



Redevelopment of Loreto Kirribilli School

*State Significant
Development
Modification Assessment
(SSD-7919-MOD-1)
September 2019*

September 2019

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Glossary

| Abbreviation | Definition |
|-----------------|---|
| AHD | Australian Height Datum |
| BCA | Building Code of Australia |
| CIV | Capital Investment Value |
| Consent | Development Consent |
| Council | North Sydney Council |
| Department | Department of Planning, Industry and Environment |
| EIS | Environmental Impact Statement |
| EP&A Act | <i>Environmental Planning and Assessment Act 1979</i> |
| EP&A Regulation | Environmental Planning and Assessment Regulation 2000 |
| EPBC Act | <i>Environment Protection and Biodiversity Conservation Act 1999</i> |
| EPI | Environmental Planning Instrument |
| ESD | Ecologically Sustainable Development |
| HCA | Heritage Conservation Area |
| HIA | Heritage Impact Statement addendum |
| Minister | Minister for Planning and Public Spaces |
| NSLEP | North Sydney Local Environmental Plan 2013 |
| OTAMP | Operational Transport and Access Management Plan |
| RL | Relative level |
| Secretary | Planning Secretary of the Department of Planning Industry and Environment |
| SEPP | State Environmental Planning Policy |
| SRD SEPP | State Environmental Planning Policy (State and Regional Development) 2011 |
| SSD | State significant development |
| VIA | View Impact Assessment Report |



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1. Introduction

This report is an assessment of an application seeking to modify the State significant development (SSD) approval (SSD-7919) for the redevelopment of Loreto Kirribilli School, located at 85 Carabella Street, Kirribilli within the North Sydney Local Government Area (LGA). The application has been lodged by Loreto Kirribilli (the Applicant) pursuant to section 4.55 (1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The modification application seeks approval to amend the Stage 1 works by proposing design alterations to several approved buildings and landscaped areas on the site. The building envelopes and the landscape masterplan for the future stages, as approved under the Concept Proposal, are proposed to be modified to reflect the amendments to Stage 1. The modification application also seeks approval to delay the submission of an Operational Transport and Access Management Plan, to allow additional consultation with North Sydney Council. The approved concept development application for the redevelopment of Loreto Kirribilli comprises:

- the Concept Proposal for: building envelopes of new buildings; demolition works; increase in student numbers by 30; alterations and additions to improve access arrangements; landscaping; stormwater works; and outline staging of the development (three stages).
- the Stage 1 works comprising: demolition of an existing building (B-block); construction of a seven-storey learning hub; extension to the existing gymnasium; landscaping in the western precinct; alteration and additions in the northern, southern and eastern precincts including refurbishment of the chapel and construction of vertical connection pods.

1.1 Site description

The Loreto Kirribilli School site is located at 85 Carabella Street and is legally described as Lot 200 DP 1166282. The site is located approximately 500 metres (m) east of Milsons Point shops and train station and 2.2 kilometres (km) north of the Sydney central business district (CBD). The site has a total area of 1.82 hectares (ha) (**Figure 1**).

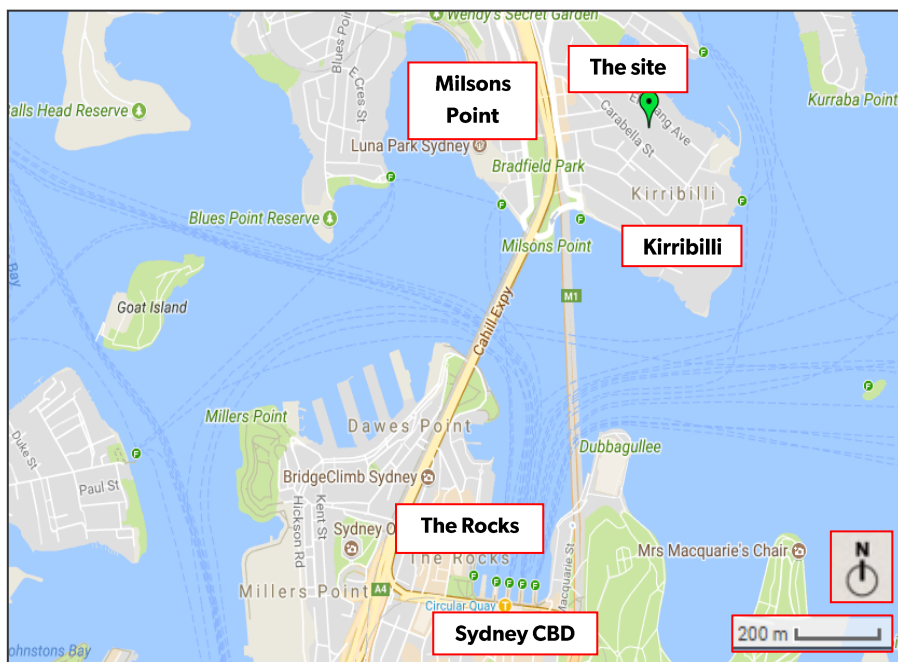


Figure 1 | Site Location in the regional context (Source: Google map 2019)

The site is irregular in shape, with dual frontages of 217.5m to Elamang Avenue (northern boundary) and 164.6m to Carabella Street (southern boundary). The site has a steep fall of 16m from the southern to the northern boundary and has views of Sydney Harbour. The site currently accommodates Loreto Kirribilli School, an independent Roman Catholic day school for girls, with 1080 enrolled students from Kindergarten - Year 12 and 180 staff members. The site is a locally listed heritage item in the North Sydney Local Environmental Plan 2013 (NSLEP) except the south-western corner.

The site includes many existing buildings of varying heights separated by landscaped gardens, pathways and existing trees. The existing buildings on the site and the surrounding residential setting are shown in **Figure 2**.



Figure 2 | The site identifying existing buildings and surrounding developments (Source: Nearmap 2019)

1.2 Approval History

On 2 October 2018, the Independent Planning Commission (IPC), as delegate for the then Minister for Planning, granted consent for the concept development application for the redevelopment of the Loreto Kirribilli School (SSD-7919) comprising:

- a Concept Proposal to support 1130 students (30 additional students) and 182 full-time equivalent staff members, in three stages over 50 years including:
 - demolition works.
 - maximum building envelopes for new buildings.
 - alterations and additions to existing buildings and envelopes for connector pods to improve access arrangements.
 - landscaping works including removal of 11 trees.
 - remediation works.

- Stage 1 works comprising:
 - demolition of the existing B-Block.
 - sections of the chapel and the sections of buildings in the eastern precinct.
 - excavation up to 13m.
 - construction of a seven-storey learning hub including four-levels of basement and a roof terrace.
 - extension to the existing gymnasium on the northern side.
 - construction of a five-storey connector pod in the northern precinct.
 - construction of a connector pod with ramps and stairs in the eastern precinct.
 - construction of a four-storey connector pod in the southern precinct including learning studios and an external learning terrace.
 - alteration and refurbishment of the chapel.
 - walkways connecting buildings.
 - landscaping works including removal of 10 trees.
 - stormwater works and remediation works.
 - enrolment of 30 additional students and two additional staff members.

Redevelopment of the site (as described in the Concept Proposal) was proposed to occur in five precincts (campus core, western, eastern, northern and southern) identified in **Figure 3**.

