

# **REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS CRANBROOK SCHOOL**

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FINAL  
PREPARED FOR CRANBROOK SCHOOL

**URBIS**

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# INTRODUCTION

In accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), this document is a request for Secretary's Environmental Assessment Requirement (SEARs) to guide certain proposed capital works at Cranbrook School's Senior School campus at 5 Victoria Road, Bellevue Hill.

These proposed capital works contain a variety of facilities to enhance the educational mission of the School and have an estimated construction cost of approximately \$75 million. Pursuant to Schedule 1 Clause 15 of the *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP), development for the purposes of alterations and additions to an existing school with a capital investment value in excess of \$20 million is state significant development for the purposes of the SRD SEPP.

Cranbrook School is located in the suburb of Bellevue Hill, approximately 6 kilometres east of Sydney CBD. The campus is located to the south east of New South Head Road, with a 430 metre frontage to New South Head Road, a 140 metre frontage to Victoria Road and a 370 metre frontage to Rose Bay Avenue.

The site is bounded to the north and north-west by New South Head Road, and is generally surrounded by low density residential development with small pockets of medium density residential development.

The capital works proposed by Cranbrook School (the School) seek to achieve the following outcomes within a heavily constrained site:

1. Rejuvenate the Senior School campus to provide modern facilities that reflect new ways of learning to support the physical, emotional and spiritual wellbeing of students.
2. Provide innovative learning spaces, flexible performance spaces, fitness and sporting facilities to replace existing buildings and facilities that are at the end of their working life.
3. Create a learning environment that complements the strong academic framework and the pursuit of excellence at Cranbrook.
4. Address specific infrastructure deficiencies regarding safety, traffic management and parking that are required for the efficient running of the School and/or to address legislative or regulatory requirements.

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

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

In addition, Preliminary Concept Plans are attached at **Appendix A**.

# 1. SITE AND SURROUNDING CONTEXT

## 1.1. SITE LOCATION

The site comprises the Cranbrook School Senior campus and is located at 5 Victoria Road, Bellevue Hill (refer **Figure 1**) approximately 6 kilometres east of Sydney CBD. The site covers an area of approximately 4.342 hectares to the south east of New South Head Road, with a 430 metre frontage to New South Head Road, a 140 metre frontage to Victoria Road and a 370 metre frontage to Rose Bay Avenue. The site is legally described as Lot 1 DP663630; Lots 9 – 18 DP9005; and Lots A – C DP186768.

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

The site is generally surrounded by low density residential development with small pockets of medium density residential development.

Figure 1 – Site Location



Picture 1 – Aerial Image of Location of the Cranbrook School and Surrounding Road Network

Source: NearMap

## 1.2. EXISTING DEVELOPMENT

Cranbrook Senior School is characterised by its mix of heritage buildings and more recent development.

The original Cranbrook House was constructed by Robert Tooth on the northern side of Victoria Road. The house was completed in 1859 and was named after Cranbrook, the village where Mr. Tooth was born in Kent, England.

“Cranbrook” was acquired in 1917 by a group of parishioners from St Marks Anglican Church in Darling Point, for the purpose of establishing a Church of England school for boys. The school was officially opened by the State Governor Sir Walter Davidson on 22 July 1918. The first school assembly had around 60 boys. Initially the main building housed the Headmaster and his family, as well as boarders and resident staff, and provided all the classroom space.

In 1919 a separate house was built for the Headmaster on the western side of “Cranbrook” and the first stage of a classroom block was built on the eastern side of the house.

By the end of 1920, there were 102 boarders and 99 day boys, and building work was again under way at the School. The second stage of the classroom block was completed with the addition of seven more classrooms, together with two Masters' Common Rooms – one upstairs and one downstairs. The remaining land (Lot 14) just outside the eastern end of the school oval had been acquired following a donation by Sir Anthony Hordern. This allowed the oval to be extended to the full dimensions of a rugby football field, and a playing field for junior boys which is now known as "Hordern Oval".

The School has continued this pattern of expansion and development, and as a result is a mix of high heritage value buildings in the eastern portion of the site, and lower heritage value, post-war and modern buildings across the central spine and western portion of the site.

