

MERIDEN SCHOOL STRATHFIELD

REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

PREPARED FOR
MERIDEN SCHOOL STRATHFIELD
OCTOBER 2018

URBIS



URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Sarah Horsfield
Associate Director	Danielle Blakely
Team Administrator	Laura Brooks
Project Code	SA7515
Report Number	Request for SEARs

© Urbis Pty Ltd
ABN 50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

urbis.com.au

TABLE OF CONTENTS

Executive Summary	1
1. Introduction.....	2
2. Site and Locality	4
2.1. The Site.....	4
2.2. The Locality.....	6
3. Proposed Development.....	7
3.1. Senior School Campus – New Centre for Music and Drama	7
3.2. Lingwood Prep School – New teaching and Administration Building	7
3.3. Junior School – New landscaped Playground	7
4. Planning Framework	8
4.1. State Environmental Planning Policy (State and Regional Development) 2011	8
4.2. State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017	8
4.3. State Environmental Planning Policy No.55 – Remediation of Land	9
4.4. Strathfield Local Environmental Plan 2012.....	9
4.5. Strategic Planning Framework	10
4.6. Other Planning Policies	10
5. Likely Impacts.....	11
5.1. Built Form and Urban Design	11
5.2. Heritage	11
5.3. Transport, Accessibility and Parking	12
5.4. Acoustic	12
5.5. Stormwater Management	12
5.6. Building Code of Australia and Accessibility.....	12
5.7. Waste.....	12

5.8.	Construction Management.....	12
5.9.	Social and Economic Impacts.....	12
5.10.	Safety and Security.....	13
6.	Consultation.....	14
7.	Conclusion.....	16
	Disclaimer	17

Appendix A Quantity Surveyor Statement

Appendix B Architectural Concept Plans

Appendix C Heritage Statement

Appendix D Traffic and Parking Statement

FIGURES:

<i>Figure 1 – Meriden School – three campuses (Allen Jack + Cottier)</i>	5
--	---

TABLES:

<i>Table 1 – Meriden School Campus Site Description</i>	4
---	---

EXECUTIVE SUMMARY

In accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* (the Act), this report has been prepared to request Secretary's Environmental Assessment Requirements (SEARs) to guide the preparation of a State Significant Development Application State Significant Development Application (SSDA) for the proposed development at Meriden School, Strathfield (the School).

This report has been prepared by Urbis on behalf of Meriden School (the Applicant), and has been informed by the architectural plans prepared by Allen Jack and Cottier.

The proposed State Significant Development (SSD) comprises works on all three school campuses and comprise:

- Demolition of existing music building and construction of a new 4-storey Centre for Music and Drama (Senior Campus);
- Demolition of existing single storey building and construction of a new 2-storey teaching and administration building (Lingwood Campus); and
- Demolition of existing dwelling at 4 Vernon and creation of new landscaped playground area for the Junior School Campus.

The land identified as forming each of the three campus' comprise the Meriden School site.

The proposed development is identified as a State Significant Development as it falls within the requirements of Clause 15(2) of Schedule 1 of the *State Environmental Planning Policy (State and Regional Development) 2011* (the SRD SEPP),

The primary objective of the proposal is to improve the current school facilities to cater for the increased demand for high quality music teaching and learning spaces from existing students, more contemporary teaching spaces (replacing the existing demountable), additional administration facilities and increasing the playground area in the Junior School Campus. The proposed new teaching

facilities will result in an increased capacity of approximately 50 students across all three campuses.

The purpose of this report is to provide information to support the request for SEARs. This report provides:

- An overview of the site and context;
- A description of the proposed development;
- An overview of the relevant planning framework and permissibility; and
- An overview of the likely environmental and planning impacts.

1. INTRODUCTION

In accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* (the Act), this report has been prepared to request Secretary's Environmental Assessment Requirements (SEARs) to guide the preparation of a State Significant Development Application (SSDA) for the proposed development at Meriden School, Strathfield (the School).

This report has been prepared by Urbis on behalf of Meriden School (the Applicant) and has been informed by the architectural plans prepared by Allen Jack and Cottier.

