



# SCEGGS Redlands Staged Redevelopment of Senior Campus (Concept and Stage 1) Modification 4

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Amendments to the external parapet of the John Roberts Centre

State Significant Development Modification Assessment (SSD-6454 MOD 4)

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# Glossary

Abbreviation	Definition
<b>Council</b>	North Sydney Council
<b>Department</b>	Department of Planning, Industry and Environment
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i>
<b>EP&amp;A Regulation</b>	Environmental Planning and Assessment Regulation 2000
<b>Minister</b>	Minister for Planning and Public Spaces
<b>NSLEP</b>	North Sydney Local Environmental Plan 2013
<b>Planning Secretary</b>	Secretary of the Department of Planning, Industry and Environment
<b>SSD</b>	State Significant Development

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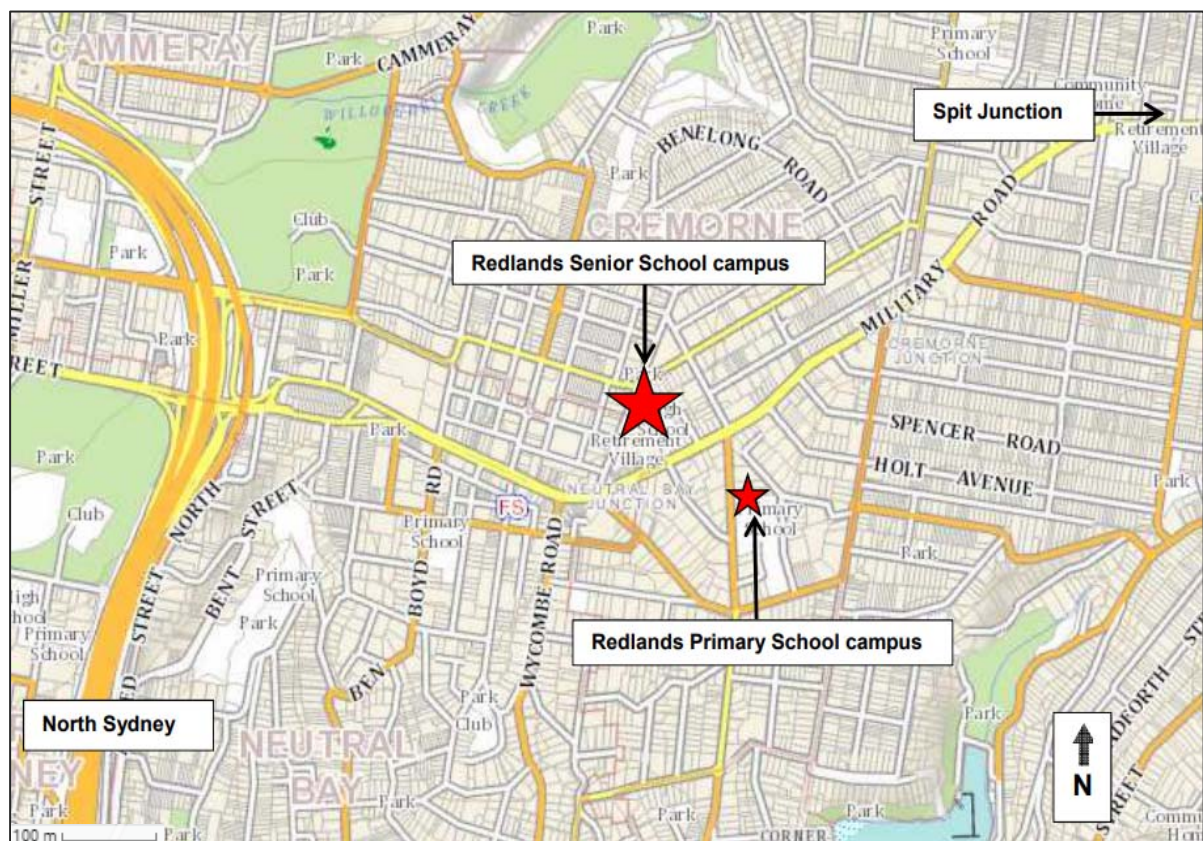
# 1 Introduction

This report provides an assessment of an application to modify the State significant development (SSD) consent for the approved SCEGGS Redlands Staged Redevelopment of the Senior Campus (Concept and Stage 1) (SSD-6454).

