of Sydney Harbour and its islands, foreshores and tributaries,	Yes. See Section 8.4.
(c) the cumulative impact of water-based development should not detract from the character of the waterways and adjoining foreshores.	N/A
26 Maintenance, protection and enhancement of views	
(a) development should maintain, protect and enhance views (including night views) to and from Sydney Harbour,	Yes. See discussion in Section 8.4 and view analysis in **Appendix 4J**.
(b) development should minimise any adverse impacts on views and vistas to and from public places, landmarks and heritage items,	Yes. See discussion in Section 8.4 and view analysis in **Appendix 4J**.
(c) the cumulative impact of development on views should be minimised.	Yes. See discussion in Section 8.4 and view analysis in **Appendix 4J**.
27 Boat storage facilities *(a) development should increase the number of public boat storage facilities and encourage the use of such facilities,* *(b) development should avoid the proliferation of boat sheds and other related buildings and structures below the mean high water mark,* *(c) development should provide for the shared use of private boat storage facilities,* *(d) development should avoid the proliferation of private boat storage facilities in and over the waterways by ensuring that all such facilities satisfy a demonstrated demand,*	Not relevant to the proposal.

(e) boat storage facilities should be as visually unobtrusive as possible, *(f) in the case of permanent boat storage, the safety and utility of the development should not be adversely affected by the wave environment, and the development should avoid adverse impacts on safe navigation and single moorings.*	

The Stevenson Library building is approximately 430m from the harbour foreshore and not on a ridgeline. Whilst it will be visible from the waters of Sydney Harbour and from various foreshore locations, including Lyre Park in Rose Bay, no adverse impacts on the waterway, foreshore area or catchment arise from the proposal.

4.3 Woollahra Local Environmental Plan 2014 ("WLEP")

4.3.1 Aims of the WLEP

WLEP came into effect on 23 May 2015.

The proposal is consistent with the particular aims of the WLEP, including:-

"(b) to promote the management, development, conservation and economic use of property,

(f) to conserve built and natural environmental heritage,

(g) to protect amenity and the natural environment,

(j) to promote a high standard of design in the private and public domain

(k) to minimise and manage traffic and parking impacts

(l) to ensure development achieves the desired future character of the area; and

(m) to minimise excavations and manage impacts."

4.3.2 Zoning and Permissibility

The site is zoned SP2 Infrastructure (Educational Establishment) (see **Figure 4A**), the objectives of which are:-

- *"To provide for infrastructure and related uses.*
- *To prevent development that is not compatible with or that may detract from the provision of infrastructure."*

The proposal is consistent with these objectives.

The land use table for the "SP2 Infrastructure" zone is as follows:-

"1 Objectives of zone

- To provide for infrastructure and related uses.
- *To prevent development that is not compatible with or that may detract from the provision of infrastructure.*

2 Permitted without consent

Roads

3 Permitted with consent

Community facilities; Environmental protection works; Recreation areas; ***The purpose shown on the Land Zoning Map****, including any development that is ordinarily incidental or ancillary to development for that purpose*

4 Prohibited

Any development not specified in item 2 or 3" (our emphasis)

"Educational Establishment", being the purpose shown of the Land Zoning Map in the WLEP (see **Figure 4A**), is a permissible use, with consent, in the SP2 Infrastructure zone. "Educational establishment" is defined in WLEP as follows:-

"educational establishment means a building or place used for education (including teaching), being:

(a) a school, or

(b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act."

The proposal is therefore permissible with consent pursuant to the provisions of WLEP, but is also permissible with consent pursuant to the provisions of State Environmental Planning Policy (Educational Establishments and Childcare Facilities) 2017 (see Section 4.2.2 for details).

4.3.3 Height (Clause 4.3)

The site (along with most surrounding residentially zoned land) is subject to a building height limit of 9.5 metres pursuant to Clause 4.3 and the building height map in the WLEP (see **Figure 4B**).

The Stevenson Library building has an existing maximum height of 16.35m. The proposal seeks to add another storey within a new pitched roof form to the existing building, resulting in a building height increase (excluding architectural roof features) of approximately 4.12m.

With a maximum height of 20.47m, the proposal (like the existing building) exceeds the height standard in the WLEP. However, as detailed above in Section 4.2.2, because the proposed development comprises SSD, the development standards in the WLEP, including the 9.5m height limit, do not apply.

4.3.4 Floor Space Ratio (Clause 4.4)

The FSR controls contained in Clause 4.4 of WLEP 2014 do not apply to the site.

4.3.5 Heritage Conservation (Clause 5.10)

The site on which the Stevenson Library building is located (but not the building itself) is identified as a Heritage Item (I67) of local significance in Schedule 5 of WLEP 2014 (see **Figure 4C**). The listing states:-

> *"The Scots College—the building known as "Aspinall House" and interiors, with palm trees, sandstone gateposts (3 sets), gate and fencing to Victoria Road, and the adjoining stone wall surmounted by iron railing; the school building with clock-tower and interiors"*

There are other heritage-listed items nearby (see **Figure 4C**).

A Heritage Impact Statement is provided in **Appendix 9.**

A historical archaeological assessment is provided in **Appendix 10**.

4.3.6 Acid Sulphate Soils

As shown on the Acid Sulphate Soils Map in WLEP 2014 (see **Figure 4D**), the site and all of its surrounds are identified as "Class 5" which is the lowest risk category.

Only minor excavation is required to facilitate the proposed development as the existing structure (slabs, footings, columns) are being retained, and there is no prospect of the watertable being lowered on any Class 1, 2, 3 or 4 land as a consequence of the proposed works.

4.4 List of Other Approvals

Clause 7(1)(d)(v) of the EP&A Regulation 2000 requires the analysis of a proposed development to include:-

> *"(v) a list of any approvals that must be obtained under any other Act or law before the development, activity of infrastructure may lawfully be carried out"*

No approvals under other legislation are required before the proposed development can be carried out.

5. POLICIES

5.1 NSW State Priorities

There are 18 State priorities being actioned by the NSW Government. None of these are relevant to the proposed development other than (under the group heading of "Strong budget and economy") the following:-

> *"Accelerating major project assessment."*

This priority is relevant to the proposed development as it comprises SSD. This is a matter for the Department.

5.2 A Plan for Growing Sydney and the Greater Sydney Region Plan

"A Plan for Growing Sydney" was released in December 2014. It sets out the key strategic growth priorities and actions for Sydney to become a "strong global city and a great place to live".

The following goals and directions are relevant to the site and to the proposal.

Goal 1: A competitive economy with world-class services and transport

- *Direction 1.6: "Expand the global economic corridor"*

  The proposal provides improved educational facilities on a site located in the "Global Economic Corridor", adding to the infrastructure and activities in the Corridor.

- *Direction 1.7: "Grow strategic centres – providing more jobs closer to home"*

  The proposal will provide improved educational facilities on the site and achieve increased employment growth during construction.

- *Direction 1.10: "Plan for education and health services to meet Sydney's growing needs"*

  Whilst not increasing pupil numbers at the College, the proposal will provide improved educational, operational and design outcomes for students and staff.

Goal 3: A great place to live with communities that are strong, healthy and well-connected

- *Direction 3.1: "Revitalise existing suburbs"*

  The proposal will deliver improved educational infrastructure in the Eastern Suburbs.

In March 2018, the above Plan was replaced by the Greater Sydney Region Plan, which describes the Sydney metropolitan area (or the Greater Sydney Region) as a "Metropolis of

Three Cities": an Eastern Harbour City, a Central River City, and a Western Parkland City. The site is located in the "Eastern Harbour City", as defined in the Plan.

Objective 6 "Services and infrastructure meet communities' changing needs" in the Greater Sydney Region Plan discusses the importance of schools on page 50 as follows:-

> *"Schools are essential local infrastructure. The NSW Department of Education estimates that an extra 270,000 students will need to be accommodated in government and non-government schools in Greater Sydney by 2036. Demand for school places will vary across Greater Sydney. The Department of Education's high-level School Assets Strategic Plan Summary coordinates planning for, and delivery of, both new and expanded schools. It encourages the joint and shared use of facilities with local governments and the private sector to develop innovative ways to provide school infrastructure.*
>
> *The NSW Government will spend $4.2 billion over the next four years on building and upgrading schools, including the addition of more than 1,500 new classrooms providing places for 32,000 students. Many new and expanded schools will be in growth areas including Camden, Riverstone, Penrith and Bella Vista. Innovations such as contemporary design, flexible learning spaces and more efficient use of land will be essential responses to growth and changing demand. Shared use of facilities and increased opportunities for students to walk and cycle to school will better connect schools with local communities.*
>
> *Planning for early education and child care facilities requires innovative approaches to the use of land and floor space, including co-location with compatible uses such as primary schools and office buildings, close to transport facilities.*
>
> *Tertiary education and vocational training facilities together with lifelong learning opportunities allow people to gain and refine skills for employment. This supports productivity but also allows people to connect with other people in the community, supporting enhanced social cohesion.*
>
> ***Education and Child Care SEPP***
>
> *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 makes it easier for child care providers, schools, TAFEs and universities to build new facilities and improve existing facilities. It streamlines approval processes, recognising the need for additional educational infrastructure with a focus on good design. The accompanying Child Care Planning Guideline assists in matters such as site selection, location and building design to meet national requirements for child care.*
>
> *The needs of children and young people go beyond education facilities. With families increasingly living in higher density areas, there needs to be greater importance placed on how open spaces, cultural facilities and the public realm are planned, designed and managed to include children and young people (refer to Objective 7 and Objective 12).*
>
> *The Office of the NSW Advocate for Children and Young People's NSW Strategic Plan for Children and Young People is the first legislated three-year*

whole-of-government plan focused on children and young people aged 0–24 years. It aims to give children and young people opportunities to thrive, get the services they need and have their voices heard."

The proposed development is consistent with Objective 6 of the Greater Sydney Region Plan.

5.3 NSW Long Term Transport Master Plan 2012

The NSW Long Term Transport Master Plan 2012 was released in December 2012 with the intention of providing an integrated transport strategy for NSW to deliver a transport system *"with a strong focus on customer needs, integration, modernisation and meeting projected growth"*.

Action types identified to address NSW's transport challenges are:-

- integrate transport services;
- modernise the system;
- grow the networks to meet future demand (including the important task of corridor preservation); and
- maintain important road and public transport assets.

Nothing in the proposed development raises issues with any of the above actions.

5.4 Sydney's Cycling Future 2013, Sydney's Walking Future 2013 and Sydney's Bus Future 2013

5.4.1 Sydney's Cycling Future 2013

This document identifies how bicycle networks will be improved, how the needs of bike riders will be built into the planning of new transport and infrastructure projects, and how cyclist safety will be prioritised. Whilst such initiatives will have general benefits for all cyclists, nothing of a specific nature arises in relation to the proposed development.

5.4.2 Sydney's Walking Future 2013

This document identifies how walking for transport can be promoted, how safe walking networks can be better connected, and how a culture of walking for transport by promoting walking as a viable and attractive transport choice can be created, especially for getting to and from work and school. Whilst such initiative will have general benefits, nothing of a specific nature arises in relation to the proposed development.

5.4.3 Sydney's Bus Future 2013

This document identifies actions to deliver fast and reliable bus services for customers where and when they are needed.

No specific actions are identified for the existing bus connection between Bondi Junction and Edgecliff transport interchanges, via Victoria Road, Bellevue Hill.

The site is served by public and private bus services.

5.5 Crime Prevention Through Environmental Design (CPTED) Principles

The table below outlines the measures in the proposal to be used to implement the four key CPTED principles.

CPTED Principle	Proposal Measures
Surveillance The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical. Good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others. Would be offenders are often deterred from committing crime in areas with high levels of surveillance. From a design perspective, 'deterrence' can be achieved by: • clear sightlines between public and private places • effective lighting of public places • landscaping that makes places attractive, but does not provide offenders with a place to hide or entrap victims	The subject building forms part of a secure school precinct and is visible from the main school entrance, the Quadrangle and the College oval. A Secure Schools Program is in place at the College.
Access Control Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. They minimise opportunities for crime and increase the effort required to commit crime. By making it clear where people are permitted to go or not go, it becomes difficult for potential offenders to reach and victimise people and their property. Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. However, care needs to be taken to ensure that the barriers are not tall or hostile, creating the effect of a compound. Effective access control can be achieved by creating: • landscapes and physical locations that channel and group pedestrians into target areas • public spaces which attract, rather than discourage people from gathering	The College boundaries are well-defined and access is restricted to only a few highly visible locations, consistent with the Secure Schools Program. Access Control and Intruder Detection systems, including CCTV systems and alarms, are currently in place at this College and will be extended into the new Stevenson Library building.