The proposed State Significant Development (SSD) comprises works on all three school campuses which comprise:

- Demolition of existing music building and construction of a new 4-storey Centre for Music and Drama (Senior Campus);
- Demolition of existing single storey building and construction of a new 2-storey teaching and administration building (Lingwood Campus); and
- Demolition of existing dwelling at 4 Vernon Street for school purposes and creation of new landscaped playground area (Junior School Campus).

The land identified as forming each of the three campus' comprise the Meriden School site.

The proposed development is identified as a State Significant Development as it falls within the requirements of Clause 15(2) of Schedule 1 of the *State Environmental Planning Policy (State and Regional Development) 2011* (the SRD SEPP), being:

15 Educational Establishments

- (1) *Development for the purpose of a new school (regardless of the capital investment value).*

- (2) *Development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school.*
- (3) *Development for the purposes of a tertiary institution (within the meaning of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017) including associated research facilities, that has a capital investment value of more than \$30 million.*

The primary objective of the proposal is to improve the current school facilities to cater for the increased demand for high quality music teaching and learning spaces from existing students, more contemporary teaching spaces (replacing the existing demountable), additional administration facilities and increasing the playground area in the Junior School Campus.

The proposed new teaching facilities will result in an increased capacity of approximately 50 students across all three campuses, increasing the school's current total capacity from approximately 1,500 students to approximately 1,550 students across all three campuses.

The purpose of this report is to provide information to support the request for SEARs. To assist in identifying the SEARs for the preparation of the Environmental Impact Statement (EIS) for the proposal, this report provides:

- An overview of the site and context;
- A description of the proposed development;
- An overview of the relevant planning framework and permissibility; and
- An overview of the likely environmental and planning impacts.

This report has been prepared and is accompanied by the following technical documentation:

- Quantity Surveyor Statement prepared by Altus Group (**Appendix A**);
- Concept Plans prepared by Allen Jack and Cottier Architects (**Appendix B**);

- Preliminary Heritage Impact Statement prepared by Urbis (**Appendix C**) and;
- Preliminary Traffic and Parking Statement prepared by Colston Budd Rogers & Kafes Pty Ltd (**Appendix D**).

2. SITE AND LOCALITY

2.1. THE SITE

Meriden School is located across three campuses which are within close proximity to one another however are not contiguous landholdings. The School comprises:

- Senior School Campus fronting both Redmyre Road and Margaret Street;
- Junior Campus fronting Vernon Street and Margaret Street; and
- Lingwood Prep Campus fronting Margaret Street.

Each of these campuses are highlighted in Figure 1 below.

The school has a total landholding of approx. 22,225sqm.

The School originated on the Senior School site and has expanded from this site as surrounding properties have become available. Most recently, the School acquired 4 Vernon Street which is proposed to be incorporated into the Junior Campus as a landscaped playground area.

Each of the sites are irregular land parcels, and each of the campuses have level changes:

- The Senior School campus slopes from the Margaret Street frontage towards Redmyre Road;
- The Junior School campus slopes from Margaret Street towards Vernon Street; and
- Lingwood Prep campus has a gentle slope from south to east towards Margaret Street.

Both the Senior School Campus and the Lingwood Prep Campus include heritage items, however the proposed development does not seek to alter the heritage buildings themselves.

Table 1 – Meriden School Campus Site Description

Site Name	Legal Description	Existing Development	Site Area
Senior Campus	Lot 101 DP862040	Multiple school buildings	15,039sqm
Junior Campus	Lot 1 DP723946	Multiple school buildings and residential dwelling	3,618sqm
Lingwood Prep Campus	Lot 1 DP1244199	Heritage building, administration building and new school buildings under construction.	3,568sqm

Figure 1 – Meriden School – three campuses (Allen Jack + Cottier)



2.2. THE LOCALITY

Meriden School is located in Strathfield, approximately 13km west of the Sydney CBD.

Strathfield is a mixed suburb within the Inner West of Sydney. It includes a town centre around the train station, with a range of mixed use activities, medium and high density residential areas, and low density residential.

Immediately surround the site are:

- To the north: Strathfield Plaza, comprising a single-storey retail centre and 8-storey commercial tower. Further to the north is Strathfield Station and the Strathfield Town Square.
- To the east: 3 and 4-storey residential flat buildings. Further east is the southern part of the Strathfield town centre mixed use area.
- To the south: low-scale detached residential buildings, and the Santa Maria Del Monte school campus.
- To the west: low-density residential area, characterised by single and two-storey buildings, and the St Peter and Paul Russian Orthodox Church.

