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14 February 2019

Mr Navdeep Singh Shergill
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Navdeep,

CRANBROOK SCHOOL – FINAL RESPONSE TO SUBMISSIONS – SSD17_18812

Please find enclosed Response to Submissions Report (RtS) prepared on behalf of Cranbrook School (the Applicant). The RtS has been prepared in response to the community and agency submissions received during the public exhibition of the Environmental Impact Statement (EIS) for the ~~H~~ordern Precinct Project(the Proposal).

Three community submissions from surrounding land owners were received, two of which were supportive. The items raised in the third submission have been addressed through the provision of further information contained in this response regarding traffic, access and car parking.

The following agency and local government submissions were also received:

- Office of Environment and Heritage (OEH) requesting further information relating to:
 - Aboriginal cultural heritage;
 - Flooding;
 - Landscaping/tree removal; and
 - Biodiversity.
- Transport for New South Wales (TfNSW) recommending conditions of consent;
- Roads and Maritime Services (RMS) recommending conditions of consent;
- Sydney Water recommending conditions of consent;
- Government Architect NSW (GANSW) requesting further information; and
- Woollahra Municipal Council (Council) recommending conditions of consent and amendments to the Construction Impact Assessment Management Plan and Ecological Sustainable Development Report which were exhibited with the EIS.

All agency responses received to date were generally supportive of the development on the basis of further information being provided or as detailed in the recommended conditions of consent.

The response follows the following format:

- Transport, Traffic, Parking and Bicycle Facilities;

- Community Submissions;
- Aboriginal Cultural Heritage;
- Built Form and Urban Design;
- Excavation and Transport of Cut and Fill;
- Response to the Government Architect NSW;
- Flooding;
- Tree Removal and Landscaping;
- Biodiversity;
- Visual Impact Assessment; and
- Conditions of Consent.

In addressing the items raised the submissions, please find enclosed the following additional information:

- Architectural Drawings prepared by Architectus - **Appendix A**;
- Architectural Design Statement prepared by Architectus . **Appendix B**;
- Advice Letter prepared by PTC . **Appendix C**;
- Traffic and Parking Management Plan prepared by PTC . **Appendix D**;
- Green Travel Plan prepared by PTC - **Appendix E**;
- Traffic Modelling undertaken by PTC . **Appendix F**;
- Community Use Management Plan . **Appendix G**;
- Advice regarding provision of the ACHAR prepared by Unearthed Ecology . **Appendix H**;
- Amended Stormwater Management Plan prepared by AECOM . **Appendix I**;
- Amended Landscape Plans and Report . **Appendix J**;
- Biodiversity Development Assessment Report (BDAR) Waiver prepared by Travers Ecology . **Appendix K**;
- An addendum to the Visual Impact Assessment prepared by Richard Lamb . **Appendix L**;
- Construction Impact Assessment and Management Plan prepared by Botanics Treewise - **Appendix M**;
- Response to Councils Traffic Comments prepared by Ptc - **Appendix N**;
- Construction Traffic Management Plan prepared by Ptc - **Appendix O**;

- Construction Traffic Management Drawings prepared by Ptc - **Appendix P**;
- Construction Noise and Vibration Management Plan prepared by Acoustic Logic - **Appendix Q**;
- Engineering Response to Councils Comments prepared by AECOM - **Appendix R**;
- Moveable Heritage Schedule prepared by Urbis Heritage - **Appendix S**;
- Amended Geotechnical Report prepared by Douglas Partners - **Appendix T**;
- Memo: Centenary Building Excavation prepared by Arup - **Appendix U**;
- Memo: Centenary Retention Design prepared by Arup - **Appendix V**;
- Monitoring Layout prepared by Arup - **Appendix W**;
- Amended Environmental Sustainable Development (ESD) Report prepared by Arup . **Appendix X**;
- Response to Woolahra Municipal Council Conditions prepared by EPM Projects . **Appendix Y**;
- Water Sensitive Urban Design and Water Balance Memo . **Appendix Z**; and
- Pavement, Signage and Linemarking Plan prepared by Ptc . **Appendix AA**.
- Stage 3 Road Safety Audit . **Appendix BB**;
- Response to Stage 3 Road Safety Audit . **Appendix CC**; and
- Aboriginal Cultural Heritage Assessment Report . **Appendix DD**.

In conjunction with this response, minor additional design changes are proposed which have been identified through design development, including:

- Minor design changes to the northern façade of the Aquatic Centre;
- The provision of an egress stair in the exhaust structure on the western side of the oval;
- Minor reconfiguration of maintenance shed on eastern side of oval;
- The provision of exit stairs from the substation kiosk on the eastern side of the maintenance shed;
- Internal reconfiguration of Levels 3 and 4 of the Centenary Building;
- Amendment to the existing ventilation louvres at the New South Head Road frontage . arising during design investigations and the required system to ventilate the aquatic centre;
- A reduction in height to the roof of the main oval pop-up building upon exit to the Aquatic Centre;
- Replacement of external timber battens with solid timber weatherboard to all oval pop-up buildings;
- Reduction in the size of lift pop-up in the memorial garden (adjacent chapel); and
- Removal of the kitchen chimney (adjacent to the Chapel).

