

13 September 2019

16205

Ms Aditi Coomar
Principal Planner, Social and Infrastructure Assessments
Department of Planning, Industry and Environment
Level 29, 320 Pitt Street
SYDNEY NSW 2000

Dear Ms Coomar,

**SECTION 4.55(1A) MODIFICATION APPLICATION TO SSD 16_7919 - RESPONSE TO RFI 2
85 CARABELLA STREET, KIRIRIBILLI**

This response to request for additional information is provided to address your letter dated 12 August 2019. A response to each of the Department's queries is outlined below. A response is also provided to the public submission received from the owners of 22 Elamang Avenue, Kirribilli.

This letter should be read in conjunction with the explanatory diagrams and supplementary Architectural Drawings prepared by FJMT, and the revised Landscape Plan prepared by Site Image.

Response to Department of Planning, Infrastructure and Environment RFI

1. The submitted plan DA-2201 Rev 03 includes the following:

- *circular features that appear to be columns, on the western boundary.*
- *an excavated area adjoining the columns on the boundary.*
- *windows on the western elevation of the gymnasium.*

These elements / features are not reflected on the Western Elevation (drawing no. DA-3303 Rev 1). Please clarify what these features are (including any retaining walls in the excavated area) and amend the elevation to include the additional elements including the windows, if any.

Currently we have not submitted a drawing numbered DA-3303. It is assumed that the Department is referring to DA-3003.

The circular features shown on DA-2201 Rev 03 are structural piles required to retain soil from the adjoining vacant land referred to as Lot 1 in DP 115513. The piles are underground, so they cannot be seen on the Western Elevation. The area to the west of the piles is existing soil battered down from the boundary towards the east. Only the top of the batter can be seen on the Western Elevation.

High level windows on the gymnasium are shown on the submitted Western Elevation (DA-3003 Rev 1). Please refer to DA-3003 (attached) and the explanatory diagrams at **Figures 1 and 2**.