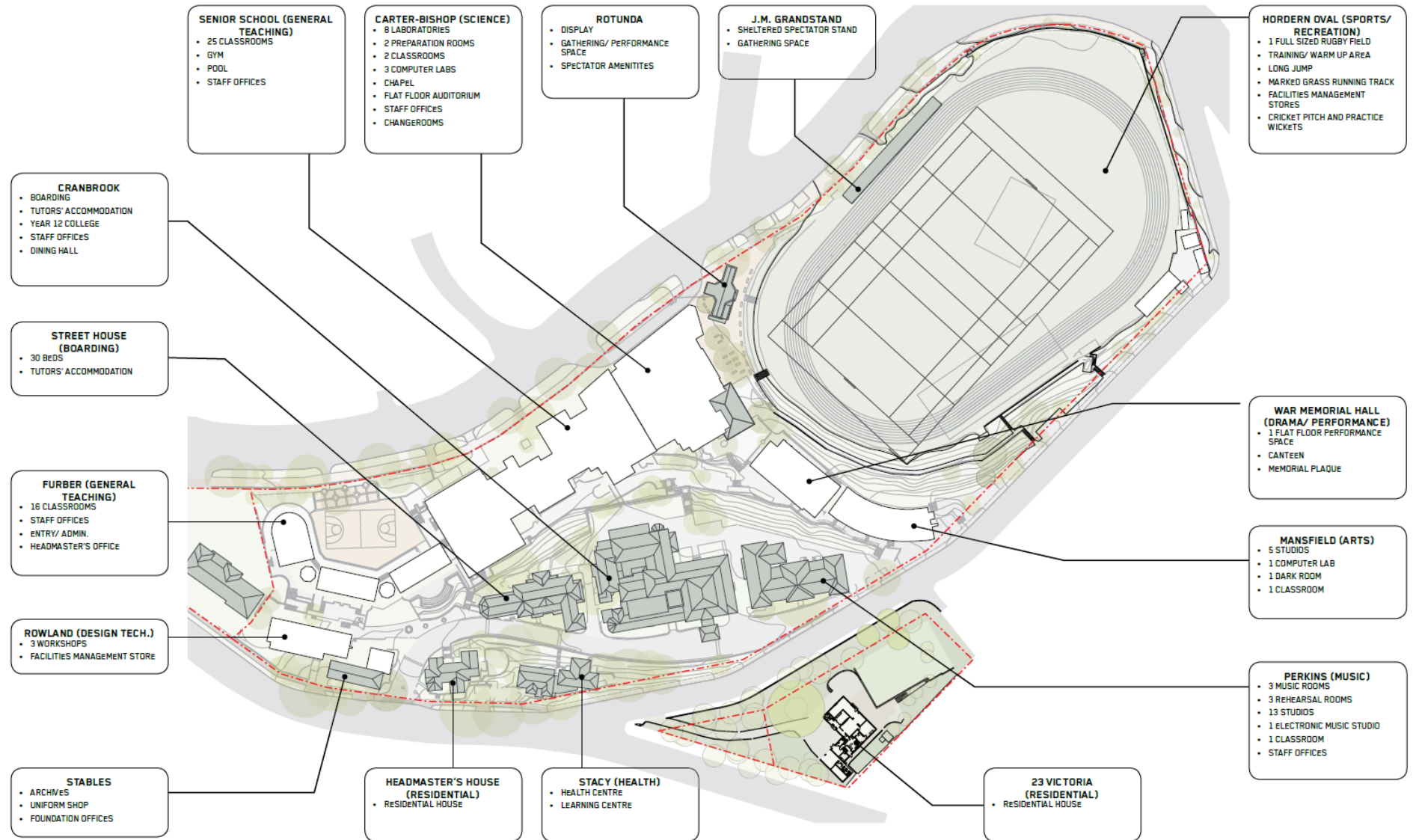
The School is listed as a local heritage item under the Woollahra Local Environmental Plan 2014 (WLEP). The heritage listing includes: "Cranbrook"; "Harvey House"; "Perkins Building"; Sick Bay; Headmaster's House; Rotunda (sports pavilion); the 2-storey sandstone building (formerly gatehouse) and other items, as outlined in Section 3.5. The main vehicular and pedestrian access point to the campus is via Victoria Road, with car parking located along the Heritage Precinct driveway. Additional pedestrian entrances are off Rose Bay Avenue and New South Head Road.

### 1.3. SURROUNDING DEVELOPMENT

The site is bounded to the north and north-west by New South Head Road, and is generally surrounded by low density residential development with small pockets of medium density residential development. The immediate locality of the site is characterised by residential and institutional developments including Cranbrook School and Scots College on the eastern side of Victoria Road after it turns south. As noted, the site is located in the established residential suburb of Bellevue Hill opposite Point Piper. The surrounding development is as follows:

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

Figure 2 – Existing Development on the Campus



Source: BVN Architects

## 2. DESCRIPTION OF THE PROPOSAL

The proposal will involve the redevelopment of various buildings constructed in the 1950's and 60's, refurbishment of the northern half of the site and the construction of additional educational floor space. The proposal is still subject to design development.

For clarity, the proposed works are broken down by precincts below. **Figure 3** indicates the location of the precincts within the campus.

