



THE SCOTS COLLEGE 29-53 VICTORIA ROAD, BELLEVUE HILL

**Major Alterations and Additions to
the Stevenson Library Building**
Response to Submissions | SSD 8922



RESPONSE TO SUBMISSIONS

STATE SIGNIFICANT DEVELOPMENT APPLICATION SSD 8922

MAJOR ALTERATIONS AND ADDITIONS TO THE STEVENSON LIBRARY 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**

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- Appendix 1: Department's Letter, dated 11 October 2018
 - Appendix 2A: Response Letter from JCA Architects
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 - Appendix 2C: Response Letter from John Oultram Heritage & Design
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1. INTRODUCTION

This “Response to Submissions” report has been prepared on behalf of the Presbyterian Church (New South Wales) Property Trust (“the Proponent”) in relation to State Significant Development Application SSD 8922 which is for major alterations and additions to the Stevenson Library Building located in the Victoria Road East Precinct of The Scots College at 29-53 Victoria Road, Bellevue Hill.

The Environmental Impact Statement (“EIS”) prepared in support of SSD 8922 was placed on public exhibition between 6 September 2018 and 3 October 2018, in response to which 58 submissions were received by the Department of Planning & Environment (“the Department”).

A letter from the Department dated 11 October 2018 requests the Proponent to respond to the submissions received. A copy of the Department’s letter is provided in **Appendix 1**.

The Proponent and its consultants have now considered the Department’s letter, the Government agency submissions, the Woollahra Municipal Council submission, and the public submissions. This “Response to Submissions” report has been prepared accordingly.

A summary of, and responses to, the submissions received during the public exhibition period is provided in Section 2.

Section 3 addresses the specific matters identified by the Department in **Attachment 1** of the Department’s letter.

This Response to Submissions report should be read in conjunction with the EIS and relevant supporting material, as exhibited.

2. SUMMARY OF AND RESPONSES TO SUBMISSIONS

A summary of, and the comments/responses to, the main issues raised in the government agency submissions, the Woollahra Municipal Council submission, and public submissions is provided below in sub-sections 2.1, 2.2 and 2.3 respectively.

2.1 Government Agency Submissions

2.1.1 Heritage Council of NSW

Issues Raised in Submission	Proponent's Response
<ul style="list-style-type: none"> <i>The roof design shall be simplified to avoid visual competition with Aspinall House.</i> 	<ul style="list-style-type: none"> The Proponent disagrees. See Section 2.4.1 below, and Appendices 2A, 2B and 2C.
<ul style="list-style-type: none"> <i>A photographic archival recording of the Stevenson Library should be prepared prior to the commencement of works, in accordance with the NSW Heritage Division publications "How to prepare archival records of heritage items and Photographic Recording of Heritage Items using Film or Digital Capture". A copy of these archival recordings shall be provided to Woollahra Council.</i> 	<ul style="list-style-type: none"> Noted. Proponent accepts this requirement.
<ul style="list-style-type: none"> <i>The history and development of the site should be interpreted on the site by introduced devices such as plaques that detail the history of the site and its historical associations as outlined in the SOHI.</i> 	<ul style="list-style-type: none"> Noted. Proponent accepts this requirement.
<ul style="list-style-type: none"> <i>All affected historical archaeological "relics" and/or deposits of Local significance are to be subject to professional archaeological excavation and/or recording before construction works commence which will impact those "relics". A Research Design including an Archaeological Excavation Methodology must be prepared in accordance with Heritage Council guidelines. Those documents should be prepared for the approval of the Director-General, Department of Planning & Infrastructure upon receipt of advice from the Heritage Division of the Office of Environment & Heritage.</i> 	<ul style="list-style-type: none"> Noted. Proponent accepts this requirement.

<ul style="list-style-type: none"> <i>If any archaeological relics are uncovered during the course of construction, all work shall immediately cease in that area and a written assessment of the nature and significance of the resource, along with a proposal for the treatment of the remains shall be submitted for the approval of the Secretary, Department of Planning and Environment and the Delegate of the Heritage Council of NSW.</i> 	<ul style="list-style-type: none"> Noted. Proponent accepts this requirement.
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2.1.2 NSW Environment Protection Authority

Issues Raised in Submission	Proponent's Response
<ul style="list-style-type: none"> The NSW Environment Protection Authority says it has no interest in the proposal. 	<ul style="list-style-type: none"> Noted.

2.1.3 NSW Office of Environment and Heritage

Issues Raised in Submission	Proponent's Response
<ul style="list-style-type: none"> OEH recommends that the archaeological management noted below be included in any consent that may be issued for the site. 	<ul style="list-style-type: none"> Noted.
<ul style="list-style-type: none"> <i>Prior to 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.</i> 	<ul style="list-style-type: none"> Noted. Proponent accepts this requirement.
<ul style="list-style-type: none"> <i>In the event of an unexpected discovery of archaeological relics during ground disturbance works the Unexpected Finds 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.</i> 	<p>Noted. Proponent accepts this requirement.</p>

2.1.4 Roads and Maritime Services

Issues Raised in Submission	Proponent's Response
<ul style="list-style-type: none"> The RMS says it raises no objection to the proposal. 	<ul style="list-style-type: none"> Noted.

2.1.5 Sydney Water

Issues Raised in Submission	Proponent's Response
<ul style="list-style-type: none"> <i>The approved plans must be submitted to the Sydney Water Tap In online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.</i> 	<ul style="list-style-type: none"> Noted. Proponent accepts this requirement.

