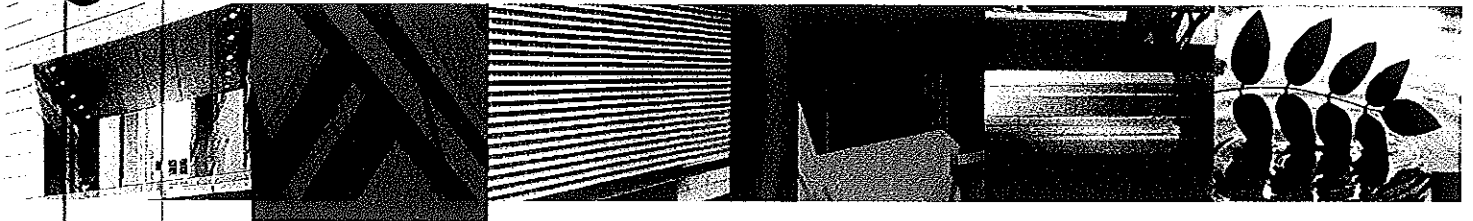


Development Application Statement of Environmental Effects



St Catherine's School, 26 Albion Street, Waverley
Extension to Innovation Centre and Refurbishment Works
to Main Entry

Submitted to Waverley Council
On Behalf of St Catherine's School

March 2011 ■ 10500

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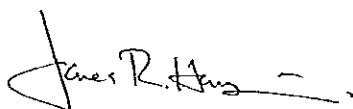
Signature



Date 24/03/11

This report has been reviewed by: James Harrison

Signature



Date 24/03/11

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Stephen Grubits & Associates

1.0 Introduction

This Statement of Environmental Effects (SEE) is submitted to Waverley Council in support of a Development Application (DA) for Extension to the Innovation Centre and Refurbishment Works to Main Entry at St Catherine's School, 26 Albion Street, Waverley (St Catherine's).

The DA seeks approval for:

- Demolition of the dwellings at 317 and 319A Bronte Road;
- Demolition of the stairs, windows, and other minor building and landscape elements at 26 Albion Street;
- Construction of a part two and part three storey extension to the Innovation Centre at 317 and 319A Bronte Road;
- Conversion of and single storey extension to the undercroft at 26 Albion Street for office and administrative purposes;
- Refurbishment and re-cladding of the school building at 26 Albion Street;
- Provision of a new pedestrian entry to Albion Street;
- Upgrade of the boundary fence treatment to Albion Street;
- Upgrade to the disabled access arrangements at 26 Albion Street, including provision of new lift;
- Provision of landscaping and replacement/relocation of trees;
- Removal of the obsolete crossovers from Bronte Road; and
- Associated excavation works and tree removal.

The SEE has been prepared by JBA Urban Planning Consultants Pty Ltd on behalf of St Catherine's School, and is based on the Architectural Drawings provided by JCA Architects (see **Appendix A**) and other supporting technical information appended to the report (see Table of Contents).

This report describes the site, its environs, the proposed development, and provides an assessment of the proposal in terms of the matters for consideration under Section 79C(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.1 Background

St Catherine's has a long and proud history on the subject site, with 2011 coinciding with its 155th year anniversary. Being Australia's oldest independent girls school, St Catherine's is faced with the challenge of providing a learning environment that responds to today's modern standards and meets community expectations, whilst balancing and preserving the school's important history.

The nearly complete new Innovation Centre (approved in 2009 under the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009*) is a recent example of a development at St Catherine's which aims to provide improved learning facilities for existing staff and students. Other recent additions/ redevelopments at the school include the Isabel Hall Wing (main senior school classrooms – completed in 2006), and the Sports Centre (completed in 2002).

This proposal will assist St Catherine's with improving access, visual amenity, and providing upgraded/new facilities for existing staff and students.

1.2 Pre-DA Meeting

On Wednesday 23 February 2010 a meeting was held with Council officers to discuss the proposed development. The purpose of the meeting was to provide Council officers with an understanding and appreciation of the various components of the proposed development prior to the lodgement of the DA.

1.3 Capital Investment Value

Taylor and Partners Quantity Surveying Pty Ltd has undertaken a calculation of the project and estimates that the Capital Investment Value (CIV) for the proposal is over \$8.3 million (refer to **Appendix B**).

In accordance with the provisions of *State Environmental Planning Policy (Major Development) 2005*, the proposal qualifies as 'regional development' as it has a CIV over \$5 million and is for the purposes of an educational establishment. The Sydney East Joint Regional Planning Panel (JRPP) is the consent authority.

2.0 Site Analysis

2.1 Site Location and Context

St Catherine's is located on the north-eastern corner of Albion Street and Macpherson Street in Waverley, more formally described as 26 Albion Street, Waverley. The school grounds also have frontage to Bronte Road (to the north) and Leichhardt Street (to the east).

Noteworthy features in the locality include:

- Charing Cross neighbourhood centre to the north (approximately 50m);
- Queens Park to the west (approximately 160m);
- Bronte Beach to the east (approximately 1km); and
- Bondi Junction (Major Centre for the east subregion and key transport interchange) to the north (approximately 1.2km).

St Catherine's is located within the Waverley Local Government Area.

The school lies within a predominantly residential locality. To the north, east and south the site is bounded by low and medium residential dwellings, including a nursing home.

The school's locational context is shown at Figure 1.



Figure 1 – Location plan

2.2 Site Description

The grounds of St Catherine's comprises of a number of land parcels. The proposed development the subject of this DA relates to two sites within the broader school grounds, 317 and 319A Bronte Road¹ (legally described as Lot 7 DP 620417 and Lot 1 DP 231580 respectively) and 26 Albion Street (legally described as Lot 560 DP1138118).

St Catherine's is irregular in shape and has an approximate area of 2.2ha. The school has frontages to Albion Street, Macpherson Street, Bronte Road and Leichhardt Street of approximately 140m, 180m, 75m, and 35m respectively.

Existing site access arrangements are illustrated on Drawing DA002 included at **Appendix A**. Student access is gained from the school's three primary frontages, i.e. Albion Street, MacPherson Street, and Leichhardt Street.

More detailed site survey plans showing site levels, existing buildings, and other features is included at **Appendix A**.

The land is owned by the Council of St Catherine's School.

Existing Development

St Catherine's is an integrated kindergarten to Year 12 day and boarding school with a student population of approximately 930, and as noted previously, is Australia's oldest independent girls school.

Given the history and the recent building program being undertaken by the school to improve the learning environment for students, there is a mix of older style buildings (including buildings of heritage significance) and more modern/ environmentally sustainable buildings.

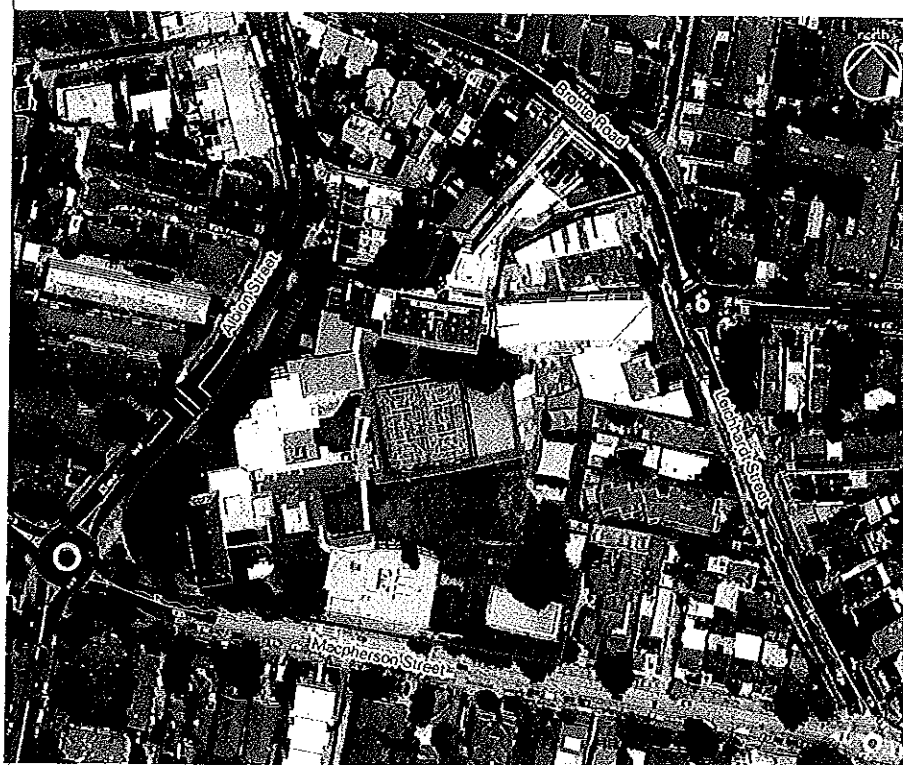
The school grounds also include grassed areas, open air swimming pool, and indoor sports complex. Other school sporting activities also take place off-site, including at the nearby Queens Park.

The heights of buildings vary across the school site from one to four storeys.

Included on land under the school's ownership are residential buildings at 317 and 319A Bronte Road, and 5 Leichhardt Street. The single storey brick dwelling at 319A and the two storey building at 317 Bronte Road have previously been used as residences by school staff, and have since been vacated in order to make way for the proposed development. Music classes have previously taken place within 5 Leichhardt Street, but are now proposed to be relocated in order to enable the property to again be used as a residence (by the Headmistress).

An aerial image of the school grounds, which illustrates the distribution of buildings and the general areas of the two project sites, is provided below within **Figure 2**. A site analysis is included at **Appendix A**. Photographs of the two project sites within the school grounds are provided at **Figures 3 - 13**.

¹ It is noted that these two site's along with Lot 1 DP76210 are to be consolidated into a single lot, rationalising the land to reflect the Innovation Centre development.



- St Catherine's School Grounds
- Proposed Entrance + Undercroft Refurbishment (26 Albion Street)
- Proposed Extension to Innovation Centre (317-319A Bronte Road)