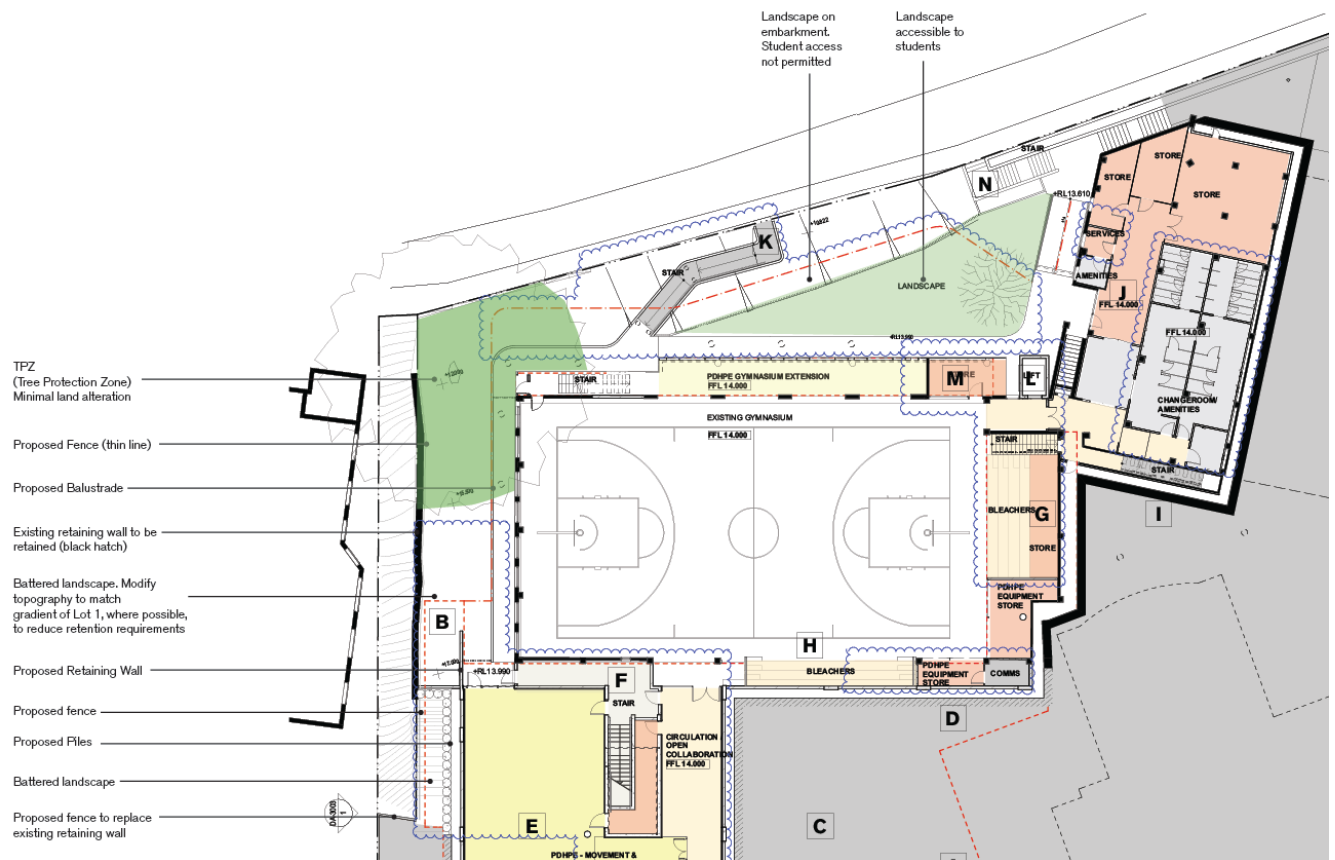


Figure 1 – DA 2201 (Lower Ground 4 Plan) explanatory diagram

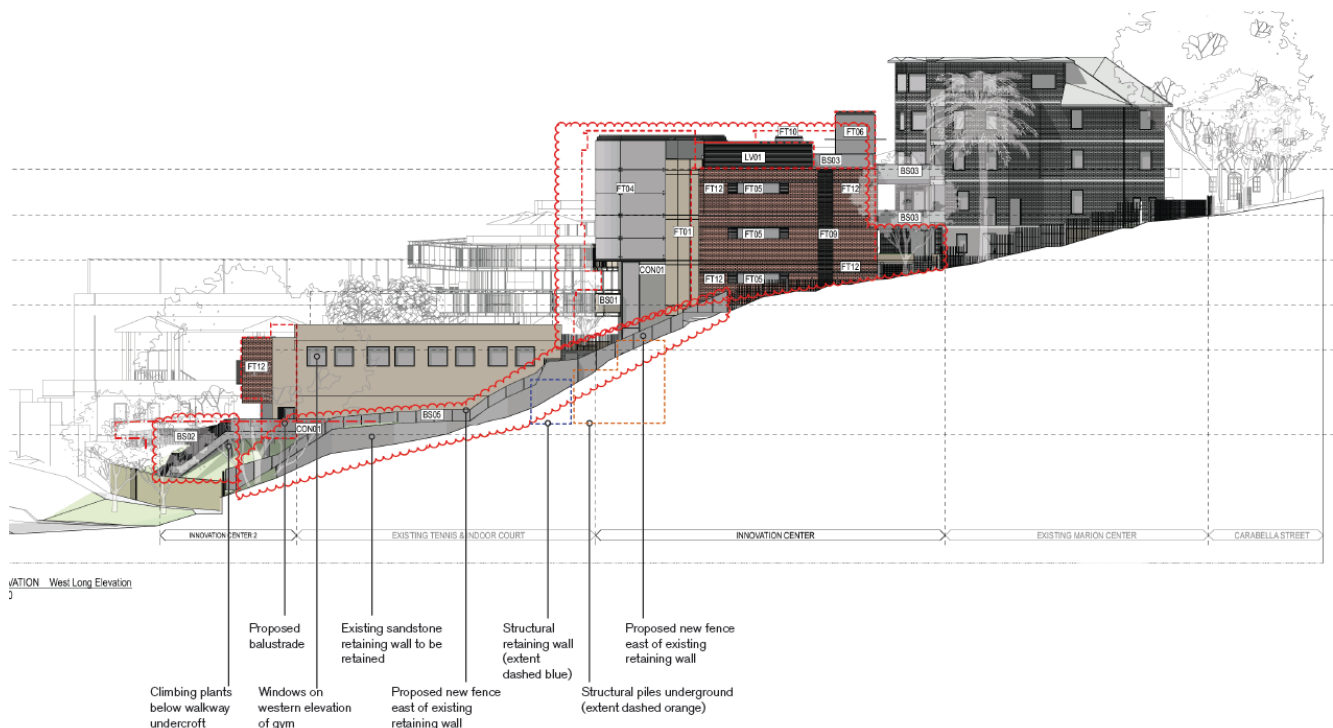


Figure 2 – DA 3003 (Western Elevation) explanatory diagram

2. *An emergency walkway is proposed along the western elevation of the gymnasium, which would extend to the landscaped deck at the Elamang Avenue frontage. Please confirm whether a balustrade is proposed along the western edge of this walkway. Currently, the plans do not indicate a balustrade, however it is shown on the western elevation (DA-3303 Rev 03).*

The double lines on plan DA-2201 indicate the walkway balustrade.

In response to the issues raised by the Department and adjoining landowners, a number of changes have been made to the emergency walkway and northern deck area. The deck has been pulled back from the north-western corner of the site to increase the setback to the neighbour. FJMT has modified the glass balustrade to a solid balustrade to provide more privacy to the neighbour and to improve maintenance and durability. Climbing plants will be added to soften the view of the walkway undercroft and will provide an improved landscaped outlook for the neighbour at 22 Elamang Avenue.

3. *As previously requested by the Department, the landscape plans are required to include all Relative Levels (RLs). The Department notes that the landscape plans for Stage 1 generally include levels except the western section (adjoining the gymnasium) where an embankment is proposed. Please provide the RLs to confirm the top and bottom of the landscaped embankment between the walkway and the site boundary. In the case where an embankment is not proposed at this location, please confirm whether the walkway is proposed to be supported on columns (currently not shown on plan or elevation).*

Modified Landscape Plans showing the requested RLs are attached.

Columns are proposed under the suspended walkway. Refer to amended drawings DA-2201 and DA-3003 (attached) and the explanatory diagram at **Figure 3**.