2.1.6 Transport for NSW

Issues Raised in Submission	Proponent's Response
<ul style="list-style-type: none"> <i>Proponent to ensure construction stage impacts on the surrounding road network are mitigated and do not impinge on pedestrians, cyclists and the operations of the bus network.</i> 	<ul style="list-style-type: none"> Noted. Proponent accepts this requirement.

2.2 Woollahra Municipal Council Submission

Issues Raised in Submission	Proponent's Response
<u>Recommendations:-</u>	
<p>A. <i>That the Independent Planning Commission (IPC) be advised that, in determining the application it should have regard to the fact that the school is operating in breach of Condition 2 of DA Consent No's 545/2005 and 528/2005, which limits student numbers to 1,120.</i></p> <p><i>The IPC should, prior to the granting of consent, satisfy itself that the increased</i></p>	<ul style="list-style-type: none"> The issue of the cap on student numbers is to be addressed in a Concept DA which will seek consent for a revised Masterplan for the College, including for an increase in student numbers. See Sections 2.4.2 and 3.1 below.

<p><i>floor space associated with redevelopment of the library will provide only for improved learning facilities, will not provide for increased teaching space and will not lead to a further increase in student numbers.</i></p>	
<p>B. The recommended conditions of consent (without prejudice) provided at Annexure A are included as part of any consent.</p>	<ul style="list-style-type: none"> Noted. The Proponent's response to these recommendations of consent is provided below.
<p>Additional comments by Council for the consideration of the Department</p>	
<ul style="list-style-type: none"> Section 7.11 Contributions 	
<ul style="list-style-type: none"> Payment of the section 94A levy and property damage security bond totalling \$470,724.68 is to be enforced via the imposition of a condition to this effect as part of any consent (Condition 1). 	<ul style="list-style-type: none"> Noted. The College accepts that Woollahra Municipal Council imposes a 1% levy on all development, based on the cost of carrying out the development.
<ul style="list-style-type: none"> Traffic and parking:- 	
<ul style="list-style-type: none"> <i>Traffic and parking during construction remains the most pertinent planning issue pertaining to the proposed library redevelopment.</i> 	<ul style="list-style-type: none"> Noted. See the response below in relation to the CTMP.
<ul style="list-style-type: none"> <i>Before any consent is granted to the application, that the Independent Planning Commission satisfy itself that there will be no increase in student numbers as a consequence of the proposed development.</i> 	<ul style="list-style-type: none"> This issue of student numbers is to be addressed in a Concept DA which will seek consent for a revised Masterplan for the College including for an increase in student number. See Sections 2.4.2 and 3.1 below.
<ul style="list-style-type: none"> <i>The Concept Construction Traffic Management Plan is generally supported, however a revised CTMP with the final established construction program will need to be provided to Council for approval (Condition 2).</i> 	<ul style="list-style-type: none"> Noted. The Proponent accepts this requirement.
<ul style="list-style-type: none"> <i>On-site provision for bicycle storage and facilities are to be provided in accordance with Part E1.6 of Woollahra DCP 2015.</i> 	<ul style="list-style-type: none"> This issue is discussed in Section 3.3 of this report.
<ul style="list-style-type: none"> Student / staff numbers:- 	

<ul style="list-style-type: none"> ○ <i>Concerns are raised that the College is currently in breach of a condition of consent regarding student numbers. This has direct impacts on traffic and parking problems in the vicinity of Scots College including arrangements for the drop off and pick up of students during peak times.</i> 	<ul style="list-style-type: none"> ● The issue of student numbers is to be addressed in a Concept DA for a revised Masterplan for the College including for an increase in student numbers. See Sections 2.4.2 and 3.1 below.
<ul style="list-style-type: none"> ○ <i>The following recommendations are made:</i> 	
<ul style="list-style-type: none"> (i) <i>A review of existing arrangements for drop off and pick up of students during peak times and a detailed analysis of the localised traffic and parking impacts of the College is carried out by a suitably qualified Traffic Engineer and a Report prepared for submission to Council.</i> 	<ul style="list-style-type: none"> ● This will be carried out as part of the separate Concept SSD DA in respect of which the College is preparing to seek SEAR's (see Section 2.4.2 below).
<ul style="list-style-type: none"> (ii) <i>The Report shall include recommendations to ameliorate traffic congestion and include a Green Travel Plan, prepared in accordance with Part E1.12 of Woollahra DCP 2015.</i> 	<ul style="list-style-type: none"> ● This will be carried out as part of the Concept DA (see Section 2.4.2 below).
<ul style="list-style-type: none"> (iii) <i>The recommendations of the Report shall be fully complied with (Condition 3).</i> 	<ul style="list-style-type: none"> ● These recommendations will arise out of the traffic and parking work to be done for the Concept DA (see Section 2.4.2 below).
<ul style="list-style-type: none"> (iv) <i>On-site provision for bicycle storage and facilities are to be provided in accordance with Part E1.6 of Woollahra DCP 2015 (Condition 4).</i> 	<ul style="list-style-type: none"> ● This issue is discussed in Section 3.3, however Part E1.6 is no longer the part of the DCP that deals with schools. That part is now Part F2.
<ul style="list-style-type: none"> ● <u>Heritage:-</u> 	
<ul style="list-style-type: none"> ○ <i>Demolition of the existing library building is supported on the basis that the existing library does not contribute to the heritage significance of the Scots College.</i> 	<ul style="list-style-type: none"> ● Noted. The project involves only a partial demolition i.e. <20% of the structure thus retaining significant embodied energy in the building.
<ul style="list-style-type: none"> ○ <i>No objections are raised to the proposed Scottish Baronial style of the new library, which has a direct link</i> 	<ul style="list-style-type: none"> ● Noted. The Council's support of the proposed Scottish Baronial style should be considered by the Department when balancing the opinion of the College's