Figure 2 – Aerial photo of the site

Albion Street



Figure 3 – View of St Catherine's School fronting Albion Street

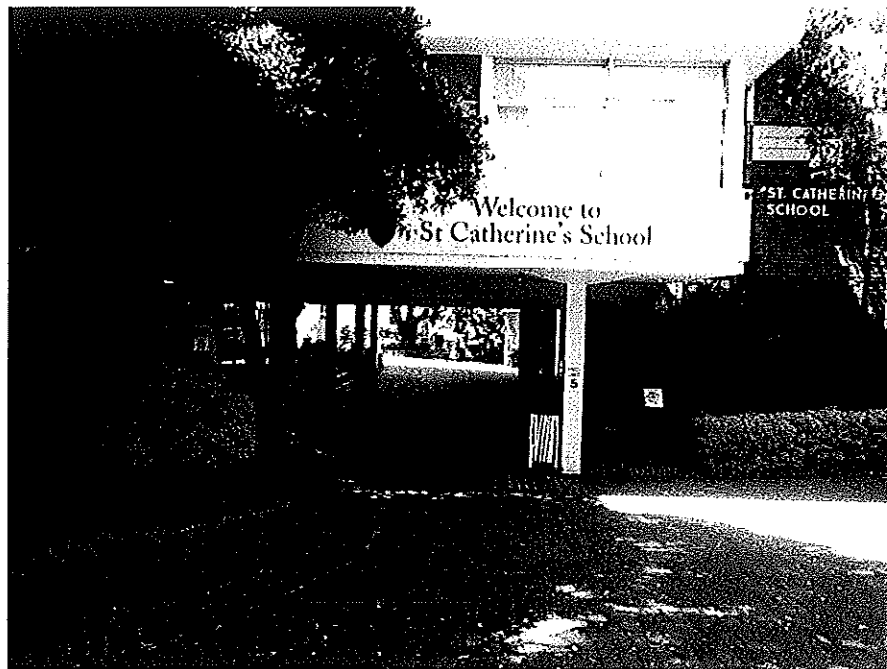


Figure 4 – View of existing undercroft area



Figure 5 – View of undercroft area looking towards Albion Street

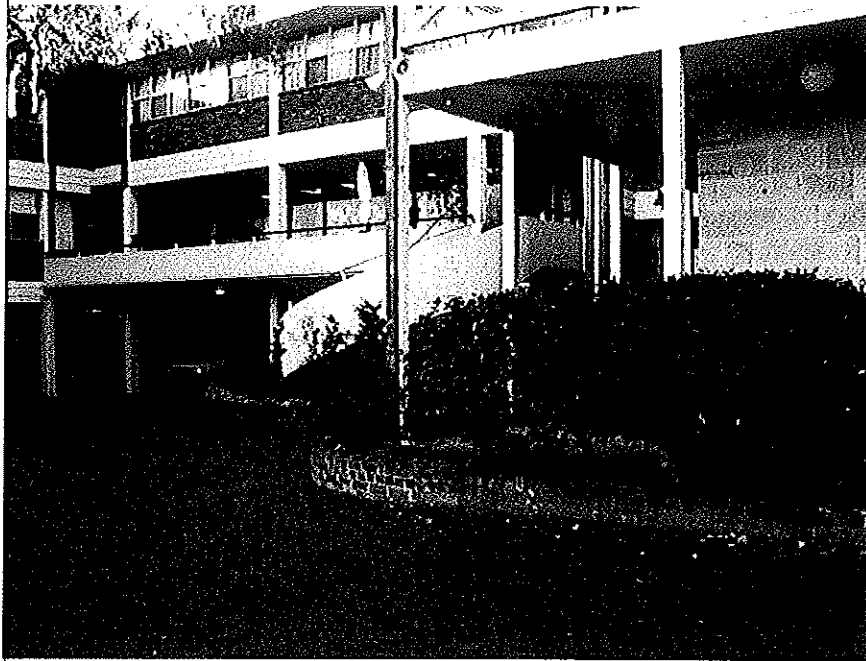


Figure 6 – Rear of undercroft area



Figure 7 – Heritage listed School Museum

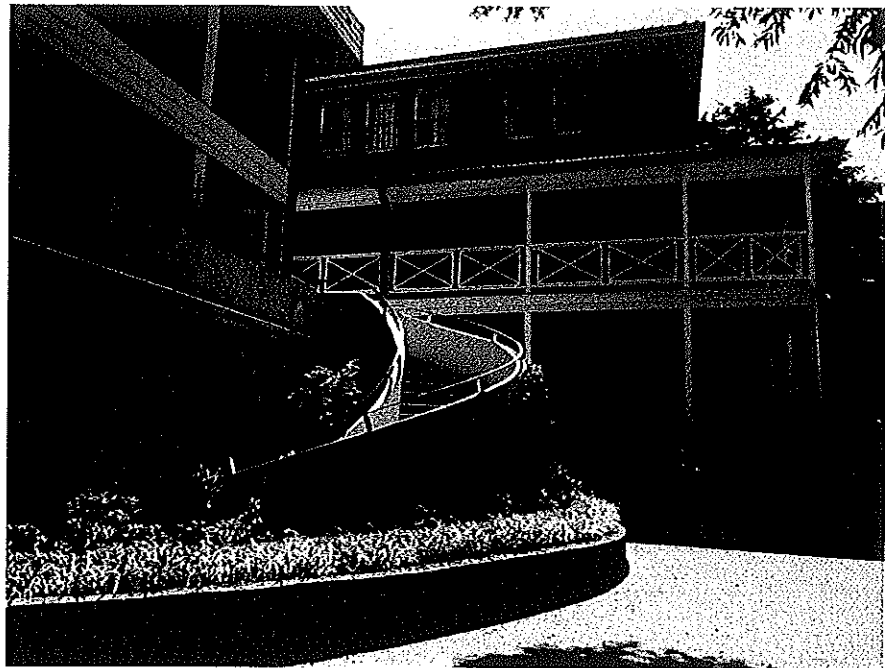


Figure 8 – Heritage listed stone building

Bronte Road



Figure 9 – Streetscape view of 319A Bronte Road (right of photo) with new Innovation Centre in background



Figure 10 – View of single storey dwelling at 319A Bronte Road



Figure 11 – Streetscape view of 317 Bronte Road (left of photo) and 313 Bronte Road (right of photo)



Figure 12 – Relationship between 317 Bronte Road, Innovation Centre, and 313 Bronte Road

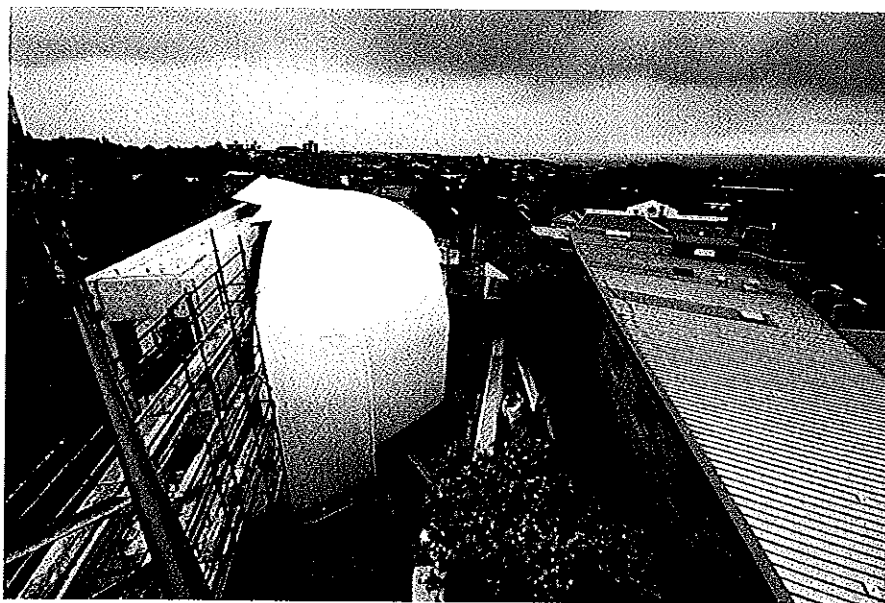


Figure 13 – Birdseye view looking east over the Innovation Centre

Topography

The topography of the school grounds is varied. The general fall of the school grounds is from west to east and north to south. Site levels at the two project sites are shown on the Survey Plans at **Appendix A**.

Vegetation / Flora and Fauna

A number of large mature trees are scattered across the school grounds, as evident from the aerial photo at **Figure 2** and the site photos above. Some of the trees within the school grounds qualify for protection under council's Tree Protection Order. There are also specific trees within the school grounds included on Council's Significant Tree Register.

Heritage and Archaeology

Under the *Waverley Local Environmental Plan 1996* St Catherine's School is identified as a heritage item (buildings and landscape site). The school grounds are also included within the Charing Cross Conservation Area.

Specific heritage items listed within the school grounds include:

- Timber studio building (now school Museum) – refer to **Figure 7**;
- The original (stone) school building - refer to **Figure 8**;
- St John's (Albion Street) – refer to **Figure 14**;
- La Vicompte (1 Leichhardt Street) – refer to **Figure 22**; and
- School grounds (landscape interest).

Further discussion in relation to heritage items located within the school grounds is provided within the Statement of Heritage Impact prepared by NBRIS + Partners (refer to **Appendix C**).

Access

The existing access arrangements are illustrated on Drawing DA002, included at **Appendix A**.

St Catherine's has three (3) designated on-street drop off/pick up areas, located along Albion Street, Macpherson Street, and Leichhardt Street. These areas are managed such that certain age groups of students are dropped off/picked up in each area (thereby evenly distributing traffic around the school site).

Student pedestrian access points are generally located adjacent to the three drop off/pick up areas.

Vehicle access to St Catherine's is only via a single driveway within Macpherson Street (serving a car parking area for staff under the Dame Joan Sutherland Centre) and two driveways within Albion Street (both serving open parking areas, one of which is used solely for staff parking, the other smaller area being used for staff/visitors and services/deliveries).

St Catherine's is well connected in terms of public transport, with a number of bus routes travelling along Albion Street, Bronte Road, and Macpherson Street, most of which connect up with Bondi Junction Transport Interchange (the main transport hub for the region providing connections to the greater Sydney Metropolitan area).

The surrounding street network provides good levels of pedestrian accessibility, which is particularly important given a high proportion of students attend St Catherine's from the local area (supporting students walking/cycling to school) and given students use nearby sporting fields for sports classes and training.

Drainage and Flooding

The nearest water feature to the subject site is the Tasman Sea, located downhill approximately 1km to the east. A Section 149 Certificate issued by Waverley Council covering the main school site confirms that the land is not affected by flooding.

Soil and Geotechnical Conditions

Soils of the area are typical of the Newport Group (as classified in the Soil Landscapes of Sydney 1:100, 200 Sheet), characterised by: shallow well sorted siliceous sands overlying moderately deep (< 150cm) buried soils including yellow podzolic soils with sandy topsoil on crests and gentle slopes; deep (> 200cm) Podzols on steep slopes, lowers slopes and in depressions (p 98 Chapman & Murphy 1989).

Investigations as part of the Innovation Centre development reveal that beneath the fill and sand soils lies weathered sandstone bedrock. Groundwater seepage was also not encountered during investigations.

Utilities and Infrastructure

The site is currently served by a full range of utilities and services, as expected given its location within an established urban area and its current use for predominately education purposes.

Covenants / Easements

There are a number of easements registered across the various titles of the school grounds. Of particular note to the proposed development, a reciprocal right of carriageway and footway traverses the side boundary between 313 Bronte Road and 317 Bronte Road.

2.3 Surrounding Development

The school grounds are located within a predominantly residential area, consisting of low and medium density residential dwellings. The medium density housing stock is generally representative of that found throughout the eastern suburbs.

Albion Street

The project site along Albion Street is surrounded by a mix of school buildings to the north, east and south (refer to Figures 14 and 15). To the west, across Albion Street, are predominately three storey (brick) residential apartment buildings (refer to Figure 16). Adjoining the school's northern boundary along Albion Street is a row of two storey terrace houses.