• restricted access to internal areas or high-risk areas (like carparks or other rarely visited areas). This is often achieved through the use of physical barriers.	
Territorial Reinforcement Community ownership of public space sends positive signals. People often feel comfortable in, and are more likely to visit, places which feel owned and cared for. Well used places also reduce opportunities for crime and increase risk to criminals. If people feel that they have some ownership of public space, they are more likely to gather and to enjoy that space. Community ownership also increases the likelihood that people who witness crime will respond by quickly reporting it or by attempting to prevent it. Territorial reinforcement can be achieved through: • design that encourages people to gather in public space and to feel some responsibility for its use and condition • design with clear transitions and boundaries between public and private space • clear design cues on who is to use space and what it is to be used for. Care is needed to ensure that territorial reinforcement is not achieved by making public spaces private spaces, through gates and enclosures.	The College grounds comprise private land the boundaries of which with public space are clearly defined. The proposed development does not impact on the use of public space.
Space Management Popular public space is often attractive, well maintained and well used space. Linked to the principle of territorial reinforcement, space management ensures that space is appropriately utilised and well cared for. Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements.	See above.

A CPTED report is provided in **Appendix 5F**.

5.6 Healthy Urban Development Checklist, NSW Health

The Healthy Urban Development Checklist was developed by NSW Health in 2009 to enable the comprehensive and critical examination of urban development policies, plans and proposals in relation to public health and to promote effective management between health professionals and urban planners and developers with a view to creating spaces where people can live healthy and fulfilling lives. The primary users of the checklist are Area Health Service workers.

The proposal will deliver the following outcomes for the College:-

- healthy teaching environments through high quality design with access to natural light and ventilation;

- excellent permeability and pedestrian accessibility within the Victoria Road East Precinct of the College; and

- improved staff and student facilities, counselling resources and services, and linkages with outdoor spaces to encourage student and staff wellbeing.

5.7 Better Placed – an integrated design policy for the built environment of NSW

Better Placed is a design policy developed by the Government Architect NSW, outlining seven objectives to define key considerations in the design of infrastructure, architecture, public spaces and the public domain:-

1) Better fit: contextual, local and of its place;

2) Better performance: sustainable, adaptable and durable;

3) Better for community: inclusive, connected and diverse;

4) Better for people: safe, comfortable and liveable;

5) Better working: functional, efficient and fit for purpose;

6) Better value: creating and adding value; and

7) Better look and feel: engaging, inviting and attractive.

The proposal is relevantly consistent with these objectives.

5.8 Greater Sydney Commission's Eastern City District Plan

The Draft Eastern City District Plan was released for comment in October 2017 and was finalised in March 2018. It acts as a guide for implementing the Greater Sydney Region Plan ("A Metropolis of Three Cities") in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney.

Planning Priority E3 "Providing services and social infrastructure to meet people's changing needs" identifies the importance of schools in providing for services and infrastructure needs of children and young people in the local community:-

> *"The NSW Department of Education's high-level School Assets Strategic Plan Summary 2017 coordinates planning for, and delivery of, both new and expanded schools. It encourages the joint and shared use of school facilities with local government and the private sector to develop innovative ways to provide school infrastructure. School Infrastructure NSW, a new specialist unit*

within the Department, will undertake school community planning and deliver the education infrastructure program, working with other State agencies and community groups to develop schools as community hubs.

Schools help to create and support inclusive and vibrant neighbourhoods. Planning for new schools, and the use of existing schools, must respond to growth and changing demand in innovative ways such as more efficient use of land, contemporary design, greater sharing of spaces and facilities, and flexible learning spaces. Safe walking and cycling links to schools encourage young people to be more active and better connect schools with local communities. They can reduce local congestion around schools, improving safety for children and families."

By delivering a much-improved existing facility to enable improved learning and performance outcomes for students of the College, the proposal is consistent with Planning Priority E3.

5.9 Woollahra Development Control Plan ("DCP") 2015

5.9.1 General

Pursuant to Clause 11 of the SRD SEPP, DCP provisions do not apply to an SSD DA. Additionally, pursuant to Clause 35(9) of the SEPP (Educational Establishments and Child Care Facilities) 2017, DCP provisions do not apply to a DA for an educational establishment.

Nevertheless, the SEAR's require the DCP to be addressed, as relevant.

5.9.2 Chapter B1 Residential Precincts: Bellevue Hill North Precinct

This chapter establishes detailed controls to guide future development in the 10 residential precincts of the Woollahra Local Government Area including the Bellevue Hill North Precinct within which the site is located (see **Figure 5**).

The Bellevue Hill North Precinct has the following Precinct Character Statement:-

"The Bellevue Hill North precinct is sited on the slopes and plateau of Bellevue Hill. New South Head Road, the main arterial road, forms the northern edge of the precinct. The precinct contains three distinct settings:

- *the edge development fronting New South Head Road (between Bellevue Road and Victoria Road) which contains predominantly substantial residential flat buildings set behind sandstone walls, garages and steps;*
- *development opposite the Rose Bay promenade on New South Head Road, typically large detached buildings within a landscape setting; and*
- *the one to three storey dwelling houses and residential flat buildings set in the winding streets that follow the contours of Bellevue Hill.*

As with many of the higher parts of the municipality, significant views and vistas are available from many of the public spaces. This precinct also contains two large private school campuses: Cranbrook School and Scots College."

Development in the Bellevue Hill North Precinct is required to satisfy the following Desired Future Character Objectives:-

"O1 To respect and enhance the streetscape character and key elements of the precinct.

O2 To maintain the evolution of residential building styles through the introduction of well designed contemporary buildings incorporating modulation and a varied palette of materials.

O3 To maintain a transition of development scale from the residential flat buildings that address New South Head Road, to the dwelling houses that dominate the majority of the precinct.

O4 To reinforce a consistent building scale with streets.

O5 To ensure that development responds in form and siting to the street and subdivision pattern.

O6 To design and site buildings to respond to the topography and minimise cut and fill.

O7 To reinforce the landscape setting and maintain the existing tree canopy which forms a green backdrop when viewed from the harbour and the surrounding districts.

O8 To retain and reinforce the green setting of mature street trees, private trees and garden plantings and minimise hard stand areas.

O9 To protect important views from the public spaces of the precinct to the harbour and city skyline, including view corridors between buildings.

O10 To ensure that development facilitates view sharing to adjoining and adjacent private properties.

O11 To ensure on-site parking does not dominate the streetscape."

The proposal is consistent with these objectives.

5.9.3 Chapter B3: General Development Controls

5.9.3.1 Part B3.2: Building Envelope

The site is located in the SP2 Infrastructure (Educational Establishment) zone and therefore this part of the DCP does not apply to the proposal.

5.9.3.2 Part B3.3: Floorplate

The site is located in the SP2 Infrastructure (Educational Establishment) zone and therefore this part of the DCP does not apply to the proposal.

5.9.3.3 Part B3.4: Excavation

Part B3.4 of the DCP contains specific development controls relating to excavation. The proposal is relevantly consistent with the excavation controls

5.9.3.4 Part B3.5: Built Form and Context

Part B3.5 of the DCP contains specific development controls relating to the built form and context of development. The objectives and development controls in this part of the DCP are addressed in the table below.

B3.5.1 Streetscape character		
Objectives	**Controls**	**Compliance**
O1 To ensure that the built form is compatible with the streetscape and the desired future character of the area. O2 To ensure that development is of high visual quality and enhances the street. O3 To maintain the evolution of residential building styles through the introduction of well-designed contemporary buildings.	C1 The building is consistent with the desired future character of the area set out in the precinct controls in Parts B1 and B2 of this DCP. Note: Chapters B1 and B2 in this part of the DCP define the desired future character for each precinct or HCA, and identify special streetscape character, heritage and key elements within each precinct. C2 Development retains vegetation of landscape value. C3 Development steps down sloping sites and follows the topography of the land. C4 External building materials and colours do not detract from the streetscape. Bright or obtrusive colour schemes are avoided.	Yes. Yes. Yes. Yes.
O4 To ensure that roof forms are consistent with the existing predominant roof forms in the street and minimise impacts to	C5 In heritage conservation areas or where the existing immediate streetscape is predominantly characterised by pitched roof forms, new development incorporates pitched roof forms.	Yes (unlike the existing Stevenson Library Building).

neighbouring properties.	C6 Roof materials are non-reflective and do not cause excessive glare to adjacent properties.	Yes.
O5 To ensure buildings improve the safety of the public domain.	C7 The building addresses the street and provides opportunities for casual surveillance. At least one habitable room window overlooks the street.	N/A
B3.5.2 Overshadowing		
Objectives	**Controls**	**Compliance**
O1 To minimise overshadowing to adjoining properties.	C1 The development is designed so that: a) sunlight is provided to at least 50% (or 35m2 with a minimum dimension of 2.5m, whichever is the lesser) of the main ground level private open space of adjacent properties for a minimum of 2 hours between 9am and 3pm on 21 June. Where existing overshadowing is greater than this, sunlight is not further reduced; and b) north facing windows to upper level habitable rooms of adjacent dwellings receive at least 3 hours of sun between 9am and 3pm on 21 June over a portion of their surface. C2 Lot orientation may make C1 above difficult to achieve so a reduced amount of solar access may be considered, provided the proposed building complies with all setback controls. Note: For land adjoining open space also refer to Section 3.10.1.	N/A. The site is well removed from adjoining properties. See shadow diagrams in **Appendix 4H**. No adverse shadow impacts arise on residential properties.
B3.5.3 Public and private views		
Objectives	**Controls**	**Compliance**
O1 To protect and enhance existing views and vistas from the public domain.	C1 Development is sited and designed so that the following public views are maintained or enhanced: a) significant views and vistas identified in the precinct maps in this Chapter	Yes.

O2 To provide additional views and vistas from streets and other public spaces where opportunities arise.	B1 Residential Precincts and Chapter B2 Neighbourhood HCAs of this DCP; and	
	b) views from other public open space areas, particularly from ridgelines to Sydney Harbour and the Sydney CBD skyline.	Yes.
	C2 Vistas along streets are preserved or enhanced through sensitive development location and form.	Yes.
	C3 Development on the low side of the street preserves district, iconic and harbour views from the street by:	
	a) providing substantial breaks between buildings, front fences, car parking and other structures; and	Yes.
	b) incorporating fences with transparent or open end panels at each side boundary to provide for views.	N/A
	C4 Roof forms on the low side of streets are designed to allow public views and add interest to the scenic outlook. Flat expansive roofs with vents, air conditioning units and similar structures are inappropriate.	Yes.
O3 To encourage view sharing as a means of ensuring equitable access to views from private property.	C5 Development is sited and designed to enable a sharing of views with surrounding private properties, particularly from the habitable rooms.	Yes.
	C6 Development steps down the hillside on a sloping site.	Yes.
	C7 The design of the roof form provides for view sharing.	Yes
	C8 Roof terraces are uncovered to provide for view sharing. All elements on roof terraces are to comply with the maximum building height control.	Yes.

O4 To ensure that views are not compromised by landscaping.	C9 The location and species of new tree planting frames and preserves public and private views. Planting must not be used to block views. C10 In sloping areas, the location of new tree planting frames and preserves public views. This may be achieved: a) on the high side of streets— by concentrating new tree planting at the front of buildings within the side setbacks; and b) on the low side of streets—by concentrating new tree planting at the front of buildings outside the side setbacks (refer to Figure 18).	Yes. No significant new tree planting is proposed. Yes. See above.
B3.5.4 Acoustic and visual privacy		
Objectives	**Controls**	**Compliance**
O1 To ensure adequate acoustic privacy for occupants and neighbours	C1 Dwellings are designed to ensure adequate acoustic separation and privacy to the occupants of all dwellings. C2 Dwellings located close to high noise sources, such as a busy road or railway line are to: a) be designed to locate habitable rooms and private open space away from the noise source; and b) include sound attenuation measures, such as acoustic glazing and insulation. Note: Shared walls and floors between dwellings must be designed in accordance with the sound transmission and insulation criteria of the Building Code of Australia. C3 Electrical, mechanical, hydraulic and air conditioning equipment is housed so that it does not create an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 either within or at the boundaries of any property at any time of the day.	N/A N/A N/A N/A Yes.