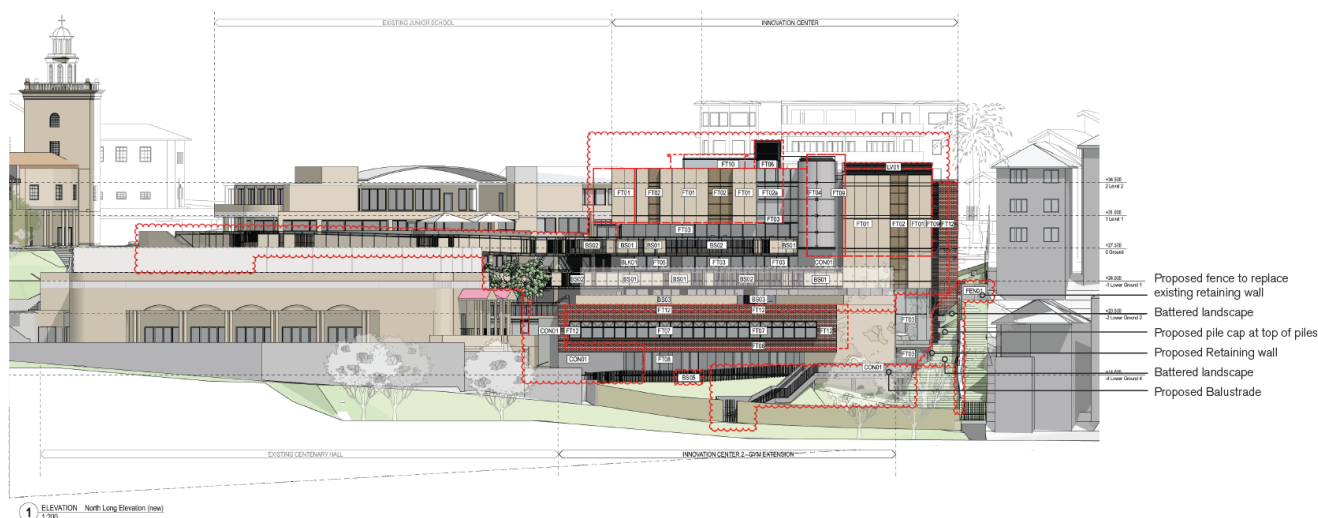


Figure 3 – DA 3002 (Northern Elevation) explanatory diagram

4. *A fence along the western boundary was approved as part of the original approval. Please clarify the location of the fence and indicate whether the fence is proposed to be located on top of a retaining wall on the boundary or whether the fence would be setback from the boundary, with opportunities for landscaping.*

A new palisade fence will replace the existing chain wire fence. The fence will be located to the east of the existing sandstone retaining wall that is located on the boundary, as per the approved plans.

The majority of the retaining wall will remain. This is shown on the annotated elevations at **Figures 2 and 3** above. It is noted that appearance of the wall on the Western Elevation has changed as a result of modifications to the landform, which has now been revised following more detailed surveys. There have not been any changes to the wall itself.

5. Please provide additional information to clarify the following:

- whether demolition works have commenced on the site pursuant to the development consent.
- whether the Operational Traffic and Access Management Plan (required to be submitted within 6 months of the approval of SSD-7919) has been submitted to the Department for approval.

The demolition of Block B has commenced. Notification of commencement was issued to the Department on 28 June 2019.

The OTAMP is yet to be submitted to the Department for approval. A draft OTAMP was submitted to North Sydney Council on 3 April 2019. Loreto and its consultant team have been working with Council and the North Sydney Local Traffic Committee to try and reach agreement on the OTAMP since this time. A timeline of key events to-date is outlined in **Table 1**.

Table 1 – Summary of OTAMP Actions

Date	Action
3 April 2019	OTAMP sent to North Sydney Council
26 April 2019	Council advised that the OTAMP would be considered at the North Sydney Traffic Committee meeting on 14 June 2019
8 May 2019	Council advised that the OTAMP would need to be revised
23 May 2019	Amended OTAMP issued to Council
29 May 2019	Council requested further amendments to the OTAMP
6 June 2019	Applicant requested meeting with Council officers to discuss OTAMP requirements
6 June 2019 – September 2019	<ul style="list-style-type: none"> • Ongoing discussions with Council's Traffic Engineer. • Multiple attempts made to arrange a meeting with Council officers to discuss the OTAMP.
12 September 2019	Meeting scheduled with Council officers to discuss the OTAMP in order for it to be finalised and considered by the North Sydney Traffic Committee.

To enable adequate consultation with the North Sydney Traffic Committee, it is requested that a three (3) month extension be granted to satisfy Condition 20, from the date that this modification application is determined. Whilst the School will work to have the OTAMP finalised sooner, there can be a significant lead-in time for meetings with the Traffic Committee, as the Committee only meets on a monthly basis.

Based on the above, it is requested that Condition 20 be amended as follows:

*A20. The OTAMP must be submitted to the satisfaction of the Planning Secretary for approval within ~~six (6)~~ **three (3)** months of approval of ~~this development application~~ **SSD 16_7919 (Mod 1)**.*

Response to Public Submission

The Department received one submission in response to the notification of the application. A response to the key issues raised in the submission are provided in **Table 2**.

Table 2 – Response to Public Submission

Comment	Response
We do not agree that the proposed changes are "minor internal and external modifications" as suggested in the documents from Ethos Urban of 4 July and 22 July 2019 on page 1. Rather the modified proposition constitutes a significant reduction in the proposed floor space, reorientation of building alignments, loss of the outdoor learning areas and a complete revision of the external materials and finishes.	Noted. A number of the amendments are driven by the requirement to address the conditions of consent, however the functional brief for the project has not substantially changed. In the context of the approved development, the nature of the changes are considered minor.
We understand the reasoning behind the approach taken by Ethos on behalf of its client, to present the benefits of the change, but we collectively have seen enough projects to know that changes like this are mostly driven by cost considerations.	The changes have occurred for a number of reasons, including to address the requirements of the conditions of consent, to improve buildability, and to provide a more efficient and cost effective approach as a result of ongoing design development.
We truly do understand, and are supportive of the need for the school to have modern state-of-the-art facilities. We also recognise that with rapidly changing educational expectations and requirements any new buildings designed and built with the longevity associated with educational facilities must be designed with the maximum flexibility to be able to adapt to inevitable future change.	Noted.
However, what is built next to us will have ongoing impact on our building and our lives, long after the school leadership, the architects, engineers and builders have left the scene. So, we believe that it is important that our point of view be taken into consideration. We approach this task not with any 'in built' bias towards rejection/objection but rather to offer critique to maintain the amenity of our property while allowing the school to achieve its aims.	Noted.
The proposed new building between what is now called the Marian Centre and the existing gymnasium has had a number of names but is now referred to as the Innovation Centre.	Correct.
We are disappointed by the need to remove the outdoor learning spaces. This was certainly one of the most 'innovative' parts of the previous proposal as well as leaving built-in flexibility for the future. From our perspective these open spaces provided separation between the gym building and the large innovation building, which improved light for the school and for us and the feeling of spaciousness.	The removal of the outdoor learning spaces is in response to Condition B6 regarding acoustic performance.