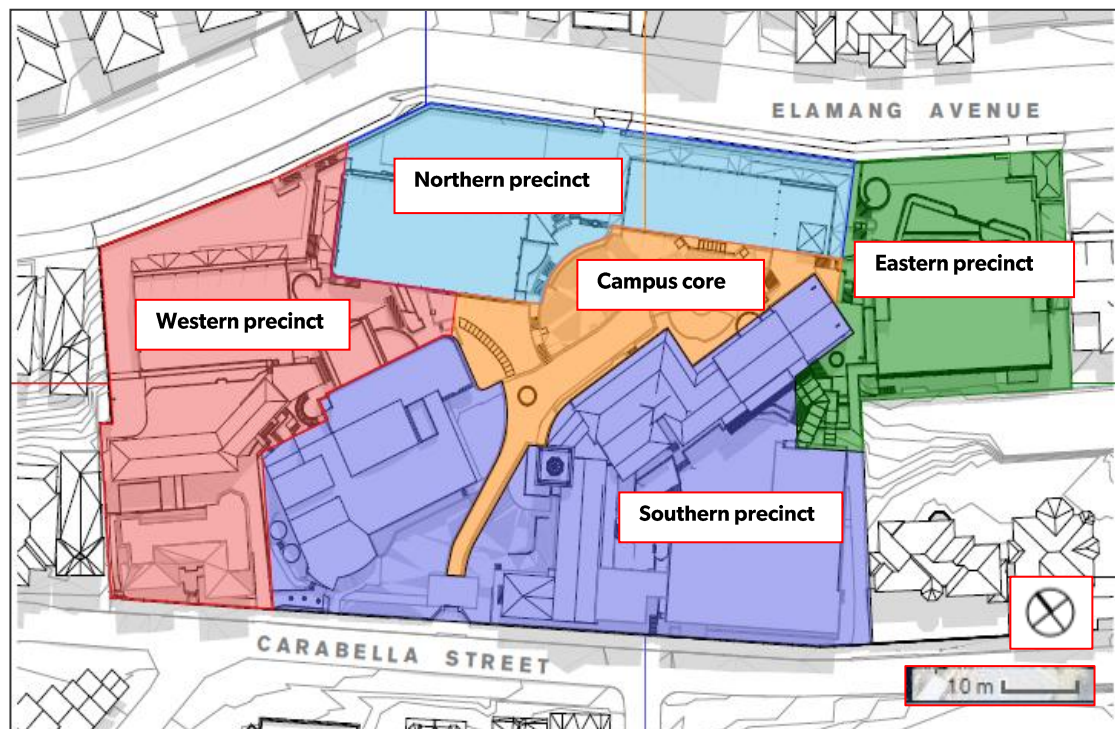


Figure 3 | Approved redevelopment precincts (Source: DPIE Assessment report 2018)

The IPC made a number of amendments to the Department's recommendations, prior to determination of the application. These amendments included:

- retention of the roof top garden and the balustrade height for the learning hub, as originally proposed.
- amendments to the timings of construction truck access to the site.
- bicycle parking under the existing Science building, which was not submitted originally.

Works pursuant to Stage 1 of the development have commenced on the site including demolition of the existing B-Block.



2. Proposed Modification

The modification application (SSD-7919-Mod-1), seeks to modify the approved design of some buildings forming part of the Stage 1 works and the corresponding building envelopes in the Concept Proposal. The modification application also seeks approval to amend a condition of consent in relation to the timing of submission of an Operational Transport and Access Management Plan (OTAMP). The key components of the proposed modification (as refined by the additional information) received from the Applicant and a comparison with the approved development, are provided below and shown in **Figures 4 to 6**:

Concept Proposal

- Minor amendments to building envelopes (southern, western and northern precincts) and landscape masterplan, to be consistent with and consequential to the proposed amendments to the Stage 1 works.
- Minor refurbishment of a landscaped pathway in Stage 2 (fronting Carabella Street).

Stage 1 works building works

Innovation Centre *(Approved within the Western precinct and formerly known as the 'learning hub')*

- Internal and external alterations to the approved Innovation Centre including:
 - reorientation of the building to a north-south orientation.
 - amendment to the external form of the northern staircase (angled structure to a curved form).
 - removal of floor space on the eastern side of lower ground levels 3 and 4 to reduce excavation.
 - replacement of the outdoor learning area at lower ground level 4 by an indoor learning area to ensure compliance with acoustic requirements.
 - relocation of the plant room at the western boundary (lower ground level 4) to the rooftop and lower ground 1 under-croft space.
 - minor reduction in the envelope of the rooftop plant room.
 - inclusion of an additional low-height enclosure at the south-eastern edge of the roof to accommodate the exhaust duct for the food technology kitchen at the lower ground level 2.
 - internal reconfiguration of all floor layouts including redistribution of amenities and changes to meeting room and classroom layouts.
 - enclosure of outdoor learning areas on the northern façade at each level and extension of the indoor learning areas at these locations to ensure compliance with acoustic requirements.
 - amendments to the materials and finishes by incorporating additional glazing, changes to the approved aluminum screen and introducing a lighter coloured face brick.
 - amendments to the external façade corresponding to the internal alterations including the location and size of windows on the western elevation.
 - addition of planter boxes on the roof to further improve the outlook of the neighbours.
 - extension of the ground level circulation area between the Marian Centre and the building and incorporation of a trellis to act as a privacy measure at the western edge of this area.

External walkways and landscaped areas *(Approved within the Western precinct and Campus core)*

- Alterations to the design and external appearance of the approved curved external walkways by removing the planter boxes at the edge of the walkway to improve maintenance and ensure the safety of students, staff and visitors.

- Amendments to the materials and finishes of the balustrades to include painted steel / glass reinforced concrete (light cream colour).
- General amendments to the design and layout of approved landscaped courtyards at various locations including retention of some of the existing landscape features and increasing soft landscaping.
- Modified design of the food technology garden between the gymnasium and Innovation Centre.
- Modifications to external staircases at various locations to comply with accessibility requirements.

Chapel building *(Alterations to the existing building within the Southern precinct approved under Stage 1)*

- Modifications to the approved internal alterations to the chapel including:
 - minor reduction in the extent of demolition at level 1 of the chapel.
 - replacement of existing ceilings in the level 1 classrooms.
 - installation of a new floor finish on the eastern veranda at level 1.
 - widening of the existing path and proposed new pedestrian paths between the chapel and the school's main entrance driveway.
 - introduction of air conditioning including intake air louvres at high level on the east façade.

Centenary Hall *(Existing building within the Northern precinct with no alterations previously approved)*

- Use of the store area under the Centenary Hall stage for amenities including end of trip facilities, service rooms, storage and a dressing room.

Gymnasium *(Alterations to the existing building within the Northern precinct approved under Stage 1)*

- Modifications to the approved alterations to the existing gymnasium including:
 - amendments to the northern façade, reduction in the size of the landscaped terrace on the north (at lower ground level 4) and addition of emergency access stairs to Elamang Avenue.
 - installation of a lift on the northern façade to provide at-grade access with Centenary Hall.
 - retention and amendments to existing stairs and bleachers on the eastern side of the gymnasium removal of an approved stair access.
 - provision of additional storage areas to the south of this building.
 - amendments to the materials and finishes of the northern façade to include face brick façade treatment and aluminum glazed windows.

Elamang Learning Area *(Alterations to the existing building within the Southern precinct approved under Stage 1)*

- Modification to delete the previously approved alterations and retain of the existing envelope of the area marked as "core teaching space" at lower ground level 1.

The proposed modifications would not result in any modification to the height or the approved building bulk. The net increase in the gross floor areas due to the proposed modification is as detailed below:

| Area | Approved | Modified |
|---------------------|-------------|-----------|
| Innovation Centre | 2446.20 sqm | 3326.4sqm |
| Gymnasium extension | 332.05sqm | 187sqm |
| Total | 2778.25sqm | 3513.4sqm |