O2 To ensure adequate visual privacy for occupants and neighbours while balancing the need to provide for reasonable levels of environmental amenity, including access to sunlight and ventilation, and good architectural outcomes.	C4 New windows in habitable rooms are designed to prevent a direct sightline to the habitable room windows or private open space of an adjacent dwelling within 9m. C6 Architectural design solutions and screening devices referred to in C4 (c) above are integrated with the overall design and contribute to the architectural merit of the building, having particular regard to: a) aesthetics of the building including impacts on visual bulk; b) compliance with minimum boundary setback controls; c) appearance from adjoining properties; and d) views from adjoining or adjacent properties.	Yes. The Stevenson Library building is well-removed from its nearest residential neighbours. Yes. No privacy impacts arise from the proposed development.
O3 To minimise the impacts of private open space.	C7 Private open spaces and the trafficable area of roof terraces (at or below the second storey) are to be suitably located and screened to prevent direct views to neighbouring: a) habitable rooms (including bedrooms) within 9m; and b) private open space within 9m. Note: Private open space includes an area external to a building including land, terrace, balcony or deck. C10 The trafficable area of a roof terrace (above the second storey) (refer to Figure 19) is setback so that there is no direct line of sight, from that part of the building where the terrace or deck is, to: a) neighbouring private open space within 12m; or b) windows of habitable rooms in neighbouring dwellings within 12m. C11 Lighting installations on a roof terrace or upper level deck are:	Yes. The proposed roof terrace is well removed from neighbouring habitable rooms and private open spaces and is above the second storey. Yes. Yes.

	a) contained within the roof terrace area and located at a low level; or b) appropriately shaded and fixed in a position so light is projected downwards onto the floor surface of the terrace. Note: Lighting of roof terraces must be designed in compliance with Australian Standards 4282-1997 Control of obtrusive effects of outdoor lighting.	
O4 To ensure that where roof terraces are inserted into roofs, they do not impact on the roof profile.	C12 For a roof terrace within the roof of a building: a) no part of the roof terrace or associated structures, such as a balustrade, projects beyond the roof profile; and b) the roof terrace and opening within the roof are clearly subservient in form and size when compared with the roof plane in which they are located.	Yes.

5.9.3.5 Part B3.8: Additional Controls for Development Other Than Dwelling Houses

Part B3.8 of the DCP contains specific controls relating to development other than dwelling houses (such as is proposed).

The objectives and development controls relating to the relevant section of this part of the DCP are addressed in the table below.

B3.8.9 Non-residential development		
Objectives	**Controls**	**Compliance**
O1 To ensure that non- residential development is consistent with the desired future character of the area and does not have an unreasonable impact on surrounding properties	C1 The built form complies with the building envelope, footprint, excavation and built form and context controls in Sections B3.2-B3.4. Note: The minimum side setback for non-residential development is determined by the table in Figure 6 and is measured at 90 degrees to the side boundary (refer Figure 4). C2 The development is compatible with the streetscape and the desired future	Yes. Yes.

	character of the street. For example, buildings in residential areas must maintain a scale consistent with the streetscape. Note: Chapters B1 and B2 in this Part of the DCP define the desired future character for each precinct, and identify any special heritage, streetscape character and key elements within each precinct. C3 Lighting, noise, hours of operation, and intensity of the use do not unreasonably impact on the residential amenity of adjoining properties, the street, or precinct.	 Yes.

5.9.4 Chapter E2: Stormwater and Flood Risk Management

This chapter identifies Council's requirements for stormwater drainage and flood risk management for all DA's. The objectives of this chapter are as follows:-

> *"O1 To encourage ecologically sustainable stormwater management and the use of water sensitive urban design.*
>
> *O2 To maintain existing natural drainage patterns.*
>
> *O3 To ensure that adequate provision has been made for the disposal of stormwater from land proposed to be developed.*
>
> *O4 To ensure the controlled release of stormwater to public stormwater systems without adversely impacting on adjoining or downstream properties.*
>
> *O5 To protect Sydney Harbour and its waterways from stormwater pollution.*
>
> *O6 To minimise flood risk and damage to people and property by setting appropriate development controls. O7 To ensure that flood levels are not increased by development."*

The objectives and controls relating to this chapter are addressed in Sections 3.10, 19 and 20 of this EIS, and in **Appendices 12 and 13**.

5.9.5 Chapter E5: Waste Management

Construction waste and arrangements for operational waste on the site will be managed consistent with the intent of this chapter and with the following objectives:-

> *"O1 To assist applicants in planning for sustainable waste management through the preparation of a site waste minimisation and management plan.*

O2 To identify on-site requirements for waste and recycling storage and management, having regard to access and amenity.

O3 To ensure waste management systems are compatible with collection services."

These objectives are addressed in Section 21 of this EIS and in the Site Waste and Recycling Minimisation and Management Plan in **Appendix 18**.

5.9.6 Chapter F2: Educational Establishments

WDCP 2015 contains specific development controls in Chapter F2 for "Educational Establishments" such as the College.

The objectives of Chapter F2 of the DCP are as follows:-

"O1 To encourage well designed educational establishments that balance the requirements of students and staff, with the amenity of the adjacent properties.

O2 To protect views and vistas.

O3 To protect and conserve heritage conservation areas, and heritage items located on or adjacent to an educational establishment.

O4 To encourage all schools to provide sufficient open spaces on site, and protect existing open spaces.

O5 To encourage a safe, efficient and co-ordinated traffic network which considers all users.

O6 To encourage community uses of educational establishments that do not unreasonably impact on surrounding residents."

The proposal is consistent with the above objectives.

The development controls relating to educational establishments in this chapter of the DCP are addressed in the table below.

F2.2 Building and urban design		
Objectives	**Controls**	**Compliance**
O1 To encourage well designed buildings. O2 To encourage buildings that positively contribute	C1 Development incorporates a high standard of architectural design, materials and detailing appropriate to the building type and location.	Yes.

to the streetscape and character of the location	C2 The development has a clearly distinguishable street entry point which contributes to the streetscape. C3 Development on the boundary provides a sympathetic transition in terms of height, scale, bulk and materials.	N/A. The entry to the Stevenson Library building is off the Quadrangle, not off the street. N/A. The Stevenson Library building is not on the boundary.
O3 To encourage sustainable design.	C4 Development with a gross floor area of at least 1,000m² achieves a minimum 4 star NABERS rating. C5 Development is designed to provide for best practice environmentally sustainable design outcomes. Examples of environmentally sustainable design include: a) passive solar design principles to avoid the need for additional heating and cooling; b) natural ventilation in all buildings; c) roof-top solar energy panels where there is no negative impact on the significance of a heritage item or heritage conservation area; d) where appropriate green roofs are encouraged; e) windows are suitably shaded to restrict summer sun whilst permitting winter sun; f) use of low emission and renewable energy sources; g) use of recycled and/or low embodied energy building materials; and h) limited or minimised excavation.	Yes. Yes.
F2.2 Siting of development		
Objectives	**Controls**	**Compliance**

O1 To protect and promote the amenity of the public domain.	C1 Development complies with the street setback controls that apply to the precinct or centre where the centre is proposed. (Refer to the relevant residential or business centre controls in Part B, C or D of this DCP.)	Yes. The existing Stevenson Library building is around 30m east of Victoria Road at its closest point. The proposed development will reduce this to 26m. Existing buildings stand between the Stevenson Library building and Victoria Road.
O2 To protect and promote sunlight access on neighbouring land.	C2 Non-street fronting rear and side setbacks of the building are setback so that sunlight is provided to adjoining residential properties: a) to 50% or 35m² (with minimum dimension 2.5m), whichever is smaller of the main ground level private open space of adjacent properties; and b) for a minimum of two hours between 9am and 3pm on June 21. C3 Where existing buildings overshadow greater than that specified in C2, sunlight access is not further reduced.	Yes. N/A.
O3 To sympathetically integrate the educational establishment into the surrounding neighbourhood to protect acoustic and visual privacy.	C4 Rear and side setbacks of the building are setback to maintain the amenity of the adjoining development, taking into account privacy and noise generation. C5 Development provides visual privacy to adjoining properties by appropriate design, vegetative screening, window and door offset, location of external areas such as roof top terraces, screening devices, separation distances and the like.	Yes. Yes.
O4 To protect existing views and vistas	C6 Development is sited so significant views and vistas from the public domain are maintained. C7 Development provides for view sharing from surrounding properties.	Yes. Yes.
F2.4 Heritage conservation		

Objectives	Controls	Compliance
O1 To protect buildings, fences, works, relics, or places of heritage significance which form part of, or which are in the vicinity of an educational establishment.	C1 The location and design of development does not detract from a heritage item. C2 Siting of new development: a) when viewed from the public domain—preserves existing views to and from the heritage item. b) when viewed from surrounding residences—enables a sharing of views to and from the heritage item. C3 Fences that have heritage significance are conserved. Development in the vicinity of these fences responds to the heritage significance with a sympathetic design and finish.	Yes. See Heritage Impact Statement in **Appendix 9**. Yes. See View Impact Assessment in **Appendices 4J and 5B**. Yes. See View Impact Assessment in **Appendices 4J and 5B**. N/A
O2 To ensure that new development is sympathetic to the heritage significance of heritage items and, where applicable, is sensitive to the streetscape qualities of heritage conservation areas.	C4 Development responds sympathetically to the heritage significance of items and heritage conservation areas in terms of architectural style and design, colours, materials, proportions and scale.	Yes.
F2.5 Open spaces		
Objectives	**Controls**	**Compliance**
O1 To protect and retain existing open spaces.	C1 Existing open spaces are retained. C2 Vehicle access and parking is not permitted on any part of the site considered as open space.	Yes. Yes.
O2 To ensure that educational establishments provide adequate open spaces to cater for the active and	C3 New educational establishments and major development of existing establishments provide open spaces and maximise the use of existing open spaces, having regard to an overall plan for the siting, amenity impacts, usability and accessibility of such spaces.	Yes.

passive needs of students.	C4 Playgrounds are provided on site. C5 Sports fields are provided on site, where possible.	N/A Yes.
F2.6 Traffic, parking and access		
Objectives	**Controls**	**Compliance**
O1 To require efficient and effective road and pedestrian circulation networks.	C1 The educational establishment does not unreasonably impact on the surrounding road network, specifically in relation to pedestrian safety and vehicle traffic. Note: A traffic and pedestrian management plan may be required to demonstrate impacts.	Yes.
O2 To minimise conflict between vehicles and pedestrians, particularly at entrances.	C2 Pedestrian access is provided to all frontages that adjoin the public domain. C3 Pedestrian access is segregated from vehicular access with clearly defined paths. C4 Equitable access is provided in accordance with Part E of this DCP, Chapter E1 Parking and Access.	N/A. The Stevenson Library does not have a frontage to the public domain. No change is proposed to existing pedestrian access to the Victoria Road East Precinct. N/A. See above. Yes.
O3 To minimise the impact on the surrounding community due to the arrival and departure of students.	C5 Pedestrian areas are at key entry points to accommodate concentrations of pedestrians, e.g. pick up time. C6 For a new educational establishment or major development of an existing establishment—an internal driveway for vehicles is provided for picking-up and dropping-off students.	N/A. The Stevenson Library does not have a frontage to the public domain. No change is proposed to existing pedestrian access to the Victoria Road East Precinct. N/A. See above.

O4 To minimise demand for on-street parking. O5 To provide adequate on-site parking for staff, visitors, disabled persons, delivery, service, emergency vehicles, and tertiary students.	C7 Development complies with the parking requirements in Part E of this DCP, Chapter E1 Parking and Access. C8 Provision is made on-site for service and emergency vehicles.	N/A. No increase in student or staff numbers are proposed. N/A. No change is proposed to existing arrangements for service and emergency vehicles.
O6 To encourage use of bicycles as a means of travel to educational establishments.	C9 Bicycle parking is provided. C10 For secondary and tertiary establishments—dedicated secure bicycle parking is provided at the following rates: a) 5% of staff numbers; b) 10% of full time student numbers; at a central location and with associated change rooms and showers.	Yes. No. Due to the road hazards generally, the use of bicycles is minimal. There are no bicycle parking facilities within the College.
F2.7 Planting, fencing and hard surfaces		
Objectives	**Controls**	**Compliance**
O1 To conserve existing landscaping which contributes to the streetscape.	C1 Significant trees on the site are retained. C2 Development does not damage significant trees located on land adjoining the site.	Yes. Yes.
O2 To promote a high standard of landscape design.	C3 Landscaping provides shade for play, screening of buildings, an improved microclimate, soil stabilisation, and visual quality. C4 The landscape design is coordinated with, or has suitable regard to: a) the local streetscape; b) site conditions; c) on-site building design and open spaces; and d) type, scale and location of adjoining development.	N/A. No landscaping is displaced or added by the proposal. N/A. No new landscape design is required as no landscaping is displaced or added by the proposal.

	C5 Existing vegetated areas which contribute to the public realm are retained. These areas include, but are not limited to: a) Kincoppal (foreshore bushland); b) Vaucluse Public School (open space adjacent to Cambridge Avenue); and c) Glenmore Public School (vegetated strip adjacent to Glenmore Road).	Yes.
O3 To encourage planting and fencing which enables open spaces and existing vistas and views to contribute to the public domain.	C6 Planting or fencing does not block significant views or open spaces from adjacent public domain or private property. C7 At least 50% of fencing is open to facilitate views and vistas of open spaces from the public domain.	Yes. N/A. No changes are proposed to existing fencing.
O4 To conserve fences and gates that have heritage significance.	C8 Refer to Section F2.4 Heritage conservation above.	N/A. See above.
F2.8 Community use		
Objectives	**Controls**	**Compliance**
O1 To encourage use of school facilities by the wider community.	C1 Buildings are flexibly designed and capable of being used for a variety of purposes. C2 The design of the facility incorporates the principles of Crime Prevention Through Environmental Design.	Yes. Yes. See Section 5.5 and **Appendix 5F**.
O2 To minimise the adverse effects of community use of an educational establishment on the amenity of the adjacent properties.	C3 Lighting, noise, hours of operation, and intensity of use does not detrimentally impact on adjacent properties. C4 Pedestrian and vehicular access to the community use does not significantly impact on the surrounding road network. C5 Parking and servicing associated with the community use is accommodated on site, and does not unreasonably impact on the adjoining uses.	Yes. No change is proposed to any of these aspects of the College's operation. N/A N/A

	Note: A plan of management is to be submitted with the DA identifying the proposed operations and likely impacts.	N/A.