Figure 14 – Heritage listed school building (St John's) fronting Albion Street

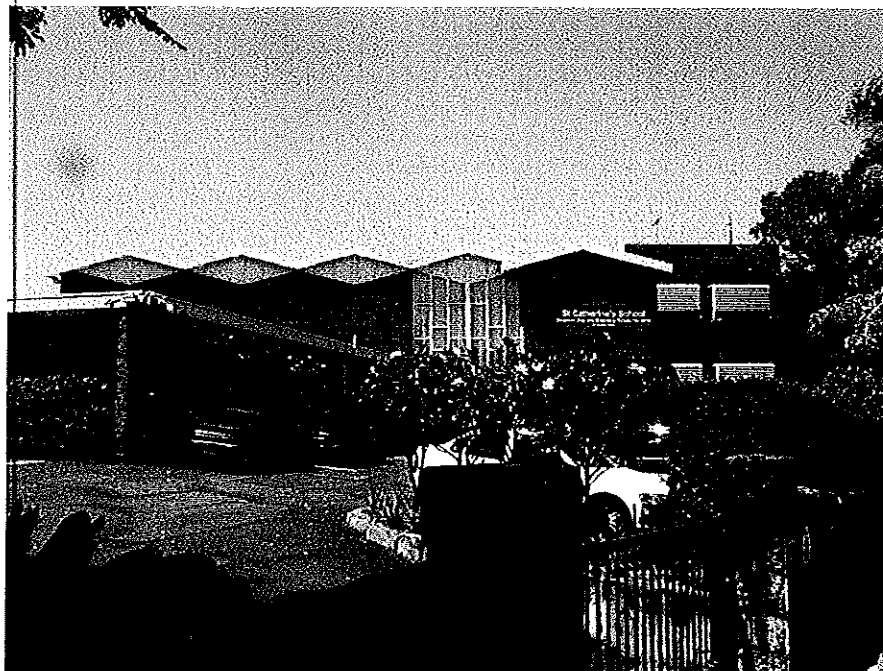


Figure 15 – School building (St John's) fronting Albion Street

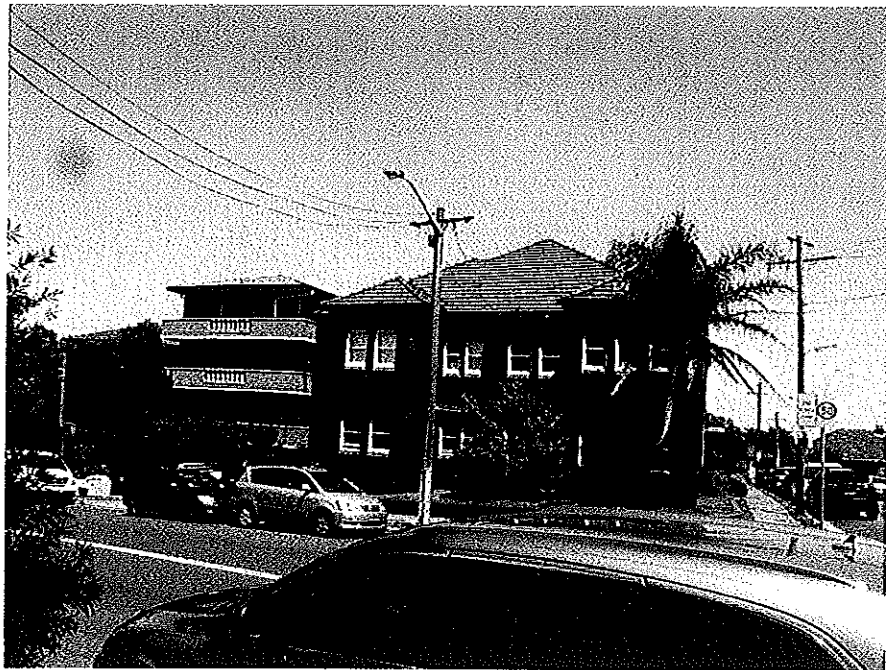


Figure 16 – Medium density dwellings fronting Albion Street

Further north of St Catherine's School along Albion Street is the start of the Charing Cross neighbourhood centre (refer to Figure 17 and 18). Charing Cross is a thriving historic retail/commercial centre providing essential services and goods to the local community. Much of the original building stock, with its unique architecture and character (including Victorian Italianate style, Federation 'Free Style', and Art Deco period buildings), remains today (helped along by its inclusion within a Conservation Area).



Figure 17 – View of Charing Cross neighbourhood centre looking north towards Bondi Junction



Figure 18 – View of eastern side of Charing Cross neighbourhood centre

Macpherson Street

The school's main built form feature along Macpherson Street is the Dame Joan Sutherland Centre (refer to Figure 19). To the south of the school grounds, across Macpherson Street, are a mix of single detached bungalow dwellings and two to three storey brick residential apartment buildings.

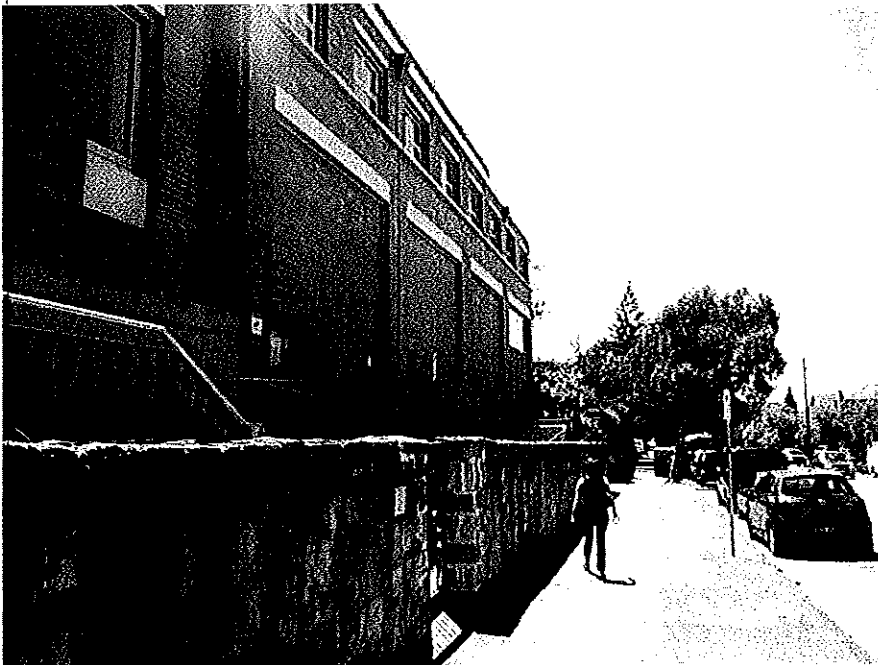


Figure 19 – Joan Sutherland Performing Arts Centre

Bronte Road and Leichhardt Street

To the north of the project site along Bronte Road is a two storey (with likely basement) brick residential apartment building (313 Bronte Road – refer to Figure 20). A shared access-way between the site and 313 Bronte Road provides access to garages located at the rear of 313 Bronte Road. Further beyond to the north along Bronte Road are two storey Victorian style terrace houses and single storey detached bungalows.



Figure 20 – 313 Bronte Road

Adjoining the site to the south is a large high-set two storey (plus basement) brick aged care facility/nursing home, known as Phillip House (refer to Figure 21).

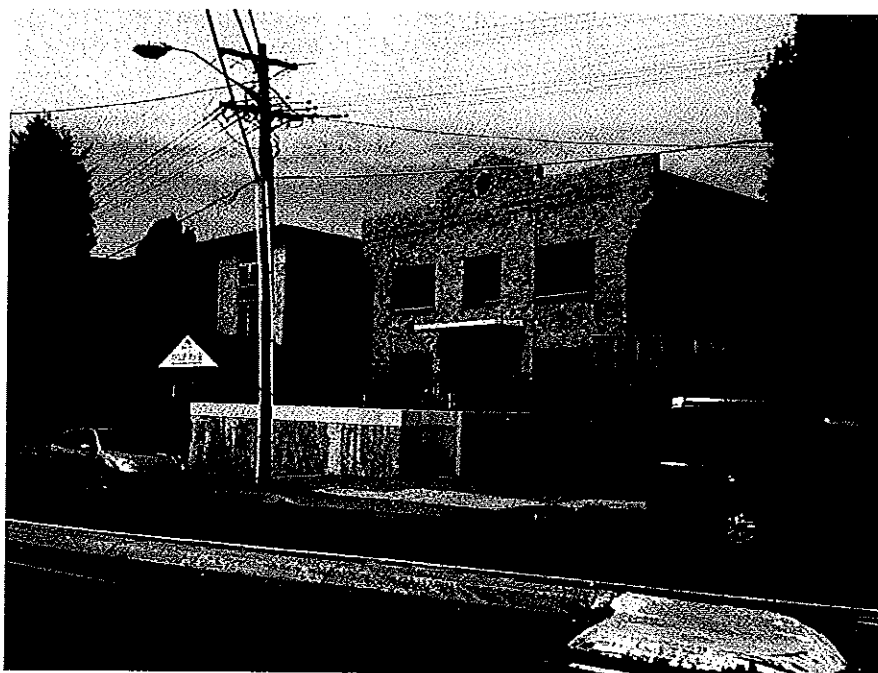


Figure 21 – Phillip House Residential Aged Care Centre

Existing school buildings (representing both new builds and adaptive re-use of existing buildings) fronting Bronte Road and Leichhardt Street are located further to the south beyond Phillip House (refer to Figure 22 below).

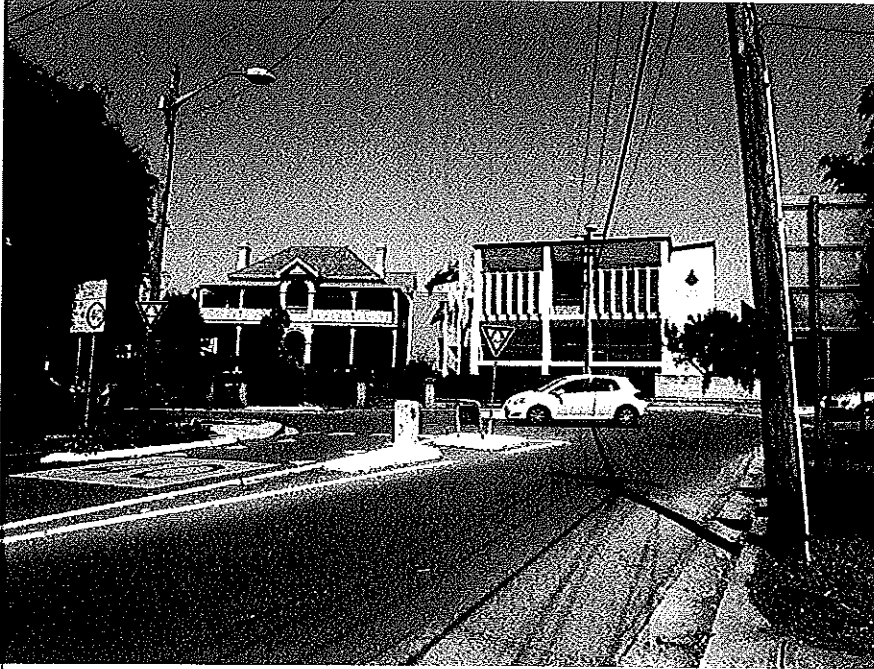


Figure 22 – St Catherine's Junior School fronting Bronte Road and Leichhardt Street

To the east of St Catherine's, across Bronte Road and Leichhardt Street are predominately single storey bungalow style residential dwellings. The streetscape along the western side of Bronte Road and Leichhardt Street is more varied, with excellent and well preserved Victorian terraces set amongst more modern brick residential apartment buildings (refer to Figures 23 and 24 below).

Additional photographs included within the architectural drawings prepared by JCA (Appendix A) provide further detail within respect to the school site's surrounding development context.



Figure 23 – View of 3 (centre) and 5 (left) Leichhardt Street and St Catherine's Junior School



Figure 24 – View of 7 Leichhardt Street and Leichhardt Lane

2.4 Summary of Site Opportunities and Constraints

The main planning and design opportunities presented by the site are:

- The site has a large (approximately 2.2ha) area, with multiple street frontages and access points, is located within a dense urban setting, and has a long established history of educational activities occurring;
- The site includes a number of substantial buildings which provide opportunities for adaptive re-use;
- The site includes now vacant residential dwellings (317 and 319A Bronte Road) that are of little value and make no useful contribution to the streetscape, thereby providing an ideal redevelopment opportunity;
- There is a community expectation and understanding that the site will continue to be used for educational purposes (especially in the context of the site's 155 year association with schooling);
- The site has a good level of access to public transport, with a number of bus stops located around the school grounds, and Bondi Junction Train Station and Bus Interchange located approximately 1.2km north;
- The site is located nearby to a major centre (Bondi Junction);
- The site is located in the main to the south and west of adjoining residential dwellings, thereby reducing any potential impacts caused by the proposal in terms of solar access and overshadowing;
- Located on the crest of a hill, the site provides ocean views from some vantage points;
- The school site retains abundant open space to meet the needs of students and provide a relief to the built form.

The main constraints to development are:

- The site adjoins busy local roads, with extra attenuation required during design to mitigate any adverse impacts (e.g. noise);
- The school grounds are located within a conservation area and include local and state listed heritage items. Any redevelopment will need to ensure the heritage significance of the conservation area and heritage items are not adversely affected;
- The school grounds contain a number of significant trees and contribute to a green streetscape. Any redevelopment proposal will need to carefully balance tree retention and development opportunities; and
- The school grounds have an interface with a number of residential dwellings and as such careful consideration needs to be given to managing this interface when considering future development on the site.

The opportunities and constraints applying to the site have been addressed in the design described in the following chapters of this report.

3.0 Description of Proposed Development

This chapter of the report provides a detailed description of the proposed development. Architectural drawings are included at **Appendix A**. As noted, this application relates to two projects within the school grounds.