The modification application seeks consent to undertake minor design amendments to the external parapet of the John Roberts Centre (the Interim Music Hub). The application has been lodged by Urbis on behalf of SCEGGS Redlands (the Applicant) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

## 1.1 The site

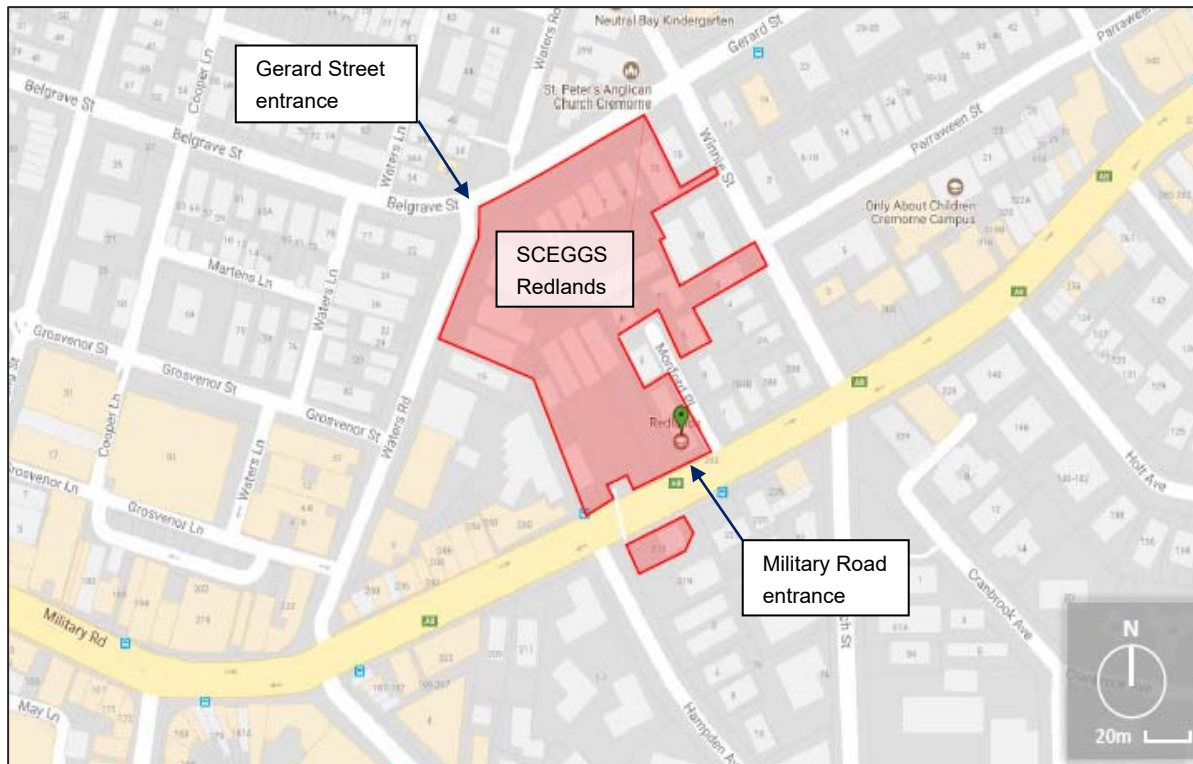
The site is located at 272 Military Road, Cremorne and is approximately two kilometres (km) north-east of North Sydney and 1.7km west of the Spit Junction in Mosman. The site location in its regional context is shown in **Figure 1**.