<p><i>to the social significance of the School.</i></p>	<p>specialist architectural historian Dr Alastair Disley against the opinion expressed by the Heritage Council of NSW (see Section 2.1.1 above) that “the roof design shall be simplified”.</p>
<p>○ <i>The following recommendations are made to ensure the heritage of Woollahra is conserved:</i></p>	
<ul style="list-style-type: none"> ▪ <i>An interpretative plaque is provided at the main entrance of the building outlining the building construction date and reasoning for the use of the Scottish Baronial Style (Condition 5).</i> 	<ul style="list-style-type: none"> • Noted. The Proponent accepts this requirement.
<ul style="list-style-type: none"> ▪ <i>A photographic archival record of the building and landscape elements to be demolished is taken (Condition 6).</i> 	<ul style="list-style-type: none"> • Noted. The Proponent accepts this requirement.
<ul style="list-style-type: none"> ▪ <i>All Recommendations listed under Section 8.2 of the Historical Archaeological Assessment Report, prepared by Extent Heritage Advisors, dated 09/04/2018, shall be fully complied with (Condition 7).</i> 	<ul style="list-style-type: none"> • Noted. The Proponent accepts this requirement.
<ul style="list-style-type: none"> • <u>Streetscape:-</u> 	
<ul style="list-style-type: none"> ○ <i>The proposal is deemed to be consistent with the desired future character objectives for the Bellevue Hill North Precinct (Part B1.8 of Woollahra DCP 2015).</i> 	<ul style="list-style-type: none"> • Noted (and agreed).
<ul style="list-style-type: none"> ○ <i>The proposal is considered to have negligible impact on the local streetscape from a heritage perspective.</i> 	<ul style="list-style-type: none"> • Noted (and agreed).
<ul style="list-style-type: none"> • <u>Views:-</u> 	
<ul style="list-style-type: none"> ○ <i>No objections are raised to the additional height of the new library building, having regard to view impacts.</i> 	<ul style="list-style-type: none"> • Noted.
<ul style="list-style-type: none"> ○ <i>From a heritage perspective, the impact on views is considered</i> 	<ul style="list-style-type: none"> • Noted (and agreed).

<i>negligible by Council's Heritage Officer.</i>	
<ul style="list-style-type: none"> • <u>Urban Design:-</u> 	
<ul style="list-style-type: none"> ○ <i>Council's Urban Design Officer has reviewed the proposal and considers the design of the new library building to be acceptable from an urban design perspective.</i> 	<ul style="list-style-type: none"> • Noted.
<ul style="list-style-type: none"> • <u>Site Drainage and Engineering Matters:-</u> 	
<ul style="list-style-type: none"> ○ <i>Council's Technical Services Engineer has reviewed the submitted information and raises no objections to the proposal from an engineering perspective, subject to the imposition of recommended standard conditions of consent (Conditions 11 to 35) to mitigate any adverse impacts to the surrounding area during construction.</i> 	<ul style="list-style-type: none"> • The Proponent accepts this requirement.
<ul style="list-style-type: none"> • <u>Environmental Health:-</u> 	
<ul style="list-style-type: none"> ○ <i>The following recommendations are made with regard to environmental matters:</i> 	
<ul style="list-style-type: none"> ▪ <i>A Hazardous Materials Survey & Management Plan is undertaken as the proposal involves partial demolition of an existing building (Condition 8).</i> 	<ul style="list-style-type: none"> • The Proponent accepts this requirement.
<ul style="list-style-type: none"> ▪ <i>All waste disposal activities should be undertaken in accordance with the Waste Classification Guidelines, the Waste Avoidance and Resource Recovery Act 2001, the Protection of the Environment Operations Act 1997 and any other relevant legislation (Condition 9).</i> 	<ul style="list-style-type: none"> • The Proponent accepts this requirement.
<ul style="list-style-type: none"> ▪ <i>The Acoustic Report is to be updated to address details of the selected mechanical plant. Consideration shall be given to the selection of lower noise plant and equipment, screening of external plant using solid barriers or acoustic louvres, and</i> 	<ul style="list-style-type: none"> • The Proponent accepts this requirement.

<p><i>appropriate construction of a rooftop plant room to reduce noise emissions to neighbouring land uses (Condition 10).</i></p>	
<u>Conclusion</u>	
<ul style="list-style-type: none"> <i>In Council's view the proposed development will improve school facilities in a manner which will recognise the links which the school has with its Scottish heritage. We therefore support the refurbishment of the Stevenson Library in the Scottish Baronial style.</i> 	<ul style="list-style-type: none"> Noted (and agreed).
<ul style="list-style-type: none"> <i>However, we also express concern that the school is operating in breach of its development consent conditions relating to student numbers.</i> <p><i>While we think the refurbishment of the Stevenson Library has merit we ask that the Department and the Independent Planning Commission carefully consider this issue. It should satisfy itself that the proposed floor space increase associated with the library will provide for enhanced learning facilities for existing students and will not be for the purpose of increasing student numbers</i></p>	<ul style="list-style-type: none"> The issue of student numbers is to be addressed in a Concept DA which will seek consent for a revised Masterplan for the College, including for an increase in student numbers. See Sections 2.4.2 and 3.1 below. The Stevenson Library upgrade involves modest extensions to the existing footprint and utilisation of the volume of the new roof, neither of which are material and do not lend themselves to increased student accommodation.