The site is well serviced by public transport, with bus stops on Redmyre Road and Strathfield Railway Station located approximately 200 metres north of the Senior School. In addition, Meriden operate several bus services to parts of Sydney to service areas where high levels of children attending the school reside.

3. PROPOSED DEVELOPMENT

The proposed SSDA comprises development on each of the three Meriden School campuses. The primary objective of the proposal is to improve the current school facilities to cater for the increased demand for high quality music teaching and learning spaces from existing students, more contemporary teaching spaces (replacing the existing demountable), additional administration facilities and increasing the playground area in the Junior School Campus.

The proposed new teaching facilities will result in an increased capacity of approximately 50 students across all three campuses, increasing the school's current total capacity from approximately 1,500 students to approximately 1,550 students across all three campuses.

The following sections detail the proposed development on each of the campuses.

3.1. SENIOR SCHOOL CAMPUS – NEW CENTRE FOR MUSIC AND DRAMA

The SSDA will seek approval for the demolition of the existing music building, and construction of a new 4-storey building incorporating a new music academy, drama facilities, music teaching rooms and staff facilities.

The demolition of the existing music building located towards the south-western corner of the Senior School Campus will accommodate the new Centre for Music and Drama. The orientation and design of the new building will also result in additional open space being provided within the campus.

Due to the proximity of the building to the Margaret Street frontage, the new Centre for Music and Drama will significantly improve the streetscape presentation of the school to Margaret Street.

3.2. LINGWOOD PREP SCHOOL – NEW TEACHING AND ADMINISTRATION BUILDING

The Lingwood Prep School site is currently undergoing redevelopment and the proposed new two-storey teaching and administration building will contribute to the new school facilities on the campus.

To accommodate the new Teaching and Administration Building, the existing single-storey building currently used as the Business Office will be demolished. The new building will be two-storey and designed with maximum flexibility to accommodate a wide range of uses, and to adapt with the demands of the school.

The design of the building is simple, refined and modern which will not compete with the heritage significance of the site.

3.3. JUNIOR SCHOOL – NEW LANDSCAPED PLAYGROUND

The SSDA seeks approval for the demolition of the existing residential dwelling at 4 Vernon Street to make way for a new landscaped playground area for the Meriden Junior School. While the building falls within the '*Vernon Street Conservation Area*', the building itself is not identified as a heritage item.

The landscaped playground area with over 200sqm of lawn and landscaping will provide additional open space for the Junior School, which can be used for students during recess or lunchtime, as well as an outdoor classroom.

Additionally, the proposed landscape along the street edge will contribute to the leafy green character along Vernon Road.

4. PLANNING FRAMEWORK

The relevant statutory planning policies that apply to the proposed development are:

- *State Environmental Planning Policy (State and Regional Development) 2011*
- *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*
- *State Environmental Planning Policy No.55 – Remediation of Land*
- *Strathfield Local Environmental Plan 2012*

The application of each of these policies to the proposed development is detailed below.

4.1. STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

The proposal is classified as SSD on the basis that it falls within the requirements of clause 15 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP), being 'development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school'.

The capital investment value of the project is anticipated to be approximately \$21,550,000 as outlined within the Quantity Surveyors Cost Report provided at **Appendix A**.

4.2. STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES) 2017

The NSW Department of Planning and Environment (DPE) released *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (Education SEPP) in September 2017. The Education SEPP aims (amongst other things) to streamline the planning system for education and child care facilities.

Clause 35(6) requires the consent authority to consider the design quality principles set out in Schedule 4 of the Education SEPP prior to determination. The proposal has been designed having regard to the design quality principles and responds to each of them in the following way:

- **Principle 1: Context, built form and landscape**

The proposed development has been designed sympathetically having regard to the heritage significance of both Senior and Lingwood campus. The orientation of the new Centre for Music and Drama has been designed to enhance views from the Senior School campus to Lingwood House on the Lingwood campus. Similarly, the location, orientation and scale of the new Teaching and Administration Building on the Lingwood campus has been selected to minimise the impact on the heritage curtilage of the Lingwood House.