This application seeks consent for the detailed redevelopment of the northern half of the main campus. Preliminary Concept Plans are provided at **Appendix A**.

Figure 3 – Location of Precincts within Cranbrook Senior Campus



Source: Architectus

## 2.1. WAR MEMORIAL HALL PRECINCT

The War Memorial Hall Precinct capital works will involve the demolition of the existing War Memorial Hall and Mansfield Building and the construction of a multi-purpose facility that provides flexible and interactive learning and performance spaces. The new facilities will include:

- A new War Memorial Chapel to honour Old Cranbrookians who died in the service of their country and an adjoining memorial garden reflecting the Anglican values of the school and the desire to commemorate the valiant lives of others;
- Additional facilities for the creative arts, that form an important part of the liberal education tradition at Cranbrook;
- An assembly hall for students and staff to gather;
- New dining facilities and kitchen to cater to the needs of both boarders and day-students at the School; and
- Additional classrooms and academic areas for learning.

The new War Memorial Hall building and single-storey Chapel that sits on top has been designed to sit as low in the topography as possible to ensure the precinct's character contributes to the landscaping and topography surrounding the School's most prominent heritage buildings.

## 2.2. HORDERN OVAL PRECINCT

The proposed Hordern Precinct capital works involve the construction of a new car park as well as additional fitness facilities for the School's students. The redevelopment will involve the excavation of Hordern Oval to facilitate the construction of the following:

- Underground car park accessed off Rose Bay Avenue, with a link to the War Memorial Hall project;
- A new pool to replace the School's current swimming pool which is now more than forty years old and past its usable life;
- Fitness facilities to support the physical wellbeing of students and the academic requirements of the PDHPE syllabus of the NSW Board of Studies;
- Toilets and change facilities;
- Entry facilities, first aid and supervisory offices;
- Indoor multi-purpose court;
- Accessible ramps or lift; and
- Reinstatement of the Hordern Oval surface and some upgrades to the landscape.

## 2.3. HERITAGE PRECINCT

The Heritage Precinct capital works will involve improvements to the amenity and legibility of the Heritage Precinct and an upgrade of the existing driveway to function as an internal student pick-up and drop-off zone. During pick-up and drop-off times the driveway will operate as a through road so that student safety can be enhanced and so that the School's immediate impact on neighbours and the adjoining streets can be greatly reduced.

This will be complemented by a paving upgrade to the internal drive way to signify the transformation of this area to a pedestrian domain during school hours.

These changes will allow the School to beautify and enhance the area immediately surrounding the key heritage buildings located on the site.

### 3. PLANNING FRAMEWORK

The relevant state and local planning instruments applying to the proposed development are identified as follows:

- *State Environmental Planning Policy (State and Regional Development) 2011*;
- *State Environmental Planning Policy (Infrastructure) 2007*;
- *State Environmental Planning Policy No 55—Remediation of Land*;
- *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*;
- *Woollahra Local Environmental Plan 2014 (WLEP)*; and
- *Woollahra Development Control Plan 2015 (WDCP)*.

#### 3.1. STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

Pursuant to Schedule 1 Clause 15 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP), development for the purposes of educational establishments (including schools) with a CIV in excess of \$30 million is declared state significant development. The proposal has a CIV in excess of \$30 million and is therefore SSD for the purposes of the SRD SEPP.

#### 3.2. STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

*State Environmental Planning Policy (Infrastructure) 2007* (Infrastructure SEPP) provides the legislative planning framework for infrastructure and the provision of services across NSW. Clause 32 of the Infrastructure SEPP provides the relevant matters for consideration in the determination of a development application for 'educational establishments'.

Clause 32(2) states that before determining a development application for the purposes of a school, the consent authority must take into consideration all relevant standards in the *School Facilities Standards—Landscape Standard—Version 22* (March 2002), *Schools Facilities Standards—Design Standard* (Version 1/09/2006) and *Schools Facilities Standards—Specification Standard* (Version 01/11/2008). Clause 32(3) states that if there is an inconsistency between a standard referred to in Clause 32(2) and a provision of a development control plan, the standard prevails to the extent of the inconsistency.

The above standards are no longer relied on as the guidelines for school design. The proposal has been designed with regard to a number of industry and government benchmarks including the NSW Educational Facilities Standards and Guidelines (EFSG).

The objective of Clause 101(2) is to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads

As such the Clause requires that where practicable, vehicular access to the land is provided by a road other than the classified road, and that the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development. The proposed car park will be accessed via Rose Bay Avenue, which is classified as a local road.