All changes are minor in nature and do not negatively impact surrounding neighbours or the design quality of the proposal. The amended Architectural Drawings and Architectural Design Statement are provided at **Appendix A** and **Appendix B**, respectively.

Table 1 provides a summary of the key items raised in the submissions and the relevant section of the Response to Submissions Report in which they are addressed.

Table 1 . Items Raised

Item	Summary of Request	Report Reference
Bicycle Facilities, Transport, Traffic and Parking	<ul style="list-style-type: none"> Clarify discrepancies between EIS and the Operational Traffic and Parking Assessment regarding bicycle parking provision. Assess against Waverley Development Control Plan (WDCP). Examine and model; New South Head Road/Rose Bay Avenue intersection and New South Head Road/Victoria Road intersection. Prepare a Road Safety Evaluation Plan. Prepare a Traffic and Parking Management Plan. Green Travel Plan. 	Section 2.0 and Appendix C, D, E, F, BB and CC.
Building within site boundaries	<ul style="list-style-type: none"> Confirm that all buildings and structures (other than pedestrian footpath awnings) are wholly within the freehold property along the New South Head Road boundary. 	Section 2.0
Signage and Line-marking Plan	<ul style="list-style-type: none"> Prepare a Signage and Line-marking Plan. 	Section 2.2 and Appendix AA.
Community Submissions	<ul style="list-style-type: none"> Clarify car parking, traffic and access matters. 	Section 3.0
Aboriginal Cultural Heritage	<ul style="list-style-type: none"> Aboriginal Cultural Heritage Assessment Report (ACHAR) including evidence of consultation with local Aboriginal cultural groups. Prepare a public art approach. 	Section 4.0
Urban Design and Built Form	<ul style="list-style-type: none"> Address items raised in Government Architect NSW's submission. 	Section 5.0

Whole of Life, Flexible and Adaptable	<ul style="list-style-type: none"> • Provide further detail of embodied energy, lifespan and recycled content of development, confirm that this potential will be considered in future stages as well. 	Section 5.1 and Appendix B.
Details Regarding Excavation and Transport of Fill	<ul style="list-style-type: none"> • Provide detail on the excavated material and fill to be used. • Update Construction Traffic Management Plan. 	Section 6.0
Government Architect NSW	<ul style="list-style-type: none"> • Demonstrate active transport strategies and links. • Confirm the location of end of trip facilities on plans. • Provide statement on how the project supports a modal shift away from private vehicles and any current or future operational strategies that will support this shift. • Outline afterhours and community use strategy. • Provide requested drawing detail requested. 	Section 7.0
Flooding (OEH)	<ul style="list-style-type: none"> • Update Stormwater Management and Civil Design Report to provide information on overland flow for events larger than the 1% AEP design event up to and including the probable maximum flood (PMF). • Prepare an emergency response plan that addresses OEH requirements. 	Section 8.0 and Appendix I.
Tree Removal (OEH)	<ul style="list-style-type: none"> • Clarify number of trees to be removed. 	Section 9.0
Landscaping	<ul style="list-style-type: none"> • Provide further detailed Landscape Plans. 	Section 9.0 and Appendix J.
Biodiversity	<ul style="list-style-type: none"> • Provision of a Biodiversity Development Assessment Report (BDAR). 	Section 10.0 and Appendix K.
Visual Impact	<ul style="list-style-type: none"> • Provision of further advice regarding visual impact given the amendments to the design. 	Section 11.0 and Appendix L.

Woollahra Municipal Council	<ul style="list-style-type: none"> Recommended conditions of consent and amendments to the Construction Impact Assessment Management Plan and Ecological Sustainable Development Report which were exhibited with the EIS. 	Section 12.0 and Appendix Y.
Ecology (OEH)	<ul style="list-style-type: none"> Confirm that all proposed conditions can be complied with reference to the Travers Bushfire & Ecology Biodiversity Assessment Report dated April 2018. 	Section 13.0

ROAD SAFETY AUDIT

As part of the submissions process TfNSW and Council recommended that a RSA be provided prior to the issue of a Construction Certificate. The RSA has now been provided at **Appendix BB**. A response to the RSA is also provided by PTC at **Appendix CC**. As such, it is sought that the recommended conditions of consent in relation to the above are no longer required.

ABORIGINAL CULTURAL HERITAGE

In OEH's submission regarding Aboriginal Cultural Heritage it was noted that an ACHAR be provided prior to a determination being issued. The ACHAR and associated consultation has now been completed (**Appendix DD**). The Applicant acknowledges the significance of Aboriginal Cultural Heritage and commits to the recommendations of the ACHAR. In preparing for their construction programme, they are seeking the ability to apply for Construction Certificates for those areas not affected by the on-site aboriginal cultural investigations. This will assist in minimising disruption to the Schools recreation facilities and allow for a streamlined construction process. The following condition wording is therefore sought:

The archaeological test and salvage investigations detailed in the Aboriginal Cultural Heritage report prepared by Unearthed Archaeology shall be undertaken prior to the issue of Construction Certificates for any works within the vicinity of the proposed investigations.

Should you wish to discuss any aspect of this response further, please do not hesitate to contact the undersigned on 02 8233 9969 or jparker@urbis.com.au.

Yours sincerely,



Jacqueline Parker
Director