

Modification of Development Consent

Section 96 (1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I modify the consent referred to in Schedule 1, subject to conditions in Schedule 2 and 3.



Karen Harragon
Director
Social and Other Infrastructure Assessments

Sydney

24 Oct 2017

SCHEDULE 1

Application No.:	SSD 6454
Applicant:	SCEGGS Redlands Limited
Consent Authority:	Minister for Planning
Land:	272 Military Road, Cremorne - (Lot 11 DP 877844, Lot 1 DP 80618, Lot 11 DP 877879, Lot 1 DP 343811, Lot 2 DP 783664, Lot 3-4 DP 783993, Lot 1 DP 783663 SP 13814, Lot 6 DP 19382, SP 15886, SP 10384, Lot 1 DP 90591, Lot 21 DP 88932, Lot 1 DP 783664, Lot A DP 107138, Lot 2 DP 222013, Lot 1 DP 713405, Lot 21A DP 83152, Lot 22A DP 152693, Lot 21 DP 783663, Lot 1 DP 81061 & Lot 1 DP 83047.
Approved Development:	<p><u>Concept Proposal</u> for the staged redevelopment of the SCEGGS Redlands Senior School Campus in five stages over a 20 year period, comprising:</p> <ul style="list-style-type: none">• demolition works;• construction of new buildings;• alterations and additions to existing buildings;• access and car parking arrangements;• pedestrian circulation;• infrastructure works; and• landscaping. <p><u>Stage 1 Works</u> including construction of:</p> <ul style="list-style-type: none">• a multi-purpose education building (New Learning Hub);• a basement containing educational uses and a car park providing 63 car spaces and vehicular access;

- a landscaped podium above the basement car park and a new entry forecourt on Gerard Street; and
- an internal access road along the western boundary between Waters Road and Military Road.

Modification:

SSD 6454 MOD 1:

- Minor modifications to circulation routes, internal room configurations, seating plans and car parking from basement to level 4.
- Relocation of mechanical plant (condenser) to the eastern edge of the podium.
- Modification of the extent, profile and depth of the roof overhang.
- Replacement of foyer glazing to the west elevation of the Interim Music Hub at the basement level with a solid wall.
- Minor increase in basement level window sill height (100mm) to the north elevation of the Interim Music Hub at the basement level (in response to flooding concerns).
- Minor modification to the entry forecourt (ramp and stair configuration).
- Reconfiguration of podium and rooftop landscaped areas.

SCHEDULE 3

The consent (SSD 6454) is amended as follows:

- (a) Schedule 3 PART A Administrative Conditions A1 and A2 are amended by the insertion of **bold and underlined** words/numbers and deletion of the ~~**bold and struckout**~~ words/numbers.

CONDITIONS OF CONSENT FOR STAGE 1 WORKS

PART A ADMINISTRATIVE CONDITIONS

Development Description

- A1. Consent is granted to the 'Stage 1 works' as described in Schedule 1 and the Environmental Impact Statement, as amended by the Response to Submissions, **the S96 Environmental Impact Statement, prepared by Urbis dated 31 August 2017** and the conditions contained in this development consent.

Development in Accordance with Plans and Documents

- A2. The Applicant shall carry out the development generally in accordance with the:
- a) *Environmental Impact Statement Concept Proposal and Stage 1 Development Application SCECGS Redlands Cremorne*, prepared by Urbis dated June 2015, as amended by the *Response to Submissions*, prepared by Urbis dated November 2015; **the S96 Environmental Impact Statement, prepared by Urbis dated 31 August 2017**; and
 - b) following drawings, except for:
 - i) any modifications which are 'Exempt' or 'Complying Development'; and
 - ii) otherwise provided by the conditions of this consent.