This application seeks approval for the following development:

- Demolition of the dwellings at 317 and 319A Bronte Road;
- Demolition of the stairs, windows, and other minor building and landscape elements at 26 Albion Street;
- Construction of a part two and part three storey extension to the Innovation Centre at 317 and 319A Bronte Road;
- Conversion of and single storey extension to the undercroft at 26 Albion Street for office and administrative purposes;
- Refurbishment and re-cladding of the school building at 26 Albion Street;
- Provision of a new pedestrian entry to Albion Street;
- Upgrade of the boundary fence treatment to Albion Street;
- Upgrade to the disabled access arrangements at 26 Albion Street, including provision of new lift;
- Provision of landscaping and replacement/relocation of trees;
- Removal of the obsolete crossovers from Bronte Road; and
- Associated excavation works and tree removal.

Importantly, the above works aim to provide existing staff and students with an improved learning and working environment, whilst improving access arrangements and supporting the school's street presentation and contribution to the character of the area.

To remove any doubt, there will be no increase in the number of students or staff at St Catherine's as a result of the proposed development.

The range of educational services and functions currently provided at St Catherine's will continue, albeit in some instances provided within a new building (e.g. Music and Visual Arts).

3.1 Categorisation of Development

The use of the proposed development and for which consent is sought is classified as an 'Educational Establishment'. Proposed works in relation to administration and office areas are ancillary components to this primary use.

In terms of the proposed extension to the Innovation Centre, the new building will provide classrooms for existing staff and students. At this stage it is planned that the extension will accommodate music classrooms at ground floor (not to be used as a performance space) and visual arts classrooms at first and second floor levels. Notwithstanding, there is the potential for these spaces to be used in the future for other subjects, and as such a general classroom classification is proposed thereby providing the school greater flexibility. At present music is taught in 5 Leichhardt Street which is to be returned to a residence for the Headmistress. Visual arts classes are currently split between the Lenthal Building and the soon to be complete Innovation Centre.

3.2 Development/Urban Design Principles

Project 1 – Proposed Entrance and Undercroft Refurbishment (26 Albion Street)

The planning and design principles adopted for the proposed development are as follows (provided by JCA Architects):

- The design converts a dark, draughty and under-utilised undercroft area into a bright and welcoming space, which leads on to the administrative areas within the School.
- Along the footpath the pedestrian entrance is detached from the vehicle entry. Three pedestrian gates have been deleted and amalgamated into one closer to the bus stop and beneath the large fig tree which dominates the streetscape.
- The existing masonry wall is dismantled and replaced by a more traditional stepped sandstone wall with railings, while sandstone pillars mark the pedestrian gates to establish a hierarchy with the new pedestrian entry being dominant over the more mundane vehicle entries.
- The facade has been upgraded to reinforce this point of entry into the School, the glass cladding system is similar to the recent upgrade of the Isabel Hall building to the north of the campus. Subtle graphics on the semi obscure glass will include the School crest and that of each of the School Houses amongst other items.
- The new administration facility extends south from the undercroft as a single storey structure to align with the old sandstone building wall, setback behind the verandah to create a coherent edge to the space bounded by the Museum building on the south side, above MacPherson St.
- In deference to the sandstone building the extension is also set back from it along its west side, with the replacement stair up to the rear terrace at the Boarders level creating a further visual break between old and new structures.
- The stair is to be detailed in a traditional manner with sandstone treads, risers and timber balustrade to establish a reference to the traditional verandah around the older building.
- The semi obscure glass cladding is only applied to the new ground floor extension at the rear rather than the facade of the existing building above to limit the visual impact of the new works against the old sandstone building, whose visual prominence and setting is maintained.

Project 2 – Extension to Innovation Centre (317 – 319A Bronte Road)

The planning and design principles adopted for the proposed development are as follows (provided by JCA Architects):

- The design intent is to provide a purpose built facility which compliments the Innovation Centre architecturally and makes a positive contribution to the streetscape.
- Existing buildings along the streetscape are primarily two and three storeys structures, many with verandahs and balconies. Many older properties have roof conversions with dormer windows and the like.

- A study of existing built form within the precinct along Bronte Road and Leichhardt Street helped to formulate the design strategy for the proposal [refer drawing DA201]. The objectives of the Charing Cross Conservation Area include retaining the proportion, unity and scale of the streetscape while requiring new development not to exceed existing heights and any additional floors to be setback from the front to ensure that a two storey street facade is maintained.
- The street facade of the proposed extension is framed with a ground floor verandah line and first floor roof eave parapet, to clearly define a two storey structure.
- The wall alignment and fenestration within that facade is setback from the verandah/eave alignment to provide both shading and visual relief. The framing element returns at the rear of the verandah on both east and western sides to be read as a continuous element framing the primary street frontage in a formal manner.
- Sunshading and privacy screen panels are added within that frame, in part as reference to the Junior School nearby along Bronte road, as well as to provide an intimate scale to the elevation which animates the facade with more shading [to reduce solar heat load on the elevation] and provide visual privacy for the occupants and nearby dwellings.
- The upper second level has been set back from the eaves along Bronte Road and east and west elevations and articulated as a roof scape form, a cluster of box forms which step down from the Innovation Centre to the front and sides.
- The box forms will be clad in zinc sheeting [or similar] to reference roof sheeting, roof conversions and equipment. In breaking that level up into an assembly of small forms, the cluster reduces visual mass and makes the second level barely visible from key vantage points along the opposite footpath. This approach was adopted after early massing studies revealed that if a large pitched roof form was used to house the upper floor [similar in scale to that on 313 Bronte Rd adjacent], it would add significantly to the visual bulk of the proposal.
- The proposed eaves parapet is taken at a level which references the top of eaves gutter at 313 Bronte Rd to the west and the masonry parapets of Phillips House (321 Bronte Rd), directly to the east.
- A semi-detached element along the eastern elevation extends the ground and first floor levels and creates a visual step between the new eave parapet and the garden bed out towards the eastern boundary shared with the nursing home. The element has been modelled to reduce the scale of the proposal along that shared boundary (especially in the context of the street bend at this point) and maintain the visual privacy of the occupants.
- As an extension to the Innovation Centre, the current access and entry points into that building will remain unchanged and the new building is accessed directly from the current foyer. Floor levels are to be maintained to provide a seamless transition between the parts. The same primary structural system is proposed: suspended concrete slab and frame.
- The proposed extension to the Innovation Centre presents as a new 'window' on the School along Bronte Rd, rather than establishing a new 'front door' or new point of entry.

3.3 Numerical Overview

Table 1 – Key development information is summarised in

Component	Proposal
Site area	2.2ha
GFA	Total net additional: <ul style="list-style-type: none"> ▪ Albion Street – 371.9m² ▪ Bronte Road – 386.9m²
Height <ul style="list-style-type: none"> ▪ metres ▪ storeys 	<ul style="list-style-type: none"> - RL94.32 – approximately 10.2m (maximum height of proposed cladding to Albion St building) - RL99.35 – approximately 11.2m (maximum height of proposed extension to Innovation Centre) - A mix of one, two and three storeys
Student population	Approximately 930 (no change from existing situation)

3.4 Demolition

In order to facilitate the proposed development, a range of demolition works are required to be undertaken. Details in relation to existing buildings and structures to be demolished are included on Drawings DA106 and DA209 (refer to Appendix A).

3.5 Project 1 – Proposed Entrance and Undercroft Refurbishment

The main visible built form component involves the recladding of the main entry building (3 storeys) fronting Albion Street with frameless glass screen panels (refer to Figure 25 below). This new and relatively easily retrofitted façade (which is similar to the façade treatment of the recent upgrade to Isabel Hall) will provide the school with a new and improved street identity and presentation.

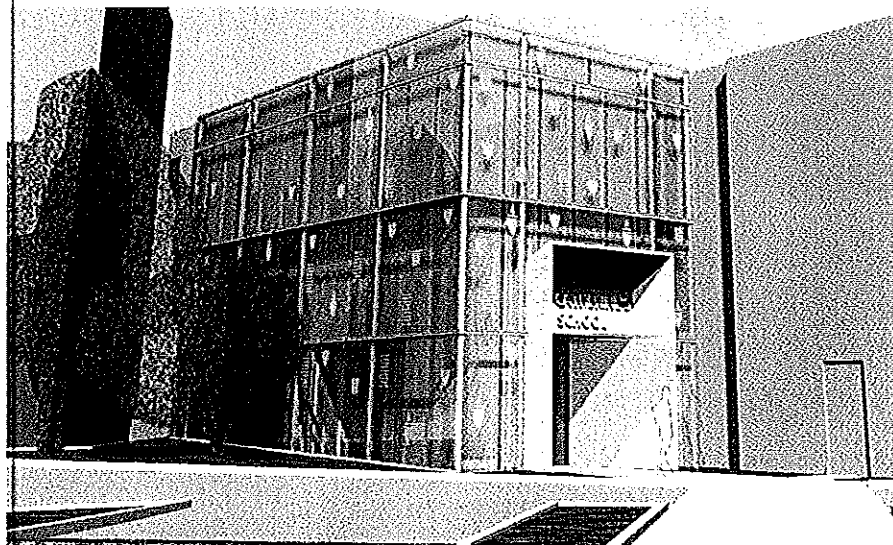


Figure 25 – 3D model of refurbished entry

Shielded behind this new façade, existing cramped ground floor administration/office areas and an underutilised undercroft are to be redeveloped to provide a more formal and welcoming foyer, waiting area, and reception, as well as providing meeting rooms and offices for staff.

A small single storey extension (5.5m wide x 17m long x 3.5m-5m high) at the rear of the existing undercroft area is also proposed in order to provide the space needed to accommodate the new office and administration areas. Matching in with the recladding at the front, and in order to ensure materials are lightweight and respectful of the adjoining heritage buildings, glass panels are again proposed to be used in the materials of the façade (refer to Figure 26).

The proposed single storey extension will also extend the existing terrace at first floor above, as well as provide for a new green roof.

The resulting net increase in GFA as a result of the proposed refurbishment works and extension to the undercroft area is 371.9m². It is noted that the majority of this 'additional' GFA will be accommodated under the existing covered undercroft as, opposed to soft landscaping areas/open space etc.

The proposed recladding of the front building will result in a minor reduction (approximately 900mm) to the building's existing setback to Albion Street, with the glass panels extending down from the outside of the second floor level (which sits proud of the first floor and void at ground floor level). The effect is not likely to materially alter the buildings relationship with Albion Street.

Elevational drawings, sections and floor plans (prepared by JCA Architects) of the proposed development are included at Appendix A.

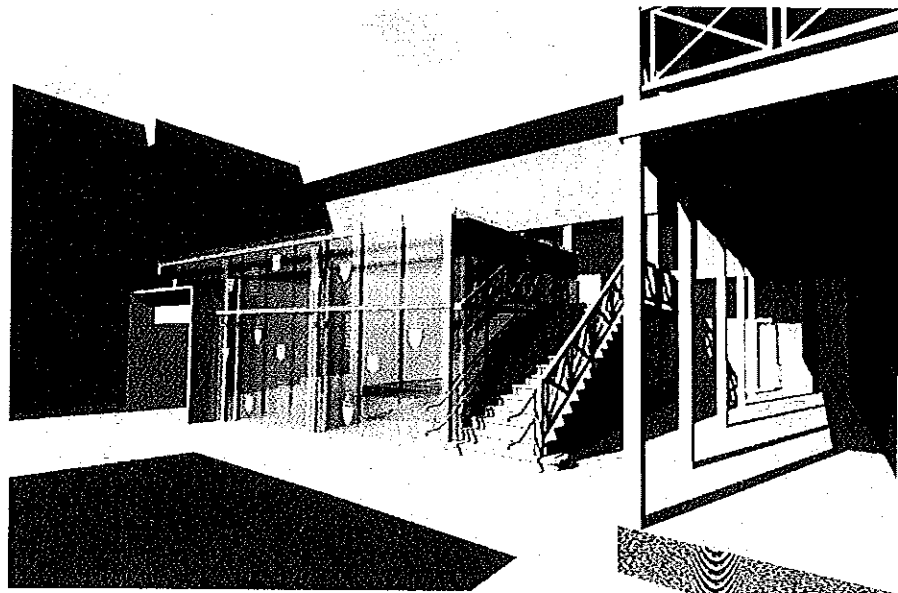


Figure 26 – 3D model of rear undercroft extension

3.6 Project 2 – Extension to Innovation Centre Extension

Once constructed, the proposed extension to the nearly completed Innovation Centre will comprise of a predominately two storey building, with a stepped third storey and a basement level.