2.3 Public Submissions

During the exhibition period, 51 public submissions were received by the Department. The key issues raised in these submissions have been summarised and are responded to below.

Issues Raised in Submission	Proponent Comment / Response
<u>Traffic and parking</u>	
<ul style="list-style-type: none"> No provision for additional on-campus parking or internal students drop-off/pick-up, with severe impact on nearby residential properties and road user safety. 	<ul style="list-style-type: none"> The issue of providing on-site parking and a pick-up/drop off is to be addressed by the College in a separate Concept DA.
<ul style="list-style-type: none"> There is already a shortfall of almost 200 parking spaces on the Victoria Road campus. 	<ul style="list-style-type: none"> See above

<ul style="list-style-type: none"> The proposal will further inhibit the access in and out of Cranbrook Road and Victoria Road. 	<ul style="list-style-type: none"> The proposal will have no impact on access, traffic generation or car parking.
<ul style="list-style-type: none"> The school needs to enforce a ban on student parking in the surrounding streets. 	<ul style="list-style-type: none"> Students are discouraged from driving but the College cannot ban them from doing so (they are legal motorists).
<ul style="list-style-type: none"> Surrounding roads are choked by the volume of buses dropping off and picking up students. 	<ul style="list-style-type: none"> School buses are the most efficient means for students to get to and from the College: bus arrival times are co-ordinated by a transport supervisor.
<ul style="list-style-type: none"> Lack of supervisory care of students walking across the roads. 	<ul style="list-style-type: none"> The College has in place appropriate measures to promote pedestrian safety of students.
<ul style="list-style-type: none"> Both the EIS and the Traffic Report make an incorrect assumption that the current parking and traffic arrangements are acceptable. 	<ul style="list-style-type: none"> The EIS and Traffic Report have been prepared on the basis that the SSD library project will not exacerbate current parking issues around the College, and in the knowledge that a separate Concept SSD DA is to be prepared addressing these issues (see Section 2.4.2 below).
<ul style="list-style-type: none"> The Traffic Report does not undertake any new surveys and relies on surveys carried out in 2013. 	<ul style="list-style-type: none"> The Traffic Report has been prepared on the basis that no increase in student capacity or numbers is proposed.
<ul style="list-style-type: none"> Carrington Avenue is a cul-de-sac: the use of traffic controllers only at the corner of Cranbrook Lane is insufficient to enable access to be uninterrupted from Carrington Avenue. 	<ul style="list-style-type: none"> The Business Studies Centre construction (2014-2017), a major undertaking, and adjacent to these intersections, was successfully completed without significant resident complaints.
<ul style="list-style-type: none"> No construction vehicles should be permitted to enter the site and ever park on Cranbrook Lane in the period prior to 9am each morning and that they must leave the site prior to 3pm or after 4:30pm so that they do not exacerbate the existing traffic during drop-off and pick-up times. 	<ul style="list-style-type: none"> A CTMP accompanies the EIS. It will be refined and a final version issued to Council prior to the implementation of construction work.
<ul style="list-style-type: none"> Signage should be installed along Carrington Avenue with a 2-hour parking limit (except for residents). 	<ul style="list-style-type: none"> No necessity for such signage arises from the Library SSD DA, and in any event is a matter for Council.
<ul style="list-style-type: none"> Installation of "No Standing" parking signs on the corners of Cranbrook Road, both the north and south side, and on each corner, so as to prevent cars parking close to the corner which limit the line of sight 	<ul style="list-style-type: none"> See comment above.

for vehicles driving up/down Cranbrook Road.	
<ul style="list-style-type: none"> School functions such as fundraisers and sports days leave the suburb at a “stand-still” with regard to traffic and parking. 	<ul style="list-style-type: none"> The type of activities referred to generally occur out of peak travel times. No increase in the number of such functions forms part of the SSD DA for the library building.
<ul style="list-style-type: none"> The school uses the streets for service vehicles (such as buggies) – these should be confined to the school grounds. 	<ul style="list-style-type: none"> These service vehicles are road registered, are required to access all campus areas and are electric, thus reducing emissions and noise.
<ul style="list-style-type: none"> Private bus/coach services (e.g. Telfords) significantly contribute to congestion. Public buses are often unable to stop at the bus stops along Victoria Road. 	<ul style="list-style-type: none"> School sponsored coaches are managed by a transport co-ordinator to minimise conflict with other road users.
<ul style="list-style-type: none"> The school needs to provide other facilities (e.g. pick-up/drop-off sites, underground tunnels connecting school buildings, off-street parking and parking regulation) before focusing on the Stevenson Library Building. 	<ul style="list-style-type: none"> The separate Concept SSD DA which the College is in the process of preparing will deal with this issue (see Section 2.4.2 below).
<ul style="list-style-type: none"> Cranbrook School has proposed plans for off-street parking and pick-up/drop-off (on-site drive-through and an underground carpark for 126 cars). Scots should do the same. 	<ul style="list-style-type: none"> The issue of on-site parking will be addressed in the separate Concept SSD DA (see Section 2.4.2 below).
<ul style="list-style-type: none"> The school should develop a masterplan (with proper community consultation) to deal with the traffic problems. 	<ul style="list-style-type: none"> The College is in the process of preparing a Concept SSD DA (i.e. a new Masterplan). (See Section 2.4.2 below)
<ul style="list-style-type: none"> The construction traffic and parking will be a substantial imposition. 	<ul style="list-style-type: none"> A CTMP forms part of the EIS. It will be refined and a final version issued to Council prior to the commencement of construction work.
<ul style="list-style-type: none"> The school is not providing the number of on-site parking spaces required by Council. 	<ul style="list-style-type: none"> The issue of on-site parking will be addressed in the separate Concept SSD DA (see Section 2.4.2 below).
<ul style="list-style-type: none"> The school should be required to prepare a comprehensive solution to the safety and traffic issues including traffic management plan, car park and onsite parking and drop off. 	<ul style="list-style-type: none"> The issue of on-site parking will be addressed in the separate Concept SSD DA (see Section 2.4.2 below).