The SEPP classifies any school with more than 50 students as traffic generating development, thus Clause 104(3) is triggered. The clause is retriggered by any development with parking 200 or more motor vehicles. This clause requires a consent authority to consider the following matters prior to determining a development application for development to which this clause applies:

- (a) give written notice of the application to RMS within 7 days after the application is made, and
- (b) take into consideration:

(i) any submission that RMS provides in response to that notice within 21 days after the notice was given (unless, before the 21 days have passed, RMS advises that it will not be making a submission), and

(ii) the accessibility of the site concerned, including:

(A) the efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and

(B) the potential to minimise the need for travel by car and to maximise movement of freight in containers or bulk freight by rail, and

(iii) any potential traffic safety, road congestion or parking implications of the development.

The EIS will include an evaluation and assessment of all traffic impacts associated with the site.

### **3.3. 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 to the remediation of contaminated land. SEPP 55 requires the consent authority to consider whether the subject land of any rezoning or development application is contaminated. If the land requires remediation to ensure that it is made suitable for a proposed use or zoning, the consent authority must be satisfied that the land can and will be remediated before the land is used for that purpose.

The proposal requires extensive excavation within the Hordern Oval and Memorial Hall Precincts, as such geotechnical and contamination investigations will be undertaken as part of the preparation of the EIS.