Comment	Response
<p>We approve of the relocation of the plant room from the western boundary. To our knowledge this is the fourth position suggested for the plant room, including one that was immediately outside our kitchen windows. The position of the plant room in the approved consent was never viable. It was separated by only 2.7 m from our boundary and was impractical given the requirement to retain the land in Lot 1 DP 115513 with the appropriately engineered walls and the requirement to retain the land on which SP 8595, and the Marian Centre, are built. Please see our previous submission. We will formally object to any plant room being established along the western boundary of the site.</p>	<p>Noted. The location of the plant has continued to be refined during the ongoing design development of the project.</p>
<p>We note the new low level plant room on the eastern roof of the Innovation Centre. This only impacts on the school itself. Clearly we have no objection.</p>	<p>Noted.</p>
<p>We note the reduction in size of the roof plant room on the western roof, and we note the noise requirement constantly referred to in the Ethos Urban documents, and assume that this plant room will be compliant with that unbelievably stringent condition.</p>	<p>We confirm that this plant room will be compliant with the relevant conditions of consent.</p>
<p>We note the reduction in size of the building from the approved consent plan by reducing the projection of the structure towards the north. This reduction in size, will improve our amenity slightly. We are however very grateful that the very dark bricks have been abandoned. We would hope that the new brick colour is closer to the honey coloured bricks of the original 'Tremayne' building, and not the liver red bricks of that building's top floor extension.</p>	<p>The new, lighter colour of the brickwork will be complementary to the original 'Tremayne' building.</p>
<p>We now refer to DA 2201 and 2202. The modifications shown in these two plans impact us directly.</p> <p>As late as the 1st or 2nd of August the boundary between the school and Lot 1 DP 115513 was being surveyed yet again! At our meeting with the school and two of the consultants we discussed the impact of the proposed changes demonstrated in the two plans referred to above. We were shown some proposed projected views of what the retaining wall and the weights and movement studio would look like from our perspective. All sides agreed that these were not accurate/reflective of reality. Once the survey data were reconciled and accepted as accurate new diagrams were to be provided to us for consideration. We have not received these as at 9 August.</p>	<p>The new survey has been completed Additional survey detail has been incorporated into the revised plans (refer DA-2201, DA-3002 and DA-3003).</p>

Comment	Response
<p>The proposition shown in DA 2201 is that the previously open learning space is now enclosed. The FFL is shown as 14.00 the same as the floor of the existing gymnasium the enclosed room extends approximately 3.7m from the existing gym wall towards the west.</p> <p>The northern wall of the new PDHPE space is approximately 2m from the existing southern wall of the gymnasium building. The space, not labelled, appears to be a corridor opening out onto a deck RL 13.990. There is also a door shown opening from the weights room onto the same deck. Again, although not labelled we assume that these are emergency exit routes providing the second escape route in case of a fire or other emergency situations.</p>	<p>We confirm that the deck is at RL 13.990 and that the deck is required for emergency egress.</p>
<p>DA 2202 shows the proposed second level, or roof of the weights room (RL 17.3). This open space with large skylights is in the direct line of sight from the windows of unit three. The floor of this unit is at RL 15.86 with the window sills approximately 1 m above the finished floor level. We have a strong interest in the function and aesthetics of what is proposed and need more detail on these.</p>	<p>The two skylights provide additional access to daylight into the weights area. These elements are sculptural conical forms sitting within a landscaped terrace (inaccessible). The glazing will be specified to provide daylight penetration but to prevent solar heat gain and glare. The materiality of the conical forms is painted rendered concrete to match the new balustrades.</p>
<p>Lot 1 DP 115513 at about the front of the proposed weights room is at a RL of 17.8. There is also an old sandstone block wall on the school property, the top of which is 22.57. The wall then rises up the hill to the top of Lot 1 where the top of the wall is 23.39. Please see the attached survey of SP 77406 completed in November 2015.</p> <p>We assume that this old wall will be demolished as it begins and has been partly incorporated into the batter and vegetation mattress of 2011 fame. If our assumptions are correct, some of the supposedly below ground component of the building will in fact be above ground. In association with the requirement to excavate and build a retaining wall along the western boundary of the school there would seem to be the opportunity to create a light well between the western wall of the weights room and the retaining wall at the boundary. In addition to providing light this would have the opportunity to improve the visual aspects of this component of the building by thoughtful construction of the retaining wall and the addition of high level windows in the visible part of the weights room before it really does become subterranean.</p>	<p>Whilst the majority of the existing sandstone wall will be kept, a section of the existing retaining wall on the southern boundary of Lot 1 will be removed and replaced with a new fence (see Figure 1).</p> <p>Lot 1 soil falls from approximately RL20.0 to RL17.0 therefore the western edge of weights room is underground. There is no possibility of high level windows to the west.</p>

Comment	Response
<p>The existing gymnasium is a block house with no redeeming architectural features. Please see the previous submission. It towers over us.</p> <p>The top of the western wall of the gymnasium building is at RL 22.95-22.97 (see survey). This is higher than the highest point of the roof of our building. The finished floor level of the gymnasium building is 14.00. However, the school property was excavated to build the gymnasium and has never been refilled or in fact cared for. It is significantly lower than 14 m and the wall below RL14.00 is the site for the louvres protecting the entry to the underfloor ventilation for the wooden floor of the gymnasium.</p> <p>The decision not to clad the gymnasium with very dark, almost black masonry is welcomed. We were on the side of the government architect in disliking the concept of the very dark brick and we did suggest that further consultation and discussion was required about the colour of the cladding of the gymnasium in our original submission.</p>	<p>We confirm that the gymnasium will be painted a light colour complementary to the existing rendered masonry on the campus.</p>
<p>The gymnasium does require some work with removal of the ugly stormwater pipe circa 2011, making good and painting a minimum expectation. The paint colour should be as light as possible consistent with the palette of the other buildings to enable the reflected light. In addition, some consideration should be given to the window treatment of the gymnasium. Since the gym lights were replaced, we now have quite bright LED fluoros burning at night when the gymnasium lights are not turned off, which seems to happen frequently. Also, the front windows of the western side of the gymnasium offer an uninterrupted view of the distasteful drainage pipes for the court situated above the gym.</p>	<p>The stormwater pipe will be removed and relocated. The western wall of the gymnasium will be painted a light colour to be consistent with the existing painted masonry of the campus. The high-level windows of the gymnasium are existing, and the proposed development will not change the current situation.</p>
<p>DA 2201 shows a path approximately 2m wide joining the Innovation Centre emergency exit path and the weight studio to the balcony/deck proposed at the front of the gym both of the endpoints of this walkway are at RL 13.990. This implies the walkway will be constructed at that height, and with guesswork from the drawings because it is not specified, a glass balustrade. Although this matter was discussed at our meeting, we were not told how it was planned to construct this walkway. Given the requirement to maintain underfloor ventilation for the Gym, the walkway would have to be constructed above ground with supporting columns. This walkway is in direct line of sight from the eastern windows of units 2 and 3 of our building where the floor levels are RL 12.98 and 15.86 respectively.</p>	<p>In response to these concerns, the deck has been substantially reduced in size and scale from the approved SSD drawings.</p> <p>The approved application indicates a glass balustrade to the walkway and deck area to the north and west of the gymnasium.</p> <p>It is proposed to replace the glass balustrade with a solid balustrade along the western boundary (for privacy) and a more open, palisade style balustrade to the north. Both of these balustrade types are capable of accommodating planting.</p> <p>Concrete columns will support the suspended concrete walkways/deck and a new wire trellis will be provided from the ground to the underside of the suspended walkway that can be landscaped to screen the undercroft of the walkway.</p>