- **Principle 2: Sustainable, efficient and durable**

The proposal will adopt a range of ESD initiatives, and an ESD Report will be prepared as part of the EIS. The proposal will also provide positive social and economic benefits for the school community and local community by ensuring that teaching facilities are meeting contemporary educational needs.

- **Principle 3: Accessible and inclusive**

Equitable access has been incorporated into the design of all elements of the proposal. An Accessibility Report will be prepared as part of the EIS.

- **Principle 4: Health and safety**

Crime Prevention Through Environmental Design (CPTED) measures will be incorporated into the design, operation and management of the site to ensure a high level of safety and security for students and staff. A CPTED Report will accompany the EIS.

- **Principle 5: Amenity**

The proposal will contain high quality facilities, spaces and equipment for use by students and staff. These will provide students with an enhanced learning environment.

- **Principle 6: Whole of life, flexible and adaptive**

The proposal involves construction of new classrooms and associated facilities, which have been designed to ensure flexibility and longevity.

- **Principle 7: Aesthetics**

The design of the new buildings and playground area will incorporate high quality finishes, which are aesthetically pleasing and respond to the site context and surrounding receiving environment.

In accordance with Clause 35(6)(b) of the Education SEPP, some of the school's facilities will be able to be accessible by and shared with the community. A more detailed assessment of the proposal against the design quality principles will be undertaken within the EIS.

4.3. STATE ENVIRONMENTAL PLANNING POLICY NO.55 – REMEDIATION OF LAND

State Environmental Planning Policy No.55 – Remediation of Land (SEPP 55) provides a state-wide planning approach for the remediation of land and aims to promote in the remediation of contaminated land to reduce the risk of harm. Clause 7(1) requires the consent authority to consider whether land is contaminated prior to consent of a development. The EIS will be supported by a Phase 1 Preliminary Assessment of the site and subsequent additional studies if recommended or required by the Phase 1 Preliminary Assessment.

4.4. STRATHFIELD LOCAL ENVIRONMENTAL PLAN 2012

The *Strathfield Local Environmental Plan 2012* (SLEP) is the primary environmental planning instrument that applies to the site. The relevant provisions of the SLEP are considered in the table below.

Table 2 – Relevant Strathfield Local Environmental Plan 2012 provisions

Provision	Comment
Zoning	<p>The site is zoned R3 Medium Density. The R3 zone in the SLEP does not permit 'educational establishments'.</p> <p>However, the R3 Medium Density zone is identified as a 'prescribed zone' for the purposes of Part 4 of the Education SEPP. Clause 35(1) of the Education SEPP permits development for the purpose of a school to be development with consent within a prescribed zone.</p> <p>Accordingly, by way of Clause 35(1) of the Education SEPP, the proposed development is permitted as 'development with consent' on the site.</p>
Building Height	<p>The school site is subject to a building height control of 11 metres.</p> <p>Prep School Campus</p> <p>Two Storey Maximum height of 8m</p> <p>Senior Campus:</p> <p>4 Storey Maximum height of 13m</p>

Provision	Comment
	The senior campus will exceed the height control by 2m.
Floor Space Ratio	<p>The school site is subject to a 1.2:1 FSR control under the SLEP.</p> <p>Prep School Campus FSR:</p> <p>Existing: 892sqm (0.25:1)</p> <p>Proposed: 1,142sqm (0.32:1)</p> <p>Senior Campus:</p> <p>Existing: 9,624sqm (0.64:1)</p> <p>Proposed: 11,624sqm (0.77:1)</p> <p>Junior School:</p> <p>No additional gross floor area is proposed.</p> <p>The proposed works includes demolition of exiting dwelling house and construction of new landscaped playground area</p> <p>The proposed development across the three campuses complies with the FSR control. .</p>
Heritage	<p>The Senior Campus and the Lingwood Campus are identified as local heritage items in the SLEP:</p> <ul style="list-style-type: none"> Item I187 'Meriden School'

Provision	Comment
	<ul style="list-style-type: none"> Item I176 "Lingwood" – Victorian house and garden (formerly Braxton) <p>The Junior campus is also located within the Vernon Street Conservation Area</p> <p>The proposed development across the three campuses has regard to the heritage context and listed heritage items.</p>

4.5. STRATEGIC PLANNING FRAMEWORK

- NSW State Priorities
- A Metropolis of Three Cities
- Draft Eastern City District Plan
- NSW Long Term Transport Master Plan 2012

Each of these will be considered in the preparation of the EIS.