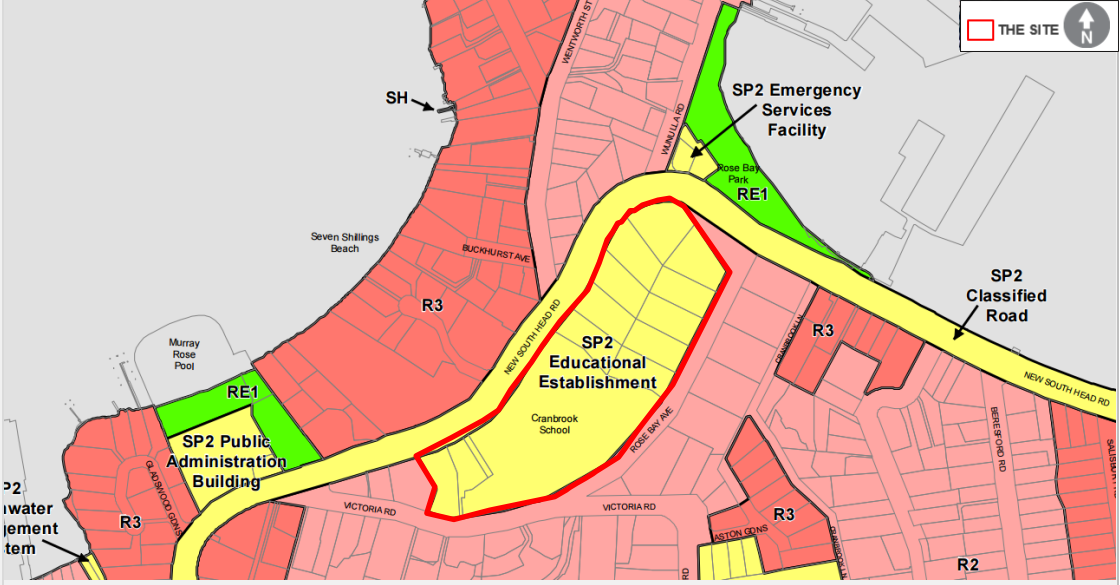

### **3.4. STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES) 2017**

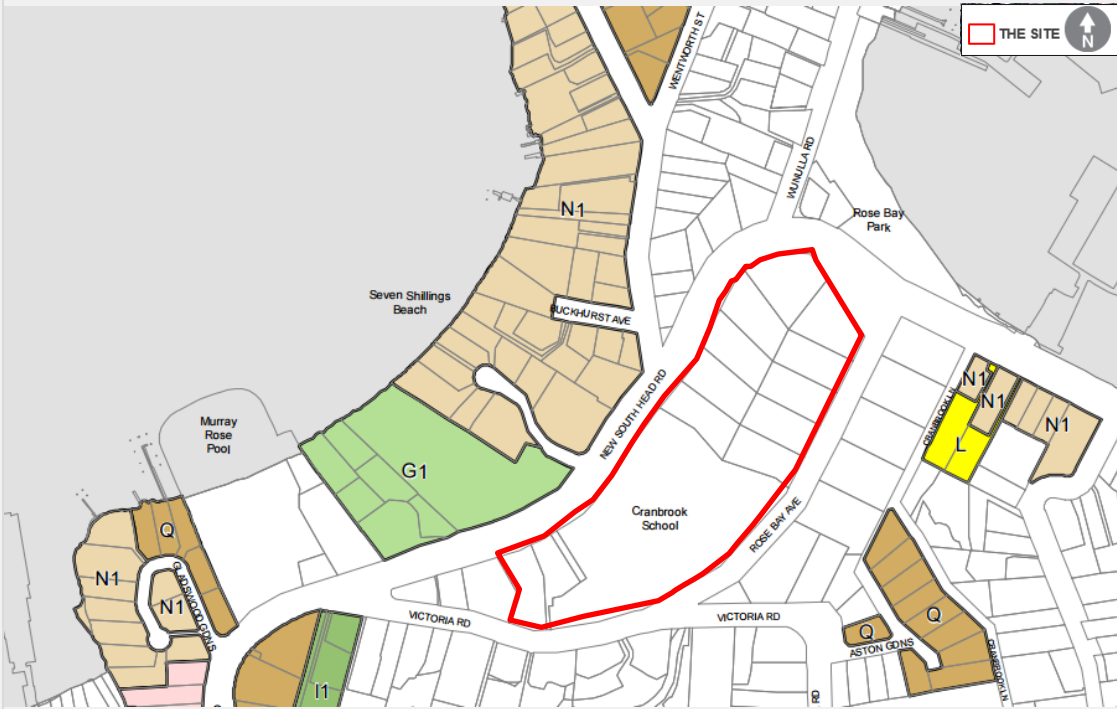
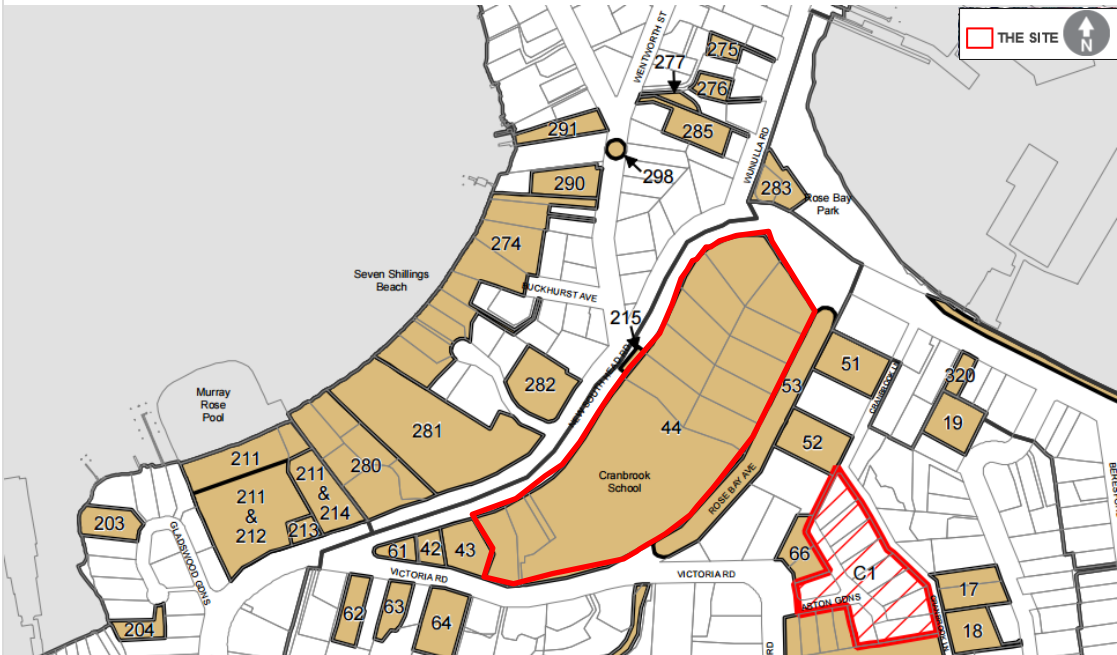
For schools the *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (Education SEPP) seeks to facilitate faster delivery of new facilities and upgrading of existing facilities. The Education SEPP will also allow private schools to be considered 'public authorities' thus enabling them to expand and upgrade certain school facilities using similar planning provisions as public authorities. The works proposed would not be able to be self assessed or considered exempt or complying development under the Education SEPP.