**Figure 1 | Site location – regional context** (Source: Nearmap 2020)

The site is irregular in shape and comprises an area of approximately 15,500 square metres. The site has a primary frontage to Military Road which includes the main pedestrian entry to the school campus and vehicle access to a small car park and mini-bus zone. The site also has frontage to Gerard Street to the north, Waters Road to the north-west, Monford Place and Winnie Street to the east.

The surrounding road network and pedestrian entry points to the school are shown in **Figure 2**.



**Figure 2 |** Site location and pedestrian entry points (Source: Nearmap 2020)

Redlands was established in 1884 as one of the first independent school's on Sydney's lower north shore. The school campus has since progressively expanded with the acquisition of surrounding land, including residential dwellings which have been adapted for school uses.

The school is at the interface of an established residential locality that is characterised by a mix of single storey dwellings and residential flat buildings of up to five storeys in height.

The modification application relates specifically to the John Roberts Centre (the Interim Music Hub) which is located at the far northern extent of the school campus with frontage to Gerard Street.

## 1.2 Approval history

On 28 April 2016, the Executive Director, Priority Projects Assessments granted consent for a Concept Proposal and Stage 1 works for the redevelopment of the SCEGGS Redlands Senior School Campus. Consent was granted for the following:

**Concept Proposal** for the staged redevelopment of the campus in five stages over a 20-year period, including:

- demolition works
- construction of new buildings
- alterations and additions to existing buildings
- access and car parking arrangements
- pedestrian circulation
- infrastructure works
- landscaping.

**Stage 1** works including the construction of:

- a multi-purpose education building (New Learning Hub)
- a basement containing educational uses and a car park providing 63 car parking spaces and vehicular access
- a landscaped podium above the basement car park and a new entry forecourt on Gerard Street
- an internal access road along the western boundary between Waters and Military Road.

The approved development has been modified on three occasions (**Table 1**).

**Table 1** | Summary of modifications

Mod No.	Summary of Modifications	Approval Authority	Type	Approval Date
<b>MOD 1</b>	Minor internal and external modifications to the Stage 1 development.	Department	96(1A)	24 October 2017
<b>MOD 2</b>	Internal and external form and façade alterations and changes to the timing of stormwater easement registration.	Department	96(1A)	6 March 2018
<b>MOD 3</b>	Administrative changes to the legal description of the land and the change of use to 5 Monford Place from residential accommodation to educational establishment.	Department	4.55(1A)	21 August 2019