4.6. OTHER PLANNING POLICIES

In addition to the above strategic planning policies, the following local policies will be considered during the preparation of the EIS:

- Strathfield Consolidated Development Control Plan 2005
- Indirect Development Contributions Plan 2010

5. LIKELY IMPACTS

5.1. BUILT FORM AND URBAN DESIGN

The primary objective of the proposal is to improve the current school facilities to cater for the increased demand for high quality music teaching and learning spaces from existing students, more contemporary teaching spaces (replacing the existing demountable), additional administration facilities and increasing the playground area in the Junior School Campus. Built form and urban design assessment for each of the campuses are discussed below:

Senior Campus:

The proposed four storey Centre for Music and Drama will replace the existing outdated single storey facility and demountable. The position of the building establishes a continuity with the existing buildings to the north and east, completing the built form of the senior school campus.

The new facility will be architecturally designed to improve the presentation of the school on Margaret Street. A large amphitheatre in the heart of the building will connect to an external performance space for gathering, informal education and open days. Above the amphitheatre, a two-storey atrium will allow for visual and physical connection between the classrooms, performance and staff areas.

The building will be designed to provide strong connections into adjacent playgrounds and covered play spaces and improve accessibility around the school.

Junior Campus

It is proposed to demolish the existing residential dwelling at 4 Vernon Street to create a new landscaped playground area for the Meriden Junior School. 4 Vernon Street is proposed to be used for school purposes.

The playground area will consist over 200sqm of lawn and landscaping feature, which will provide additional open space for the students and is designed for different recreational activities.

Additionally, the proposed landscape along the street edge will contribute to the leafy green character along Vernon Road and improve the landscaped setting of the site.

Prep School:

The proposed two storey administration building will be appropriately scaled and positioned to minimise visual impact on Lingwood House. A simple and refined modern design will not compete with the significant heritage value of the site.

The position of the proposed building continues the U-shaped layout of built form around a heritage building and garden. The setbacks of the neighbouring properties have been responded to, and the heritage-listed garden has been respected and extended as an outdoor space. Existing landscaped areas will be enhanced to reinstate the use of the teardrop shaped driveway.

5.2. HERITAGE

A Preliminary Heritage Impact Statement prepared by Urbis is attached at **Appendix C**. The Heritage Statement assessed the heritage impact from the proposed three Meriden School Sites and is in support of the proposal. The following recommendations were made:

- *Retain and conserve significant fabric across the Senior Campus and Prep Campus;*
- *Allow for the demolition of later, non-significant built elements where appropriate, to facilitate the ongoing practical use of the school and to provide enhanced amenity to its pupils; and*
- *Incorporate high quality design to ensure new built elements make a positive contribution to the heritage items and the Margaret Street streetscape, as well as responding to the important cross-campus relationship between the Senior Campus and the Prep Campus.*

A more detailed Heritage Impact Assessment will be provided as part of the EIS.

5.3. TRANSPORT, ACCESSIBILITY AND PARKING

A Preliminary Traffic and Parking Statement prepared by Colston Budd Rogers & Kafes Pty Ltd is attached at **Appendix D**. The Statement outlines the methodology for transport and accessibility impact assessment to support the SSDA. A detailed Transport Impact Assessment report will be provided as part of the EIS.

As stated in the Preliminary Traffic and Parking Statement, the report will analyse parking requirements, existing and expected traffic impacts on the local road network and the design of proposed vehicular drop-off areas. The Report will further identify management measures required to ensure the efficient operation of the on-site drop-off areas to mitigate existing and future impacts on the local road network.

5.4. ACOUSTIC

A Construction and Operational Noise Report will be provided as part of the EIS. The report will provide a detailed assessment of potential noise and vibration impacts caused by the demolition of existing buildings and construction and operation of the new school buildings, and recommendations to mitigate these impacts.