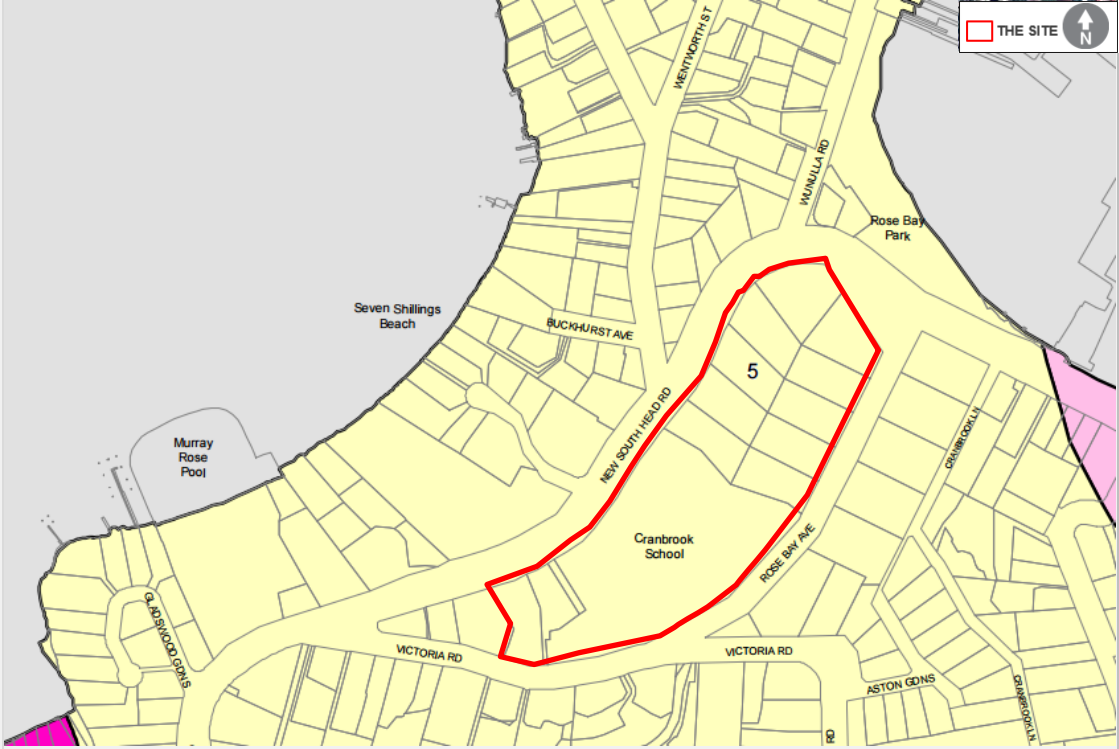
### **3.5. WOOLLAHRA LOCAL ENVIRONMENTAL PLAN 2014**

WLEP is the principal environmental planning instrument applying to the site. The zoning, permissibility and key built form controls are addressed in Table 1.

Table 1 – WLEP 2014 Key Built Form Controls

Control	Comment
<p><b>Clause 2.2 Zoning</b></p>	<p>The site is zoned as ‘SP2 Infrastructure – Educational Establishment’ (see <b>Figure 4</b>). The proposed development is classified as an ‘educational establishment’. This is permissible with consent in the SP2 Infrastructure – Educational Establishment zone.</p> <p>Figure 4 - Extract of WLEP 2014 Zoning Map</p> 
<p><b>Clause 4.3 Height of Buildings</b></p>	<p>The site has a maximum height of buildings control of ‘J2’ or 9.5m, see Figure 5.</p> <p>The proposal will largely sit within the existing maximum height of the War Memorial Hall.</p> <p>Figure 5 - Extract of WLEP 2014 Height of Buildings Map</p> 

Control	Comment
<p><b>Clause 4.4</b> <b>Floor Space Ratio</b></p>	<p>There is no FSR control that applies to the site, see Figure 6.</p> <p>Figure 6 – Extract of WLEP 2014 Floor Space Ratio Map</p> 
<p><b>Clause 5.10</b> <b>Heritage Conservation</b></p>	<p>There are a number of locally listed heritage items on the site, and immediately surrounding it (refer to Figure 7), including: Item 44 – Cranbrook School – the buildings, including their interiors, known as “Cranbrook”; “Harvey House”; “Perkins Building” (junior school); Sick Bay; Headmaster’s House; Rotunda (sports pavilion); the 2-storey sandstone building (formerly gatehouse); sandstone retaining wall with balustrade and stairway on north-west terrace of Cranbrook; gates, gateposts, bollards and stone retaining wall to Victoria Road; sandstone fence and retaining wall to New South Head Road; 4 sets of sandstone gateposts with iron gates to New South Head Road; 2 Hoop Pines, 3 Norfolk Island Pines, Kauri Pine, Black Booyong, Port Jackson Fig, Chilean Wine Palm.</p> <p>Figure 7 - Extract of WLEP 2014 Heritage Map</p> 

Control	Comment
<b>Clause 6.1</b> <b>Acid Sulfate</b> <b>Soils</b>	<p>The site is identified as being Class 5 Acid Sulfate Soils which requires that development consent is required for carrying out of works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.</p> <p>Figure 8 - Extract of WLEP 2014 Acid Sulfate Soils Map</p> 