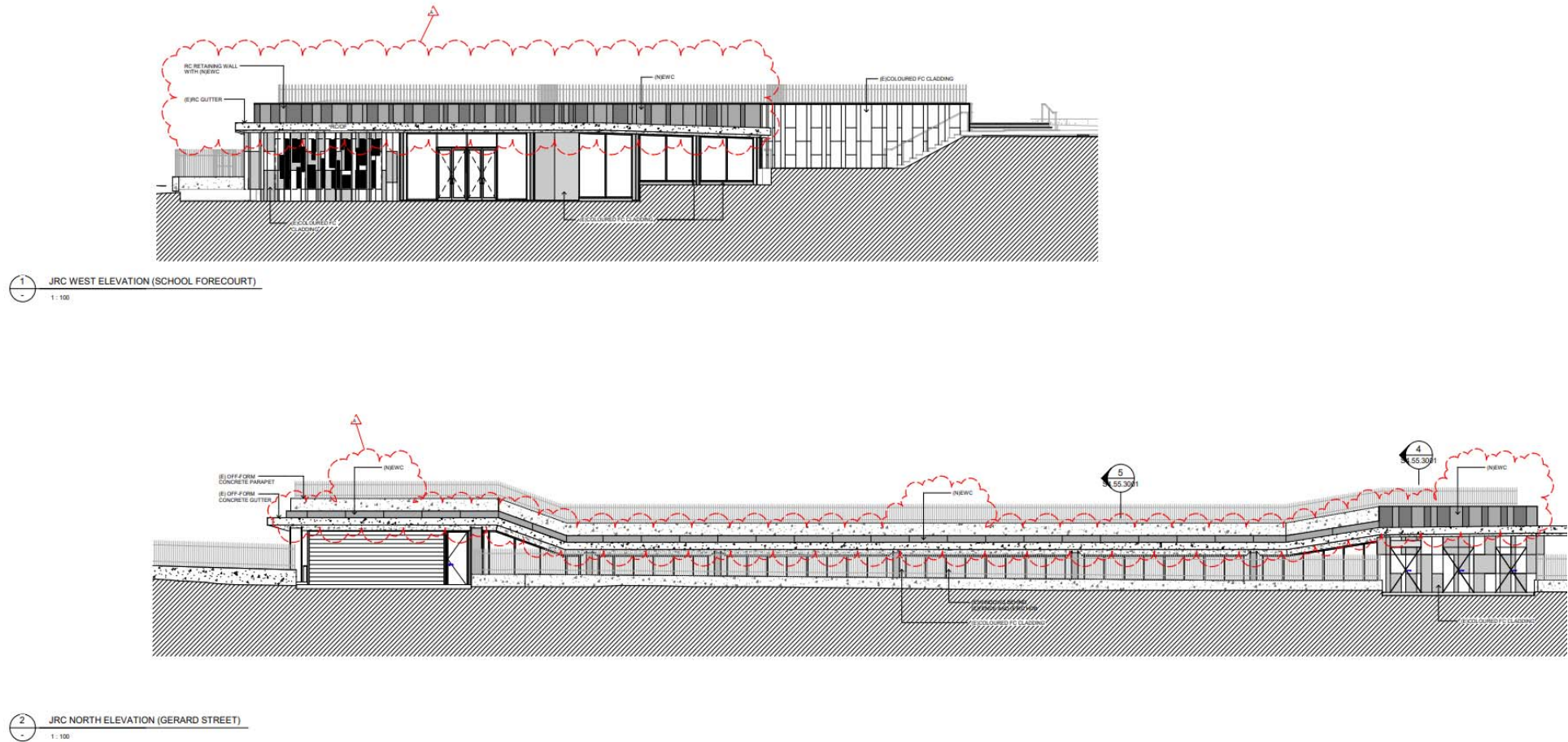
## 2 Proposed modification

The proposed modification involves the addition of fibre cement cladding to the external façade of the parapet on the northern, western and eastern elevations of the John Roberts Centre (the Interim Music Hub) located at the northern extent of the school campus with frontage to Gerard Street.

The modification is sought as the Applicant considers the existing concrete cladding to be of low construction quality and does not meet the required standard for the finish. This has resulted in poor visual presentation to Gerard Street and at the entrance to the school campus. The extent of the proposed amendments along the northern and western elevations of the John Roberts Centre is shown in **Figure 3**.

As part of the modification request, the Applicant seeks to modify the relevant conditions of the Concept Proposal and Stage 1 works for SSD-6454 that relate to the approved project documentation and architectural plans (elevations).





**Figure 3 |** Proposed amendments to the John Roberts Centre parapet (shown in red hatching) – northern and western elevations (Source: Modification Report)

### 3 Strategic context

The development, as modified, remains consistent with the assessment of the strategic context in the original application and would not alter the key components or outcomes of the proposal.

The Department considers the development, as modified, would remain consistent with the relevant provisions of the:

- Greater Sydney Region Plan – A Metropolis of Three Cities, as it proposes redevelopment of school facilities to meet the growing needs of Sydney.
- NSW Future Transport Strategy 2056, as it would provide an improved educational facility in a highly accessible location and provide access to additional new employment opportunities close to public transport.
- North District Plan, as it will facilitate the provision of needed school infrastructure conveniently located near existing public transport services and opportunities to co-share facilities with the local community.

## 4 Statutory context

### 4.1 Scope of modification

The Department has reviewed the scope of the modification application and considers that the application can be characterised as a modification involving minimal environmental impact as the proposal:

- would not significantly increase the environmental impacts of the project as approved.
- would not involve any further impacts outside the approved disturbance area for the project.
- is substantially the same development as originally approved.

The Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the EP&A Act and does not constitute a new development application.

Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&A Act.

### 4.2 Consent authority

The Minister for Planning and Public Spaces is the consent authority for the application under section 4.5(a) of the EP&A Act. However, under the Minister's delegation dated 9 March 2020, the Director, Social and Infrastructure Assessments, may determine the application as:

- the application has not previously been referred to the Independent Planning Commission for determination.
- a political disclosure statement has not been made.
- there were no public submissions by way of objection.

### 4.3 Mandatory matters for consideration

Section 4.55(1A) of the EP&A Act requires the matters listed in **Table 1** to be considered for a modification application involving minimal environmental impact.

**Table 1** | Consideration of section 4.55(1A) matters

Matter	Consideration
Whether the proposed modification is of minimal environmental impact	The proposed modification would have a negligible environmental impact. Heritage and visual impacts are discussed in further detail in <b>Section 6</b> .
Whether the development to which the consent as modified relates is substantially the same development	The proposed modification does not seek to alter the bulk and scale of the development and only seeks to vary the external façade of the John Roberts Centre. Accordingly, the approved development as proposed to

be modified is considered to be substantially the same development.

Whether notification has occurred	<p>In accordance with the <i>Environmental Planning and Assessment Regulation 2000</i> (EP&amp;A Regulation), the notification requirements for an application under section 4.55(1A) of the EP&amp;A Act do not apply if the application is in respect of SSD. Accordingly, the application was not formally notified or advertised.</p> <p>However, the modification application was referred to North Sydney Council (Council) for comment and was made publicly available on the Department's website.</p> <p>The Department's engagement is discussed further in <b>Section 5</b>.</p>
Any submission made concerning the proposed modification has been considered	<p>A submission was received from Council and has been considered by the Department as part of its assessment of the modification application in <b>Section 6</b>.</p>
Any relevant provisions of section 4.15(1) of the EP&A Act	<p>The Department conducted a comprehensive assessment of the project against the mandatory matters for consideration as part of the original assessment of SSD-6454. The Department considers the modification application does not result in any significant changes that would alter the conclusions made as part of the original assessment.</p>
Consideration of the reasons for the granting of the consent that is sought to be modified.	<p>The Department has considered the findings and recommendations in the Department's Assessment Report for SSD-6454. The Department is satisfied that the key reasons for the granting of consent continue to be applicable to the development, as proposed to be modified.</p>

## 5 Engagement

Clause 117(3B) of the EP&A Regulation specifies that the notification requirements for an application under section 4.55(1A) of the EP&A Act do not apply if the application is in respect of SSD. The modification application was, therefore, not formally notified or advertised. However, it was made publicly available on the Department's website and referred to Council for comment.

Council provided a submission on the modification application and requested that further clarification be provided on the proposed colour of the new fibre cement cladding that is proposed to the parapet on the John Roberts Centre. Council's request is addressed at **Section 6**.