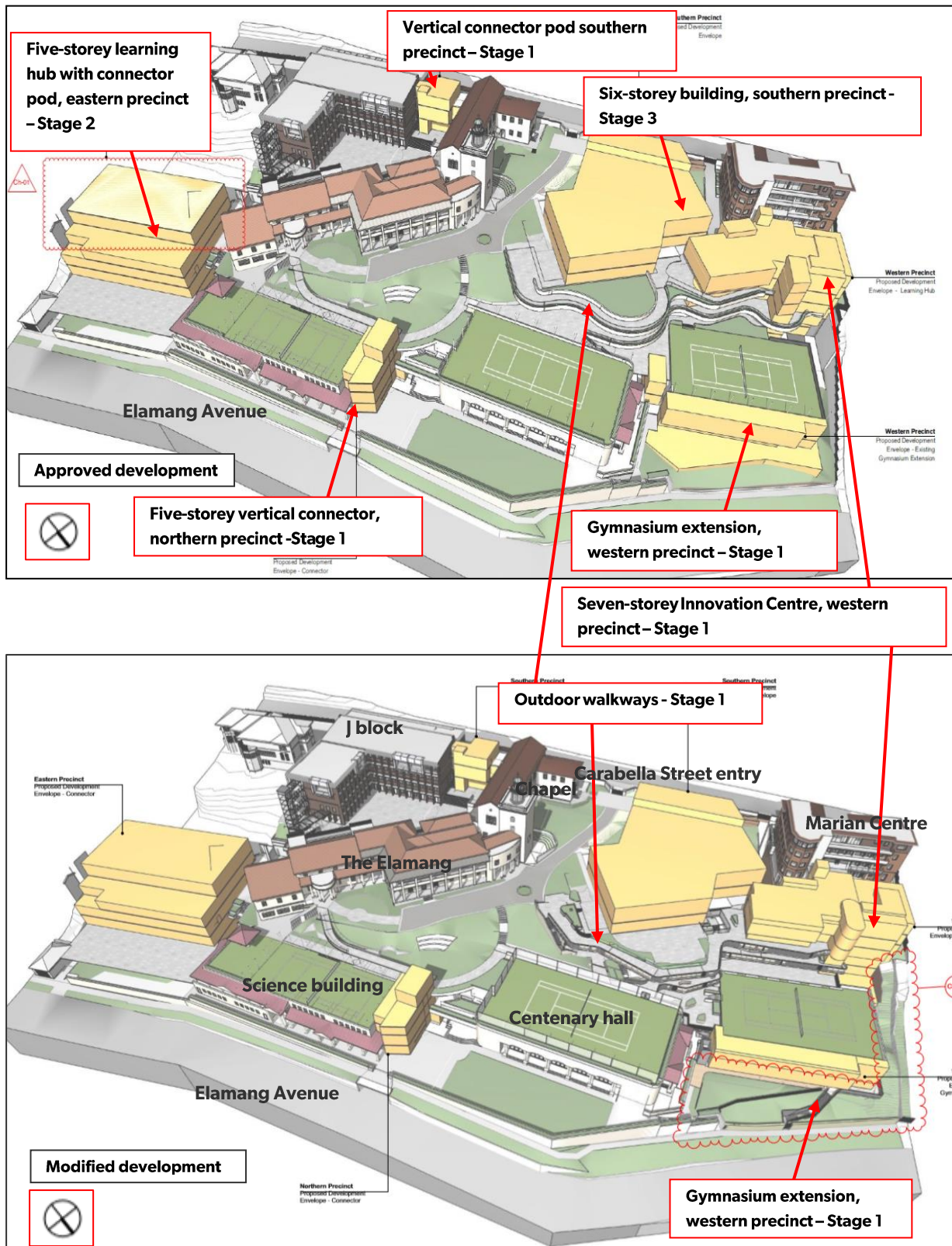


Figure 4 | Comparison of approved (above) and modified (below) building envelopes within the site forming part of the Concept Proposal (site areas subject of this modification shown clouded) (Source: Applicant's Additional information and DPIE Assessment report 2018)

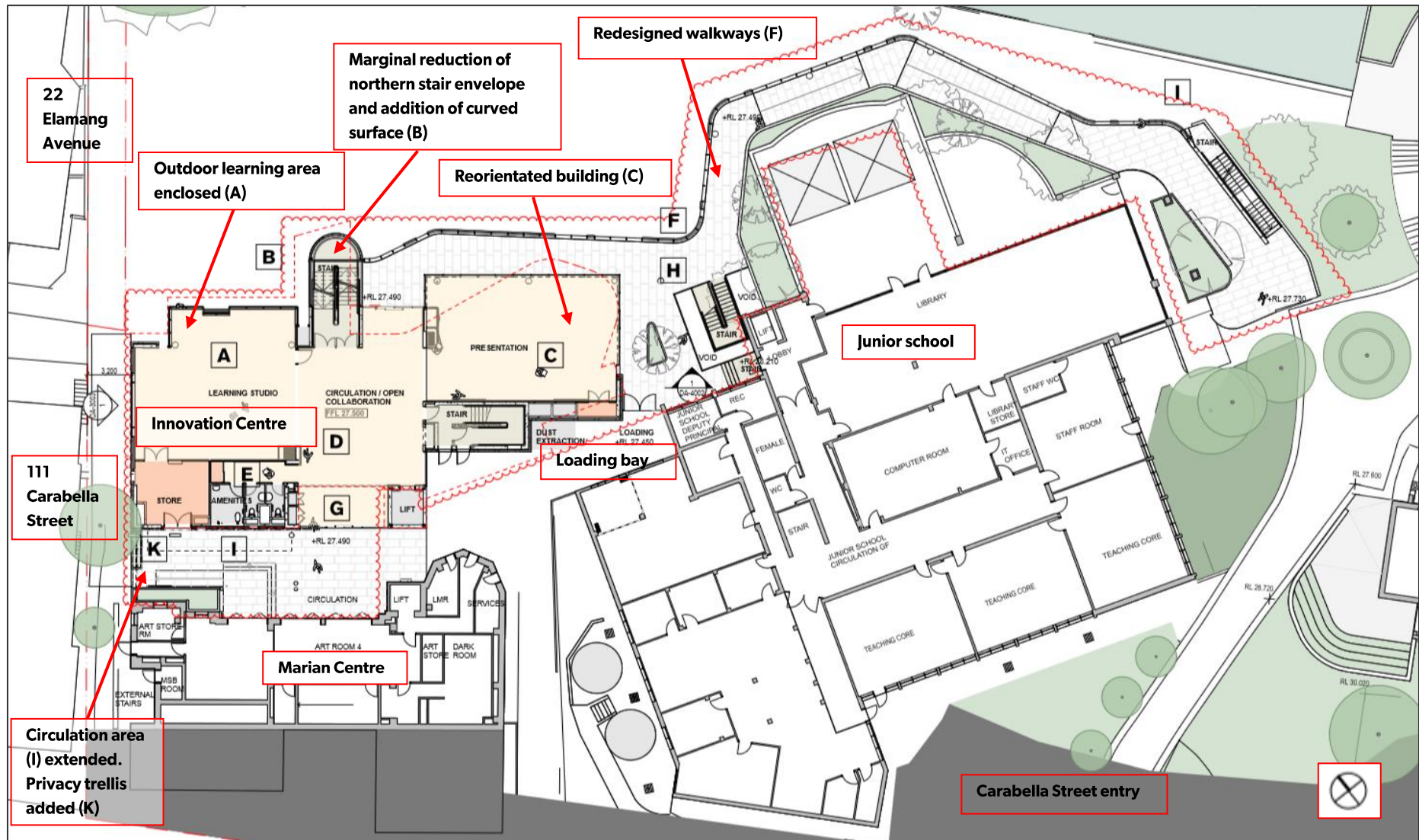


Figure 5 | Ground level floor plan showing the modified layout of Innovation Centre and walkways (red dotted outline for approved layout) identifying the major amendments (Source: Applicant's Modification report)