<ul style="list-style-type: none"> The school needs to build an internal parking lot, an internal drop off zone, a crossing guard, traffic control, parking for students and staff. 	<ul style="list-style-type: none"> The issue of on-site parking will be addressed in the separate Concept SSD DA (see Section 2.4.2 below).
<ul style="list-style-type: none"> Pedestrian safety on the surrounding streets (particularly for students). 	<ul style="list-style-type: none"> The College has appropriate measures to promote pedestrian safety for students.
<ul style="list-style-type: none"> Air pollution caused by buses and cars during drop-off/pick-up times. 	<ul style="list-style-type: none"> The use of buses significantly reduces car travel and hence emissions.
<ul style="list-style-type: none"> Buses should be catered for in a roadside inset bay. 	<ul style="list-style-type: none"> Movement of buses is timed and managed by a transport co-ordinator.
<ul style="list-style-type: none"> The fact that the proposal does not seek to increase staff or student numbers is not an adequate dismissal of the proposal's impacts. The EIS has not considered the proposed scope of activities/uses for the new building which will have impacts on traffic and amenity. 	<ul style="list-style-type: none"> The Stevenson Library will add no impact to existing traffic volumes or resident amenity.
<ul style="list-style-type: none"> Community consultation with Scots has not led to any response or effort to resolve the existing traffic/parking issues. 	<ul style="list-style-type: none"> The issue of on-site parking will be addressed in the separate Concept SSD DA (see Section 2.4.2 below).
<ul style="list-style-type: none"> EIS p14 "Just less than half of all day students travel to and from the College by bus". This statement should be qualified as it does not seem applicable to the Kambala Road campus. 	<ul style="list-style-type: none"> The Stevenson Library DA is located on the Victoria Road campus, which is the part of the College to which the SSD DA applies.
<ul style="list-style-type: none"> A purpose-built driveway should be built for K-Year 4 pick-up/drop-off, Years 5-12 should use public transport, Years 11-12 students should not be allowed to drive to school and park in the street. 	<ul style="list-style-type: none"> The issue of on-site parking will be addressed in the separate Concept SSD DA (see Section 2.4.2 below).
<ul style="list-style-type: none"> Parking restrictions should be applied to Cranbrook Lane so that cars can continue to use the Lane freely when deliveries are being made. 	<ul style="list-style-type: none"> On site vehicular movement for construction vehicles is addressed in the Construction Management Plan included in the EIS.
<ul style="list-style-type: none"> Students should be asked not to park in Cranbrook Lane during construction to ease congestion. 	<ul style="list-style-type: none"> Noted. The College commits to considering this initiative.
<ul style="list-style-type: none"> Construction vehicles should be re-routed. 	<ul style="list-style-type: none"> Construction vehicle travel routes are detailed in the Construction Management Plan submitted with the EIS.

<u>Student numbers</u>	
<ul style="list-style-type: none"> The proposal is for additional floor space i.e. additional classrooms to cater for increasing enrolments. 	<ul style="list-style-type: none"> The Stevenson Library DA is an upgrade of an additional building and does not propose either additional classrooms or students.
<ul style="list-style-type: none"> The school is currently in breach of its 1,120 student enrolment cap. This cap needs to be enforced. 	<ul style="list-style-type: none"> The College will address this issue in the separate Concept SSD DA (see Section 2.4.2 below).
<u>Other</u>	
<ul style="list-style-type: none"> The Social Impact Assessment prepared by Sarah George Consulting asserts that community consultation was undertaken. This is not evident to the residents of Carrington Avenue. 	<ul style="list-style-type: none"> Two community consultations were held 21 March and 24 March 2018, along with a special meeting for Concerned Scots Neighbours (community group) on 19 March 2018. On all occasions the Principal, senior staff, and consultants were available. In addition, a special consultation was convened at the College for the residents of Carrington Avenue on 15 August 2018.
<ul style="list-style-type: none"> View loss concerns specifically relating to "Barford" at 58 Victoria Road / 9 Rupertswood Avenue. 	<ul style="list-style-type: none"> View loss from "Barford" is addressed in detail in the EIS. Impacts on views from this property are acknowledged and illustrated in the EIS. The impacts, however, are considered to be reasonable, particularly given the extent of residual views from that property.
<ul style="list-style-type: none"> The proposal does not make mention of the increased staffing required for the proposed new catering facilities, additional learning spaces, pastoral care and counselling activities. 	<ul style="list-style-type: none"> There is no increase in staff numbers arising from the Stevenson Library upgrade.
<ul style="list-style-type: none"> A community engagement "town hall" event should take place where the full plans can be presented and engaged with the local community. 	<ul style="list-style-type: none"> Two community consultations were held 21 March and 24 March 2018, along with a special meeting for Concerned Scots Neighbours (community group) on 19 March 2018. On all occasions the Principal, senior staff, and consultants were available.
<ul style="list-style-type: none"> The stated construction hours are inconsistent across the DA documents:- <ul style="list-style-type: none"> Traffic report and EIS p86 say: Monday – Friday 7am – 5pm, Saturday 7am – 1pm, no work on Sunday or public holidays 	<ul style="list-style-type: none"> The construction work hours will be as set out in the Preliminary Construction Management Plan submitted with the EIS: <ul style="list-style-type: none"> Monday – Friday 7am – 5pm Saturday 7am – 1pm No work on Sunday or public holidays