As noted, the design seeks to carry through to the street existing levels and floor to ceiling heights established within the Innovation Centre. The floor plates of ground floor and first floor are generally the same, with a reduced floor plate at second floor level.

The basement level is intended only to be used for storage purposes (at this stage to store musical instruments), with its footprint compressed as much as possible.

The design rationale for the extension is based on adhering to the development controls contained within the *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP) in relation to Educational Establishments (Division 3). This approach has ensured that the development is responsive to what is normally considered as acceptable (i.e. being a complying development) within the boundaries of an existing school². For example:

- Building heights not exceeding 12m;
- Providing a minimum 5m setback to adjoining properties; and
- Maintaining solar access for adjoining properties in accordance with minimum requirements.

A green roof is proposed for portions of the first floor roof, softening the built form, assisting with drainage, and providing additional areas of habitat for fauna.

The maximum height of the building (measured towards the centre of the site) will be approximately 11.2m above ground level. As illustrated within the Photomontages³ (prepared by Pod Group – Appendix A) in Figures 27 to 28, the building has been designed to ensure consistency in heights along this section of Bronte Road, with the eaves/parapet of the building aligning with respective features on the adjoining buildings to the west (313 Bronte Road) and east (Phillips House). The stepped second floor and use of parapet supports the achievement of a two storey built form outcome (with the building having a height of only around 8.35m at its closest point to Bronte Road). It is worth noting that the photomontage images prepared do not include existing street trees along Bronte Road, which would have (if included on the images) screened a large proportion of the proposed new building. The trees have been removed for illustration purposes only.

A breakdown of the GFA of the proposed extension to the Innovation Centre is provided within Table 2 below, with reference to the GFA of existing buildings on the site also provided.

² A precautionary approach to the application of the term 'existing school boundaries' has been taken in this instance.

³ Certification of the locations from where these photomontages are taken from along the street is provided by Chase Burke & Harvey Surveying (refer to Appendix D)

Table 2 – Summary of extension to Innovation Centre proposed floor space areas

Element	Proposed GFA	Existing GFA	Net Increase
Basement	225.8m ²	73.4m ²	152.4m ²
Ground Floor	290.9m ²	314.1m ²	- 23.2m ²
First Floor	290.4m ²	191.2m ²	99.2m ²
Second Floor	158m ²	-	158.5m ²
Total	965.6m ²	578.7m ²	386.9m ²



Figure 27 – Photomontage Bronte Road

Elevational drawings, sections and floor plans (prepared by JCA Architects) of the proposed development are included at **Appendix A**. Proposed floor plans illustrate the potential layout of classrooms, where it is notionally planned for music classrooms at ground floor, and visual arts classrooms at first and second floors.

The somewhat playful cubed roof of the proposed building has carried forward the theme established within the nearly completed Innovation Centre (with its wave/barrelled roof form). It reinforces the creative learning environment that St Catherine's seeks to foster.

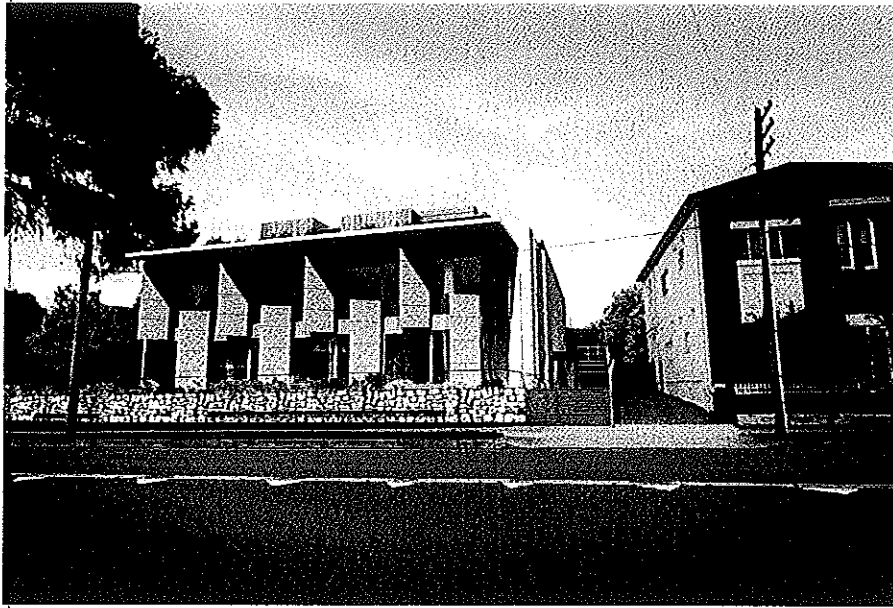


Figure 28 – Photomontage Bronte Road

In terms of setbacks, the proposed building retains generally the same relationship as existing buildings on the site towards the front (Bronte Road) and west (i.e. to 313 Bronte Road). Importantly, the setback to the western boundary carries through the building line established by the Innovation Centre, ensures the right of way with 313 Bronte Road is preserved, and complies with the 5m setback control outlined within the Infrastructure SEPP. The proposed development will result in an improved relationship with the nursing home to the east (321 Bronte Road), due to the aim to comply with the ISEPP 5m side boundary setback (with the existing dwelling on the side being setback less than 1m off the common side boundary).

The two storey semi-detached element of the building has been designed to ensure that the development is respectful of the site's location on a bend in the street. This is achieved through:

- The use of a lowered green roof;
- The angle/splay of the building to the street;
- Increased setback to Bronte Road (ranging from 5m – 7m);
- Highly modelled form.

Proposed setbacks are outlined in Table 3 below.

Table 3 – Proposed building setbacks

Boundary	Façade setback (minimum)
Bronte Road	4.2m
Western – 313 Bronte Road	5m
Eastern – 321 Bronte Road (Phillips House)	5m

3.7 External Materials and Finishes

The external materials and finishes to be used in the proposed projects are set out below in Table 4.

A schedule of finishes is also included at Appendix A (refer to Drawing 301).

Table 4 – list of external materials and finishes

Element	Material Finish
Project 1 – Proposed Entrance and Undercroft Refurbishment	
Glass cladding/façade	Frameless glass cladding panels, held by independent steel frame Glass to be semi obscure Opaque crest graphic and text
Albion Street fencing	Metal paling fence to match existing New sandstone piers
Terrace	Stone tiles over WP membrane Green roof – selected waterproof membrane, drainage cell, top soil, drought resistant grass and pebbles
Stairs	Sandstone treads Timber framed balustrade
Project 2 – Extension to Innovation Centre	
Semi-detached two storey element	Non loadbearing light weight construction with low reflectivity external cladding
Privacy/sunscreen blades	Silkscreen to alum composite panel on steel frame Fixed to building
Spandrel	Alucobond cladding – 'Grey Metallic'
Roof	Low glare non reflective zinc cladding – over light weighted construction Green roof – selected waterproof membrane, drainage cell, top soil, drought resistant grass, plants and pebbles
Parapet	Insitu concrete – unpainted
North-west façade	Render and painted 'Fossil Grey' on masonry – to match Innovation Centre
Bronte Road fencing	Gabion Wall

3.8 Landscaping and Public Domain

An Arboriculture Impact Assessment report has been prepared by Glenyss Laws (consulting Arborist), documenting existing trees on the site to be impacted by the proposed development and making recommendations for retention/removal.

Six (6) trees will require removal as a result of the proposed development, with one palm tree able to be transplanted within the school grounds. Works will also take place within the Tree Protection Zone and Structural Root Zone of a mature and significant tree (a Moreton Bay Fig), included on Council's Significant Tree Register.

A plan of proposed landscaping for the development is included within the Landscape Plans prepared by JCA Architects (Appendix A – refer specifically to Drawings DA108 and DA210). The proposed design provides:

Albion Street

- Reconfigured planter beds to Albion Street frontage;
- Retention (part) of planting and shrubs within existing planter beds;
- Protection of significant tree along Albion Street (Tree No 1);
- Relocation of palm on-site and provision of additional palms;
- Supplementary planting within retained/reconfigured planter beds; and
- Reinstatement of nature strip where footpath to be removed.

Bronte Road

- Retention of existing street trees;
- Reinstatement of nature strip where vehicle crossovers to be removed;
- Planting of four (4) additional street trees within reinstated nature strip;
- Planting along the site's Bronte Road street frontage, including trees; and
- Planting along the site's eastern boundary with 321 Bronte Road, including grassed area and recycled timber sleeper garden beds.

3.9 Pedestrian Access and Circulation

The proposed development includes improvements to the pedestrian and vehicle entry arrangements within the Albion Street frontage. At present pedestrian access is provided through two gates either side of the vehicle access point (refer to Figure 3), which results in a conflict as it encourages pedestrian movements through the vehicle area. As part of the works to the entrance to 26 Albion Street, a new consolidated and separated pedestrian gate is proposed to the south of the existing vehicle access point, connecting up with the new entrance to the refurbished undercroft area. The existing vehicle access point will remain in its current configuration, but now only intended to provide access for vehicles.

Further improvements to pedestrian access and circulation within the school grounds will also be provided through the provision of a lift which will serve as a disabled access connection between the new refurbished undercroft area and levels above.

The general experience of students and staff who access the school grounds from this point will be greatly improved, especially in walking through the refurbished undercroft area. The new entry will also comply with requirements for footpaths/walkways under AS1428.1 (i.e. supports disabled access).

In terms of the proposed extension to the Innovation Centre, students and staff will only be able to access the building internally from within the school grounds (i.e. through walking along the foyers and hallways of the Innovation Centre).

3.10 Access, Parking, and Traffic

Vehicular Access

No changes are proposed to existing vehicle access points at the school, nor any change to how the existing vehicle access points are used/managed.

The proposal does involve the removal of four (4) vehicle crossovers along Bronte Road, which previously provided access to the two residential buildings at 317 and 319A Bronte Road. Reinstatement of the nature strip is proposed where crossovers are to be removed.

The right of way between 317 and 313 Bronte Road will also be preserved as a result of the proposed development.

Pedestrian Access

The only change to existing pedestrian access arrangements relates to the provision of a separated pedestrian gate along Albion Street, 10m to the south of existing pedestrian gates. The reason for this new access point is, as noted above, to improve the safety of pedestrians.

Pedestrian access for staff, students, visitors etc, will not (apart from in an emergency) be provided through the proposed development from Bronte Road. The entry and egress arrangements for this project site were established in the NBJP Taskforce consent (a copy of which is included at **Appendix E** - refer to condition 2). No change to those arrangements is proposed.

The existing pedestrian pathway along Albion Street will not be affected by the proposed development. Due to the proposed removal of crossovers along Bronte Road, there will be a minor temporary disturbance to the pedestrian pathway. The proposal involves the construction and making good of the pedestrian pathway, matching the existing pathway. Suitable measures will be implemented during construction in order to minimise disturbance.

Delivery and Servicing

No changes proposed to existing delivery and servicing arrangements.

Car Parking

Whilst the proposed development will result in a number of new classrooms, office areas etc, there will be no resulting increase in staff or student numbers. Accordingly, no significant change is proposed to the current provision and arrangement of off-street parking (with no additional demand being created by the proposed development).

Two formally marked parking spaces are proposed within the Albion Street frontage, one of which is a parking space for persons with disabilities. The removal of the four (4) vehicle crossovers from along Bronte Road will provide an additional two (2) on-street parking spaces for residents and the community.

3.11 Water Cycle Management

JCL Development Solutions have prepared a Water Management Statement and Stormwater Management Plans for both projects at Albion Street and Bronte Road (refer to **Appendix F**).