5.9.7 Chapter E1: Parking and Access

The development controls relating to parking and access in this chapter of the DCP are addressed in the table below.

E1.5 Non-residential parking generation rates		
Land use	**Minimum parking generation rate**	**Compliance**
Educational Establishment	1 space per 100m² On-site parking for disabled persons is to be provided at a minimum rate of 1 car space per 50 car spaces or part thereof.	See comments below.
E1.6 Bicycle parking and end-of-trip facilities		
Land use	**Minimum bicycle parking rate**	**Compliance**
Educational Establishment	1 per 10 staff member 1 per 20 students	No. Due to the road hazards generally, the use of bicycles is minimal. There are no bicycle parking facilities within the College.

Although the proposal will result in an increase in GFA in the Stevenson Library building from 2,786m^2 to 3,490m^2, there will be no increase in either staff or students, therefore no increased demand for car parking will arise.

6. OPERATIONAL IMPACTS

6.1 Existing and proposed school operations

6.1.1 Staff and student numbers

There are currently 320 full time equivalent permanent staff members and 300 casual staff members at the College.

There are 1,504 students on the Victoria Road East and West Precincts combined.

The College has a boarding capacity for 225 students. There are 1,279 day students.

No increase is proposed to either the number of staff or the number of students as part of the proposed development.

6.1.2 No demountable classrooms

No demountable classrooms are present on the site now and none are proposed.

In order to accommodate the current activities in the Stevenson Library building which will be displaced during the construction phase, provision will be made in other existing College buildings, through timetable consolidation, and through the adaptive re-use of two open hall spaces.

6.1.3 School hours of operation

The College year extends over 38 weeks. As a boarding school, it is a 7-days-a-week operation but the school day generally extends between 8:25am and 3:05pm. Sports training and co-curricular activities occur on most afternoons after school. College buses transport students to playing fields in the locality, as required.

No change is proposed to the College's hours of operation as part of this SSD DA.

6.1.4 Before/after school care services

There are no before or after school care services provided on the Victoria Road East Precinct.

6.1.5 Community use of school facilities

In relation to Clause 35(6), Scots College is a private school and there is no general community use of its land, buildings or facilities, however, there is and will continue to be access and use of the College land, buildings and facilities outside of teaching hours by College support groups and associations, including the Old Boys Union, the Women's Association, the Parents' Association and by other support groups and associations (e.g. Toastmasters and other community groups).

6.2 Continued operations during construction activities and mitigation measures

6.2.1 Operational Management Plan

An operational management plan is provided in **Appendix 17**. It describes how the College will temporarily accommodate the existing facility required to be displaced from the Stevenson Library building during construction (as generally described above in Section 6.1.2).

6.2.2 Construction management

A Preliminary Construction Management Plan is provided in **Appendix 23**. It has the following objectives:-

> *"▪ Maintain the operational use of The Scots College in its primary use as an educational establishment.*
>
> ▪ *Ensure that a safe environment is maintained in an operational environment.*
>
> ▪ *Minimise disruption to the ongoing school operation.*
>
> ▪ *Minimise disruption to local residents.*
>
> ▪ *Ensure the safe delivery of the project."*

It provides a methodology for site security, site operations, site management, dust suppression, and noise and vibration management during the construction period.

7. BUILT FORM AND URBAN DESIGN IMPACTS

7.1 Height, density, bulk and scale and setbacks

All of the above issues are addressed in the Design Report: Built Form and Urban Design provided in **Appendix 5A**. In addition, the following observations can be made:-

Height

The Stevenson Library building has an existing maximum height of 16.35m. The proposal seeks to add another storey within a new pitched roof form to the existing building, resulting in a building height increase (excluding architectural roof features) of approximately 4.12m.

With a maximum height of 20.47m, the proposal (like the existing building) exceeds the height standard in the WLEP. However, as detailed above in Section 4.2.2, because the proposed development comprises SSD, the development standards in the WLEP, including the 9.5m height limit, do not apply.

The new upper storey will be accommodated in a new pitched roof. A pitched roof is more fitting given the pitched-roof character of nearby College buildings.

Density

No FSR limit applies to the site pursuant to the provisions of WLEP. No other density control applies to the site.

Bulk and Scale

The proposal involves transforming the 5 storey, flat-roofed, neo-Brutalist, monolithic and solid mass of the Stevenson Library into a 6 storey, pitched roof structure in the Scottish Baronial style. This style is highly articulated and modulated, with architectural features and embellishments which result in a non-bulky appearance.

The modified building, with its increased “floor plate” size (as a result of extending the slabs in each direction) will still only occupy 1.6% of the area of the Victoria Road East Precinct. Having regard to the above, the bulk and scale of the proposed development are reasonable and appropriate in the circumstances.

Setbacks

The proposed development results in a reduction in the minimum setback to Victoria Road from 30m to 26m (approximately). No adverse issues arise from this reduced setback.

Topography

The proposed development is for alterations and additions to an existing building. No topographic constraints arise, however the proposal better responds to the topography of the site than does the existing building by improving accessibility to the various internal levels.

Streetscape

As a result of the building's substantial setback 26m from Victoria Road, the presence of existing buildings between the Stevenson Library building and Victoria Road and the level difference between the public domain and the College Oval (i.e. the ground level of the subject building), no adverse streetscape issues arise.

Public open spaces

No public open spaces are affected by the proposed development.

7.2 Design Quality

The design of the proposed development is addressed in the Design Report: Built Form and Urban Design provided in **Appendix 5A** and in the Design Report: eSEPP Design Quality Principles provided in **Appendix 5C**. In addition, the following observations can be made:-

Overall site layout

The overall site layout remains unchanged by the proposal. Whilst the proposed alterations and additions will increase the floor plate of the Stevenson Library building by around 214m^2 per floor, the modified building will not diminish the function of any other College facilities or space. It will, however, improve accessibility within, through and around the subject building, enhancing the overall site layout.

Façade

The four façades of the proposed development robustly exhibit the Scottish Baronial style and are well-suited to the specific cultural traditions of the College and fit comfortably within the built fabric of the site.

Rooftop

The new pitched roof of the Stevenson Library building is a more fitting roof form than the existing flat roof.

Massing

The massing of the proposed development is discussed under the heading "bulk and scale" above in Section 7.1 and in the Design Report in **Appendix 5C**.

Building articulation

The proposed development has a highly articulated form which is more responsive to the building's setting than the existing structure.

Materials and colours

Details of external materials and finishes are provided on Drawing SSD.02/17.212.1 in **Appendix 4E** and described in detail in Sections 8 and 9 of the Design Report in **Appendix 5A**.

The facades will have a smooth render finish with dressed sandstone used to highlight openings such as doors and windows, rails, stairs to the oval, and other complementary detailing. The "tourelle", which is the main entry to the building off the Quadrangle, will have a finish comprised of uncoursed sandstone blocks. Slate tiles will be used on the roof. Lead will be used on the minor ridges.

Crime Prevention Through Environmental Design (CPTED) Principles

CPTED issues are addressed in Section 5.5 of this EIS and the Design Report: Crime Prevention provided in **Appendix 5C**.

7.3 Design Report: Design Quality Principles for schools in Schedule 4 of SEPP (Educational Establishments and Child Care Facilities) 2017

A design report has been prepared to demonstrate the proposal's design intent with regard to the Design Quality Principles for schools as set out in in Schedule 4 of SEPP (Educational Establishments and Child Care Facilities) 2017. This report is provided in **Appendix 5C**.

7.4 Servicing requirements

The proposed development involves alterations and additions to an existing building, therefore the proposal relies on existing infrastructure which will be augmented, as required.

A Services Integration Design Report is provided in **Appendix 5E**. It addresses electrical services, communication services, hydraulic services and mechanical services. The only matter of particular planning note is the necessity for the replacement of the existing Ausgrid kiosk substation located adjacent to Victoria Road. The College will install an upgraded substation to be positioned in the immediate vicinity of the existing substation. Details are set out in Section 3 of the services design report in **Appendix 5E**.

Sewer, potable water and gas services are addressed in the Infrastructure Management Plan provided in **Appendix 11**.

7.4.1 Waste management and minimisation

A site waste and recycling minimisation and management plan is provided in **Appendix 19**. It provides estimations on the quantum of waste and recyclables likely to emit from the proposed development, and details how waste management will be integrated into the design of the development. The management of this waste will be incorporated as part of the College's general operations.

7.4.2 Loading zones

No changes are proposed to existing on-street traffic or parking management measures around the site.

There are no proposed changes to existing loading zones or associated delivery activities arising from the proposed development.

7.4.3 Mechanical plant

The proposed development includes a mechanical plant room on ground level. Risers will connect to the roof where mechanical plant, including cold water chillers, will be located. Mechanical plant will be specified with low acoustic output and will be enclosed in sound insulating material.

The current mechanical ventilation system in the Stevenson Library building consists of (relatively inefficient) power pack air conditioning units and split system air conditioning units. These will be replaced with a high efficiency chilled water air conditioning system, integrated with the provision of natural ventilation and night venting. Natural cross ventilation will be provided by operable external windows on the eastern and western facades. The natural ventilation will be inter-locked with a new Building Management System ("BMS") to ensure air conditioning systems are turned off during periods of natural ventilation. Further details are set out in Section 5 of the services integration design report in **Appendix 5E**.

7.4.4 Site and context analysis

A site and context analysis is provided in this EIS:-

- in Section 2;
- in **Appendix 4C**; and
- in **Appendix 5A**.

8. ENVIRONMENTAL AMENITY IMPACTS

8.1 Solar Access and Overshadowing Impacts

8.1.1 Solar Access Impacts

The existing Stevenson Library building has an easterly aspect but has a northern façade bounded by the embankment of Aspinall House. This is maintained by the proposed development.

No obstruction to solar access arises currently to this aspect of the Stevenson Library building because of its relationship to the College Oval and the Aspinall House embankment and no such obstruction is ever likely to occur in the future. The Stevenson Library building is therefore likely to continue to obtain good solar access.

8.1.2 Overshadowing Impacts

Shadow diagrams identifying the extent of existing shadow associated with the proposed building (in both plan and 3-dimensional form) are provided in **Appendix 4H**.

The subject building is well-removed from residential neighbours and from the public domain. There will be no significant shadow impacts associated with the proposed development.

8.2 Acoustic Impacts

An acoustic report is provided in **Appendix 19**. It examines background noise levels at the site, identifies noise emission objectives and recommendations, and sets out noise and vibration emission guidelines and criteria to be applied during construction. It concludes as follows:-

> *"Construction noise and vibration criteria have been determined in accordance with relevant guidance such as the ICNG and Vibration Guideline. It is likely that construction works may have some noise and vibration impact on the nearby residential receivers and the surrounding classrooms. It is anticipated that these impacts will be able to be managed through works being carried out during standard working hours and with the implementation of reasonable and feasible work practices.*
>
> *Operational noise emission criteria have been set in accordance with the NSW NPI and apply predominantly to mechanical plant noise emissions from the site. As the design progresses, noise mitigation measures will need to be incorporated into the design of the building to ensure that noise from rooftop plant in particular can comply with the NPI noise emission criteria at neighbouring noise-sensitive land uses."*

Further discussion of mechanical roof top plant is contained in Section 7.4.3 of this EIS.

8.3 Visual Privacy Impacts

The proposed building envelope has no directly aligned interface with nearby dwellings. No impacts relating to visual privacy arise as a result of the proposal.

8.4 Visual Impacts

The proposal will have no visual impact on the public domain or on the amenity of Sydney Harbour or its foreshores. Although visible from the Harbour and from various foreshore locations including the foreshore open space of Lyne Park (as is the existing building), the altered building will not be prominent or out of place.

In this regard, the ground level of the Stevenson Library building sits below the level of Victoria Road (by around 5.0m) and below the local ridgeline which is to the west of Victoria Road. By way of comparison, the ridge of Fairfax House which forms part of the College's Victoria Road West Precinct is at RL 88.65m AHD, some 13.3m higher than the ridgeline of the proposed building (at RL 75.95m AHD).