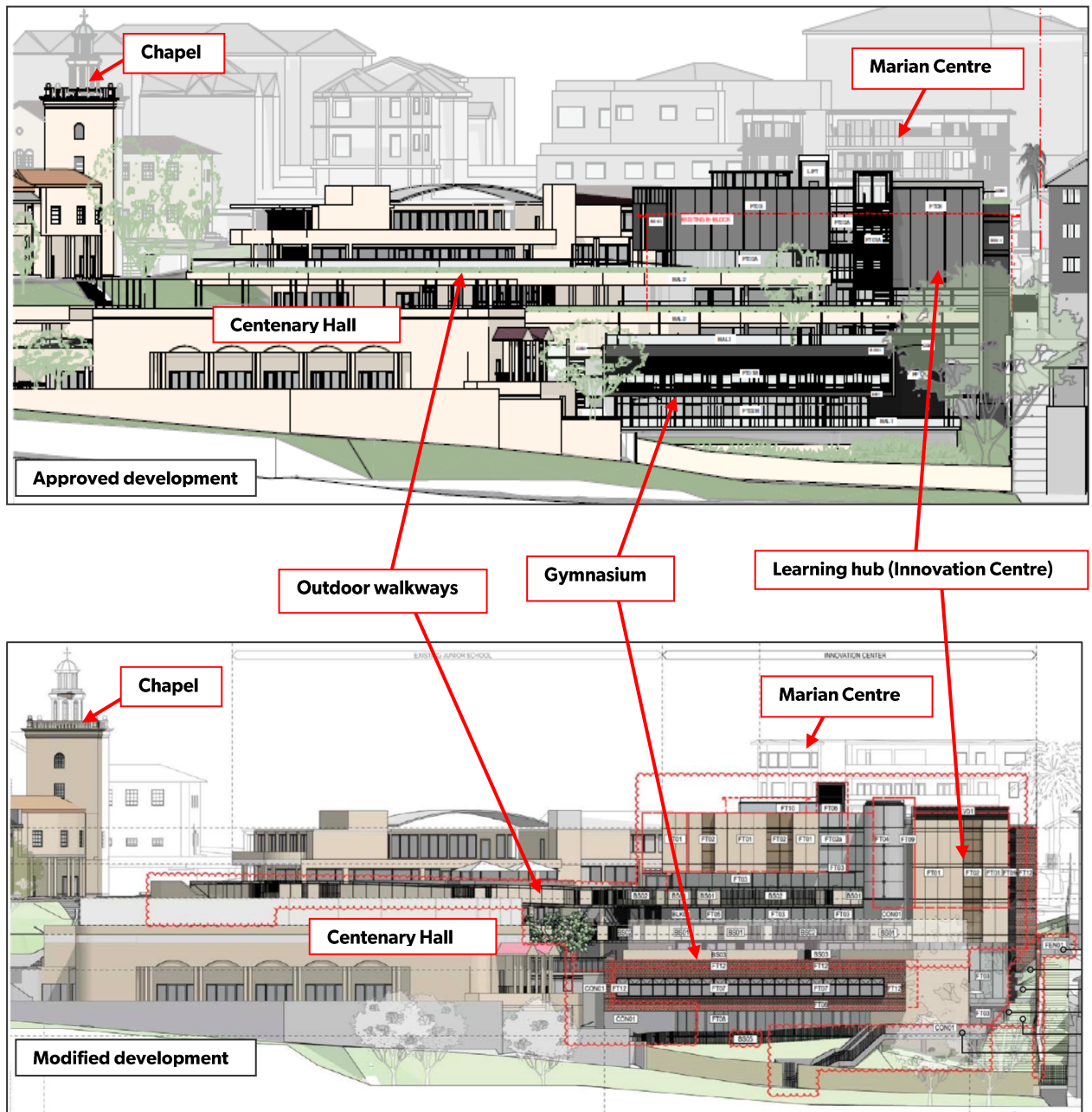


Figure 6 | Comparison of the approved (above) and modified (below) of the Elamang Avenue elevation in Stage 1 (red dotted line for approved envelope) including the Innovation Centre, the gymnasium and the outdoor walkways as viewed from Sydney Harbour (Source: Applicant's Modification Report and DPIE Assessment Report 2018)

Stage 1 OTAMP

Conditions of Schedule 3 of SSD-7919 required the following:

- A19. An OTAMP is to be prepared by a suitably qualified person, in consultation with Council's Local Traffic Committee, for Loreto Kirribilli School, which must identify mode share targets for the proposed travel strategies that target no net increase in private vehicle trips to the site and interim traffic management measures (including details for management of the pick-up/drop-off zones and training for supervising staff or traffic controllers).
- A20. The OTAMP must be submitted to the satisfaction of the Planning Secretary for approval within six (6) months of approval of this development consent.

SSD-7919 was approved on 2 October 2018. Consequently, the timing for lodgement of OTAMP was 2 April 2019 under the terms of the approval.

The Applicant has advised that the submission of this document has been delayed due to on-going negotiations with North Sydney Council (Council). The Applicant retrospectively seeks approval to extend the timeframe for the submission of the OTAMP by an additional three months after the determination of SSD-7919-Mod-1 (amendment to condition A20 of Schedule 3).

The proposed modifications would not alter to any of the matters and / or amendments that were recommended by the IPC (mentioned in **Section 1.2**) in addition to the Department's recommendation to SSD-7919.



3. Strategic Context

The development, as modified, continues to be consistent with the following and does not alter the key components or outcomes of the proposal:

- Greater Sydney Regional Plan - A Metropolis of Three Cities, as it proposes contemporary and equitable school facilities to meet the growing needs of Sydney.
- NSW State Priorities as it would contain state of the art facilities, spaces and equipment for use by students and staff to improve their numeracy and literacy skills and “improve the education results”.
- relevant directions of the North District Plan (District Plan) prepared by Greater Sydney Commission (GSC) as it would upgrade an existing educational facility within the North District in proximity to existing residential properties.
- NSW Future Transport Strategy 2056 as it would improve an existing educational facility in a highly accessible location and provide access to additional new employment opportunities close to public transport.
- State Infrastructure Strategy 2018 – 2038 Building the Momentum, as it integrates school and community facilities.

The development, as modified, also continues to provide direct investment in the region of approximately \$97 million, which would support 100 construction jobs for Stage 1 works and up to two additional operational jobs upon completion of Stage 1.



4. Statutory Context

4.1 Scope of Modifications

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

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

Therefore, 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 be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring a new development application to be lodged.

4.2 Environmental Assessment Requirements

Section 4.55 of the EP&A Act requires the following matters to be assessed in respect of all applications which seek modifications to approvals (**Table 2**):

Table 2: Matters to be considered under section 4.55 of the EP&A Act

| Matter | Consideration |
|--|--|
| Whether the proposed modification is of minimal environmental impact | The proposed modification would result in minimal environmental impacts as it only seeks approval for cosmetic alterations to the external façade of the Innovation Centre and the gymnasium, and minor internal alterations to the innovation centre, chapel and other buildings within the site. The alterations would result in less excavation, and easier construction methods for the buildings. |
| Whether the development to which the consent as modified relates is substantially the same development | The proposed modification does not seek to significantly amend the development. The approved development, as proposed to be modified, will remain substantially the same. |
| Whether notification has occurred, and any submissions have been considered | In accordance with the EP&A Act and the EP&A Regulation, the modification request does not need to be notified. The application was made publicly available on the Department's website and referred to Council, the adjoining neighbours and all previous submitters for SSD-7919. |
| Any submission made concerning the proposed modification has been considered. | The Department received no comments from Council in relation to the modification. One submission from Ausgrid was received, raising no concerns regarding the proposed changes. One public objection was received and is considered in Sections 5 and 6 . |

| Matter | Consideration |
|--|---|
| Any relevant provisions of section 4.15(1) of the EP&A Act | The relevant provisions of section 4.15(1) of the EP&A Act are considered in this section and the assessment section of this report. The modification would not alter the development's existing compliance with the relevant planning instruments. |
| Consideration of the reasons for the granting of the consent that is sought to be modified | The Department has considered the findings and recommendations in the Department's Assessment Report for SSD-7919, including the key reasons for granting consent outlined by the Independent Planning Commission in their Statement of Reasons and the matters raised in the submission. The Department is satisfied that the key reasons for the granting of consent continue to be applicable to the development, as modified. |

4.3 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 11 October 2017, the Executive Director, Infrastructure Assessments, may determine the application as:

- the relevant local council has not made an objection.
- a political disclosure statement has not been made.
- there are less than 25 public submissions by way of objection.

4.4 Biodiversity Impacts

The provisions of Biodiversity Conservation Act 2016 (BC Act 2016) did not apply to the original application, as savings and transitional provisions applied. Consequently, the BC Act 2016 would not apply to the modification application.

No additional trees are proposed to be removed as part of the modification application. The design of the gymnasium has been further modified to ensure the long-term retention of a significant fig tree at the north-western corner of the site. Consequently, the proposed modifications to the Stage 1 works would not increase impacts on the biodiversity values assessed in the original application.



5. Engagement

5.1 Department's Engagement

Clause 117(3B) of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) specifies that the notification requirements of the EP&A Regulation for section 4.55(1A) applications do not apply to State significant development. Accordingly, the application was not advertised.

However, it was made publicly available on the Department's website on 5 July 2019 (additional information made available on 22 July 2019, 5 August 2019 and 13 September 2019) and was referred for comments to Council for 14 days. The adjoining neighbours and all previous submitters were notified in writing (letters) and also given 14 days to provide a submission.