Albion Street

The proposed stormwater system for works along Albion Street includes re-defining the collection and connection of existing roof and pavement storm run-off.

Bronte Road

The key parts of the stormwater management system for the extension to the Innovation Centre include:

- Roof water draining to box gutters;
- Roof water collected being diverted to a 6m³ On-Site Detention tank; and
- Provision at basement level of a sub-surface water collection system, including silt collection and storage sump.

Sediment and Erosion Control Plans for both project sites have also been prepared and are included within **Appendix F**.

3.12 Infrastructure and Services

Water and Sewer

The development is to be connected to one of Sydney Water water and sewer mains serving the site.

Electricity

A review of existing electricity infrastructure has been undertaken by UMEA Engineering Consultants (refer to **Appendix G**), including liaising with Energy Australia. Additional investigation and consultation with Energy Australia is required to determine if the existing electrical supply arrangements are capable of servicing the development or whether augmentation/extension to meet the additional load of the proposed development is required (e.g. onsite substation).

Mechanical

A mechanical services statement has been prepared by Tony Mourched (BE Mech), included at **Appendix G**, outlining ventilation requirements for the two projects.

Fire

Critical fire safety measures proposed (as outlined within the Design Intent Fire Safety Certificate prepared by D. E. Maintenance Pty Ltd - **Appendix H**) for the development include:

- Automatic Fire Detection System;
- Occupant Warning Systems;
- Mechanical Ventilation (Fire Trips);
- Fire Control Centre (undercroft refurbishment only); and
- Portable Fire Extinguishers.

All safety measures are to be designed and constructed in accordance with relevant Australian Standards and BCA requirements.

3.13 Waste Management

Council's Site Waste and Recycling Management Plan Checklist No. 1 has been duly completed and included at **Appendix I**.

In short, waste management for the new works will be consistent with the school's existing arrangements.

3.14 Construction Management

A Preliminary Construction Management Plan has been prepared by Infinity Constructions Group Pty Ltd (refer to **Appendix J**) and addresses:

- Hoardings;
- Work zones
- Materials handling and storage;
- Site access and vehicle movements;
- Neighbourhood management;
- Site security;
- Waste management;
- Noise control and hours of operation; and
- Erosion and sediment control.

Infinity, who were the appointed contractor on the Innovation Centre development, understand the school site and the importance of managing the development process so that potential disturbance to staff and students and surrounding residents is minimised.

Construction of the basement within the extension to the Innovation Centre will require excavation. The Geotechnical Statement prepared by Jeffery and Katauskas Pty Ltd (refer to **Appendix K**) confirms that the basement will require excavation to a maximum depth of 3m below the site level, with fill, sandy soils and weathered sandstone bedrock expected. The excavation works will require the installation of shoring systems, temporary batters, and retaining walls. A suitable footing design will also need to be incorporated which addresses the likelihood of there being relatively poor sandstone being exposed at the basement level.

3.15 Developer Contributions

Waverley Council's Development Contributions Plan 2006 (Amendment No. 2) sets out the contribution rates for development. It is noted that the Plan does not include a specific policy in relation to development which is exempt from paying contributions (e.g. development for a community purpose, charity etc).

Applying the standard rates set out within the Plan to the proposed cost of works (\$8,500,718), contributions in excess of \$85,007 would be payable to Council in this instance.

4.0 Assessment of Planning Issues

This chapter contains our assessment of the environmental effects of the proposed development as described in the preceding chapters of this report.

Under Section 79C(1) of the EP&A Act, in determining a development application the consent authority has to take into account a range of matters relevant to the development including the provisions of environmental planning instruments; impacts of the built and natural environment, the social and economic impacts of the development; the suitability of the site; and whether the public interest would be served by the development.

The assessment includes only those matters under Section 79C(1) that are relevant to the proposal. The planning issues associated with the proposed development are listed in Table 5 below.

Table 5 – Planning Issues

Planning Issues	Assessment	
	SEE	Technical Study
Compliance with Relevant Strategic and Statutory Plans and Policies	Section 4.1	-
Built Form	Section 4.2	Appendix A
Streetscape and Landscaping	Section 4.3	Appendix A & L
Protection of Privacy	Section 4.4	Appendix A
Solar Access and Overshadowing	Section 4.5	Appendix A
Access, Traffic, and Parking	Section 4.6	Appendix M
Water Cycle Management	Section 4.7	Appendix F
Heritage	Section 4.8	Appendix C
Geotechnical	Section 4.9	Appendix K
Noise and Vibration	Section 4.10	Appendix N
Access	Section 4.11	Appendix A & O
BCA & Fire Safety	Section 4.12	Appendix O & P
Social and Economic Impacts	Section 4.13	-
Site Suitability	Section 4.14	-
Public Interest	Section 4.14	-

4.1 Compliance with Relevant Strategic and Statutory Plans and Policies

The following legislation, strategies and planning instruments, which are relevant to the proposed development include:

- Metropolitan Plan For Sydney 2036;
- East Draft Subregional Strategy;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning policy (Major Development) 2005;
- Waverley Local Environmental Plan 1996; and
- Waverley Development Control Plan 2010.

The DA's consistency and compliance with the relevant strategic and statutory plans and policies is located in **Table 6** below.

Table 6 – Summary of consistency with key strategic and statutory plans and policies

Instrument/Strategy	Comments
Strategic Plans	
Metropolitan Plan For Sydney 2036	<ul style="list-style-type: none"> ▪ The proposal is not inconsistent with the overall objectives and strategies established within the Metropolitan Plan. ▪ More specifically, the proposed development supports Strategic Direction H (Achieving Equity, Liveability and Social Inclusion), including the following objectives: <ul style="list-style-type: none"> - to ensure appropriate social infrastructure and services are located near transport, jobs and housing (Objective H2); and - to continue to identify, enliven and protect places of special cultural, social and community value (Objective H4).
Draft East Subregional Strategy	<p>This DA is consistent with the Strategy in that it will:</p> <ul style="list-style-type: none"> ▪ continue to support the achievement of the Waverley LGA employment capacity targets; ▪ continue to support a knowledge asset within the local community; ▪ protect the cultural and heritage elements of the subregion; and ▪ manage development sustainably.
State Planning Instruments and Controls	
SEPP (Infrastructure)	<p>In accordance with Part 3 Division 3 Clause 28 (1A) of State Environmental Planning Policy (Infrastructure) 2007 development for the purpose of educational establishments may be carried out by any person with consent on land in a prescribed zone.</p> <p>Further, under clause 31A, a range of works can also be carried out by any person on land within the boundaries of an existing school as 'complying development'.</p>
SEPP (Major Development)	<p>In accordance with Part 3 Division 2 Clause 13B(b)(i) of State Environmental Planning Policy (Major Development) 2005 the proposal is considered Regional Development as it is development for education purposes and has a capital investment value of more than \$5 million.</p> <p>Therefore in accordance with Clause 13F(1)(a) of the Major Development SEPP the Sydney East Joint Regional Planning Panel is the consent authority for this application.</p>

Instrument/Strategy	Comments	
Local Planning Instruments and Controls		
Waverley Council Local Environmental Plan 1996	Clause 10 – Zone development control table	The site is located within Zone No 2(b) Residential – Medium Density, and Zone No 5 (a) Special Uses. Uses permissible within Zone 2 (b) include educational establishments. Uses permissible within Zone No 5 (a) include the particular land use indicated by red lettering on the Zoning Map (which in the case of the subject site is a 'school').
	Clause 10 – Zone Objectives	<p>The proposal supports the objectives of Zone No 2 (b) Residential – Medium Density, in particular:</p> <ul style="list-style-type: none"> ▪ protecting and improving the amenity and existing characteristics of the locality; and ▪ providing a non-residential use which is compatible with the scale and character of adjoining medium density housing. <p>The proposal also supports the objectives of Zone No 5 (a) Special Uses, in particular:</p> <ul style="list-style-type: none"> ▪ supporting the adequate provision of land for community services; and ▪ ensuring development does not adversely affect the amenity of adjoining land.
	Clause 27 – Floor Space Ratios	Clause 27 does not prescribe any floor space ratios for land included within either Zone No 2(b) or zone No 5 (a).
	Height of Buildings	Waverley LEP 1996 does not prescribe heights in residential or special use zones.
	Part 4 – Heritage Provisions	St Catherine's school grounds are identified as a heritage item, along with specific buildings and landscape. The site is also included within the Charing Cross Conservation Area. Further discussion in relation to heritage and the proposed development is provided at Section 4.8 below.
Waverley Development Control Plan 2010	Waste	Refer to Section 3.13
	Solar Access	Refer to Section 4.5
	Water Management	Refer to Section 4.7
	Heritage Conservation / Charing Cross Conservation Area	Refer to Section 4.8
	Land use and Transport	Refer to Section 4.6

Infrastructure SEPP

As noted within Table 6 above, Division 3 of the Infrastructure SEPP specifically covers 'educational establishments' (defined as a building or place used for education (including teaching), being a school or tertiary institution).

Whilst the proposed development is permissible under the Waverley LEP 1996, the Infrastructure SEPP also supports the permissibility of the development (with educational establishments able to be carried out by any person with consent on land in a prescribed zone⁴). It is noted that this permissibility is time limited, with the specific clause ceasing to have effect 3 years after its commencement (i.e. 20 February 2012).

The Infrastructure SEPP also identifies 'exempt development' for education establishments (Clause 31), including the removal or lopping of a tree where the tree poses a risk to human health or safety of if the lopping or removal is in accordance with the State government publication *School Facilities Standards – Landscape Standard – Version 22* (March 2002).

Clause 31A of the Infrastructure SEPP deals with 'complying development'. The range of development that can be carried out as complying development by any person on land within the boundaries of an existing school or TAFE establishment includes construction of, alterations or additions to (emphasis added):

- a library or administration building;
- a gym, indoor sporting facility or hall;
- a classroom, lecture hall, laboratory, trade or training facility;
- a tuckshop, cafeteria, bookshop or child care facility to provide for students or staff (or both);
- an outdoor learning or play area (where not on bush fire prone land or educational establishment does not contain a heritage item; and
- a car park.

On face value, it would appear that the proposed scope of works the subject of this DA could potentially be undertaken as 'complying development' (on the basis that compliance with the applicable development standards and complying development requirements is achieved). This said, there is a question surrounding whether or not St Catherine's existing school boundaries cover all of the land the subject of the proposed development (more specifically 317 and 319A Bronte Road). The School has taken a precautionary approach, and is submitting a DA under Part 4 of the *Environmental Planning and Assessment Act 1979*. Whilst a DA is being lodged, due regard has been had in the design of the proposed development with respect to the specific development standards for complying development outlined within Clause 31A(4). An assessment of the proposed development against the development standards is provided below within Table 7.

⁴ Zone 2 (b) Residential – Medium Density being equivalent to prescribed zone R3 Medium Density Residential, and Zone 5 (a) Special Uses being equivalent to prescribed zone SP1 Special Activities.

Table 7 – Infrastructure SEPP Complying Development Assessment

Element	Development standard	Assessment
Building height standard	Building height must not exceed 12m	Complies. The heights of existing and new buildings will not exceed 12m. The maximum height of the proposed extension to the Innovation Centre is 11.2m, with the maximum height of the refurbishment works to the Albion Street frontage being 10.2m.
Side and rear setback standard	A building must be located at least 5m from any side or rear boundary of the land.	Complies. Buildings are proposed to be sited at least 5m from any side or rear boundary of the land. The proposed extension to the innovation centre is for example located a minimum of 5m to both side boundaries (rear boundary is not relevant as it relates to the existing school grounds).
Materials standard	Any new walls or roof of a building must be constructed of non-reflective material.	Complies. Materials and finishes proposed to be used in relation to the walls and roof are non-reflective.
Noise standard	N/A	N/A Proposal does not involve a building to be used for the purpose of a gym, indoor sporting facility or hall.
Overshadowing	A building must not overshadow any adjoining residential property so that solar access is reduced to less than the minimum level (being 2 hours of solar access between 9am and 3pm at the winter solstice).	Complies. The proposed development ensures that at least 2 hours of solar access is provided to adjoining habitable rooms between 9am and 3pm winter solstice. Refer Section 4.5
	A building must not overshadow any adjoining residential property so that solar access to the principal open space of the adjoining property is reduced to less than the minimum level (being 3 hours of solar access to not less than 50% of the open space area between 9am and 3pm at the winter solstice).	Complies. The proposed development ensures that at least 3 hours of solar access is provided to more than 50% of adjoining principal private open space between 9am and 3pm winter solstice. Refer Section 4.5

4.2 Built Form

The key built form considerations for the proposed development relate to the extension to the Innovation Centre. The entrance and undercroft refurbishment works by virtue of their nature will have minimal impact upon the school's existing visible built form.