8.5 View Loss Impacts

A view impact analysis has been conducted to ascertain the impacts that the proposed development will have, by reason of its increased height when compared to the existing Stevenson Library building (i.e. an increase of around 4.12m), on views from identified nearby residential properties. The view impact analysis is contained in **Appendix 5B**. It examines views from public vantage points in Victoria Road and Cranbrook Road from which no significant view impacts arise and from 5 neighbouring residential properties in Victoria Road, Ginahgulla Road, and Rupertswood Avenue. "Before" and "after" photographs are provided for each of these 5 properties. The views from 3 of the 5 properties are not affected by the proposal (55 and 60 Victoria Road, and 15A Ginahgulla Road). In the case of 7 Rupertswood Avenue, the view impacts are addressed in Section 4.1.2.1 in the View Analysis Design Report in **Appendix 5B**. The impact is shown in Figure 12 in **Appendix 5B**. The impact is minor. For 58 Victoria Road, the impacts are assessed in Section 4.1.2.2 in **Appendix 5B** and in Appendix 1 of that document. The detailed analysis in the View Analysis in **Appendix 5B** (including in Appendix 1 of that document) demonstrates that (at its highest) the view impact from this property is "moderate", and in each case the proposed increase in height of the Stevenson Library building affects only part of the available view.

The impacts on views overall is considered to be reasonable and acceptable.

8.6 Wind Impacts

A wind impact assessment is provided in **Appendix 20**. It concludes as follows:-

> *"In summary, the low-rise nature of the redevelopment, occupying only a slightly greater building envelope compared to the current library building, will result in no impact on environmental winds at surrounding public access locations, including all surrounding pedestrian footpaths.*

Recommendations have been made with respect to "internal" areas (i.e. within the redevelopment building itself) that may be subject to potentially elevated wind conditions."

The recommendations referred to above will be addressed as part of the CC.

8.7 Use of school grounds outside of school hours

No changes are proposed to the existing pattern of use of the school grounds (e.g. for sports training and matches) outside of school hours. The proposed development has no impact on the use of school grounds outside of school hours.

9. TRANSPORT AND ACCESSIBILITY IMPACTS (OPERATION AND CONSTRUCTION)

9.1 Operation

A Parking and Traffic Assessment is provided in **Appendix 14**. It concludes as follows:-

> *"In summary, the proposed development of the Stevenson Library involves:*
>
> - *The demolition of non-structural elements of the existing building,*
> - *Re-construction of the internal and external walls and ceilings,*
> - *Construction of an additional level within the roof void, and*
> - *The refurbishment of the internal building facilities.*
>
> *The project does not propose any increase in the staff or student population, or changes to the existing traffic, transport or parking arrangements currently in place at the college.*
>
> *With the measures described in the CCTMP in place, during construction, the vehicular activity is anticipated to have minimal disruption to the daily activities within the vicinity of the site.*
>
> *Therefore the proposed development will have no effect on the external road network within the vicinity of the site."*

9.2 Construction

A concept construction traffic management plan ("CCTMP") is provided in **Appendix 24**. The CCTMP sets out the likely proposed traffic and pedestrian management arrangements to be put in place during the construction of the proposed development. It concludes as follows:-

> *"This concept CCTMP has been prepared to outline the construction traffic measures to improve site safety to the public and workers and the construction process.*
>
> *With the measures described in the CCTMP in place, the construction activity is anticipated to have minimal disruption to the daily activities within the vicinity of the site.*
>
> *It is envisaged that this document will be continually reviewed and amended if required, due to changes in design, RMS, Councils or any other authority requirements."*

10. ECOLOGICALLY SUSTAINABLE DEVELOPMENT PRINCIPLES AND MEASURES

10.1 Definition, principles and programs

The EP&A Act 1979 adopts the definition of "ecologically sustainable development" ("ESD") in Section 6(2) of the Protection of the Environment Administration Act 1991. That section states that ESD: *"requires the effective integration of social, economic and environmental considerations in decision-making processes"*.

Section 6(2) goes on to state:-

> *"Ecologically sustainable development can be achieved through the implementation of the following principles and programs:*
>
> *(a) the precautionary principle—namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.*
>
> *In the application of the precautionary principle, public and private decisions should be guided by:*
>
> *(i) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and*
>
> *(ii) an assessment of the risk-weighted consequences of various options,*
>
> *(b) inter-generational equity—namely, that the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations,*
>
> *(c) conservation of biological diversity and ecological integrity—namely, that conservation of biological diversity and ecological integrity should be a fundamental consideration,*
>
> *(d) improved valuation, pricing and incentive mechanisms—namely, that environmental factors should be included in the valuation of assets and services, such as:*
>
> *(i) polluter pays—that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement,*
>
> *(ii) the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,*
>
> *(iii) environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems."*

10.2 Principles

Clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 requires the following principles of ecologically sustainable development (ESD) to be considered in every EIS:-

> *"(4) The principles of ecologically sustainable development are as follows:*
>
> *(a) the precautionary principle, namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, public and private decisions should be guided by:*
>
> *(i) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and*
>
> *(ii) an assessment of the risk-weighted consequences of various options,*
>
> *(b) inter-generational equity, namely, that the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations,*
>
> *(c) conservation of biological diversity and ecological integrity, namely, that conservation of biological diversity and ecological integrity should be a fundamental consideration,*
>
> *(d) improved valuation, pricing and incentive mechanisms, namely, that environmental factors should be included in the valuation of assets and services, such as:*
>
> *(i) polluter pays, that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement,*
>
> *(ii) the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,*
>
> *(iii) environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems."*

10.3 ESD measures in the proposal

An ESD report is provided in **Appendix 21**. It sets out ESD options, provides energy and water usage recommendations for consideration during detailed design development in relation to the mechanical services, HVAC systems, electrical services, hydraulic services, lifts and on-site energy generation and makes recommendations for how a successful ESD outcome can

be achieved by using a well-defined and measurable process for managing ESD issues throughout the design process, construction and operation.

The ESD report in **Appendix 21** concludes as follows:-

> *"Ecologically Sustainable Design is a driving consideration in the redevelopment of the Stevenson Library project. As described within the report above, the building will incorporate a number of ESD initiatives in order to reduce energy demand & associated greenhouse gas emissions, potable water consumption and material resources of the College. All of the initiatives proposed, have been developed with consideration to the Secretary's Environmental Assessment Requirements by Department of Planning and Environment.*
>
> *The ESD initiatives outlined in this report are examples of the applicant's commitment to ESD for the redevelopment.*
>
> *The development's commitment to reducing the overall environmental impact is evident of the holistic approach taken to long-term sustainability. Documented initiatives cover a range of categories including:*
>
> - *Significant retention of existing building structure*
> - *Energy & greenhouse gas emissions*
> - *Potable water reduction*
> - *Minimising waste to landfill*
> - *The indoor environment; and*
> - *Occupant amenity and comfort*
>
> *We trust this report provides sufficient overview of the project commitment to environmentally sustainable design and the sustainability vision for the proposed Stevenson Library redevelopment project."*

It is considered that the precautionary principles relating to inter-generational equity, conservation of biological diversity and ecological integrity, and improved valuation, pricing and incentive mechanisms have been relevantly applied in the design of the proposal, as detailed in **Appendix 21** of this EIS.

11. SOCIAL IMPACTS

A social impact assessment has been prepared by Sarah George Consulting and is provided in **Appendix 22**. In relation to the specific requirement in the SEAR's for "an assessment of the social consequences of the school's relative location and decanting activities, if proposed", the Social Impact Assessment states:-

> *"If the intent of the comment in the SEARS is for there to be some consideration of the social consequences of the removal of 'classrooms' and the potential decanting from the library of the school students currently utilising these spaces from the existing library and where these will be accommodated, then Sarah George Consulting is advised that any existing classroom uses held in the existing library will be accommodated in other parts of the College.*
>
> *The proposed Library redevelopment will not generate any significant, long term social consequences outside of the College grounds.*
>
> *The only short term, potential impacts that may be experienced outside of the College itself relate to noise and disturbance from construction work, and increased truck movements on local streets. These are typically issues that can be controlled through conditions of consent, and construction management."*

The Social Impact Assessment concludes as follows:-

> *"The Social Impact Assessment of the major alterations and additions to the Stevenson Library at The Scots College, 29-53 Victoria Road, Bellevue Hill identifies that the proposed development is unlikely to generate any long-term negative social impacts for the local community.*
>
> *The only potentially negative impacts generated by the proposed development relate to short-term impacts associated with the construction works (e.g. noise and increased traffic). These short-term impacts are able to be controlled through conditions of development consent and through construction management processes and planning.*
>
> *The decanting activities generated by the relocation of classes from the library, to other parts of The College are minor, and will be accommodated through timetable consolidation and adaptive re-use of two open hall spaces.*
>
> *The proposed major alterations and additions to the Stevenson Library have the potential to generate a number of positive social impacts for The Scots College, its staff and its students through the provision of a modern library and educational facility.*
>
> *The SIA concludes that there are no reasons, from a social planning perspective, that would justify the refusal of the application."*

12. BIODIVERSITY IMPACTS

The proposal gives rise to no adverse biodiversity impacts. Nevertheless, as required by the SEAR's, a Biodiversity Assessment Report has been prepared to address the proposal's biodiversity impacts in accordance with the requirements of the Biodiversity Conservation Act 2016. It is provided in **Appendix 7**. It concludes as follows:-

> *"No ecological communities, flora or fauna species listed under the Schedules of the EPBC or BC Acts were recorded within, or in close proximity to, the Stevenson's Library, The Scots College, Bellevue Hill. Similarly, none would be reliant upon the subject site for any of their necessary lifecycle requirements. As such, no assessments using the criteria provided under the EPBC Act (i.e. Significant Impact Guidelines) or Part 7 of the BC Act were carried out.*
>
> *The undertaking of the proposed works would not remove or significantly affect any habitats of local, regional, state or national conservation concern. As such, the refurbishment of the existing library would not have a detrimental impact on any ecological communities, plants or animals of national, state or regional significance.*
>
> *The undertaking of the proposal can proceed as planned without requiring the referral of the matter to the Federal Minister for the Environment and Energy or the preparation of a BDAR.*
>
> *No recommendations are necessary from a biological or ecological point of view."*

13. NOISE AND VIBRATION IMPACTS

The construction and operational noise and vibration impacts of the proposal have been assessed in the acoustic report provided in **Appendix 19**.

It addresses the main noise and vibration generating sources during demolition, site preparation, bulk excavation, construction of the alterations and additions, and the subsequent operation of the completed building, and provides measures to minimise and mitigate the potential noise impacts on surrounding land uses.

The report, prepared by Resonate Acoustics, concludes as follows:-

> *"Construction noise and vibration criteria have been determined in accordance with relevant guidance such as the ICNG and Vibration Guideline. It is likely that construction works may have some noise and vibration impact on the nearby residential receivers and the surrounding classrooms. It is anticipated that these impacts will be able to be managed through works being carried out during standard working hours and with the implementation of reasonable and feasible work practices.*
>
> *Operational noise emission criteria have been set in accordance with the NSW NPI and apply predominantly to mechanical plant noise emissions from the site. As the design progresses, noise mitigation measures will need to be incorporated into the design of the building to ensure that noise from rooftop plant in particular can comply with the NPI noise emission criteria at neighbouring noise-sensitive land uses."*

Additionally, the Preliminary Construction Management Plan in **Appendix 23** refers to noise and vibration management and states as follows:-

> *"A Construction Noise and Vibration Management Plan will be provided by the main contractor prior to commencement of the works, referencing all items raised by Resonate Acoustics in support of the EIS and DA.*
>
> *Vibration will be a key concern during the demolition of the works. Dilapidation reports will be prepared of the adjacent buildings prior to commencement of any works."*

14. HERITAGE AND ARCHAEOLOGICAL IMPACTS

14.1 Heritage listing

The Victoria Road East Precinct of the College is mapped as a Heritage Item (I67) of local significance in WLEP 2014 (see **Figure 4C**). However, in the heritage item listing in Schedule 5 of WLEP 2014 specific reference is made only to certain identified elements on the site. The listing states:-

> *"The Scots College—the building known as "Aspinall House" and interiors, with palm trees, sandstone gateposts (3 sets), gate and fencing to Victoria Road, and the adjoining stone wall surmounted by iron railing; the school building with clock-tower and interiors"*

Although the Stevenson Library building is therefore not itself listed as a heritage item, the mapping of the site on which the building is located as a heritage item triggers the requirement for a Heritage Impact Statement.