### **3.6. WOOLLAHRA DEVELOPMENT CONTROL PLAN 2015**

WDCP provides guidelines to guide the design and assessment of development applications for land covered by the WLEP. The DCP contains specific controls for education establishments in Part F of the DCP. The key controls applicable to the redevelopment of the Hordern Oval, War memorial Hall and Heritage Precincts Village on the site are:

- Part B: General Residential
  - Chapter B1 – Residential precincts
  - Chapter B3 – General Development Controls
- Part E: General Controls for All Development
  - Chapter E1 – Parking and Access
  - Chapter E2 – Stormwater and Flood Risk Management
  - Chapter E3 – Tree Management
  - Chapter E4 – Contaminated Land
  - Chapter E5 – Waste Management
  - Chapter E6 – Sustainability
- Part F: Land Use Specific Controls
  - Chapter F2 – Educational Establishments

The EIS will assess the proposal against the relevant DCP provisions.

## 4. LIKELY ENVIRONMENTAL PLANNING ISSUES

### 4.1. EUROPEAN HERITAGE

A number of items within the School are identified as local heritage items in the WLEP. The WLEP listing includes both built and landscape elements within the School grounds. Those located in the Heritage Precinct at the School's Victoria Avenue frontage include 'Cranbrook House', 'Harvey House', 'Perkins Building', 'Sick Bay' and 'Headmasters House'. Throughout the remainder of the School, fence and gate elements and specific trees are listed. These elements are mapped at **Figure 9**.

The EIS will include an evaluation and assessment of the proposed impacts associated with the development generally, with a specific focus on the reconfiguration of the Heritage Precinct driveway as a through road to facilitate an extended on-site drop-off and pick-up, and associated activities to reduce traffic impacts on Rose Bay Avenue and Victoria Road during these key times of school operations.

Figure 9 – Location of Heritage Items on the Campus



Source: Architectus

### 4.2. CONSTRUCTION TRAFFIC AND PARKING

The proposal will result in a temporary increase in construction traffic and parking requirements during the construction phase. A full Traffic and Parking Assessment for construction and on completion will be prepared, which addresses parking requirements, intersection analysis, vehicular and pedestrian access, sustainable transport measures and loading and unloading.

### 4.3. OPERATIONAL TRAFFIC AND PARKING

The EIS will include an evaluation and assessment of the proposed impacts associated with the reconfiguration of the Heritage Precinct driveway as a through road to facilitate an extended on site drop-off, pick-up and loading area to reduce traffic impacts on Rose Bay Avenue and Victoria Road.

The proposal will result in increased on-site car parking to reduce impacts on the local road networks carparking capacity.

A full Traffic and Parking Assessment will be prepared, which addresses parking requirements, intersection analysis, vehicular and pedestrian access, sustainable transport measures and loading and unloading.

## **4.4. VIEWS**

The EIS will include a comprehensive evaluation and assessment of any potential impacts on views enjoyed by surrounding residents. Due to the design of the proposed capital works, it is not expected that any views will be impacted as the majority of the proposed works will be no higher than the existing buildings that are being replaced in the War Memorial Hall Precinct or the existing landscape.

## **4.5. OPERATIONAL MANAGEMENT**

The EIS will include an evaluation and assessment of the proposed impacts associated with the operational management of the new Precincts.

## **4.6. IMPACT ON SURROUNDING SITES**

While the impact of the proposal on surrounding development is anticipated to be minimal, if not improved, given the proximity to neighbouring residential developments, the following impacts will be assessed:

- Acoustic impact;
- Traffic impacts including traffic generation and parking at construction and operational places;
- Visual privacy impact; and
- View retention.

## **4.7. STUDENT CAPACITY**

The capacity of the Senior School Campus is limited to 1,115 students due to a condition contained in DA 88/280. Given that the primary objective of the proposed capital works is to replace out-dated facilities and provide facilities to meet the modern educational requirement, the School will not be seeking an increase in student capacity as part of the subject application.

## **4.8. SOCIAL AND ECONOMIC IMPACTS**

The social and economic impacts of the proposal will be detailed in the EIS. The anticipated social impacts will relate to the provision of contemporary school infrastructure and the positive impact that such facilities have on the local community, whilst the economic impacts will be related to employment generated during construction and operational phases. The School has a long standing policy of enabling the wider community to make use of School-owned facilities in an appropriate manner. For example, the proposed capital works incorporate a new aquatic facility and the School intends to continue to provide both learn-to-swim, 'squad' and swimming-for-fitness programmes for the wider community. These proposed capital works also include a new chapel, and the School intends to continue the ability for its religious facilities to be available to the community, particularly for weddings and funerals. The new chapel and forecourt is being designed to honour the service and sacrifice of those who died in prior wars and will be a place to hold community-wide Commemoration events such as ANZAC Day remembrance services and the like.