5.5. STORMWATER MANAGEMENT

A Stormwater Management Plan and Erosion and Sediment Control Plan will also be prepared and be submitted with the EIS, detailing potential flood risk management strategies (where required), proposed water sensitive urban design measures and stormwater management incorporated into the development.

5.6. BUILDING CODE OF AUSTRALIA AND ACCESSIBILITY

The proposed school will be designed in accordance with the requirements of the Building Code of Australia and will provide legible, safe and inclusive access for all. This will be addressed within a Building Code of Australia and Accessibility Report to be provided as part of the EIS.

5.7. WASTE

A Construction and Demolition Waste Management Plan will be prepared and accompany the EIS. The Waste Management Plan will detail all likely waste streams likely to be generated during demolition and construction, as well as outline proposed measures to dispose of the waste offsite.

An Operational Waste Management Plan will also be submitted as part of the EIS and detail proposed waste servicing arrangements, loading zones and ongoing waste management practices to be employed at the site. All demolition, construction and operational waste will be reused or recycled where possible.

Any contaminated material identified under the Phase 1 or Phase 2 Contamination Assessments will be disposed of to a relevant licenced facility.

5.8. CONSTRUCTION MANAGEMENT

A Preliminary Construction and Environmental Management Plan will be prepared and provided as part of the EIS. The plan will detail:

- Timing of construction works to be undertaken.
- Construction hours of operation and programme.
- Materials handling strategy.
- Construction traffic, noise, soil erosion, dust control and stormwater management.
- Environmental management strategies during construction.
- Waste management.

5.9. SOCIAL AND ECONOMIC IMPACTS

The social and economic impacts resulting from the proposal will be detailed in the EIS. Anticipated social and economic benefits include:

- The design will create a series of teaching spaces which are flexible and promote increased social interaction among students and teachers.
- The proposal will provide positive social and economic benefits for the school community and local community by ensuring that teaching facilities are meeting contemporary educational needs.
- The heritage significance of high value heritage items on the site will be further enhanced through more sensitive placement of buildings within the Meriden School grounds which aim to improve vistas to Lingwood House.

5.10. SAFETY AND SECURITY

The EIS will outline how specific CPTED principles (surveillance, access control, territorial re-enforcement and space/activity management) have been integrated into the design of the School to deter crime, manage space and create a safe environment for students, staff and visitors.

6. CONSULTATION

As part of the preparation of the EIS, consultation will be undertaken with the following parties who have been identified to have an interest in the proposal:

- Department of Planning and Environment.
- NSW Government Architect.
- Strathfield Council.
- Community stakeholders, including surrounding residents and the school community.

Preliminary consultation with the Strathfield Council has been undertaken through a meeting with the Director, Infrastructure Development and Environment.

Preliminary consultation with the Government Architect NSW (GANSW) has been undertaken through two meetings with the State Design Review Panel (SDRP) process.

The initial pre-briefing meeting took place on 26 July 2018. This meeting presented the overall project concept to the GANSW. Further to this meeting, the GANSW indicated that undertaking the full design review process will not be necessary for the scope of the proposed works, and that a 'SDRP light' process will be undertaken. This process is to include two GANSW staff and an independent panel member.

A meeting with the 'SDRP light' panel was held on 21 August 2018 which was attended by the following people:

Panel:

- Emma Kirkman, NSW Government Architect
- Cristina Aranzubia, NSW Government Architect
- Deborah Ascher Barnstone, SDRP Panel Member

For the Applicant:

- Richard Arkell, Meriden School
- Sarah Horsfield, Urbis
- Danielle Blakely, Urbis
- Stephen Davis, Urbis
- Mark Louw, Allen Jack + Cottier Architects
- Ian Hollen, Allen Jack + Cottier Architects
- Roger Jasprizza, Oculus

The key feedback from the panel is summarised in the table below. Each of these issues are being considered by the Proponent and a design response will be provided as part of the SSD DA documentation.