14.2 Heritage Impact Statement

A Heritage Impact Statement has been prepared by John Oultram Heritage & Design and is provided in **Appendix 9**. It provides an assessment of the impact of the proposal on the heritage significance of the site and its vicinity, including any heritage listed or potential heritage items, heritage conservation areas, places and/or potentially archaeologically significant areas, in accordance with the guidelines in the NSW Heritage Manual. It concludes as follows:-

> *"9.0 SUMMARY AND RECOMMENDATIONS*
>
> *9.1 SUMMARY*
>
> *Overall we consider that:*
>
> - *The current library is of low heritage significance and there are no heritage considerations that would preclude its reconfiguration*
> - *The proposed reconfiguration will provide for a handsome addition to the College and is in a form and style that strongly reflects the Scottish roots and ongoing tangible and intangible connections to its Scottish Presbyterian heritage*
> - *The proposed reconfiguration will provide for a high quality addition to the period assembly of buildings around the oval*
> - *The development will not impact on the cultural significance of the place*
> - *The development will not impact on significant views both within and from outside of the College precinct*
> - *The proposals will not impact on the heritage items within the College precinct*

The proposals will not impact on the heritage item and conservation areas in the vicinity of the College

9.2 RECOMMENDATIONS

9.2.1 Archaeology

Though the archaeological potential of the site is low, any excavation on the site should be monitored and any finds be recorded by a suitably qualified archaeologist and the record lodged with a suitable archive (e.g. Woollahra Local History Library).

9.2.2 Archival Recording

The current Stevenson Library should be archivally recorded in accordance with the NSW Office of Environment and Heritage guidelines outlined in Photographic Recording of Heritage Items using film of Digital Capture 2006.

9.2.3 Interpretation

The history and development of the site be interpreted by introduced devices such as plaques that details the history of the site and its historical associations as outlined above."

14.3 Historical Archaeological Assessment

A Historical Archaeological Assessment has been prepared by Extent Heritage Advisors in accordance with the Heritage Division, Office of Environment and Heritage Guidelines for Assessing Significance for Historical Archaeological Sites and 'Relics' 2009 (see **Appendix 10**).

The Historical Archaeological Assessment contains the following conclusions and recommendations:-

"8.1 Conclusions

The development of the study area did not commence prior to the second half of the nineteenth century. The first recorded development in the area began with Ginaghulla House in the 1850s followed by St Killians' in 1883, which later became the Scots College.

The site has been assessed to have generally low potential for historical archaeological remains associated with nineteenth century development. Archaeological evidence is likely to relate to the mid to late nineteenth century development of Bellevue Hill including still extant structures St Killians' (later Aspinall House) and Ginaghulla (later Fairfax house) and the later development of the Scots College.

The archaeological significance of the nineteenth century archaeological potential is considered to be at a local level.

Historical records document the Aboriginal presence and interaction with landowners well into the mid nineteenth century. However, given substantial ground disturbances associated with the continuous development of the site

since the mid nineteenth century, evidence of Aboriginal occupation and interaction with Europeans is considered to be low.

Any substantial archaeological evidence of the contact period between the local Aboriginal people and European landholders would be considered significant at a State level.

The footprint of the Stevenson Library is by and large located in the area of the low archaeological potential with the northern end potentially encroaching the area of low-moderate potential associated with historic Aspinall House.

The proposed redevelopment of the Stevenson Library does not involve extensive deep excavation, as no basement levels are proposed and the building will utilise existing services. Deep excavation is likely to be limited to discrete areas only for new features such as a piling trench, lift-wells (which is located in the area of low potential) and at least partially contained within introduced fill material.

The discrete areas of excavation mainly contained in the zone of low archaeological potential is considered to be of negligible adverse impact onto the site's potential areological resources.

The proposed redevelopment of the Stevenson Library is being assessed as SSD under Section 89C of the EP&A Act. Once approved it will be outside the ambit of the Heritage Act.

8.2 Recommendations

If the proposed redevelopment of the Stevenson Library site is approved as SSD, approval from the Heritage Council of NSW under Section 139 of the Heritage Act will not be required.

However, given the local heritage status of the adjacent Aspinall House and some potential for archaeological relics across the site, it is recommended that following archaeological management be employed:

- *Prior to the onsite ground disturbance commencing, the designated project team including all contractors on site should undergo heritage induction, which will include an archaeological awareness component to reinforce the importance of heritage issues and the management measures that will be implemented.*
- *In the event of an unexpected discovery of archaeological relics during ground disturbance works the Unexpected Find Procedure should be followed. The procedure details the actions to be taken when a previously unidentified and/or potential Aboriginal and/or historical heritage item/object/site is found during construction activities, as follows:*

    1. *STOP ALL WORK in the vicinity of the find and immediately notify the relevant Site Supervisor. The Supervisor will then notify the Project/Site Manager and demark the area to protect the artefact/item/object/site.*

2. *The Project/Site Manager is to record the details, take photos of the find and ensure that the area is adequately protected from additional disturbance.*
3. *The Project/Site Manager contacts the appointed project archaeologist to notify them of the location of the find.*
4. *If the project archaeologist advises that the find is not a historical relic 9 or (Aboriginal object), work will recommence in consultation with the Project/Site Manager.*
5. *If the project archaeological advises that the find is a potential heritage item the Project/Site Manager should undertake the following procedure:*
    - *Liaise with the project archaeologist to determine the significance of the heritage item; and*
    - *Implement the appropriate heritage mitigations dependent on the significance of the site, which may include further archaeological excavation and recording.*
    - *If further archaeological works would be required they would be guided by an archaeological research design, which would provide a research framework for the works and research questions, which at the minimum, would focus on the extent, nature and integrity of archaeological remains and their ability to provide additional information on the history of the site.*
    - *Any archaeological excavation and recording would be carried out in accordance with best archaeological practice involving: stratigraphic excavation, detailed recording of exposed features and soil contexts using pro-forma context sheets and registers; measured drawings, photographic recording of all archaeological features and works performed; artefact collection in accordance with their provenance and appropriate labelling and bagging.*
    - *A final report detailing archaeological works and results of such works would need to be prepared at the completion of archaeological onsite works.*

If exposed archaeological remains are deemed to be substantial or significant, the Heritage Council of NSW or the Heritage Division as delegate should be notified in accordance with section 146 of the Heritage Act.

If the proposed redevelopment of the Stevenson Library site is not approved as SSD, approval from the Heritage Council of NSW under Section 139 of the Heritage Act will be required to allow for the disturbance or removal of any locally significant relics. An application for a relevant approval would need to be accompanied by an Archaeological Research Design or Work Method Statement.

Any relics assessed to be of state heritage significance would need to be assessed separately and their management, including in situ retention, discussed with the Heritage Division and relevant stakeholders."

15. SEDIMENT, EROSION AND DUST CONTROLS

A Stormwater, Drainage and Sediment, Erosion and Dust Control Management report is provided in **Appendix 12**. Sediment and erosion control plans for implementation during construction are provided in **Appendix 4K**.

Measures will include, as necessary:-

"• Installation of A-Class hoarding around the perimeter of the construction site;

- *Installation of truck wash down facilities at each point of exit from the site;*
- *Installation of sediment fencing around disturbed areas, including any stockpiled topsoil;*
- *Placement of geotextile bags filled with sand and/or gravel around and along existing and proposed catch drains and stormwater drainage pits;*
- *Minimising the volume of contaminated water during the works wherever possible by directing surface water away from excavations, depressions, pits and stockpiles by the construction of drainage works such as bunds and diversion drains. Sediment basin(s) may be employed as deemed necessary for the collection of surface water for maintenance of water quality and/or re-use;*
- *Recycling water, where possible, by reusing on site as dust suppression or for other site operations including wheel washing and truck washing subject to suitable treatment measures.*

Surface Water Quality to be checked with the implementation of erosion and sediment control measures will ensure that surface water runoff quality from both external and internal catchments is maintained at acceptable levels during construction."

16. CONTAMINATION IMPACTS

The relevant provisions of State Environmental Planning Policy No. 55 are addressed in Section 4.2.3. Notwithstanding that no change of use is proposed and that the use of the site for over 100 years as a College means that the prospects of any significant land contamination in the immediate environs of the Stevenson Library building where excavation is proposed are very low, a detailed site investigation report has been prepared by Argus. It is provided in **Appendix 16**. It concludes as follows:-

> *"Based on the results of this investigation it is considered that the risks to human health and the environment associated with soil contamination at the site are negligible within the context of the proposed use of the site to be refurbished, with partial internal demolition and renovation to take place. The building will continue to be used as a ground floor café with library on the upper levels. .The site is therefore considered to be suitable for the proposed use.*
>
> *Any soils requiring removal from the site, as part of future site works, should be classified in accordance with the "Waste Classification Guidelines, Part 1: Classifying Waste" NSW EPA (2014)."*

17. IMPACTS ON UTILITIES

17.1 Infrastructure Management Plan

The Infrastructure Management Plan in **Appendix 11** addresses existing sewer, water and gas infrastructure. It concludes as follows:-

> *"In summary, this report demonstrates that the proposed redevelopment is capable of being serviced through the existing services currently serving the existing Stevenson Library. Requirement for augmentation and amplification of the existing property services will need to be confirmed onsite, with final connections to be approved by the appropriate authorities:*
>
> - *Sewer Infrastructure – Northrop's assessment suggests the existing SWC water infrastructure is sufficient to service the proposed redevelopment, subject to onsite assessment of existing property sewer services and final SWC approval.*
> - *Water Infrastructure – Northrop's assessment suggests the existing SWC water infrastructure is sufficient to service the proposed redevelopment, subject to onsite assessment of existing property potable water services and final SWC approval.*
> - *Gas Infrastructure – Northrop's assessment suggests the existing Jemena gas infrastructure is sufficient to service the proposed redevelopment, subject to onsite assessment of existing property gas services and final Jemena approval. "*

Electrical, communications, hydraulic, and mechanical services are addressed in the services integration design report in **Appendix 5E**.

17.2 Integrated Water Management Plan

A Stormwater Drainage and Sediment, Erosion and Dust Control Management report is provided in **Appendix 12**. It concludes as follows:-

> *"This report supports a State Significant Development Application (SSD) submitted to the Minister for Planning pursuant to Part 4 of the Environmental Planning and Assessment Act 1979. The Development Application (DA) seeks approval for the renovation of the Stevenson Library at Scot College Bellevue Hill.*
>
> *The proposed stormwater management measures will result in no adverse impact on surrounding neighbours or public spaces.*
>
> *The internal drainage system will capture and convey storm events up to and including the 100 year ARI event whilst also providing water quality treatment through treatment train."*

In relation to on-site detention of stormwater, there is an existing OSD basin located on the eastern side of the College Oval. Surcharge flows from the new roof of the Stevenson Library building will be directed via an existing in-ground pipe network to the existing OSD basin.

18. MONETARY CONTRIBUTIONS

"Woollahra Section 94 Contributions Plan 2002" does not levy Section 7.11 contributions for educational establishments. Moreover, given that there is no increase in staff or student numbers as part of this DA, the proposal will not increase demand for local facilities.

No Voluntary Planning Agreement is required or proposed as part of the SSD DA to which this EIS relates.

19. DRAINAGE IMPACTS

The Stormwater Drainage and Sediment, Erosion and Dust Control Management report in **Appendix 12** addresses the drainage-related issues identified in the SEAR's and is to be read in conjunction with the stormwater drainage drawings in **Appendix 4K**.

No significant drainage issues arise from the proposed development. No additional on-site detention is required as a result of the proposed development.

20. FLOODING RISKS

A Flooding Risk Assessment Report is provided in **Appendix 13**. It provides the following matrix as a summary of its findings:-

"Matrix of Likelihood of flooding for the Scots College School

	PROBABLE	*POSSIBLE*	*IMPROBABLE*
INUNDATION FLOODING	*No*	*No*	*Improbable*
LOCAL FLOODING	*No*	*Most unlikely*	
SERVICE FAILURE FLOODING	*No*	*Most unlikely*	

Definition: Most unlikely <0.01% probability

Improbable <0.0001% probability"

There are no likely flooding risks relevant to the determination of the SSD DA to which this EIS relates.

21. WASTE MANAGEMENT AND MINIMISATION

A Site Waste and Recycling Minimisation and Management Plan ("SWMMP") is provided in **Appendix 18**. It estimates the quantum of waste and recyclables each week in the various categories (of general waste, co-mingled, organics, paper and glass) likely to be generated by the proposed development. The management of this waste will occur as part of the College's general operations.

The Site Waste and Recycling Minimisation and Management Plan ("SWMMP") identifies, quantifies and classifies the likely waste streams to be generated during both construction and operation.

The SWMMP identifies the following key objectives and design responses:-

> *"▪ 90% recycling target for general construction waste consistent with industry best practice;*
>
> - *Identification of likely waste streams & how each waste stream shall be treated for both construction & operation;*
> - *Identification of storage locations & allocated waste resources;*
> - *Signage requirements for optimised waste recovery / recycling; and*
> - *Identification of monitoring & reporting schedules for optimised future waste management."*

The SWMMP demonstrates that the key issues in the SEARs pertaining to waste have been addressed as follows:-

Key Issue	Section in SWMMP Addressing the Key Issue
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.	Section 5
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.	Section 6
Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.	Section 5 (Figure 3), Section 6.3, Section 6.5.