Comment	Response
<p>Given that we have no information on the construction plan finishes and plans for screening and beautification of the area between the gym and us we are not able to give an affirmation of approval. We reserve our right to raise objections after we have been provided with the detailed plans.</p>	<p>Refer to comments above regarding the materiality of the walkway and associated landscape works.</p>
<p>The plan DA 2201 shows the deck to the northern side of the gymnasium. This was discussed in our previous submission.</p> <p>It would appear that the deck extends approximately 7.5m from the front wall of the existing gymnasium to within 2m of the school boundary at the northern extent of the deck. This is substantially to the north of our boundary and very substantially to the north of the built form of our building. At RL 13.990 this structure will be higher than the floor levels of units 1 (RL 10.15) and 2 (RL 12.98). Because it is less than 8 m from our boundary it will loom over the front of these dwellings. It will certainly block the north-east breeze and decrease the available light particularly for unit 1.</p>	<p>In response to these concerns, the deck has been substantially reduced in size and scale from the approved SSD drawings. The deck will also be partially obscured by the existing large fig tree located in the north-west corner of the school site.</p>
<p>As shown in the drawings and the elevations the current proposal appears to be of solid construction. This requires a considerable amount of fill at the front of the gymnasium down towards the north west corner of the Loreto property. However, no matter how it is constructed, we understand that it would have to be constructed above ground with steel columns in order to meet the requirement to preserve the fig tree at the north-west corner of the property.</p> <p>It will still be unacceptable in mass and extent as well as a significant detriment by blocking our breeze and decreasing light.</p>	<p>As noted above, the bulk and scale of the deck has been substantially reduced. The deck structure will be concrete framed and is generally located away from the Tree Protection Zone (TPZ) of the fig tree to minimise any impact in accordance with the Arborists Report. The concrete columns will be placed to avoid the fig tree's roots in accordance with the Arborist's methodology.</p>
<p>There is a potential solution that would be acceptable. We note that as we recommended the upper cantilevered floor of the gym extension has been brought back in size at its western end. We would like it to be reduced more, noting that the current proposal is better than the approved plan.</p>	<p>In response to the comments, the deck has been reduced in scale and pulled-back from the north-western boundary adjoining 22 Elamang Avenue.</p>
<p>We note that an amenities room has been placed at the western end of the proposed extension. This provides the opportunity to move the beginning of the stair from the second level to the ground towards the east and thus attain the look shown in the document labelled Elamang Avenue Elevation.</p>	<p>This area has been substantially modified in response to comments received from the adjoining landowners. Further changes would significantly reduce the landscape area along the site's Elamang Avenue frontage.</p>

Comment	Response
<p>If that is done, space is freed up at the north-west corner of the gymnasium building for foot traffic from the emergency exit pathway along the western wall of the gym to easily access the deck. This would allow for a considerable reduction and realignment of the north-western component of the proposed deck. There would be no detriment to the school and the looming bulk, and reduction and in light and breezes for the owners of units 1 and 2 of our building would be overcome. It would also make the construction around the tree substantially easier.</p>	<p>As noted above, the bulk and scale of the deck has been substantially reduced in response to these comments.</p>
<p>We note the addition of a stair labelled K on DA 2201. We were informed that this was a safety requirement for emergency egress. We note the presence of an existing stair labelled N on the plan. The label on the document states that this stair is to be reconfigured to meet the code. We were subsequently informed by studying the documents submitted in response to the Departmental email and lodged by Ethos Urban on 5 August that Stair N has to be further modified by the addition of a cycle ramp to gain access to the approved 20 bicycle spaces to be built below the science building.</p>	<p>This statement is correct. Stair K is for emergency egress only and Stair N will be reconfigured to meet current code requirements.</p>
<p>(As an aside in the 11 years I have lived on Elamang Avenue I have never seen anyone riding a bicycle to Loreto. Given the position of the school, the ready availability of public transport, and the lack of cycling infrastructure this requirement seems to be a product of hope over experience).</p>	<p>Noted. The bicycle numbers are a requirement of the DCP.</p>
<p>These two stairs as currently proposed have their exits 14.3m apart. It is important to note that neither the current stair, nor the proposed new stair opens directly onto the roadway of Elamang Avenue. Rather they open onto a 1.5m footpath that is elevated above the roadway variously 2.5 to 4m. Those using the pathway are protected, against falls, by a post and two rail wooden council fence. The sandstone wall is topped by non-descriptive vegetation.</p>	<p>Noted. All emergency egress will be managed by the school.</p>
<p>As we understand, the emergency procedures related to the school are that once you leave the school ground through Stair N you turn right and proceed along Elamang Avenue in an easterly direction, before turning right into Peel Street and heading towards the assembly areas in Bradfield Park below the Harbour Bridge. The people exiting onto the pathway from the exit of Stairway K will mix and mingle with those exiting through N.</p>	<p>Correct.</p>
<p>This arrangement leaves the school with two perimeter gates on the Elamang Avenue elevated footpath. We understand the school does not want the new egress pathway used as an entry to the school property, partly because additional entry points increases the security risk for all those attending.</p>	<p>This understanding is correct - both stairs are to be used for egress only.</p>