Issue
1. Refine architectural design strategies
<ul style="list-style-type: none">▪ explore the relationships between the proposed built form of the Senior and Lingwood campuses front and their interface to Margaret Street
2. Review access and circulation
<i>Centre for Music and Drama – Senior Campus</i>
<ul style="list-style-type: none">▪ Provide intuitive and equitable access that clearly distinguishes the entrances▪ Simplify external stairs and ramps to provide intuitive and direct connections to the undercroft space of the Wallis Auditorium▪ Provide clear internal circulation which resolves level changes reduces the

Issue
<p>number of stairs and provides equitable access.</p> <p><i>Lingwood Preparatory School Stage 2 – Lingwood Campus</i></p> <ul style="list-style-type: none"> ▪ Address the sense of arrival, clarity of wayfinding, façade and frontage to Margaret Street <p><i>Vernon Street – Junior Campus</i></p> <ul style="list-style-type: none"> ▪ Optimise the level changes to avoid open spaces being too disjointed from each other
3. Improve amenity and sustainability
<p><i>Centre for Music and Drama – Senior Campus</i></p> <ul style="list-style-type: none"> ▪ Undertake daylight analysis to verify natural light levels to the lower ground rooms. <p><i>Vernon Road – Junior Campus</i></p> <ul style="list-style-type: none"> ▪ Provide different opportunities for active play and articulate these in the open space
4. Improve landscape and open space
<p><i>Centre for Music and Drama – Senior Campus</i></p> <ul style="list-style-type: none"> ▪ Articulate landscape elements to the amphitheatre to distinguish this space from the main entrance off Margaret Street

Issue
5. Additional Information for next SDRP meeting
<ul style="list-style-type: none"> ▪ Building elevation on both the Senior and Lingwood campuses, including along Margaret Street ▪ Photomontages from within and outside of the campuses ▪ Landscape plans ▪ Detailed floor plans ▪ Information about facades, materials, finishes and colours.

The SDRP feedback is being addressed through further design development of the proposal and will be reflected in the documentation submitted with the EIS.

7. CONCLUSION

This report provides support to the Request for SEARs for the development at Meriden School, Strathfield (the School). The primary objective of the proposal is to improve the current school facilities to cater for the increased demand for high quality music teaching and learning spaces from existing students, more contemporary teaching spaces (replacing the existing demountable), additional administration facilities and increasing the playground area in the Junior School Campus. The land identified as forming each of the three campus' comprise the Meriden School site.

The proposed new teaching facilities will result in an increased capacity of approximately 50 students across all three campuses, increasing the school's current total capacity from approximately 1,500 students to approximately 1,550 students across all three campuses.

This proposed SSD is informed by the architectural plans prepared by Allen Jack and Cottier and comprises works on all three school campuses, which comprise:

- Demolition of existing music building and construction of a new 4-storey Centre for Music and Drama (Senior Campus);
- Demolition of existing single storey building and construction of a new 2-storey teaching and administration building (Lingwood Campus); and
- Demolition of existing dwelling at 4 Veernon Street and creation of new landscaped playground area for the Junior School Campus.

The proposal is classified as SSD on the basis that it falls within the requirements of clause 15 of Schedule 1 of SRD SEPP, being 'development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school'.

All relevant impacts will be assessed in the EIS, as guided by the SEARs.

DISCLAIMER

This report is dated 6 August 2018 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Meriden School (**Instructing Party**) for the purpose of Meriden School (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

QUANTITY SURVEYOR STATEMENT

APPENDIX B

ARCHITECTURAL CONCEPT PLANS

APPENDIX C

HERITAGE STATEMENT

APPENDIX D

TRAFFIC AND PARKING STATEMENT

**BRISBANE**

Level 7, 123 Albert Street
Brisbane QLD 4000
Australia
T +61 7 3007 3800

GOLD COAST

45 Nerang Street,
Southport QLD 4215
Australia
T +61 7 5600 4900

MELBOURNE

Level 12, 120 Collins Street
Melbourne VIC 3000
Australia
T +61 3 8663 4888

PERTH

Level 14, The Quadrant
1 William Street
Perth WA 6000
Australia
T +61 8 9346 0500

SYDNEY

Tower 2, Level 23, Darling Park
201 Sussex Street
Sydney NSW 2000
Australia
T +61 2 8233 9900

CISTRI – SINGAPORE

An Urbis Australia company
#12 Marina View
21 Asia Square, Tower 2
Singapore 018961
T +65 6653 3424
W cistri.com

URBIS.COM.AU