22. CONSTRUCTION HOURS

A preliminary construction management plan is provided in **Appendix 23**. It provides the following anticipated construction hours:-

"Monday to Friday	*7:00am to 5:00pm*
Saturday	*7:00am to 1:00pm*
Sundays / Public Holidays	*No work permitted*
Demolition works	*8:00am to 3:00pm with breaks every hour"*

The above working hours will be adjusted to suit the requirements of the College, with an acknowledgement that College events will take precedence over construction activities.

23. CONSULTATION

The SEAR's require an appropriate level of consultation with relevant local, State and Commonwealth Government authorities, service providers, community groups and affected landowners, including in particular:-

- Woollahra Municipal Council;
- the Government Architect NSW;
- Transport for NSW; and
- Roads and Maritime Services.

Elton Consulting has undertaken the required consultation (see **Appendix 25**).

The consultation process which has been undertaken for the project, consistent with the SEAR's, is detailed in the community consultation report in **Appendix 25** of this EIS. Consultation occurred via:-

- a dedicated project webpage on the College's website (it received 1438 visits);
- a project email address and hotline specific to the College's neighbours featured on the project webpage (nine emails and one phone call were received);
- a Scots College community newsletter;
- an advertisement in the Wentworth Courier;
- a letterbox notification to nearby residents (855 properties);
- a full page article in the Wentworth Courier (on 7 March 2018);
- two community information and feedback sessions (on 21 and 24 March 2018); and
- meetings with stakeholders including representatives of Concerned Scots Neighbours (a community group), Woollahra Municipal Council, and the Government Architect NSW.

The key insights that emerged as a result of the consultation process are as follows:-

"» Interest in the reasons for the project including timing and how it would be funded.

» Support for benefits the project would deliver for students and the improved appearance of the new building.

- *Questions about traffic management during construction specific to residents on Cranbrook Lane.*

- *Interest in the Scottish Baronial style of the building and the reasons for adopting it.*

- *Feedback regarding traffic and parking in the surrounding streets and interest in the School's future plans."*

In accordance with Section 4.39 of the EP&A Act 1979, this SSD DA and the accompanying information including this EIS will be made publicly available during the exhibition period in accordance with the relevant requirements of the EP&A Regulation 2000.

24. SECTION 4.15 ASSESSMENT

24.1 Overview

Pursuant to Section 4.40 of the EP&A Act, Section 4.15 applies to SSD DA's. The relevant provisions of Section 4.15 are set out below, along with cross-references to the sections of the EIS where the relevant provisions are respectively addressed.

24.2 Statutory Planning Requirements

Section 4.15(1)(i)-(v) states:-

> *"(1) **Matters for consideration—general***
>
> *In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:*
>
> *(a) the provisions of:*
>
> *(i) any environmental planning instrument, and*
>
> *(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
>
> *(iii) any development control plan, and*
>
> *(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and*
>
> *(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*
>
> *(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979),*
>
> *that apply to the land to which the development application relates"*

In relation to Section **4.15(1)(a)(i)**, relevant environmental planning instruments are addressed in Section 4 of this EIS.

In relation to Section **4.15(1)(a)(ii)** there are no proposed instruments that are relevant to the proposed development.

In relation to Section **4.15(1)(a)(iii)**, Clause 11 of the SRD SEPP specifically provides that DCP provisions do not apply to applications for SSD. Nevertheless, the SEARs (see **Appendix 1**) require the EIS to address Woollahra DCP 2015. The relevant provisions of the DCP are addressed in Section 5.9 of this EIS.

In relation to Section **4.15(1)(a)(iiia)** no planning agreement is proposed.

In relation to Section **4.15(1)(a)(iv)** there are no relevant prescribed matters in the regulations other than Clause 288, as detailed in Section 4 of this EIS.

In relation to Section **4.15(1)(a)(v)** no coastal zone management plan applies to the site.

24.3 Likely Impacts on the Environment

Section 4.15(1)(b) requires consideration of:-

> *"(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality"*

24.3.1 Impacts on the Natural Environment

This issue is discussed in Section 12 of this EIS.

The proposal will have no adverse impacts on the natural environment as it relates to alterations and additions to an existing building within an existing school campus. No native vegetation needs to be removed to facilitate the proposed development

A biodiversity report is nevertheless provided in **Appendix 7**.

24.3.2 Impacts on the Built Environment

Impacts on the built environment are considered in Section 7.1 of this EIS. The height, overshadowing, bulk and scale, visual, view, streetscape, noise, wind, and other impacts are reasonable and appropriate in the circumstances of the case.

24.3.3 Social and Economic Impacts

Social impacts are discussed in Section 11 of this EIS.

The alterations and additions to the Stevenson Library Building will deliver a much-improved existing facility which will enable improved learning and performance outcomes for students of the College. A social impact assessment is provided in **Appendix 22**.

As detailed in Section 3.15 of this EIS, the proposal is expected to result in 418 (full-time equivalent) construction employment opportunities, which will have a positive economic impact.

The social and economic impacts of the proposal will be positive.

24.3.4 Heritage Impacts

This issue is discussed in Section 14 of this EIS.

The heritage impacts of the proposal are acceptable for the reasons set out in the HIS in **Appendix 9**.

24.3.5 Traffic, Parking and Access Impacts

This issue is discussed in Section 9 of this EIS.

There are no changes proposed to the existing access arrangements for the College, and the number of on-site and on-street parking spaces will remain unchanged.

The proposal will not result in an increase in student or staff numbers and thus will not generate any additional traffic or parking demand.

A parking and traffic assessment is provided in **Appendix 14**.

24.4 Suitability of the Site for the Development

Section 4.15(1)(c) requires consideration of:-

> *"(c) the suitability of the site for the development"*

The site forms part of The Scots College, and already accommodates the Stevenson Library building, and is zoned SP2 Infrastructure (Educational Establishment).

The site is therefore suitable for its continued use as part of the College.

24.5 Submissions

Section 4.15(1)(d) requires consideration of:-

> *"(d) any submissions made in accordance with this Act or the regulations"*

Any submissions received during the notification/exhibition of the SSD and this related EIS will need to be considered by the Department in its assessment and determination of the application.

24.6 Public Interest

Section 4.15(1)(e) requires consideration of:-

> *"(e) the public interest"*

The public interest is best satisfied by well-designed, high quality development which meets a perceived need in general compliance with the relevant controls, policies and guidelines

applying to the land to which the application relates. In this regard, the proposal is in the public interest.

25. REASONS JUSTIFYING THE CARRYING OUT OF THE PROPOSED DEVELOPMENT

Sub-Clause 7(1)(f) of the EP&A Regulation 2000 requires an EIS to include:-

> *"(f) reasons justifying the carrying out of the development, activity or infrastructure in the manner proposed, having regard to biophysical, economic and social considerations including the principles of ecologically sustainable development set out in sub-clause (4)"*

Sub-clause 7(4) sets out the principles of ecologically sustainable development as follows:-

> *(4) The principles of ecologically sustainable development are as follows:*
>
> *(a) the **precautionary principle** namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, public and private decisions should be guided by;*
>
> *(i) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and*
>
> *(ii) an assessment of the risk-weighted consequences of various options,*
>
> *(b) **inter-generational equity**, namely, that the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations,*
>
> *(c) **conservation of biological diversity and ecological integrity**, namely, that conservation of biological diversity and ecological integrity should be fundamental consideration,*
>
> *(d) **improved valuation, pricing and incentive mechanisms,** namely, that environmental factors should be included in the valuation of assets and services, such as:*
>
> *(iii) polluter pays, that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement,*
>
> *(iv) the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,*

(v) environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits of minimise costs to develop their own solutions and responses to environmental problems."

Biophysical (to the very limited extent relevant), social and economic considerations are discussed in Sections 11, 12, 24.3.1 and 24.3.3 of this EIS. A biodiversity report is provided in **Appendix 7**. There will be no adverse biodiversity impacts as a result of the proposal. A social impact assessment is provided in **Appendix 22**. The social impacts of the development will be positive.

Insofar as economic considerations are concerned, the proposed development will be privately funded and will generate around 418 jobs, as detailed in Section 315 of this EIS. The economic impacts of the proposal will be positive.

ESD issues are addressed in Section 10 of this EIS and in **Appendix 21**.

The reasons justifying the carrying out of the proposed development are as follows:-

- improving, modernising, augmenting, supplementing, and further developing the College's educational infrastructure so that it can better satisfy staff and students needs and deliver improved educational results without giving rise to unreasonable impacts is beneficial and appropriate;

- the existing Stevenson Library building does not meet the current needs of the College and is deficient in various important respects, including its design, its accessibility, and its environmental efficiency; and

- the proposal will result in a better educational, operational and design outcomes for the College.

26. ANALYSIS OF FEASIBLE ALTERNATIVES TO THE PROPOSED DEVELOPMENT

Sub-Clause 7(1)(c) in Schedule 2 of the EP&A Regulation 2000 requires that an EIS must include:-

> *"(c) an analysis of any feasible alternatives to the carrying out of the development, activity or infrastructure, having regard to its objectives including the consequences of not carrying out the development, activity of infrastructure,"*

Provided in **Appendix 5D** is an "Alternate Approaches" design report which describes the design process that the College has gone through in relation to the proposed development, including obtaining concept designs for the Stevenson Library building from two architectural firms other than the project architect, JCA Architects Pty Ltd.

The College has chosen to pursue a re-making of the existing building in a Scottish Baronial style, the detail, rationale, and justification for which are set out in detail in the design report in **Appendix 5C**. The two alternative designs were not pursued because they did not respond as well to the College's heritage, cultural traditions and oval and does the preferred scheme.

The consequence of not carrying out the proposed development will be a lost opportunity for the College to improve its building stock, retention of what the College considers to be a culturally non-responsive design, the need for accessibility solutions to be developed for a building the College wants to replace, and the expensive retro-fitting of that building to achieve better sustainability outcomes. These are all unacceptable consequences for the College.

27. ENVIRONMENTAL RISK ASSESSMENT

The proposal will have no discernible adverse impacts on the natural environment given that the existing building which is proposed to be altered and added to forms part of the built fabric of the College campus and no native vegetation, natural systems, or native fauna are affected.

Insofar as built environment or heritage impacts might arise as a consequence of the proposed works, these are addressed in the relevant sections and appendices of the EIS.

The SEAR's state in relation to this issue of environmental risk assessment:-

> *"**Where relevant**, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include:*
>
> - *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."* (our emphasis)

Environmental risk assessment is a process primarily intended to minimise harm to natural systems. It is of less relevance to a developed site, forming part of a school campus which was established over 100 years ago, on which the subject library building is already located.

As a result, the environmental risks associated with the proposed development are primarily related to the management of construction. In this regard, a Preliminary Construction Management Plan and Concept Construction Traffic Management Plan are provided in **Appendices 23 and 24** respectively. Implementation of these management plans will minimise the risks of adverse environmental impacts arising during construction.

28. MITIGATION MEASURES

As required by Clause 7(d)(iv) and (e) in Part 3 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000, the measures required to mitigate potential adverse effects of the proposed development on the environment, as contained in the various technical reports contained in the appendices to this EIS, are set out below.

Geotechnical

The following measures are recommended in the Structural Geotechnical Assessment in **Appendix 6A**:-

> ***"Recommendations for the Library Extension*** -
>
> *As the existing Library is a substantial heavy five level concrete framed building without structural defect and the sandstone bedrock is quite shallow it can quite safely be assumed that the library building was built off pads or piers supported on the bedrock foundation below.*
>
> *The School is looking to obtain Council Records for the original School construction If this is the case all footings must be taken down to the sandstone bedrock to ensure minimal differential settlement between the existing and new works.*
>
> ***Borehole analysis***
>
> *Boreholes confirm that the sandstone bedrock beneath the sand overlay slopes quite rapidly down the hillside slope toward Rose Bay.*
>
> ***Borehole data***
>
> *Douglas Partners 2011 confirm the sand and clay overlays extend down to the sandstone bedrock between RL52.0 and RL51.0 toward the southern end of the site.*
>
> *J&K investigation 2012 for an extension to the Main School building confirms that rock approx 4m from the front of the Main School building is around 9m below ground i.e. approx. RL50.0 with rock close to the building being around 4m deep or RL55.0.*
>
> *The J&K investigation 2016 for an extension to the Annex building confirms that rock is approx 4m from the surface near Victoria Street at around RL59.0.*
>
> *As can be seen from the boreholes the new building extension needs to have piles taken down to the underlying rock at either RL55.0 on the Victoria Rd side of the site or around RL50.0 on the oval side of the new addition*
>
> ***Excavation and Retention system***
>
> *Reference should be made to the latest version of the Workcover Authority of NSW Code of Practice-Excavation work to cover work methodology for excavation and shoring works.*
>
> ***Batters***

Due to the nature of the overlying sands, temporary batters of maximum slope 1: H to 2:V will be required. Due to the proximity of the existing buildings we consider that temporary batters may not be achievable over all the site. Where not appropriate excavations will therefore require temporary or permanent shoring

Shoring system

Due to equipment access problems shoring will become an important issue for this project. Given that the western side of the site may have rock exposed one floor level above the basement the only real alternative for shoring will be a contiguous concrete pile wall.