Comment	Response
One possible solution is to move the stair K towards the east so that the exits of K and N are adjacent to one another. This provides the required egress and, in an emergency, is easier to control with fewer staff. Importantly it begins Stair K at the wide central point of the deck. Moving the Stair K facilitates the reorganisation of the north-west corner. It also allows for some terracing or sloped regeneration of shade loving plants below the fig tree canopy and the softening of the, to be frank not very inviting streetscape at the lower reaches of the development along Elamang Avenue.	In order to reduce the bulk and scale of the deck/stair area, Stair K has been moved towards east. Any further movement to the east would significantly reduce useable landscape space for student learning and therefore is not feasible.
There are several legacy issues from our submission related to the original SSD 7919. These include the fig tree at the north-western corner of the Loreto property and the fate of the unkempt land that is Lot 1 DP 115513 and became an orphan during the purchase of the Tremayne private hotel in 2010. We do not intend to re-canvas these issues in the submission but wish them to be included in your consideration.	The fig tree is a significant tree which needs to be retained. Lot 1 DP 115513 is not the subject of the SSD application as it is not owned by Loreto.

Modifications to Conditions

The proposed amendments described above and in the original Section 4.55 submission dated July 2019, necessitate amendments to the plans listed in the development consent, which are identified below. Words proposed to be deleted are shown in ~~bold strike through~~ and words to be inserted are shown in ***bold italics***.

Conditions of consent for concept development application

- A4. The development may only be carried out:
- in compliance with the conditions of this consent;
 - in accordance with all written directions of the Planning Secretary;
 - in accordance with the EIS as amended by the RtS and Supplementary RtS Information; and
 - in accordance with the approved plans in the table below:

Architectural Drawings prepared by <i>FJMT</i>			
Dwg No.	Rev.	Name of Plan	Date
MP-1000	4 <i>5</i>	Cover Sheet	9/01/2018 <i>12/09/2019</i>
MP-1001	2	Location Plan - Existing	21/07/2017
MP-1002	2	Site Plan - Existing	21/07/2017
MP-1003	2	Site Analysis	21/07/2017
MP-1004	2	Site Plan - Precincts	21/07/2017
MP-1101	2 <i>4</i>	Site Plan - Proposed Envelopes Stage 1.1	21/07/2017 <i>12/09/2019</i>
MP-1102	2 <i>4</i>	Site Plan - Proposed Envelopes Stage 1.2	21/07/2017 <i>12/09/2019</i>
MP-1103	3 <i>5</i>	Site Plan - Proposed Envelopes Stage 2	9/01/2018 <i>12/09/2019</i>
MP-1104	3 <i>5</i>	Site Plan - Proposed Envelopes Stage 2 <i>3</i>	9/01/2018 <i>12/09/2019</i>
MP-1105	2	Western Precinct Development Site	21/07/2017
MP-1106	2 <i>4</i>	Western Precinct Envelope	21/07/2017 <i>12/09/2019</i>
MP-1107	2	Northern Precinct Development Site	21/07/2017
MP-1108	2	Northern Precinct Envelope	21/07/2017
MP-1109	3	Eastern Precinct Development Site	9/01/2018

MP-1110	3	Eastern Precinct Envelope	9/01/2018
MP-1111	2	Southern Precinct Development Site	21/07/2017
MP-1112	2 3	Southern Precinct Envelope 1	21/07/2017 15/07/2019
MP-1113	2	Southern Precinct Envelope 2	21/07/2017
MP-2001	2 4	Masterplan Proposed Plan - LG4 LG3	21/07/2017 12/09/2019
MP-2002	2 4	Masterplan Proposed Plan - LG2 LG1	21/07/2017 12/09/2019
MP-2003	3 5	Masterplan Proposed Plan - G L1	9/01/2018 12/09/2019
MP-2004	3 5	Masterplan Proposed Plan - L2 L3	9/01/2018 12/09/2019
MP-2005	2 4	Masterplan Proposed Plan - L4 L5	21/07/2017 12/09/2019
MP-3001	3 5	Elevation - Elamang Avenue	9/01/2018 12/09/2019
MP-3002	2 3	Elevation - Carabella Street	21/07/2017 15/07/2019
MP-4001	3	Sections - Eastern and Southern precincts	9/01/2018
MP-4002	2	Sections - Northern and Southern precincts	21/07/2017
MP-4003	2 4	Sections - Western precincts	21/07/2017 12/09/2019
MP-5001	3	Shadow Diagrams - Existing	25/07/2017
MP-5002	3	Shadow Diagrams - Existing	25/07/2017
MP-5003	3	Shadow Diagrams - Existing	25/07/2017
MP-5004	3	Shadow Diagrams - Existing	25/07/2017
MP-5005	3	Shadow Diagrams - Existing	25/07/2017
MP-5006	3	Shadow Diagrams - Existing	25/07/2017
MP-5007	3	Shadow Diagrams - Existing	25/07/2017
MP-5008	3	Shadow Diagrams - Existing	25/07/2017
MP-5009	3 4	Shadow Diagrams - Concept Proposal <i>Envelopes Shadow Diagrams 21 June 9am-12pm</i>	25/07/2017 15/07/2019
MP-5010	3 4	Shadow Diagrams - Concept Proposal <i>Envelopes Shadow Diagrams 21 June 1pm-3pm</i>	25/07/2017 15/07/2019
MP-5011	3 4	Shadow Diagrams - Concept Proposal <i>Envelopes Shadow Diagrams 21 Dec 9am-12pm</i>	25/07/2017 15/07/2019
MP-5012	3 4	Shadow Diagrams - Concept Proposal <i>Envelopes Shadow Diagrams 21 Dec 1pm-3pm</i>	25/07/2017 15/07/2019
MP-5013	3 4	Shadow Diagrams - Concept Proposal <i>Envelopes Shadow Diagrams 21 March 9am-12pm</i>	25/07/2017 15/07/2019
MP-5014	3 4	Shadow Diagrams - Concept Proposal <i>Envelopes Shadow Diagrams 21 March 1pm-3pm</i>	25/07/2017 15/07/2019
MP-5015	3 4	Shadow Diagrams - Concept Proposal <i>Envelopes Shadow Diagrams 23 Sept 9am-12pm</i>	25/07/2017 15/07/2019
MP-5016	3 4	Shadow Diagrams - Concept Proposal <i>Envelopes Shadow Diagrams 23 Sept 1pm-3pm</i>	25/07/2017 15/07/2019