Architectural Design Drawings titled prepared by TKD Architects			
Drawing No.	Revision	Name of Plan	Date
AR.DA.0000	E <u>F</u>	Cover Sheet and Site Plan	05/02/16 <u>31/08/2017</u>
AR.DA.1001	E	Level 1 Demolition Plan North	05/02/16
AR.DA.1002	E	Level 1 Demolition Plan South	05/02/16
AR.DA.1003	E	Level 2 Demolition Plan North	05/02/16
AR.DA.1004	E	Level 2 Demolition Plan South	05/02/16
AR.DA.1005	E	Roof Demolition Plan	05/02/16
AR.DA.1101	E	Stage 1 Sub Staging Diagrams 1	05/02/16
AR.DA.1102	E	Stage 1 Sub Staging Diagrams 2	05/02/16
AR.DA.2001	E <u>F</u>	Basement Level Plan	05/02/16 <u>31/08/2017</u>
AR.DA.2002	E <u>F</u>	Level 1 Floor Plan North	05/02/16 <u>31/08/2017</u>
AR.DA.2003	E	Level 1 Floor Plan South	05/02/16
AR.DA.2004	E <u>F</u>	Level 2 Floor Plan	05/02/16 <u>31/08/2017</u>
AR.DA.2005	E <u>F</u>	Level 3 Floor Plan	05/02/16 <u>31/08/2017</u>
AR.DA.2006	E <u>F</u>	Level 4 Floor Plan	05/02/16 <u>31/08/2017</u>
AR.DA.2007	E <u>F</u>	Accessible Roof Plan	05/02/16 <u>31/08/2017</u>

AR.DA.2008	E <u>F</u>	Roof Level Plan	05/02/16 <u>31/08/2017</u>
AR.DA.2031	E	Existing and demolition in 7 & 8 Monford Place	05/02/16
AR.DA.2032	E	Interim works in 7 & 8 Monford Place	05/02/16
AR.DA.2041	E	Temporary Classrooms – Stage 1a to 1b	05/02/16
AR.DA.2042	E <u>F</u>	Temporary Classrooms – Stage 1C	05/02/16 <u>31/08/2017</u>
AR.DA.2051	E <u>F</u>	Basement level Plan – Interim Music Stage 1B	05/02/16 <u>31/05/2017</u>
AR.DA.3001	E <u>F</u>	Elevations sheet 01	05/02/16 <u>31/08/2017</u>
AR.DA.3002	E <u>F</u>	Elevations sheet 02	05/02/16 <u>31/08/2017</u>
AR.DA.3003	E <u>F</u>	Elevations sheet 03	05/02/16 <u>31/08/2017</u>
AR.DA.3004	E <u>F</u>	Elevations sheet 04	05/02/16 <u>31/08/2017</u>
AR.DA.3005	E	Elevations sheet 05	05/02/16
AR.DA.3031	E	Elevations sheet 06 – 7 & 8 Monford Place	05/02/16
AR.DA.3101	E	Sections Sheet 01	05/02/16
AR.DA.3102	E	Sections Sheet 02	05/02/16
AR.DA.3131	E	Sections Sheet 03 – 7 & 8 Monford Place	05/02/16
Landscape Plans prepared by Silk Consulting Landscape Architects			
Drawing No.	Revision	Name of Plan	Date
DA.L100	D <u>E</u>	Stage 1 Overall Plan	08/10/15 <u>29/08/2017</u>
DA.L101	D	Stage 1 Main Open Space Indicative Plan	08/10/15
DA.L102	D <u>E</u>	Stage 1 Hub Building Roof Indicative Plan	08/10/15 <u>29/08/2017</u>
DA.L200	D	Stage 1 Indicative Landscape Sections	08/10/15
DA.L400	D <u>E</u>	Stage 1 Indicative Planting	08/10/15 <u>29/08/2017</u>

PART B PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

Note: Conditions below that refer to actions “prior to issue of a Construction Certificate” may be read as prior to issue of a construction certificate for the relevant stage, unless otherwise indicated as to be satisfied prior to issue of any construction certificate.

- (a) Schedule 3 PART B Prior to Issues of a Construction Certificate B1. is amended by the insertion of **bold and underlined** words/numbers and deletion of the ~~**bold and struckout**~~ words/numbers.

Noise Attenuation Measures

- B1. Prior to the issue of a Construction Certificate, the Applicant shall demonstrate to the Certifying Authority that the design of the plant, the basement car park and the New Learning Hub building meet the Site Specific Noise Criteria identified in the Construction & Operational Noise Report prepared by Wilkinson Murray dated May 2015 (Version B); **and letter of advice prepared by Wilkinson Murray dated 18 May 2017.**

**End of Modification
(SSD 6454)**