These walls are drilled with a Continuous Flight Auger (CFA) through the sand and rock to below the basement and foundation levels. The unsupported pilings will require temporary anchor support.

Lateral soil pressures on a propped pile wall can be assumed to 8HkPa where H is the height of the sand behind the shoring wall.

Continuous concrete Castec walls or Sheet piles or other hammered in shoring support systems will not be suitable due to the elevated level of the rock exposed above the base floor level.

Bulk excavation in front of the shoring wall is expected to encounter sandy soils above the weathered sandstone bedrock.

Excavation in the sandy soils will be easily achievable using conventional earth moving equipment. Rock excavation should be undertaken using rock saws, ripping hooks and rotary grinders to limit vibrations being transmitted to the existing buildings.

Groundwater will be encountered on the rock surface. This will need to be captured and diverted to the site drainage system. As the site is on a long down slope from the upper reaches of the sub catchment there will be a large amount of water expected. This should be monitored and treated accordingly.

Footings

Pad footings need to be located below the surface of the weathered elements of the rock. Thus 300mm below the surface of the rock an allowable bearing capacity of 800kPa is expected.

For piling to 1.0m into the bedrock the base of the pile will have an allowable safe bearing capacity of 1500kPa.

All excavation to be cleaned and inspected by a Geotech prior to pouring concrete."

Structural Concept

The following mitigation measures are recommended in the Structural Concept Proposal in **Appendix 6B**:-

*"**Construction elements***

Shoring:

The site shoring for this project will be difficult for terrain and access. For the new Business Studies Centre, the School utilized the experience of a local piling contractor Pile & Bucket to install a shoring wall 10m high without tieback anchors.

We could utilize a similar contractor to this time provide a Tied Back Contiguous Concrete Pile shoring wall in the locations shown in green on the new building plan above. These new piles will compliment the existing piles shown adjacent.

Demolition:

Naturally all demolition works will be compliant with the requirements of WorkCover and the Australian Standard AS2601 for Demolition Of Structures.

The demolition contract will not be extensive as the majority of the building remains intact with the removal of the facades when being enclosed by the new works outside the perimeter of the existing. At the rear where the loadbearing stair walls are to be demolished and the adjacent subsequently unsupported slab will require careful propping and demolition with small mechanical machines placed on the slabs to remain

Footings

All new load bearing walls or column frames will be supported on concrete footings or pads piled down to the bedrock. The new facade will be supported on footing beams piled to rock. This will replicate and complement the footing system of the existing building.

New Major Building Works

The new building will be similarly concrete framed with load bearing concrete walls and column and slab frames.

To match the support of the existing building the new bay of columns and slabs, facing the oval to the east, will be added with the building supported on piles taken to the rock below Additionally, new columns and slabs will extend over the full footprint of the building atop the current roof providing access for attic accommodation within the new roof form plus access to rooftop services The new facade will replicate a traditional Scottish Manor House with the facade built of traditional rendered stone and brickwork."

Wind

The Wind Impact Assessment in **Appendix 20** provides the following wind mitigation recommendations:-

"Areas likely to benefit from some form of wind mitigation are:

- *The two east façade entry points leading to the College Oval; and*
- *The southwest corner entry point leading to the College Quadrangle.*

In the latest design iteration of the redevelopment, the southwest corner entry has been equipped with a double door design, which will create an effective

airlock, thereby eliminating the potential for adverse cross-airflow within the redevelopment.

Any instances of potential elevated wind conditions will likely be horizontal in nature, i.e. wind accelerating across the facades of the redevelopment as opposed to downwash type windflow.

Accordingly, if it is intended to use these terrace areas on an all-year-round basis, with frequent public access usage expected, the relevant wind mitigation would involve having a reasonable balustrade height (say 1.2 m minimum) to protect the terrace areas."

Ecologically Sustainable Development (ESD)

The mitigation measures relating to ESD are provided on pages 6 to 15 of the ESD Report in **Appendix 21**.

Noise and Vibration

The following mitigation measures are recommended in the Environmental Noise Assessment in **Appendix 19**:-

"To manage the potential impact of noise and vibration during construction, reasonable and feasible management measures and work practices should be implemented as detailed below.

5.3.1 Construction Noise and Vibration Management Plan

Prior to the commencement of major construction works the contractor should develop a Construction Noise and Vibration Management Plan (CNVMP). The CNVMP should:

- *identify relevant construction noise and vibration criteria as detailed in this report*
- *identify neighbouring sensitive land uses for noise and vibration*
- *summarise key noise- and vibration-generating construction activities and the associated predicted levels at neighbouring land uses*
- *identify reasonable and feasible work practices to be implemented during the works*
- *summarise stakeholder consultation and complaints handling procedures for noise and vibration.*

5.3.2 Stakeholder consultation

Nearby stakeholders should be consulted prior to the works and kept regularly informed of potential noise and vibration impacts from the works.

Specifically, this would involve consultation with nearby residential receivers to inform them of the works. A noise and vibration complaints handling procedure and register should be developed and implemented during construction.

Consultation with potentially impacted Scots College usages would be managed by the school itself.

5.3.3 Work programming

Work should be programmed such that works, and particularly noisy works, occur during standard working hours wherever feasible, namely:

- *Monday to Friday 7 am to 6 pm*
- *Saturday 8 am to 1 pm*
- *No work on Sundays or public holidays.*

While it is not expected to occur, if any works are to occur outside of the working hours nominated above, then justification would need to be provided and appropriate mitigation measures applied. The CNVMP should define an approval process for work undertaken outside of approved hours and for identifying reasonable and feasible mitigation measures to be implemented in accordance with the ICNG.

5.3.4 Truck movements and site access

Truck movements during long term construction projects have the potential to cause annoyance for sensitive receivers, even where trucks may be travelling on sealed roads. The design and selection of site access routes shall consider the potential disturbance to residents. In particular:

- *site access and delivery points shall be located as far away from residences as possible*
- *truck movements shall use arterial roads and be diverted away from residential streets where feasible*
- *deliveries to/from site shall not occur during the night time period where possible.*

5.3.5 Site management

Site management procedures should include the following:

- *processes that generate lower noise levels should be selected where feasible*
- *the simultaneous operation of noisy plant or equipment close together and near residences should be avoided*
- *noisy plant should be located as far away from residences as is practical to allow efficient and safe completion of the task*
- *the potential shielding provided by site topography and intervening buildings should be taken into account in locating equipment*
- *site compounds should be located as far away as possible from residences*
- *equipment that is used intermittently should be shut down or throttled down to a minimum during periods where it is not in use*

- *works should be planned to minimise the reduce the noise from reversing signals*
- *warning horns should not be used as signalling devices*
- *two way radios should be set to the minimum effective volume*
- *noise associated with packing up plant and equipment at the end of works should be minimised.*

5.3.6 Equipment management

Equipment management should include the following:

- *selection of low-noise plant and equipment where possible*
- *equipment should be well maintained*
- *equipment should have quality mufflers and silencers installed where relevant*
- *equipment not in use on site should be shut down*
- *tasks should be completed using the minimum feasible power and equipment."*

Heritage and Archaeology

The following mitigation measures are recommended in the Heritage Impact Statement in **Appendix 9**:-

"9.2.1 Archaeology

Though the archaeological potential of the site is low, any excavation on the site should be monitored and any finds be recorded by a suitably qualified archaeologist and the record lodged with a suitable archive (e.g. Woollahra Local History Library).

9.2.2 Archival Recording

The current Stevenson Library should be archivally recorded in accordance with the NSW Office of Environment and Heritage guidelines outlined in Photographic Recording of Heritage Items using film of Digital Capture 2006.

9.2.3 Interpretation

The history and development of the site be interpreted by introduced devices such as plaques that details the history of the site and its historical associations as outlined above."

The following mitigation measures are recommended in the Historical Archaeological Assessment in **Appendix 10**:-

"• Prior to the onsite ground disturbance commencing, the designated project team including all contractors on site should undergo heritage induction, which will include an archaeological awareness component to reinforce the

importance of heritage issues and the management measures that will be implemented.

- *In the event of an unexpected discovery of archaeological relics during ground disturbance works the Unexpected Find Procedure should be followed. The procedure details the actions to be taken when a previously unidentified and/or potential Aboriginal and/or historical heritage item/object/site is found during construction activities, as follows:*

  1. *STOP ALL WORK in the vicinity of the find and immediately notify the relevant Site Supervisor. The Supervisor will then notify the Project/Site Manager and demark the area to protect the artefact/item/object/site.*
  2. *The Project/Site Manager is to record the details, take photos of the find and ensure that the area is adequately protected from additional disturbance.*
  3. *The Project/Site Manager contacts the appointed project archaeologist to notify them of the location of the find.*
  4. *If the project archaeologist advises that the find is not a historical relic 9 or (Aboriginal object), work will recommence in consultation with the Project/Site Manager.*
  5. *If the project archaeological advises that the find is a potential heritage item the Project/Site Manager should undertake the following procedure:*

     - *Liaise with the project archaeologist to determine the significance of the heritage item; and*
     - *Implement the appropriate heritage mitigations dependent on the significance of the site, which may include further archaeological excavation and recording.*
     - *If further archaeological works would be required they would be guided by an archaeological research design, which would provide a research framework for the works and research questions, which at the minimum, would focus on the extent, nature and integrity of archaeological remains and their ability to provide additional information on the history of the site.*
     - *Any archaeological excavation and recording would be carried out in accordance with best archaeological practice involving: stratigraphic excavation, detailed recording of exposed features and soil contexts using pro-forma context sheets and registers; measured drawings, photographic recording of all archaeological features and works performed; artefact collection in accordance with their provenance and appropriate labelling and bagging.*
     - *A final report detailing archaeological works and results of such works would need to be prepared at the completion of archaeological onsite works.*

If exposed archaeological remains are deemed to be substantial or significant, the Heritage Council of NSW or the Heritage Division as delegate should be notified in accordance with section 146 of the Heritage Act.

If the proposed redevelopment of the Stevenson Library site is not approved as SSD, approval from the Heritage Council of NSW under Section 139 of the Heritage Act will be required to allow for the disturbance or removal of any locally significant relics. An application for a relevant approval would need to be accompanied by an Archaeological Research Design or Work Method Statement.

Any relics assessed to be of state heritage significance would need to be assessed separately and their management, including in situ retention, discussed with the Heritage Division and relevant stakeholders."

Sediment, Erosion and Dust

The following mitigation measures are recommended in the Stormwater Drainage and Sediment, Erosion and Dust Control Management Report in **Appendix 12**:-

- *"Installation of A-Class hoarding around the perimeter of the site;*
- *Installation of truck wash down facilities at each point of exit from the site;*
- *Installation of sediment fencing around disturbed areas, including any stockpiled topsoil;*
- *Placement of geotextile bags filled with sand and/or gravel around and along existing and proposed catch drains and stormwater drainage pits;*
- *Minimising the volume of contaminated water during the works wherever possible by directing surface water away from excavations, depressions, pits and stockpiles by the construction of drainage works such as bunds and diversion drains. Sediment basin(s) maybe employed as deemed necessary for the collection of surface water for maintenance of water quality and/or re-use;*
- *Recycling water, where possible, by reusing on site as dust suppression or for other site operations including wheel washing and truck washing subject to suitable treatment measures.*
- *Surface Water Quality to be checked with the implementation of erosion and sediment control measures will ensure that surface water runoff quality from both external and internal catchments is maintained at acceptable levels during construction."*

Contamination

The following mitigation measure is recommendation in the Detailed Site Investigation in **Appendix 16**:-

"Any soils requiring removal from the site, as part of future site works, should be classified in accordance with the "Waste Classification Guidelines, Part 1: Classifying Waste" NSW EPA (2014)."

Waste

Implementation of the Site Waste and Recycling Minimisation Management Plan will mitigate potential adverse impacts related to waste management.

Construction Management including Construction Traffic Management

Subject to further development, once a contractor is appointed, of the Construction Management Plan and Concept Construction Traffic Management Plan in **Appendices 23 and 24**, the provisions of these two plans will mitigate potential adverse impacts arising as a result of construction activities generally and construction traffic, in particular.

29. CONCLUSION

The proposed development is described and assessed in this EIS and it is concluded that it will not give rise to any significant adverse environmental impacts.

Based on the assessment undertaken in this EIS, the DA for SSD in the form of alterations and additions to the existing Stevenson Library building having a CIV of more than $20m has merit, is reasonable and appropriate, and warrants approval.