<ul style="list-style-type: none"> ○ EIS p101 says: Monday – Friday 7am – 6pm, Saturday 8am – 1pm, no work on Sunday or public holidays 	
<ul style="list-style-type: none"> • The EIS states 418 “full time equivalent” construction jobs, suggesting there could be more than 418 construction employees. 	<ul style="list-style-type: none"> • Construction will take place over two years with fluctuations in the number of on-site construction workers at any time.
<ul style="list-style-type: none"> • The EIS has not considered the impacts arising from the use of the Library Building by the “wider community” e.g. visitors 	<ul style="list-style-type: none"> • No use of the library building is proposed in the EIS other than the uses therein described.

2.4 Discussion

2.4.1 Roof design

Statements extracted from the submission from the Heritage Council of NSW are presented below in italics with comments interspersed as appropriate:-

“the roof design should be simplified to avoid visual competition with Aspinall House”

The Proponent disagrees. The following comments are made in response.

Aspinall House (formerly St Killians) when designed by George Mansfield in 1882 was primarily oriented to the north (with views to the Harbour) and to the west to Victoria Road from which it obtained access. These are the major viewing elevations and in neither does the Stevenson Library feature. The Stevenson Library is located to the south east: the view from the south east is a sub-ordinate view as it is to the rear of the building where the service wing once stood. [see images]

“However, the proposed Scottish Baronial style library is higher than the existing library because of the steep roof form.”

The altered library building is higher than the existing structure because the current building has a flat roof. In order to make the Library building site more comfortably within the existing College architectural landscape, a pitched roof form is required with and a commensurate increase in height. This height increase, however, is only perceptible from the eastern elevation and when viewed from the Oval. In both major viewing corridors from the west and north of the Stevenson Library is either not seen or not prominent.

“It is located beside Aspinall House (formerly St Killians) listed as a heritage item on the Woollahra LEP which has complex massing but a relatively simple roof form.”

The existing Stevenson Library’s building with its brutalist architecture has a visual gravitational effect on Aspinall House when viewed from the east: it is intended that the asymmetrical, yet balanced, roof presentation of the proposed library will soften and reduce this impact.

“The proposed library roof presentation is complex with high turrets on the two corners, multiple oversized dormer windows on all facades and a large roof terrace surrounded by heavy ornate balustrading.”

Only one tower or the proposed new roof projects higher than the ridge line (little more than a finial) and is on the southern end, furthest away from Aspinall House. The dormer windows have been carefully sized to meet the architectural language of the Scottish Baronial style as peer reviewed by Dr Disley (see **Appendix 5C** of the EIS). The roof terrace is modest and, as set back, gives depth to the roof assemblage: the balustrading is inherent in the Baronial style and, when viewed from the east is seen as a parapet to the facade.

The view from the east, the only view where the two buildings are seen in juxtaposition, the roof form in silhouette is largely consistent with that of AH as an examination of the eastern elevation will demonstrate with a consistent maximum height along the ridge line.

“The roof balustrading mimics the balustrading on the tower of Aspinall House but is much larger in area and length when seen from a number of viewpoints.”

The complicated and more massive roof form with its high turret and dormer protrusions, and prominent balustrading to the roof terrace would overshadow and diminish Aspinall House.”

The current Stevenson Library’s mass has a visual gravitational effect on Aspinall House when viewed from the eastern perspective: it is intended that the asymmetrical, yet balanced, roof presentation of the proposed library will soften and reduce this impact.

Only one tower projects higher than the ridge line (little more than a finial) and is on the southern end, furthest away from Aspinall House. The dormer windows have been carefully sized to meet the architectural language of the Scottish Baronial style as peer reviewed by Dr Disley. The roof terrace is modest and, as set back, gives depth to the roof assemblage: the balustrading is inherent in the Baronial style and, when viewed from the east is seen as a parapet to the facade.

As previously stated, the major view lines are from the north and Victoria Road where the views to Aspinall House are unobstructed and unaffected by the Stevenson Library.

The project architect, John Cockings, Dr. Alistair Disley, the recognised expert in Scottish Baronial Architecture, and John Oultram, the heritage consultant, have also each addressed the above issues. Their responses are provided in **Appendices 2A, 2B and 2C** respectively.

2.4.2 Student numbers

The Woollahra Municipal Council submission states that the College is operating in breach of Condition 2 of DA consent No’s 545/2005 and 528/2005. The issue is to be addressed in the College’s separate Concept DA.