## 6 Assessment

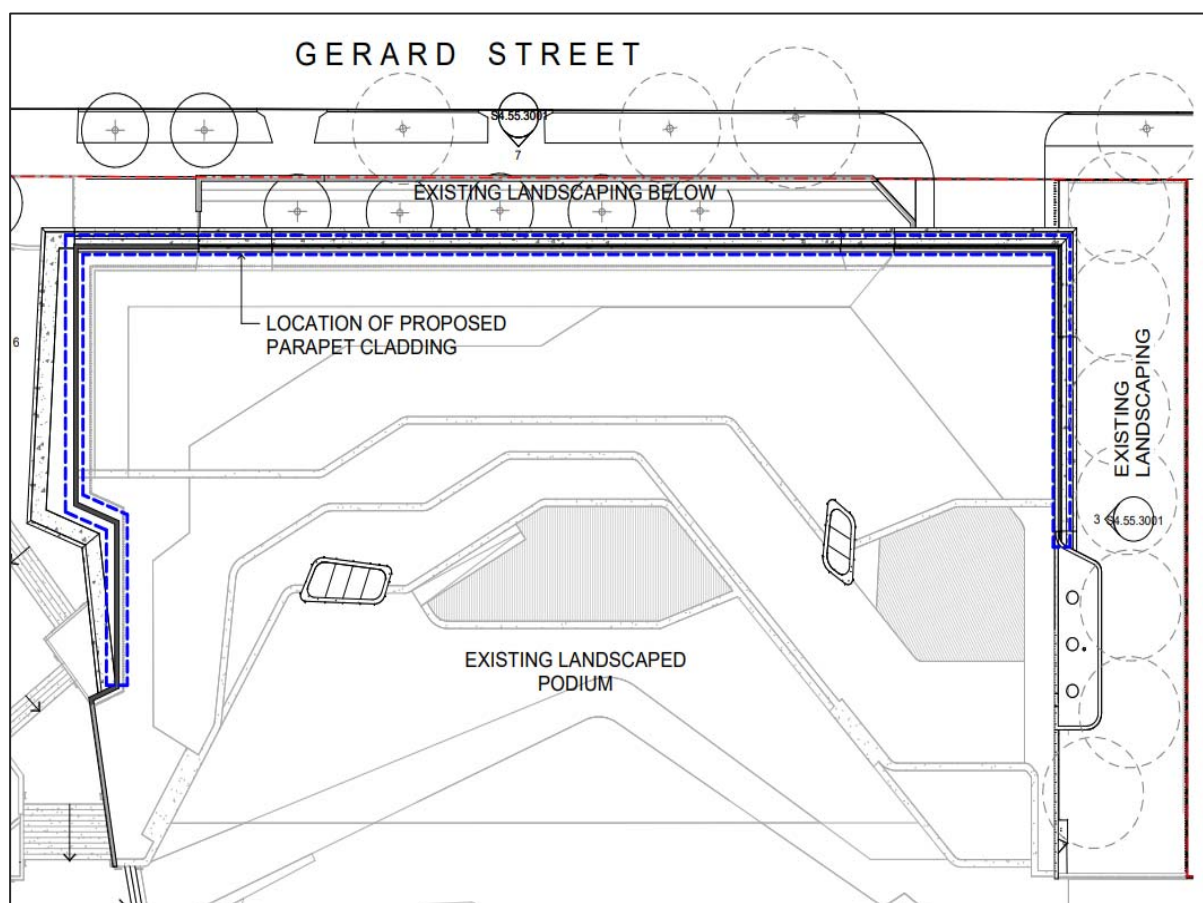
The Department considers the key issues for assessment associated with the proposed modification to be visual and heritage impacts. These issues are discussed below.

### 6.1 Visual impact

The proposed modification involves the addition of fibre cement cladding to the external façade of the parapet on the northern, western and eastern elevations of the John Roberts Centre (the Interim Music Hub). The amendment to the parapet design is proposed by the Applicant to improve the building's visual presentation from Gerard Street and at the school entrance.

The Applicant's modification report stated that the built form of the John Roberts Centre would remain the same and that the visual change to the external parapet would be barely perceptible. The Applicant concluded that the design alteration would ultimately improve the building outlook and façade and result in a positive visual impact.

The extent of the parapet proposed to be modified is shown in **Figure 4** and Figure 5. The approved and proposed view of the building, as viewed from the school entrance at Gerard Street, is shown in **Figures 6** and **7** respectively.



**Figure 4** | Extent of the parapet proposed to be modified – John Roberts Centre (Source: Modification Report)





**Figure 5 |** Extent of the parapet proposed to be modified (shown in red hatching) – Gerard Street elevation of the John Roberts Centre (Source: Modification Report)



**Figure 6 |** Approved façade treatment to the John Roberts Centre (Source: Modification Report)



**Figure 7 |** Proposed façade treatment to the John Roberts Centre (Source: Modification Report)

### *Council's submission*

Council requested further information regarding the specific colour of the new fibre cement cladding to the building due to its high visibility from Gerard Street and proximity to heritage listed properties.