Landscape Drawings prepared by <i>Site Image, Landscape Architects</i>			
Dwg No.	Rev.	Name of Plan	Date
003	D	Tree Masterplan	21/02/2018
005	D F	Landscape Masterplan	21/02/2018 10/09/2019
Stormwater Plans (16652) prepared by <i>Henry and Hymas</i>			
DA_C000	03	Cover Sheet, Drawing Schedule and Locality Sketch	17/07/2017
DA_C050	02	Demolition Plan	17/07/2017
DA_C250	03	Stormwater Pre - Catchment Plan	17/07/2017
DA_C251	03	Stormwater Post - Catchment Plan	17/07/2017
C10.01	01	Masterplan Cover Sheet, Drawing Schedule and Locality Plan	19/07/2019
C11.01	01	Masterplan Site Imperviousness Existing	19/07/2019
C12.01	01	Masterplan Site Imperviousness Proposed	19/07/2019

Conditions of consent for stage 1 works

A2. The development may only be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with all written directions of the Planning Secretary;
- (c) in accordance with the EIS as amended by the RtS and Supplementary RtS Information: and
- (d) in accordance with the approved plans in the table below:

(e) Architectural Drawings prepared by <i>FJMT</i>			
Dwg No.	Rev.	Name of Plan	Date
DA-1001	3 4	Cover Sheet	25/07/2017 15/07/2019
DA-1002	2	Site Plan - Precincts	21/07/2017
DA-1003	2 3	Site Plan - Proposed Stage 1 Works	21/07/2017 15/07/2019
DA-1004	2 3	Site Plan - Western Precinct	21/07/2017 15/07/2019
DA-1005	2 3	Site Plan - Northern Precinct	21/07/2017 15/07/2019
DA-1006	2 3	Site Plan - Eastern Precinct	21/07/2017 15/07/2019
DA-1007	2 3	Site Plan - Southern Precinct	21/07/2017 15/07/2019
DA-2001	2 3	Masterplan Demolition Plan - LG4 LG3	21/07/2017 15/07/2019
DA-2002	2 3	Masterplan Demolition Plan - LG2 LG1	21/07/2017 15/07/2019
DA-2003	2 3	Masterplan Demolition Plan - G L1	21/07/2017 15/07/2019
DA-2004	2 3	Masterplan Demolition Plan - L2 L3	21/07/2017 15/07/2019
DA-2005	2 3	Masterplan Demolition Plan - L4 L5	21/07/2017 15/07/2019
DA-2101	2 3	Masterplan Proposed Plan - LG4 LG3	21/07/2017 15/07/2019
DA-2102	2 3	Masterplan Proposed Plan - LG2 LG1	21/07/2017 15/07/2019
DA-2103	2 3	Masterplan Proposed Plan - G L1	21/07/2017 15/07/2019
DA-2104	2 3	Masterplan Proposed Plan - L2 L3	21/07/2017 15/07/2019
DA-2105	2 3	Masterplan Proposed Plan - L4 L5	21/07/2017 15/07/2019
DA-2201	2	Western Precinct Learning Hub - Lower Ground 4	21/07/2017 27/08/2019

DA-2202	2 3	Western Precinct Learning Hub - Lower Ground 3	21/07/2017 15/07/2019
DA-2203	2 3	Western Precinct Learning Hub - Lower Ground 2	21/07/2017 15/07/2019
DA-2204	2 3	Western Precinct Learning Hub – Lower Ground 1	21/07/2017 15/07/2019
DA-2205	2 3	Western Precinct Learning Hub - Ground Level 4	21/07/2017 15/07/2019
DA-2206	2 3	Western Precinct Learning Hub - Level 1	21/07/2017 15/07/2019
DA-2207	2 4	Western Precinct Learning Hub - Roof-Outdoor Terrace	16/03/2018 15/07/2019
DA-2301	2	Northern Precinct - Lower Ground 4	21/07/2017
DA-2302	3	Northern Precinct - Lower Ground 3	13/09/2018
DA-2303	2	Northern Precinct - Lower Ground 2	21/07/2017
DA-2304	2	Northern Precinct - Lower Ground 1	21/07/2017
DA-2305	2	Northern Precinct - Ground Level	21/07/2017
DA-2306	2	Northern Precinct - Level 1 (Roof)	21/07/2017
DA-2401	2	Eastern Precinct - Lower Ground 2 – Stage 1	21/07/2017
DA-2501	2 3	Southern Precinct - Lower Ground 1	21/07/2017 18/07/2019
DA-2502	2	Southern Precinct - Ground level	21/07/2017
DA-2503	2 3	Southern Precinct - Level 1	21/07/2017 15/07/2019
DA-2504	2	Southern Precinct - Level 2	21/07/2017
DA-2505	2	Southern Precinct - Level 3	21/07/2017
DA-2506	2	Southern Precinct - Level 4	21/07/2017
DA-2507	2	Southern Precinct Roof	21/07/2017
DA-3001	2 3	Elevations - Site	21/07/2017 15/07/2019
DA-3002	2	Elevations 1 - Western Precinct Learning Hub	21/07/2017 27/08/2019
DA-3003	2	Elevations 2 - Western Precinct Learning Hub	21/07/2017 27/08/2019
DA-3004	2	Elevations - Northern Precinct Connector	21/07/2017
DA-3005	2	Elevations - Southern Precinct Connector	21/07/2017
DA-4001	2 3	Sections 1 - Western Precinct Learning Hub	21/07/2017 15/07/2019
DA-4002	2 3	Sections 2 - Western Precinct Learning Hub	21/07/2017 15/07/2019
DA-4003	2	Sections - Western and Eastern Precinct connector	21/07/2017
DA-4004	2	Sections - Southern Precinct Connector	21/07/2017
DA-5001	3 4	Stage 1 - Shadow Diagrams 21 June 9am-12pm	25/07/2017 15/07/2019
DA-5002	3 4	Stage 1 - Shadow Diagrams 21 June 1pm-3pm	25/07/2017 15/07/2019