5.2 Summary of public authority submissions

Council provided no comments or concerns regarding the modification application. The Department received comments from Ausgrid raising no concerns regarding the proposed modifications.

Following completion of the initial review, the Department raised concerns regarding the modification application and requested additional information on 5 July 2019, 1 August 2019 and 12 August 2019.

5.3 Summary of public submission

One public submission was received immediately after completion of the 14-day notification period. The submission objected to the modification application on the following grounds:

- removal of the outdoor learning areas within the Innovation Centre would have no positive benefit to the school users.
- insufficient details are provided regarding:
 - retaining walls on the western boundary.
 - the appearance of the proposed lower ground levels of the Innovation Centre (weights studios).
 - impacts of the additional floor space / skylights of the Innovation Centre lower ground level, on the adjoining residents to the west (22 Elamang Avenue).
 - impacts of an emergency elevated walkway along the western elevation of the gymnasium, on the visual privacy of the adjoining neighbours to the west.
- the proposed below ground components of the Innovation Centre would require demolition of existing sandstone walls on the western boundary, thereby exposing the subterranean floors above ground.
- opportunities for natural light penetration to the subterranean levels of the Innovation Centre have not been considered.
- the bulk and scale of the approved gymnasium extension, specifically the northern landscaped terrace (lower ground floor 4), is unacceptable.
- the emergency egress stairways to Elamang Avenue are not appropriately designed, would not connect to the street and should be relocated / redesigned.
- further opportunities to soften the appearance of the Elamang Avenue frontage should be considered, by relocating the proposed new emergency access away from the north-western corner.

- the fig tree at the north-western corner should be retained and all matters raised in the objection to SSD-7919, from the same submitter should be considered including retention of an existing fig tree and rehabilitation the land in between the site and the adjoining property at 22 Elamang Avenue.

The submission supported the relocation of the plant room from the western boundary, reduction in the mass of the stairs on the northern façade, and the lighter coloured bricks for the Innovation Centre and the gymnasium.

Additionally, the submitter requested that the plant rooms should comply with the acoustic requirements of SSD-7919.

5.4 Response to submission and additional information

On 22 July 2019, 5 August 2019 and 13 September 2019, the Applicant submitted additional information in response to the submission and the concerns raised by the Department. The additional information included:

- reduction on the size of the landscaped terrace on the northern side of the gymnasium.
- an increased setback at the north-western corner with landscaping opportunities.
- provision of a solid balustrade to the walkway connecting the northern terrace to the Innovation Centre.
- relocation of the proposed emergency stairs (in front of the Elamang Avenue frontage) further east with increased separation from the western boundary.
- clarification regarding piles, demolition of sandstone walls, emergency walkway, material of balustrade, retaining wall location and boundary fence material.
- additional information regarding landscape treatment along the western boundary at the interface with 22 Elamang Avenue.

The additional information submitted on 13 September 2019 also amended the scope of this modification application by also proposing to extend the timing of lodgement of the OTAMP, which was required as a condition of consent of SSD-7919.

The additional information was made publicly available on the website.



6. Assessment

Concept Proposal

The Department has assessed the Applicant's Modification Report and the Concept Proposal plans that are proposed to be modified to reflect the amendments to Stage 1 of the development including the redesigned envelope of the Innovation Centre, the walkways, the gymnasium, and the landscaped areas.

The Department has assessed the modified site masterplan and is satisfied that the redesigned envelopes or the amendments to the landscaped areas would have negligible impacts on the approved Concept Proposal masterplan or the staging of the development. The proposed minor refurbishment of the landscaped area proposed in Stage 2 would also have negligible impact on the overall site masterplan.

Stage 1 works

The Department has assessed the Applicant's Modification Report in relation to the Stage 1 works, the additional information, the public submission and the Applicant's additional information responding to the submission. The Department considers that the key issues associated with the modifications to the Stage 1 works are:

- built form and heritage.
- environmental and residential amenity.
- traffic impacts.

Each of these issues is discussed in the following sections of this report. Other issues were taken into consideration and are discussed at **Section 6.4** of this report.

6.1 Built form and heritage

6.1.1 Innovation Centre

The modified design of the Innovation Centre would reorient the building in a north-south direction, amend the materials and finishes of the facades as well as involve internal alterations to each floor, primarily having regard to the interface between the collaboration areas / learning studios / storage. The proposed modifications also seek to enclose the north-facing outdoor learning areas at the upper levels of the Innovation Centre.

A previously approved open area at lower ground level 4 of the Innovation Centre, on the western boundary fronting the gymnasium (marked E in **Figure 7**), is proposed to be converted to an indoor learning area for personal development (PDHPE) and a weights studio. This single-storey extension to the building would be connected internally to the gymnasium. An emergency exit point at this level is proposed via an approved external walkway adjoining the western façade of the gymnasium. The rooftop would include a landscaped green space (no access for students), and conical shaped skylights with reinforced concrete for natural light to the PDHPE area below. The extension would only be partially visible from the public domain at Elamang Avenue (**Figure 9**).

The Applicant submitted an addendum Acoustic Statement, which advises that the predicted noise generation due to the use of the previously approved outdoor learning areas of the Innovation Centre, would lead to non-compliance with the site-specific operational noise criteria established under SSD-7919. Consequently, enclosure of all these outdoor areas is necessary to maintain amenity of the neighbouring properties to the west

and comply with the conditions of consent for SSD-7919 in relation to the site-specific operational noise levels for the Innovation Centre.