In response to Council's submission, the Applicant confirmed that the selected colours for the proposed cladding include lighter grey (Equitone Tectiva TE15) and darker grey (Equitone Natura N251).

Council subsequently confirmed that it does not object to the proposed colours for the fibre cement cladding.

### *Department's consideration*

The Department is satisfied that the proposed design modifications are minor in nature, and that there would be no increase to the overall bulk and scale of the approved building.

The proposed colour scheme of the fibre cement cladding is not expected to adversely impact on the visual amenity from Gerard Street or on the surrounding heritage listed properties. Accordingly, the Department considers that the proposed material change to the external parapet is acceptable and would not result in any adverse visual impacts.

## **6.2 Heritage**

The site and surrounding area include several heritage items of local significance that are listed under Schedule 5 of the North Sydney Local Environmental Plan 2013 (NSLEP). The items of particular relevance to the modification application include:

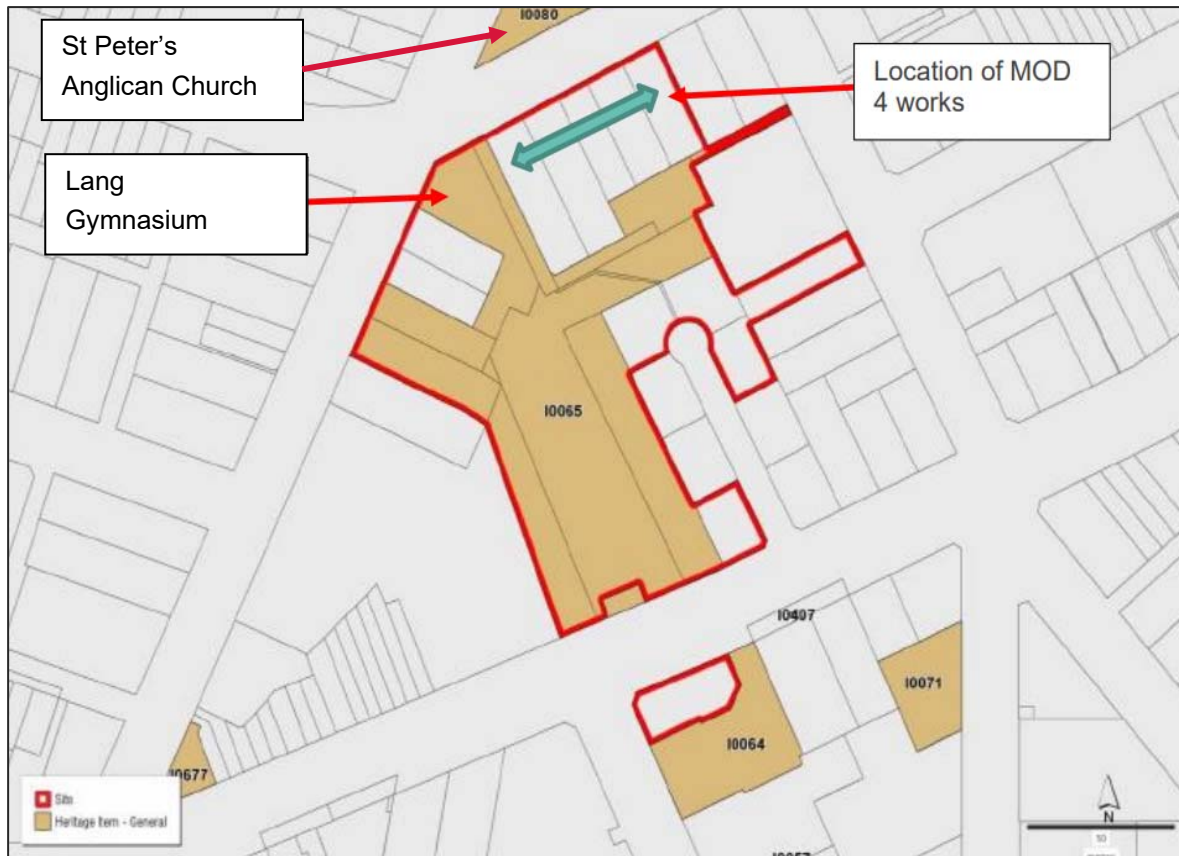
- Item No. I0065 – SCEGGS Redlands (the school site).
- Item No. I0080 – St Peter's Anglican Church (located adjacent to the John Roberts Centre at the corner of Gerard Street and Winnie Street).