DA-5003	3 4	Stage 1 - Shadow Diagrams 21 Dec 9am-12pm	25/07/2017 15/07/2019
DA-5004	3 4	Stage 1 - Shadow Diagrams 21 Dec 1pm-3pm	25/07/2017 15/07/2019
DA-5005	3 4	Stage 1 - Shadow Diagrams 21 March 9am-12pm	25/07/2017 15/07/2019
DA-5006	3 4	Stage 1 - Shadow Diagrams 21 March 1pm-3pm	25/07/2017 15/07/2019
DA-5007	3 4	Stage 1 - Shadow Diagrams 23 Sept 9am-12pm	25/07/2017 15/07/2019
DA-5008	3 4	Stage 1 - Shadow Diagrams 23 Sept 1pm-3pm	25/07/2017 15/07/2019
DA-5009	3 5	111 Carabella Street Façade Shadow Studies Carrabella St Façade Shadow Studies	25/07/2017 15/07/2019
DA-5010	1	June 21 st Marian Centre – Shadow study 3D	08/07/2019
DA-5011	1	Dec 21 st Marian Centre – Shadow study 3D	08/07/2019
DA-5012	1	March 21 st Marian Centre – Shadow study 3D	08/07/2019
DA-5013	1	September 23 rd Marian Centre – Shadow study 3D	08/07/2019
Landscape Drawings prepared by Site Image, Landscape Architects			
Dwg No.	Rev.	Name of Plan	Date
003	D	Tree Masterplan	21/02/2018
004	D	Landscape Stage 1	21/02/2018
006	D	Learning Hub	21/02/2018
007	D	Southern Connector	21/02/2018
008	D	Materials Palette	21/02/2018
009	D	Planting Palette	21/02/2018
LH-000 S4.55-000	E B	Landscape Coversheet	25/01/2018
LH-101 S4.55-101	F D	Landscape Lower Ground 4	25/01/2018 27/08/2019
S4.55-111	C	Landscape Lower Ground 3	26/06/2019 12/07/2019
LH-102 S4.55-121	E C	Landscape Lower Ground 2	25/01/2018 12/07/2019
LH-103 S4.55-131	E C	Landscape Lower Ground 1	25/01/2018 12/07/2019
S4.55-132	C	Landscape Lower Ground 1	12/07/2019
LH-104 S4.55-141	E C	Landscape Ground Level	25/01/2018 12/07/2019
S4.55-142	C	Landscape Ground Level	12/07/2019
LH-105 S4.55-151	F C	Landscape Plan Level 1 and Rooftop	25/01/2018 12/07/2019
S4.55-161	C	Landscape Plan Rooftop	12/07/2019
LH-106	E	Landscape Plan Northern Connector	25/01/2018
LH-107	E	Landscape Plan Eastern Ramp Connector	25/01/2018
LH-108 S4.55-108	A C	Landscape Plan Southern Connector	25/01/2018 12/07/2019

LH-504 S4.55-501	E B E B	Landscape Softscape Details	25/01/2018 26/06/2019
LH-604 S4.55-601	E B E B	Landscape Sections	25/01/2018 26/06/2019
Stormwater Plans (16652) prepared by Henry and Hymas			
C01.01	03	Cover Sheet, Drawing Schedule and Locality Plan	12/07/2019
C01.11	02	Specification Notes	12/07/2019
C02.01	02	Concept Sediment and Erosion Control Plan	12/07/2019
C02.11	02	Sediment and Soil Erosion Control Details	12/07/2019
C05.01	02	Stormwater Drainage Plan	12/07/2019
C05.011	02	Stormwater Longitudinal Sections – Sheet 01	12/07/2019
C05.012	02	Stormwater Longitudinal Sections – Sheet 02	12/07/2019
C05.013	02	Stormwater Longitudinal Sections – Sheet 03	12/07/2019
C05.91	02	Stormwater Calculations Sheet - Minor	12/07/2019
C05.92	02	Stormwater Calculations Sheet - Major	12/07/2019
C06.01	02	Catchment Plan	12/07/2019
C07.01	03	Site Imperviousness	12/07/2019
C09.01	02	Details	12/07/2019
DA_C100	03	General Arrangement Plan	17/07/2017
DA_C101	03	Stormwater Concept Plan Stage B, Western Precinct	17/07/2017
DA_C102	03	Stormwater Concept Plan Stage B	17/07/2017
DA_C200	03	Post-Catchment Plan	17/07/2017
DA_SE01	03	Sediment Erosion Control Plan Sheet 1 of 3	17/07/2017
DA_SE02	03	Sediment Erosion Control Plan Sheet 2 of 3	17/07/2017
DA_SE03	03	Sediment Erosion Control Plan Sheet 3 of 3	17/07/2017

We trust that these responses will enable the Department to finalise its assessment of the modification application. Should you require any further information, please contact me on the details below.

Yours sincerely,



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