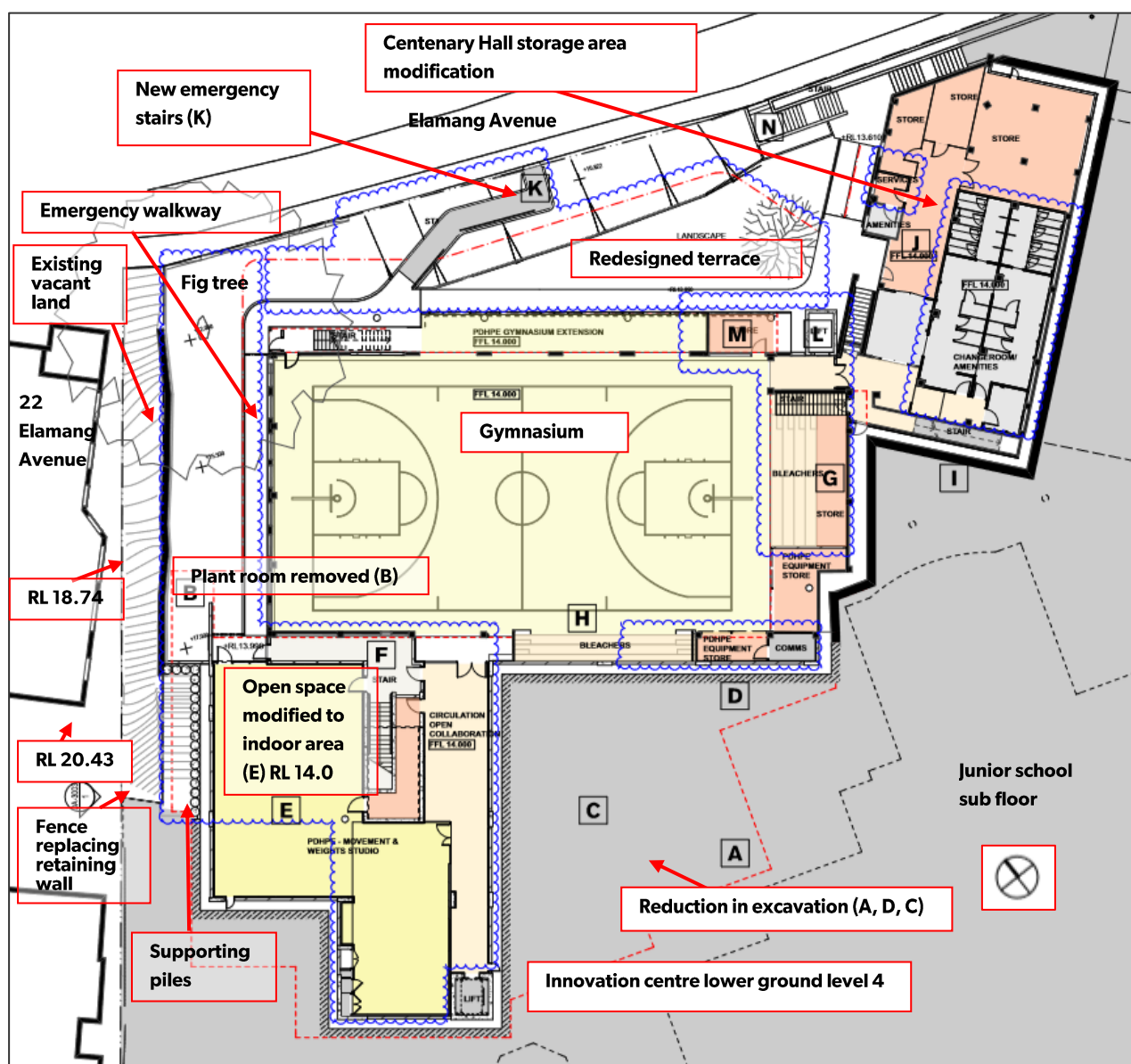


Figure 7 | Modified lower ground level 4 of the Innovation Centre identifying enclosure of outdoor learning area, connection with gymnasium and modified lower ground level for Centenary Hall (Source: Applicant's additional information).

Generally, the reorientation of the Innovation Centre would require less excavation than that approved under Stage 1 of SSD-7919. The proposed amendments do not result in an increase in building height and / or the bulk and scale of the building envelope as detailed in **Table 3** and in the cross-section at **Figure 8**.

Table 3: Comparison of approved and modified upper levels of the Innovation Centre envelope

| Floor level | Approved | Modified |
|--------------|----------|----------|
| Roof | RL 34.5 | RL 34.5 |
| Lift overrun | RL 39.0 | RL 39.0 |
| Stairwell | RL 37.5 | RL 37.5 |

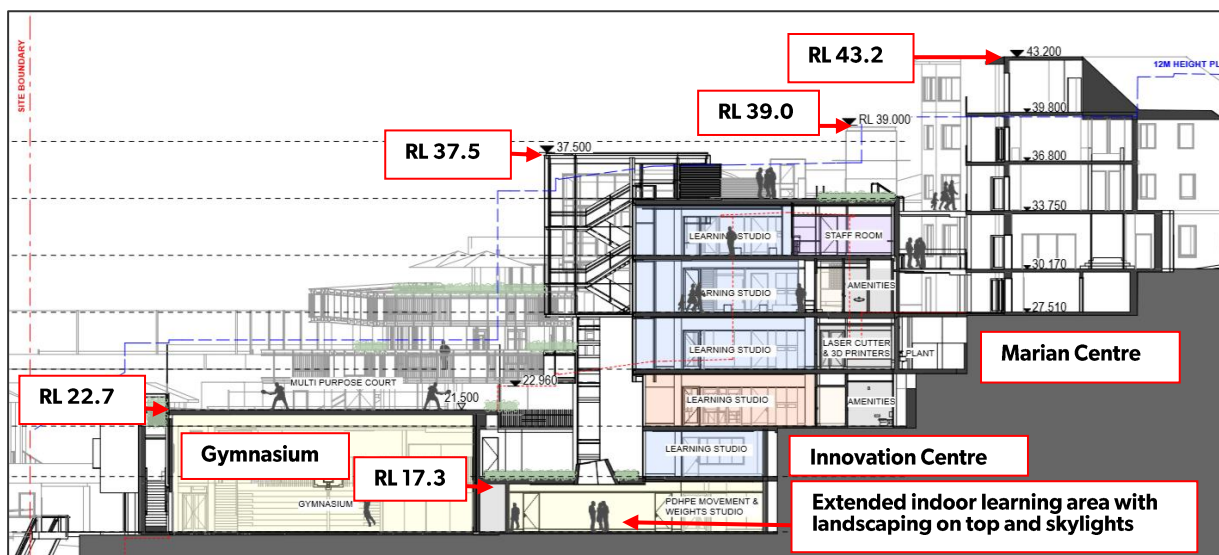


Figure 8 | Cross section through modified Innovation Centre and Gymnasium (Source: Applicant's Modification Report)

The public submission to the modification application objected to the proposed amendments on the basis that they would not result in minor environmental impacts. The submission raised concerns regarding the lack of details in relation to the visual impacts of the building bulk at lower ground level 4, rooftop landscaping and skylights as well as retaining walls on the western boundary of the Innovation Centre. The submission also indicated that the modified design may require additional demolition of the existing sandstone retaining walls on the western boundary exposing the subterranean levels of the Innovation Centre.

In response, the Applicant provided additional information confirming that the existing retaining wall on the western boundary of the site would not be modified and a new palisade fence would be proposed on top of this wall. The Applicant also advised that the majority of the existing sandstone walls on the boundary adjoining 22 Elamang Avenue would be retained with only a minor section being replaced by a new fence (**Figure 7**). The Applicant provided additional diagrams to identify the piles / retaining walls on the western boundary and demonstrate that none of these structures or subterranean areas would be visible from the western side. The interface between 22 Elamang Avenue and the modified development is identified in **Figure 9**.

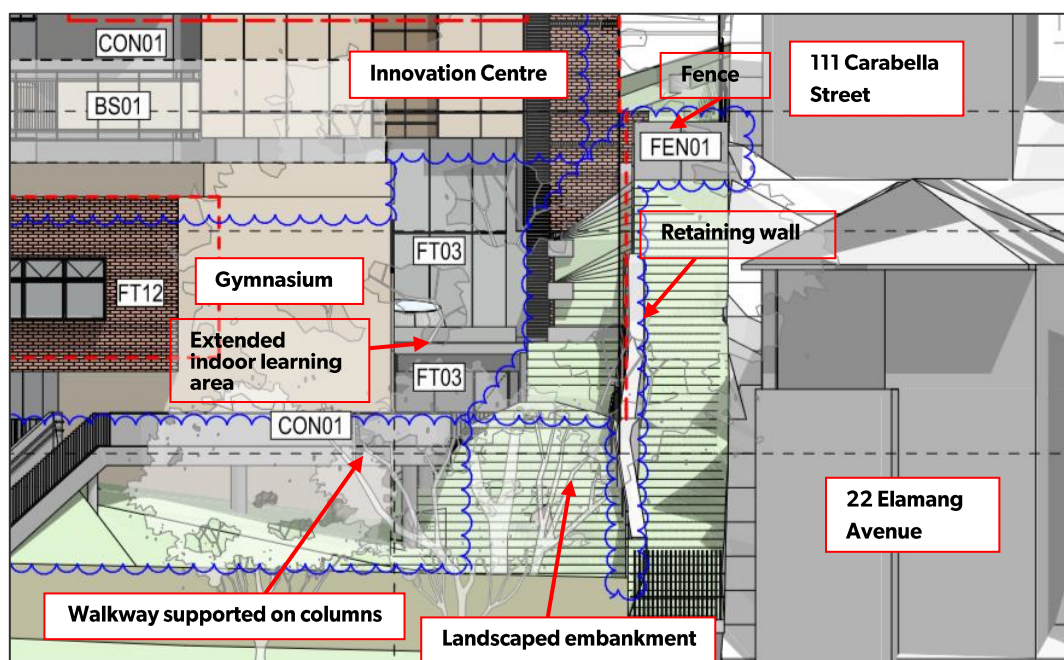


Figure 9 | Interface of the site / western boundary from Elamang Avenue (Source: Applicant's additional information)

The Department's assessment of the impacts of the design modifications are discussed below.

Bulk, scale and visual impacts

The Department has considered the amended design of the Innovation Centre and is satisfied that the proposed modifications would have negligible environmental impact on the approved masterplan of the campus or the overall approved development. The relationship of this building with the existing Marian Centre would also remain unchanged.

While being centrally located within the site, the building would be prominently visible from the Elamang Avenue streetscape and Sydney Harbour. In this regard, the reorientation or the internal reconfiguration would not change the overall bulk of the building as perceived from the public domain of Elamang Avenue or Sydney Harbour (**Figure 6**). The external appearance of the building would change due to the amended materials and finishes. However, the Department is satisfied that the modified materials / finishes complement the surrounding area and would not have a detrimental visual impact on Sydney Harbour or the Elamang Avenue streetscape (**Figure 11**).