The school site is listed as a local heritage item for its social significance being a well-established private school and for its historic significance associated with the Adams Centre (former Cremorne Post Office), the Liggins Building and the Lang Gymnasium located on the school campus.

The John Roberts Centre is located adjacent to the Lang Gymnasium to the west (which is itemised in the school's heritage listing) and opposite the St Peter's Anglican Church, which is located directly to the north and on the opposite side of Gerard Street.

The NSLEP local heritage listings, shown in context to the location of the John Roberts Centre, are identified in **Figure 8**.





**Figure 8 |** Local heritage items listed under the NSLEP (Source: Modification Report)

The Applicant's modification report stated that the proposed amendments would not result in any additional adverse impacts on the existing heritage values of the school campus. Rather, the material change to the external parapet would be an improvement to what was originally constructed.

#### *Department's consideration*

The Department's assessment finds that the proposed modification would improve the materiality of the John Roberts Centre, without impacting on the social or historical significance of the adjacent Lang Gymnasium and St Peter's Anglican Church.

The Department considers there would be no heritage impact beyond what was previously assessed, and found to be acceptable, as part of the original SSD application. The proposed modification is therefore found to be acceptable from a heritage perspective.

## 7 Evaluation

The Department has reviewed the proposed modification, assessed the merits of the modified proposal, and all environmental issues associated with the proposal have been thoroughly addressed.

The Department's assessment concludes that the proposed amendments are minor and would not result in any additional adverse visual or heritage impacts at the site. The modification would improve the visual presentation of the John Roberts Centre to Gerard Street and the appearance of the school entry.

The Department considers that the application is consistent with the objects of the EP&A Act and continues to be consistent with strategic directions for the State.

The Department concludes that the development, as modified, would be substantially the same as originally approved and would have a negligible environmental impact. Consequently, the Department considers the development is in the public interest and the modification application should be approved.

## 8 Recommendation

It is recommended that the Director, Social and Infrastructure Assessments, as delegate of the Minister for Planning and Public Spaces:

- **considers** the findings and recommendations of this report.
- **determines** that the application SSD-6454 MOD 4 falls within the scope of section 4.55(1A) of the EP&A Act.
- **forms the opinion** under section 7.17(2)(c) of the *Biodiversity Conservation Act 2016* that a biodiversity assessment report is not required to be submitted in relation to this application as the modification will not increase the impact on biodiversity values of the site.
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to approve the modification.
- **modify** the consent SSD-6454.
- **signs** the attached approval of the modification (**Appendix B**).

Prepared by:



**Caleb Ball**  
Planning Officer  
Social and Infrastructure Assessments

Recommended by:



**Brent Devine**  
Principal Planner  
School Infrastructure Assessments

## 9 Determination

The recommendation is **Adopted** by:

A handwritten signature in black ink, appearing to read 'KH', with a large circular flourish on the left and a long horizontal stroke extending to the right.

14 January 2021

**Karen Harragon**

Director

Social and Infrastructure Assessments

# Appendices

## **Appendix A – List of documents**

<https://www.planningportal.nsw.gov.au/major-projects/project/40401>

## **Appendix B – Instrument of Modification**

<https://www.planningportal.nsw.gov.au/major-projects/project/40401>

## **Appendix C – Consolidated Consent**

<https://www.planningportal.nsw.gov.au/major-projects/project/40401>