By way of background, 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.

In this regard, Section 1.7 of the Request for Secretary's Environmental Assessment Requirements for the Stevenson Library Building explained the Proponent's intent with regard to student numbers as follows:-

"As a parallel exercise the College is in the process of preparing a generally concurrent but separate Concept DA, also for SSD, which will relate to both the Victoria Road East and Victoria Road West Precincts. The College will be requesting SEAR's for the Concept DA in due course.

The Concept DA will be likely to seek approval for works including:-

- *on the Victoria Road East Precinct*
 - *staff and visitor parking beneath the school (McIntyre) tennis courts;*
 - *gymnasium refurbishment and a new gymnasium pavilion;*
 - *new pool and basketball courts; and*
 - *new auditorium.*
- *on the Victoria Road West Precinct*
 - *a new Year 5/6 school; and*
 - *a new carpark and student drop off beneath a new multi-purpose hall; and*
- ***an increase in the approved student cap on the campus as a whole (and excluding students when at Glengarry) from 1120 pupils to 1450.***

The SSD DA for the Stevenson Library building has been separated from the Concept DA because of the College's funding, timing and delivery imperatives and because it seeks no increase in the cap on pupil numbers at the College."
(our emphasis)

The College is currently in the process of preparing a Concept DA which will address the issue of student numbers and seek approval for a new Masterplan for the Victoria Road Campus of the College. When the Concept DA has been sufficiently prepared, SEAR's will be sought from the Secretary of the Department of Planning and Environment for the EIS.

In the interim, and in order to deal with what appears to be a key concern of the Council and of residents, the College has decided to prepare and submit to Woollahra Municipal Council, as a priority (as soon as possible) two DAs: one for a carpark which will contain around 80



spaces in the location of the McIntyre tennis courts on the Victoria Road East Precinct, with the tennis courts to be reinstated above; and another for a pupil drop-off at Ginahgulla Road on the Victoria Road West Precinct. Consultation with Council in relation to these two DAs has commenced.

3. REQUEST FOR ADDITIONAL INFORMATION

Attachment 1 to the Response to “Key Issues” Letter from the Department (see **Appendix 1**) details the required additional information. These matters are set out below in boxed italics, with comments, responses and cross-references to the various appendices interposed as appropriate.

3.1 Operational Impacts

*The Department understands development consents DA 545/2005 and DA 528/2005 limit student numbers to 1,120. The EIS states that the school is operating at a capacity of 1,504 students (1,279 day students plus 225 boarding students). In this regard, the Department requires a discussion of the development consent history (including *The Presbyterian Church (New South Wales) Property Trust v Woollahra Municipal Council [215] NSWLEC 47*) and how that relates to current operations.*

Should an increase in student numbers be sought, a full assessment of the operational impacts of this increase must be undertaken. In particular, a Traffic Impact Assessment and Noise Impact Assessment must be prepared. The Department may choose to re-exhibit the Response to Submissions when received.

No increase in student numbers is sought as part of this SSD application.

With reference to the prior DA’s referred to above, the following information is provided:-

DA 528/2004 (Note: Not 528/2005 as referred to in the Department’s letter)

On 13 August 2004, the Proponent submitted a DA (being DA 528/2004) to Woollahra Municipal Council for the demolition of the then existing “Clinic” building and the construction of a new four storey building housing mathematics, science, and PDHPE rooms, plus a covered north south pedestrian access way and associated interchange on the Victoria Road East Precinct.

On 22 May 2006, DA 528/2004 was approved subject to conditions including Condition 2, which states:-

“the maximum student numbers for Scots College shall not exceed 1,120 students in accordance with the 1992 Masterplan. This condition has been imposed to ensure the proposed development does not alter the student numbers, which in turn, will alter the demand for on and off-street car parking and the intensification of traffic for Scots College”.

On 24 February 2014, the Proponent submitted a Section 96 modification application to Council to amend Condition 2 of development consent numbered 528/2004/1. The Proponent proposed that Condition 2 be modified as follows:

“The maximum number of students enrolled at Victoria Road Campus (east and west) of the Scots College must not exceed 1,470 students in accordance with

the Master Plan 2013. This condition has been imposed to manage the traffic and off-street parking impacts of the College on surrounding land uses.

The Scots College must provide Council annually with confirmation of student enrolments consistent with the Department of Education and Communities Non-Government Schools Financial Planning and reporting data”.

The Proponent appealed the Council’s deemed refusal of the modification application in Land and Environment Court proceedings numbered 14/10335. Subsequently the Council refused the modification application.

On 7 July 2015 Commissioner Dixon dismissed the appeal and refused to grant consent to the modification application on the basis that:

- (i) the Court had no jurisdiction to delete Condition 2 from the development consent and substitute it with the condition put forward by the Proponent (a matter contended by the Proponent during the course of the proceedings); and
- (ii) the Proponent has not properly discharged the onus borne upon it, namely to demonstrate that the development, as modified, would be substantially the same as that originally approved.

DA 545/2005

On 5 September 2005 the Proponent submitted a DA to Woollahra Municipal Council for the construction of a two-storey, general education building on the Victoria Road East Precinct (being DA 545/05). DA 545/05 was approved on 12 May 2007 with an identical condition 2 to that in DA 528/04 as follows:

“the maximum student numbers for Scots College shall not exceed 1,120 students in accordance with the 1992 Masterplan. This condition has been imposed to ensure the proposed development does not alter student numbers, which in turn, will alter the demand for on and off street car parking and the intensification of traffic for Scots College”.