The Department has assessed the additional visual impact of the extended lower ground floor 4 on the neighbouring residents to the west. The submitted architectural plans identify that the finished floor level of the extended indoor learning area would be at RL 14 (same as approved) and the roof would be at RL 17.3 (approximately 300mm above the approved level) as identified in **Figure 8**. However, the roof would still be at a lower level than the retaining walls on the eastern boundary of 22 Elamang Avenue as identified in **Figure 9**.

The modification application is supported by an amended View Impact Assessment report (VIA), which demonstrates that the roof of the extended section of the innovation Centre can only be partially viewed from one east facing window (W12) of the building at 22 Elamang Avenue (**Figure 10**).

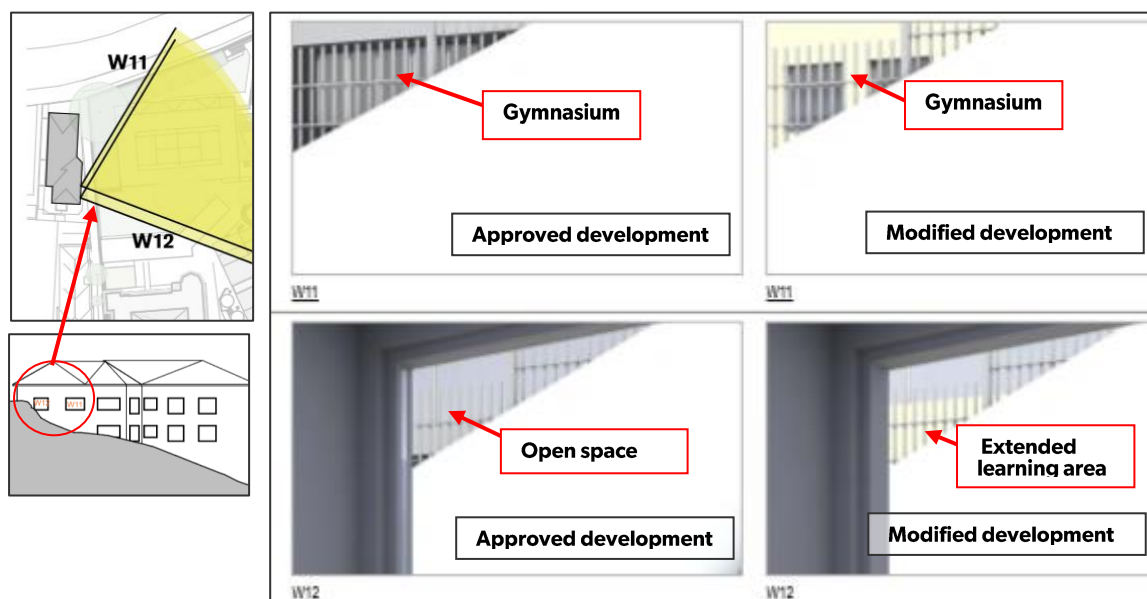


Figure 10 | Comparison of approved and modified views of the gymnasium / Innovation Centre from the two identified east facing windows at 22 Elamang Avenue (Source: Applicant's Modification report).

Based on the proposed RLs of the Innovation Centre and the above VIA, the Department is satisfied that the additional bulk due to enclosure of the open space would be perceived as a low scale single storey building from the east facing windows of 22 Elamang Avenue. As such, the two properties are well separated by a narrow (2.7m wide) vacant piece of land, which includes existing vegetation. Consequently, the increase in bulk would not have a significant detrimental impact on the neighbouring residents to the west and would be an

improvement when compared to the previously approved plant room at the interface of the two properties. The enclosure of this space would also improve the acoustic amenity of the neighbours and is supported by the Department. The rooftop landscaping would adequately mitigate any additional visual impact of the building bulk on the effected neighbours.

The Department notes the concerns raised by the objector regarding demolition of sandstone walls on the western boundary and concludes that the modified development does not propose any additional excavation works leading to exposure of subterranean levels. No additional sandstone walls are proposed to be demolished under this modification application, in addition to that approved by SSD-7919. The replacement of a minor section of the sandstone wall by a fence would have no visual impact on the property at 22 Elamang Avenue.

The impacts of the bulk earthworks were assessed as satisfactory under SSD-7919 and would not further deteriorate due to the modified works.

Heritage impacts

The Department notes that the site is a heritage item of local significance as listed in NSLEP and is located adjacent to the Careening Cove Heritage Conservation Area (HCA) to the west. The items of significance on the site comprise the chapel and the Elamang building along with the landscaped areas. The Department's assessment of the modified proposal concludes that the distance between the modified Innovation Centre and the chapel would remain the same as approved originally. Consequently, the modified proposal would have no additional impact on the curtilage of the existing heritage items of significance on the site or the adjoining properties.

The Applicant has submitted a Heritage Impact Statement addendum (HIA) which concludes that the proposed alterations to the materials and finishes of the Innovation Centre would comprise lighter tone bricks blending with the surrounding HCA as well as the heritage significant items on the site (**Figure 11**). The lighter tone also better responds to the comments from the Government Architect NSW during the assessment of SSD-7919. The proposed reinforced concrete of light cream colour would complement the existing buildings on the site.

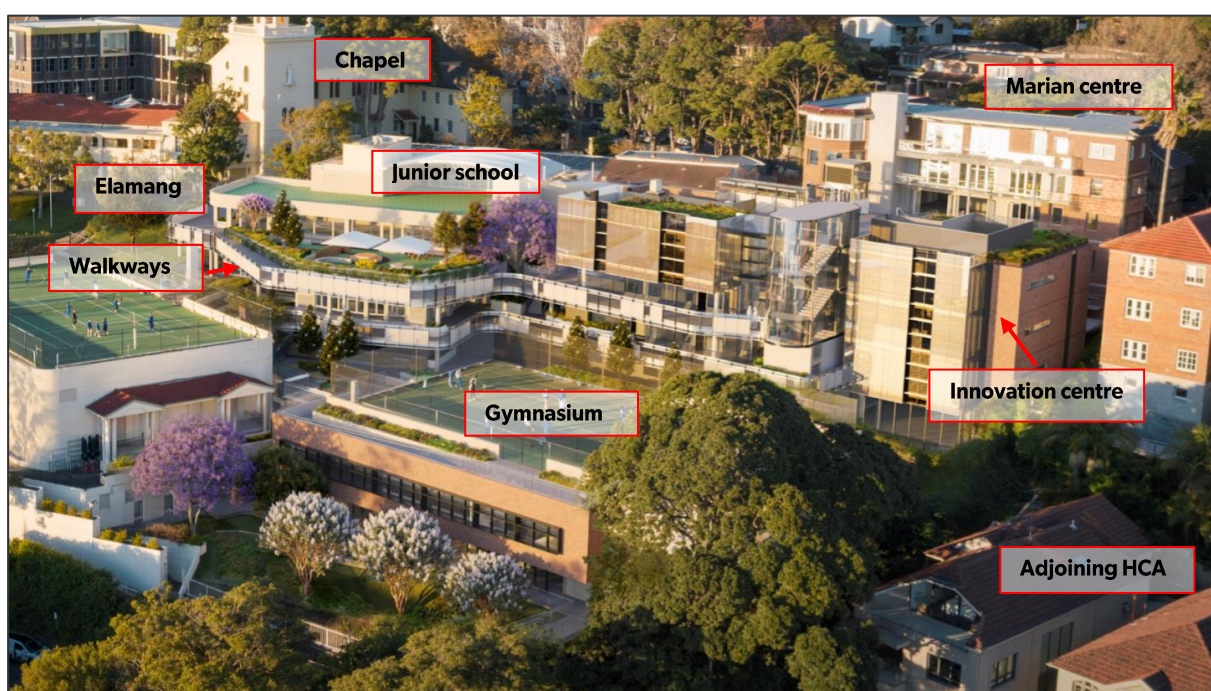


Figure 11 | Modified finishes in Stage 1 and relationship with surroundings (Source: Applicant's Modification Report)

The Department concludes that while the modified materials and finishes include a greater proportion of glazing and lighter colours when compared to the originally approved building, face brick would still be used on the elevations at the interface with the adjoining HCA to complement the established character of the area. The Department agrees with the conclusions of the Applicant's HIA and is satisfied that the proposed materials and finishes would not compromise the significance of the existing buildings on the site or the HCA.