These are but two examples of a multitude of ways that the School connects with, and serves, its local community. The School will continue to provide suitable opportunities for community access to the proposed new facilities and these will be determined as part of the planning process.

## **4.9. RECREATION SPACE**

Appropriate mitigation measures and alternative recreation space provisions will be detailed in the EIS. A strategy will be prepared to ensure sufficient breakout, play and recreation space for students during the construction phase.

## **4.10. CONSULTATION AND STAKEHOLDER MANAGEMENT**

The School is committed to meaningful consultation with external stakeholders, including its immediately surrounding residents.

Preliminary community consultation has been undertaken with the surrounding neighbours, including meetings between the School Executive and Woollahra Council. Key matters discussed with the local community include traffic management, parking management, retention of views and acoustic impacts. Further consultation will continue in accordance with any SEARs requirements.

It is anticipated that the following parties will have an interest in the proposal and will be consulted with, prior to lodgement of the SSDA:

- Department of Planning and Environment (DP&E);
- Department of Education;
- Woollahra Council;
- Surrounding residents;
- School community;
- Community stakeholders;
- Roads and Maritime Services (RMS);
- Transport for NSW (TfNSW);
- Office of Environment and Heritage (OEH);
- Sydney Water; and
- Ausgrid.

## **4.11. ARCHITECTURAL QUALITY AND BUILT FORM**

The site design has been subject to an internal design competition, and demonstrates the School's commitment to providing world-class facilities for its students. The EIS will detail how the built form of the new development complements existing development on the site, and sits within the landscape.

## **4.12. ECOLOGICAL SUSTAINABLE DEVELOPMENT (ESD)**

The EIS will detail how ESD principles will be incorporated into the design and ongoing operation phases of the development. The EIS will also detail how measures will be implemented to minimise consumption of resources, water and energy.

## **4.13. BUILDING CODE OF AUSTRALIA**

A BCA Report will be submitted as part of the EIS to confirm that the proposed development and its respective components will comply with the relevant provisions of the BCA.

## **4.14. CONSTRUCTION MANAGEMENT**

A Preliminary Construction and Environmental Management Plan will be submitted with the EIS and will outline the key management measures used during construction. This will address relevant issues such as construction traffic, noise, soil erosion, dust control, stormwater management, staging, etc.

## **4.15. WASTE MANAGEMENT**

A Waste Management Plan will be submitted with the EIS to outline the management and monitoring of waste generated as part of the proposed development.

## **4.16. STORMWATER MANAGEMENT**

The large level differences from north to south across the campus result in various challenges connecting the campus and providing good access to each of the multiple levels. Significant level changes divide the campus between the 'Heritage Precinct' at approximately RL 35 and the 'Academic Precinct' connected by Teaching Street 5-7 metres lower.

The level playing surface of the Hordern Oval (RL 16.5) was constructed from fill in the 1920s and sits approximately 2-3m above the road at the junction of New South Head Rd and Rose Bay Ave.

An easement for stormwater draining from Victoria Rd runs through the western end of the campus, discharging under New South Head Rd. Preliminary civil engineering advice suggests that this pipe could be rerouted to a more convenient footprint for development maintaining the current inlet and discharge points.

A Stormwater Management Plan and Erosion and Sediment Control Plan will accompany the EIS detailing a comprehensive management process.

## **4.17. CIVIL ENGINEERING DETAIL**

Civil engineering matters will be addressed in relevant Civil Engineering Plans.

## **4.18. CONTAMINATION AND GEOTECHNICAL**

As discussed in relation to SEPP 55, the works will necessitate extensive excavation works within the Hordern Oval and Memorial Hall Precincts. Geotechnical and contamination investigations will be undertaken as part of the preparation of the EIS.

## **4.19. SAFETY AND SECURITY (CPTED)**

The EIS will outline the specific measures which have been integrated into the design to ensure the safety of students and the security of the broader site both in and out of school hours.

## 5. CONCLUSION

This report provides support to the request for SEARs for various capital works proposed at Cranbrook School's Senior campus.

The proposed works seek to achieve the following outcomes:

1. Rejuvenate the Senior School campus to provide modern facilities that reflect new ways of learning and which support the physical, emotional and spiritual wellbeing of students.
2. Allow for innovative learning spaces for a School that embraces a liberal arts educational philosophy. The new facilities will replace existing buildings and facilities that are at the end of their functional life.
3. Create a learning environment that complements the strong academic framework and the pursuit of excellence at Cranbrook.
4. Address specific infrastructure deficiencies regarding safety, traffic management and parking that are required for the efficient running of the School and/or to address legislative or regulatory requirements.

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

# DISCLAIMER

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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      CONCEPT PLANS**





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