On 24 February 2014 the proponent submitted a Section 96 modification application to the Council to amend Condition 2 of the consent to DA 545/2005. The modification was sought on the basis of providing clarity and removing any ambiguity relating to student numbers. The proponent sought to amend Condition 2 to provide a student cap for the Victoria Road East Precinct and the Victoria Road West Precinct (including years 5 and 6) and the enrolments of those students in year 9 who are located on the Glengarry campus in Shoalhaven.

The Proponent proposed that Condition 2 be modified as follows:

“The maximum number of students enrolled at Victoria Road Campus (east and west) of the Scots College must not exceed 1,470 students in accordance with the Master Plan 2013. This condition has been imposed to manage the traffic and off-street parking impacts of the College on surrounding land uses.

The Scots College must provide Council annually with confirmation of student enrolments consistent with the Department of Education and Communities Non-Government Schools Financial Planning and reporting data.”

The Proponent appealed the Council’s deemed refusal of the modification to DA 545/05 in proceedings numbered 14/10336. Both proceedings 14/10335 (discussed above) and 14/10336 were heard together. Subsequently, the Council refused to grant consent to the modification application to DA 545/05.

On 7 July 2015 Commissioner Dixon dismissed the appeal and refused to grant consent to the modification application for the reasons set out in relation to DA 524/04.

In relation to the case cited above, The Presbyterian Church (New South Wales) Property Trust v Woollahra Municipal Council [215] NSWLEC 47, this was an appeal by the Proponent under Section 56A of the Land and Environment Court Act 1979 against the decision of the (then) Senior Commissioner to refuse a DA to change the use of a building on the Proponent’s site at 19 Kambala Road, Bellevue Hill from residential to educational establishment and some minor associated works. Thus, the cited case does not relate to the Victoria Road Campus (comprising the Victoria Road East Precinct in which the Library building is located, and the Victoria Road West Precinct) of The Scots College. The appeal was refused.

No increase in student numbers is sought by the subject SSD application and as stated above in Section 2.4.2 the College is in course of preparation of a Concept DA which will address this issue and seek approval for a new Masterplan for the Victoria Road Campus of the College.

3.2 Construction Traffic and Parking

To mitigate construction traffic and parking issues, consideration must be given to the provision of parking for all construction staff on site on the oval adjacent to the library building and construction area. This would be in addition to the mitigation measures outlined in section 6.11 of the parking and traffic assessment provided by PTC dated 25th June 2018.

Given that normal essential use of the College oval will be compromised by the construction compound to be established adjacent to the Library Building, use of the oval for all construction staff parking on site would compromise the safety of students as the Oval is more than just a playing field and is the major outside recreation space for students at recess and lunchtime, and the thoroughfare for students and boarders at period changeover.

The nature of potential construction staff traffic and parking would potentially see vehicles traversing the Oval at random times throughout the day which would be unsafe.

The College relies on the Concept Construction Traffic Management Plan which states that limited parking will be available for construction staff. The precise number of parking spaces and the location and configuration of parking spaces can be dealt with in the final CCTMP.

3.3 Bicycle Parking

To reduce the impact of private vehicle usage during drop-off/pick-up hours, consideration must be given to the provision of dedicated secure bicycle parking spaces and end of trip facilities that can be provided within the school grounds, in accordance with the rates specified in the Woollahra DCP 2015, Chapter F2. Amended plans should be provided as part of the Response to Submissions.

The College does not agree with the suggested requirement for the provision of on-site dedicated bicycle parking for students. The location of the Campus, the incidence of main roads, and the lack of dedicated bicycle paths in the surrounding road network, means that cycling to the campus is difficult and dangerous. Woollahra Council's own cycle route map contains only two small sections of designated on-road bike paths within the Municipality at the moment (even though the Council adopted a bike plan almost two decades ago with a range of separated and off-road bike paths).

The Woollahra Bicycle Strategy 2009 disclosed that:-

“few students were noted as riding their bicycles to school, with numbers generally less than 10 students per school; safety was one of the main reasons why more students weren't riding to school. Another reason noted was that children are driven by their parents as they believe their children are too young.”

The majority of students travel to and from the College by bus, either Scots coaches or public transport.

The College is, however, prepared to survey parents to determine what demand exists to allow boys to cycle to school.

4. CONCLUSION

This “Response to Submissions” report has been prepared on behalf of the Proponent in relation to SSD 8922 which was placed on public exhibition between 6 September 2018 and 3 October 2018, resulting in 6 submissions from government agencies, a submission from Woollahra Municipal Council, and 51 public submissions.

The Proponent and its consultants have considered and responded to the submissions received in response to the public exhibition period and to the Department’s request for additional information, as contained in the letter to the Applicant in **Appendix 1**.

Based on the assessment of the proposal in the EIS, the amendments which have been made to the submitted scheme, the considered response to submissions in this report, and to the additional information which has been provided, it can reasonably be concluded that the development proposed in SSD 8922 is of a type and form which has merit, is appropriate and acceptable, and thus which should be approved.



APPENDICES



APPENDIX 1

Department's Letter, dated 11 October 2018



APPENDIX 2A

Response Letter from JCA Architects



APPENDIX 2B

Response Letter from Dr. Alistair Disley



APPENDIX 2C

Response Letter from John Oultram Heritage & Design