Albion Street

The most notable change to the built form along Albion Street will be the introduction of a new glass cladding system to the façade of an existing building. Rather than alter the massing and form of this existing building, the recladding will simply upgrade and modernise the facade and improve the overall street presentation of the school along Albion Street. The glass treatment will also reinforce this point of entry to the school, making it more welcoming for staff, students, and visitors, as well as tying in with the recent upgrade of Isabel Hall. The single storey extension proposed as part of the undercroft refurbishment works is relatively modest in size and importantly will not be visible from the street, due to significant street trees and existing school buildings screening the development. Consideration of the extension and its relationship with the adjoining and adjacent heritage school buildings is provided within Section 4.8 below.

Bronte Road

As noted within the urban design principles outlined at Section 3.2, the intent of the proposed development along Bronte Road is to provide a purpose built educational facility which compliments the Innovation Centre architecturally and makes a positive contribution to the streetscape. This is assisted by the school retaining the architect who designed the Innovation Centre for this application.

There is no prescriptive local height or density planning controls within the Waverley LEP 1996 that apply to the project site or the proposed development. In this regard, the following criteria have influenced and dictated the design, height, and scale of the development:

- Providing a built form that responds to the zone objectives (i.e maintaining and improving the amenity and characteristics of the locality and being compatible with the character and scale of medium density housing);
- Providing a built form consistent with the height and setback controls outlined within the Waverley Development Control Plan 2010 (Charing Cross Conservation Area). More specifically, ensuring the height of the development at the street alignment does not exceed the height of existing buildings, maintaining a two storey elevation to the facade with an additional third storey setback from the street alignment, and conforming to the established street front building alignment;
- Responding to the predominant built form along this side of Bronte Road and Leichhardt Street, which is characterised by two and three storey structures, many with verandas and balconies (some of which include roof conversions).
- Complying with the relevant development standards outlined within the Infrastructure SEPP for educational establishments (i.e. building height less than 12m, minimum 5m setback to adjoining properties etc);
- Achieving a built form that is proportional and consistent with existing buildings within the school grounds (in particular the nearly complete Innovation Centre);
- Ensuring no adverse solar access or overshadowing impacts on surrounding residents (see Section 4.5);
- Opportunities presented through the amalgamation of three lots;

- Responding to the evolving learning needs of existing students; and
- Achieving a streetscape which is readable and not overwhelming

The achievement of the above criteria is expressed within the architectural plans prepared by JCA Architects, included at **Appendix A**.

The proposed third storey, envisaged within Council's Development Control Plan (Charing Cross Conservation Area), has been carefully designed in order to:

- Minimise its presence within the street, achieved through its stepped and modulated form (as illustrated within the photomontages within **Appendix A**);
- Ensure the 12m height control established within the Infrastructure SEPP is not exceeded (the highest point of the second floor level is approximately 11.2m above ground level);
- Focus the main bulk towards the centre of the building (away from side and front boundaries);
- Ensure the amenity of adjoining residential dwellings is protected;
- Reflect a similar form as the pitched roof of 313 Bronte Road, with materials chosen also to reinforce this outcome; and
- Acknowledge the height and bulk of the nearly complete Innovation Centre, whilst providing for a tapered form as the building steps down towards the street.

Basements are a common feature along Bronte Road, however, unlike the nursing home at 321 Bronte Road the proposed basement will not be readable within the street (more consistent with 313 Bronte Road). This has been achieved through the use of the basement for storage purposes only (accessed internally from the ground level above), as opposed to vehicle parking or the like.

Finally, it is worth noting that a residential scheme on the site of the extension to the Innovation Centre is unlikely to have incorporated such large side boundary setbacks as the proposed scheme has (as the Infrastructure SEPP development standards would not have been a relevant reference point). This has enabled a built form to be created which provides greater relief and space between buildings, whilst ensuring that an appropriate response to the medium density buildings along this side of Bronte Road continues along the street.

4.3 Streetscape and Landscaping

St Catherine's landscape setting and contribution to a green streetscape is an important element, reinforced by the schools landscape heritage listing under Council's LEP. It is therefore critical that the proposed development ensures that these characteristics are maintained and where possible, enhanced.

Albion Street

A range of works are proposed within the school's Albion Street frontage, which collectively aims to improve the school's street presentation, improve pedestrian and vehicle access arrangements, whilst maintaining the dense green landscape setting along this part of the school grounds.

The proposed upgrade of the existing fence and gates running along Bronte Road, providing a consistent sandstone base and steel railing fence, interspersed with sandstone piers, will in particular provide for an enhancement to the streetscape along this section of Albion Street – reflecting a more traditional design approach.

Proposed works along the school's frontage to Albion Street to provide for the upgraded fence and improve pedestrian and vehicle interaction will result in the reconfiguration of existing planter beds, the removal of one tree, the relocation of an existing palm, and disturbance within the Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) of one tree.

Works within the TPZ and SRZ of the tree is of particular importance, as the tree (Moreton Bay Fig) is significant and listed in Waverley Council's Tree Significant Tree Register. The Arboricultural Impact Assessment Report prepared by Glenyss Laws (refer to Appendix K) assesses the potential impacts to this significant tree and concludes:

- That the specimen has a good tolerance to development impacts;
- That whilst an encroachment of 15-20% into the TPZ is estimated, the area can be compensated for and is contiguous to the TPZ;
- Adverse impacts can be minimised if the existing masonry footings are retained when working within the SRZ or detail the pathway to be above natural grade with a slab to rest upon screw piles;
- Consideration should be given to using a porous paving material to allow gaseous interchange; and
- It will be necessary to implement a Tree Management Plan when working within the Structural and Tree Protection Zone of the tree.

A further tree is proposed to be removed in order to accommodate the refurbishment works to the undercroft. This tree is not visible from the public realm, nor is it considered to be a constraint to development as acknowledged within the Arboricultural Impact Assessment Report.

Subject to the adoption and implementation of the recommendations outlined within the Arboricultural Impact Assessment Report, and the provision of landscaping (with an overall increase in the amount being provided) in accordance with the Landscape Plan (Appendix A), an acceptable outcome will be achieved in terms of protecting the school's existing contribution to the green streetscape character along Albion Street.

Bronte Road

Proposed development along Bronte Road will result in the removal of two existing residential buildings and replacement with an extension to the nearly completed Innovation Centre. Such works will result in the removal of four (4) existing trees from the site.

The proposed siting and design of the new extension provides significant opportunities for landscape embellishments to the site, especially with the 5m setback along the south-east boundary (provided in response to the development standards for complying development in the Infrastructure SEPP). Details of the proposed landscaping scheme are included within the Landscape Plan at Appendix A.

The Arboricultural Impact Assessment Report (Appendix L) concludes that the existing trees on the site are not a constraint to development, being small in stature and only providing a fair contribution to the amenity of the local area. The Report goes on further to suggest that any perceived loss of amenity can be quickly compensated for by advanced replacement tree plantings.

The removal of the obsolete crossovers along Bronte Road not only enables additional on-street parking, but also provides an opportunity to further enhance the streetscape through the reinstatement of the nature strip and provision of additional street trees (as is proposed).

The proposed front boundary treatment (i.e. gabion wall) is generally consistent in height and bulk with the site's existing features (i.e. garages and a high timber fence abutting). The bulk of the gabion wall will be further softened through the encouragement of plants along its surface. Further, the proposed front boundary treatment also carries through the high retaining walls to the south of the site (i.e. the nursing home).

In light of the proposed extensive landscape scheme (which includes a green roof), reinstatement of a nature strip, and provision of additional street trees, the proposed development is considered to enhance the green streetscape character along this section of Bronte Road. The replacement of existing buildings on site (which are of little streetscape value) with a new, responsive, and compatible building will also make a positive contribution to the streetscape along this section of Bronte Road.

4.4 Protection of Privacy

In terms of privacy, potential impacts from the proposed development are limited to the residential dwellings adjoining the proposed extension to the Innovation Centre (i.e. 313 Bronte Road and 321 Bronte Road). The design and treatment of the north-west and south-east elevations of the proposed extension is therefore critical. In this regard, an appropriate response has been achieved which ensures that the privacy of adjoining residents is not adversely affected. This has been achieved through:

- Limiting windows along the north-west façade;
- The use of opaque glass within windows along the north-west façade;
- Provision of horizontal privacy screens along the north-west façade;
- Provision of fixed privacy and sunscreen devices/blades along the Bronte Road façade; and
- Restricting windows along the south-east façade to only the stepped second floor level.

4.5 Solar Access & Overshadowing

Potential impacts from the proposed development in terms of solar access and overshadowing is limited to the proposed extension to the Innovation Centre (with the entrance and undercroft refurbishment works at Albion Street being located centrally within the school grounds and not adjoining any residential dwellings). More specifically, potential impacts are limited to the adjoining nursing home at 321 Bronte Road (located to the south-east of the site).

The shadowing diagrams at **Appendix A** (Drawing Nos DA212 – DA218) illustrate that the resulting extension to the Innovation Centre will actually improve amenity for residents living within the nursing home, providing in excess of the minimum 2 hours of solar access during winter solstice (as sought for within the Infrastructure SEPP). There are no principal open space areas that will be affected by the proposed development in terms of solar access or overshadowing.

The setting back of the proposed extension to the Innovation Centre along its south-eastern boundary is in accordance with the Infrastructure SEPP (educational establishments complying development) development standards (i.e. at least 5m). This ensures an improved outcome in terms of solar access and overshadowing.

4.6 Access, Traffic and Parking

A Traffic and Parking Assessment has been prepared by Parking and Traffic Consultants, included at Appendix M, in support of the proposed development.

4.6.1 Traffic Generation

On the basis that the proposed development will not involve any increase in the number of existing students or staff at the school, Parking and Traffic Consultants conclude that the proposal will not result in the generation of any additional traffic movements.

Further, whilst proposed works include amendments to the Albion Street access area, they will not alter the traffic activity associated with the school.

4.6.2 Car Parking

The proposed development will largely result in the retention of the current provision of off-street parking with no additional demand being created by the proposal.

As part of the works to the Albion Street frontage, a re-arrangement of the existing informal parking area is proposed. This will result in the provision of two formally marked parking spaces (a reduction of one space from the current informal parking arrangements). This minor reduction is considered to be acceptable due to:

- The resulting provision of a parking space designed to meet disabled parking arrangements (which is not presently provided); and
- The improvement to the safety of pedestrians through the provision of a dedicated pedestrian access point from Bronte Road and walkway, removing the current conflict between vehicles and pedestrians that occurs with the combined pedestrian/vehicle access point.

The proposed extension to the Innovation Centre involves the removal of two existing driveway crossovers, one of which serves three garages at 317 Bronte Road and the other a single driveway at 319A Bronte Road. The resulting removal of these obsolete driveway crossovers and the reinstatement of the nature strip will provide an additional approximately 13.5m of kerbside parking (equating to an increase in the capacity of existing on-street parking by two cars). Given the low-medium density residential setting in which the site is located, on-street parking is likely to be in high demand. The provision of two additional car spaces along Bronte Road will accordingly provide a material public benefit to local residents and help off-set the loss of one parking space within the school grounds along Albion Street.

4.6.3 Access

Albion Street

No changes are proposed to the existing Albion Street vehicle access arrangements, which include:

- Gates being open from Monday to Friday, 6.30am to 4.45pm;
- Gates to be closed outside of the opening hours;
- Access during out of school hours is via a security system (remote control required to open gates, with an auto-sensor system opening the gates on exit); and
- Gates to be used for general deliveries including kitchen deliveries, by maintenance staff and contractors, and access for limited visitor off-street parking.

Further, the current driveway arrangement, located adjacent to a traffic signal controlled pedestrian crossing, has operated satisfactorily for many years and provides suitable visibility (being located on the outside of a slight curve).

Improvements are proposed to the existing pedestrian arrangements on the site, with retention of the existing vehicle gate (dedicated for vehicles only), the establishment of a separate single pedestrian gate (removed from the vehicle gate), and a dedicated pathway leading to the refurbished entrance to the school.

A review of the arrangement of the two proposed parking spaces and reconfigured manoeuvring area has been undertaken by Parking and Traffic Consultants, with proposed parking and vehicle access arrangements confirmed to be in accordance with relevant Australian Standards (namely AS2890.1). A vehicle movement assessment also has been undertaken by Parking and Traffic Consultants (refer **Appendix M**), which includes an assessment of the servicing area and parking spaces.

Bronte Road

As noted within Section 3, no specific vehicle or pedestrian access is proposed from Bronte Road as part of the extension to the Innovation Centre. A locked gate will be provided (as part of the Innovation Centre contract works) along the driveway in this regard, open-able only for emergency purposes. Staff and students will access the proposed extension internally from within the school grounds (i.e. through the nearly complete Innovation Centre building). This approach is consistent with the NBJP consent issued for the Innovation Centre.

With respect to the shared right of way between 313 and 317 Bronte Road, the Traffic and Parking Assessment confirms that the proposal will have no impact upon access arrangements.

4.7 Water Cycle Management

A Water Management Statement and Stormwater Management Plans have been prepared by JCL Development Solutions which illustrate the proposed collection, treatment, and conveyance of water from the development (refer to **Appendix F**).

Due regard has been given to Council's Development Control Plan (Part G4 – Water Management) in designing the stormwater management system. Of particular note in relation to the development along Bronte Road is the provision of an on-site detention storage tank to assist with reducing flows from the development before entering Council's stormwater system.

Suitable measures are also to be implemented during the construction phase of the development in order to manage potential erosion and sediment impacts.

4.8 Heritage

Assessment of Heritage Significance

As noted within Section 2.2, the school grounds and specific buildings within the grounds of St Catherine's are identified as heritage items. The school grounds are also included within the Charing Cross Conservation Area.

NBRS + Partners were commissioned to undertake a Statement of Heritage Impact (see **Appendix C**) for the proposed development.

The Statement of Heritage Impact documents the heritage listings associated with St Catherine's, including:

- Timber studio building (now school Museum) – refer to Figure 7;
- The original (stone) school building - refer to Figure 8;
- St John's (Albion Street) – refer to Figure 14;
- La Vicompte (1 Leichhardt Street) – refer to Figure 22; and
- School grounds (landscape interest).

Proposed works as part of the entrance and undercroft refurbishment are located adjoining the original (stone) school building and adjacent the timber studio building. The impact on these structures and their setting is a consideration as is the potential impacts from the development on the Charing Cross Conservation Area.

Impact Assessment

The Statement of Heritage Impact includes an assessment of the proposed development on the heritage significance of the identified heritage items in accordance with the NSW Heritage Office publication *'Statements of Heritage Impact' 2002*.

NBRS + Partners find that the proposed works do not adversely affect the identified heritage significance of St Catherine's school or any other heritage value associated with the school and its grounds or the surrounding conservation area for the following reasons:

- The degree of separation between the extension to the Innovation Centre and the identified heritage items is sufficient to negate any issues of setting, scale or design relationship;
- This section of the Charing Cross Conservation Area is mixed in character and the new extension to the Innovation Centre is sympathetic to the established character of adjoining development;
- The proposed new entry works and undercroft adaptation whilst in close proximity to the original school building and timber museum, will enhance the existing context and juxtaposition of forms that have previously been constructed around these buildings with Council approval;
- The changes to the boundary wall and entry to the school in Albion Street will enhance the presentation of the school and the character of the Charing Cross Conservation Area;
- The contemporary design character adopted for the undercroft refurbishment works does not conflict with the character of the adjoining heritage elements and is a substantial enhancement of this precinct in the school;
- The proposed extension to the Innovation Centre is of similar scale to the existing buildings that form the wider context of the upper school campus and the work will not have an adverse impact in regard to visual prominence or dominance; and
- The works aim to improve the overall unity of the school campus and address issues which have arisen from past piecemeal development patterns.

4.9 Geotechnical

The proposed development involves excavation works of varying degree. A Geotechnical Statement for both projects has accordingly been prepared by Jeffery and Katauskas Pty Ltd (Appendix K). In relation to both projects, Jeffery and Katauskas Pty Ltd conclude that the proposed development is feasible from a geotechnical perspective, subject to the adoption of a number of recommendations addressing excavation, batter slopes, shoring and retaining wall design, and footing design.

4.10 Noise & Vibration

A Noise Impact Assessment has been prepared for the proposed development by Acoustic Logic (Appendix N). The assessment considers potential impacts on the future occupants of the development from traffic and plant and equipment, as well as potential impacts from the development on nearby sensitive receivers.

As part of the assessment both attended and unattended noise monitoring was undertaken on the project sites in order to develop an understanding of existing background noise levels and to set targets for the development.

Understanding the background noise levels and traffic noise levels, Acoustic Logic have recommended internal noise levels for the proposed development (outlined within Table 8 below). These levels are based on relevant Australian/New Zealand Standards for educational buildings.

Table 8 – Recommended maximum internal noise levels

Room type	Noise level – $db(A)L_{eq}$
Music classroom	45
Visual arts	45
Office areas	45
Toilets	50
Corridors	50

In order to ensure achievement of the stated internal noise levels, having due regard to the existing noise environment, Acoustic Logic recommend a number of construction methods and materials be implemented, including:

- Laminated glazed windows/doors to all facades (6.38mm);
- Acoustic seals;
- Penetrations in ceilings to be sealed gap free with a flexible sealant;
- Ventilation openings in ceilings above habitable spaces to be acoustically treated to maintain the acoustic performance of the ceiling construction; and
- Roof/ceiling construction to include insulation, metal roof deck, minimum air gap, plasterboard.

Acoustic Logic confirms that external walls of masonry/concrete construction will not require upgrading to meet internal acoustic objectives.

In terms of potential operational noise impacts (e.g. noise generated during class and plant and equipment) on nearby sensitive receivers, Acoustic Logic have identified recommended noise emission objectives for the development - refer to Table 9 below. The criteria for the project have been determined using DECC guidelines and measured background noise levels.

Table 9 – Noise objectives for nearest residential receiver

Time of day	Measured background noise level L_{90}	Intrusiveness Criteria $dB(A)_{Leg(15min)}$	Amenity Criteria $dB(A)_{Leg(Period)}$	Noise Objective $dB(A)_{Leg(Period)}$
Day time (7am-6pm)	43	48	55	48
Evening (6pm-10pm)	42	47	45	45
Night (10pm-7am)	36	41	40	40

Potential noise impacts from the proposed development during construction will be managed in accordance with the Construction Management Plan (refer to Attachment J).

4.11 Access

The design of the proposed development has had regard to AS1428.1 (Design for Access and Mobility). An assessment of the proposed development against Part 3 of the BCA (Access for People with Disabilities) has also been undertaken (refer to Appendix O).

The proposed entrance and undercroft refurbishment works along Albion Street (including provision of a new lift) will provide improved access for people with a disability. The design of the extension to the Innovation Centre also seeks to provide equitable access for all staff and students.

4.12 BCA and Fire Safety

BCA

Building Code Group (BCG) has prepared Building Code of Australia Assessments for both the proposed entrance and undercroft refurbishment and the extension to the Innovation Centre (included at Appendix O). BCG have had regard to the previous Building Code of Australia Assessment Report prepared by Metropolitan Building Consultants Pty Ltd for the Innovation Centre as part of its assessment of the extension.

The assessments confirm where: compliance with deemed to satisfy (DTS) provisions is achieved, recommends works required to be undertaken in order to achieve compliance, and indicates areas where compliance is not achieved. An alternative solution approach is proposed in instances where compliance with DTS provisions cannot be achieved.

Areas where alternative solutions are proposed relate to:

Extension to Innovation Centre

- Number of exists required (clause D1.2)
- Exit travel distances (clause D1.4)

Entrance and Undercroft Refurbishment

- Protection of opening in External Walls (clause C3.2)
- Separation of External Walls and Associated Openings in different Fire Compartments (clause C3.3)
- Attachments not to impair fire resistance (specification C1.1 clause 2.4)

- Type A fire resisting construction (specification C1.1 clause 3.1 – 3.10 & Table 3)
- Dimensions of exits and paths of travel to exits (clause D1.6)
- Travel via fire isolated exits (clause D1.7)
- Enclosure of space under stairs and ramps (clause D2.8)
- Roof as open space (clause D2.12)

Fire Safety

A Fire Engineering Review of both projects has been undertaken by Stephen Grubits & Associates (refer to Appendix P) in order to determine whether the above identified departures from the DTS provisions of the BCA are able to be supported by an Alternative Solution.

In general, the identified departures from the DTS provisions of the BCA may be provided with an alternative solution. Demonstration that the design achieves compliance with the relevant Performance Requirements of the BCA will be undertaken as part of the fire engineering assessment during CC stage, using fire safety methodologies in accordance with the *Internal Fire Engineering Guidelines*.

4.13 Social and Economic Impacts

The proposed development will deliver a number of social and economic benefits for the local community and for the region more broadly, including:

- Supporting the continued successful operation of Australia's' oldest independent girls school;
- Providing existing staff and students with upgraded/new facilities, responding to today's modern standards and meeting community expectations;
- Supporting an important social asset, which provides education and fosters the development of young women who will become valued and contributing members of society;
- Retaining the number of existing staff;
- The injection of \$8.5 million into the local economy;
- Providing additional on-street parking spaces for local residents;
- Improving the quality of the learning environment at St Catherine's; and
- Supporting the efficient use of resources.

4.14 Site Suitability

The site is considered suitable for the proposed development as it is:

- Currently used for education purposes and has been for some time/adjoins existing school buildings;
- Well serviced by public transport;
- Located on the fringe of the Charing Cross neighbourhood centre;
- Allows for the redevelopment of a site with little streetscape value (317 and 319A Bronte Road);
- Located within an urban and predominately residential locality, ideal in the context of aiming to serve the education needs of the community;
- Suitably zoned to enable development for the purposes of a school/educational establishment; and
- Located within an area of mixed character, which includes low and medium density buildings.

4.15 Public Interest

The proposed development is considered to be in the public interest in that it:

- Supports the continued use of a school that provides life-long learning benefits for students;
- Improves the access arrangements at the school, including disabled access;
- Has been designed such that it will not generate any adverse environmental impacts on neighbouring development;
- Will make efficient use of land;
- Will improve the existing school's presentation to the street;
- Ensures no adverse effect on the heritage significance of St Catherine's school; and
- Supports the fulfilment of the education needs of the community.

5.0 Conclusion

This proposal will assist St Catherine's with improving access, visual amenity, and providing upgraded/new facilities for existing staff and students. The proposed works are designed to complement and enhance the existing built form environment and landscape setting of St Catherine's.

Due regard has been had in the design of the development to ensure no adverse impacts to heritage items, the Charing Cross Conservation Area, existing significant trees, and residential amenity.

There will be no change to existing levels of traffic, nor any significant impacts to the existing provision of parking on-site (with a net gain of parking being achieved).

The proposed development is permissible under both the Waverley Local Environmental Plan 1996 and the Infrastructure SEPP and is consistent with the zone objectives. The proposal also seeks to comply with the development standards for complying development under the Infrastructure SEPP for educational establishments.

The proposal will generate considerable capital investment and a number of construction jobs and will continue to support existing staff levels.

The development is suitable for the site and has demonstrable social and public benefits.

In light of the merits of the proposal, we have no hesitation in recommending that the proposed development be approved.