6.1.2 Gymnasium

The proposed modification to the gymnasium relates to internal functional aspects of this building and the external materials and finishes. An additional emergency egress stair (marked K in **Figure 7**) is proposed to cater for the gymnasium and the lower ground level 4 of the Innovation Centre. The Innovation Centre would connect to this stair via the approved walkway adjoining the western façade of the gymnasium. The modified design includes a lift for accessible connection between the Centenary Hall and the gymnasium. No changes are proposed to the approved floor levels and / or connections between the gymnasium / Centenary Hall / Innovation Centre / Marian Centre. The bulk of the gymnasium extension would be marginally reduced due to the internal redesign.

The public submission to the modification application raised concerns regarding the visual impact of the approved bulk and scale of the gymnasium on the adjoining residents to the west. The submission recommended alterations to the design of gymnasium extension including a reduction in the size of the northern terrace, relocation of the proposed emergency stairs. The submitter also sought clarification regarding the visual impact of an approved external emergency walkway on the western façade of the gymnasium and indicated that the approved bicycle ramp at the Elamang Avenue frontage should be removed.

In response, the Applicant submitted amended plans reducing the size of the northern terrace and relocating of the proposed emergency stairs further east of the site. The Applicant confirmed that the approved emergency walkway adjoining the gymnasium would be supported on columns (**Figure 9**) with climbing plants to camouflage the under-croft.

The Department has assessed the proposed design modifications and is satisfied that a reduction in the bulk of the approved gymnasium and relocation of the stairs would improve the visual impact on the adjoining property at 22 Elamang Avenue. The modified building would also be compatible with the overall site masterplan and existing buildings.

The Department notes that the majority of the approved walkway would be at-grade with the landscaped embankment on the western boundary. Only the southern section of this walkway would be supported on columns due to the slope of the land. The Department considers that the proposed treatment of the under-croft area for the walkway in the southern section would reduce any adverse visual impact on the neighbours. Additionally, existing vegetation / retaining walls / fencing between this walkway and the neighbouring building would screen any residual visual impacts effectively.

The Department has assessed the modified materials and finishes of the gymnasium and considers that the proposed face brick and the lighter colour at the interface with the adjoining buildings is an improvement over the previously proposed off-form concrete surfaces. The additional glazing on the Elamang Avenue elevation would generally blend with the surrounding buildings on the site and the adjoining HCA (**Figure 11**).

The Department notes the suggestions by the objector regarding the bicycle ramp but considers that this ramp is required to provide access to the bicycle parking spaces at the Elamang Avenue frontage of the site. The ramp was approved under SSD-7919 and no changes to this are considered necessary by the Department.

6.1.3 Walkways

The outdoor terraces and walkways are proposed to be redesigned to provide a linear orientation. The modified materials include a combination of glass reinforced concrete and glass or painted steel in a light cream colour. Additionally, the planter boxes are proposed to be removed to avoid maintenance constraints and to increase student safety. During the review of the modified proposal, the Department had raised concerns regarding the modified materials in lieu of the approved sandstone from the walkways, noting that the lighter coloured sandstone is a dominant existing material on the site.

In response, the Applicant's HIA addendum advised that the lighter colour concrete would complement the existing buildings on the site and therefore no impacts are envisaged due the proposed change in materials for the balustrades of the walkways. Existing sandstone on the site would be reused in the landscaped areas.

The Department agrees with the Applicant's HIA and is satisfied that the modified colour and form of the balustrades for the outdoor walkways would identify the Innovation Centre and the walkways distinctly as a contemporary built form, while blending with the established character of the site.

During the assessment of SSD-7919, the Department accepted that the raised walkways would have a moderate level of heritage impact on the heritage significance of the Elamang. The modified form of the walkways would not increase this level of impact on the heritage item.

6.1.4 Chapel

The development proposed internal alterations to the chapel to cater for functional needs (**Figure 12**).

As stated earlier and assessed in SSD-7919, the chapel is the item of highest heritage significance within the site. The Applicant's HIA includes an assessment of the proposed modification and raises no concerns regarding the impact of the proposed alterations on the heritage significance of the building.

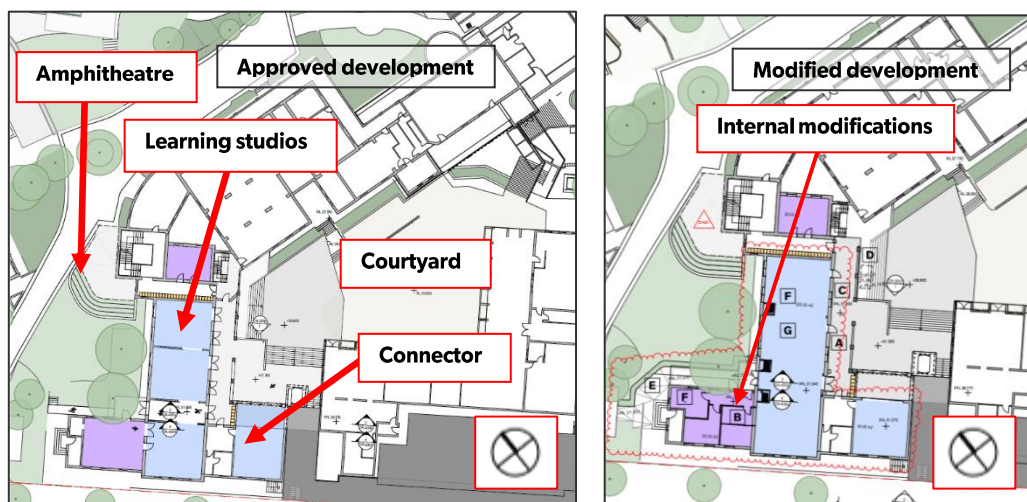


Figure 12 | Comparison of approved (left) and modified (right) chapel floor plan (Source: Applicant's Modification Report)

The Department has assessed the internal alterations which relate to windows / fit-out for air conditioning and the addition of walls to some of the functional areas. The Department is satisfied that the proposed amendments are internal and would have no additional impact on the heritage significance of the chapel.

6.1.5 Elamang Area and Centenary Hall

The proposed modification retains the existing floor levels and configuration of a core teaching area in the southern precinct. Accessible pathways between all landscaped areas surrounding the building would be

maintained as well. The Department considers that the proposed modifications would not be visible externally and would have no impact on the accessible connections within the site as originally proposed.

The proposed amendments to the basement of the Centenary Hall to include the end-of-trip facilities and storage areas are identified in **Figure 7**. The Department's assessment of these modifications concludes that they are satisfactory. The proposal would still provide for 20 bicycle spaces along the Elamang Avenue frontage with a ramp connection to the street, as required by SSD-7919. Due to the modified arrangement, the end-of-trip facilities would be closer to the bicycle spaces and is an improvement over the original approval.

6.1.6 Landscaping amendments

The modification application proposes amendments to the general landscaped areas of the site to align with the amended built forms and walkways in Stage 1. Additional soft landscaped areas are proposed to the north of the existing junior school, and existing landscaping would be maintained around the core teaching area. The orientation of the roof garden over the Innovation Centre and the landscaped terrace in front of the gymnasium are also proposed to be modified. The landscape masterplan for Stage 1 is provided below (**Figure 13**).

The objector requested additional information regarding the proposed landscaping along the western boundary of the site at its interface with 22 Elamang Avenue. The submitter also requested that soft landscaping opportunities along the Elamang Avenue frontage and specifically the north-western corner be increased to ensure retention of the existing fig tree on the site in the long term.

In response, the Applicant submitted a revised landscaped plan reducing the size of the northern terrace to the gymnasium, thereby increasing the landscaping opportunities at the north-west corner. The Applicant also confirmed that the landscaping on the western boundary, as approved, incorporates an embankment generally maintaining the natural ground levels with a fall towards the Elamang Avenue frontage. The landscaping along the western boundary is not proposed to be modified under this application.

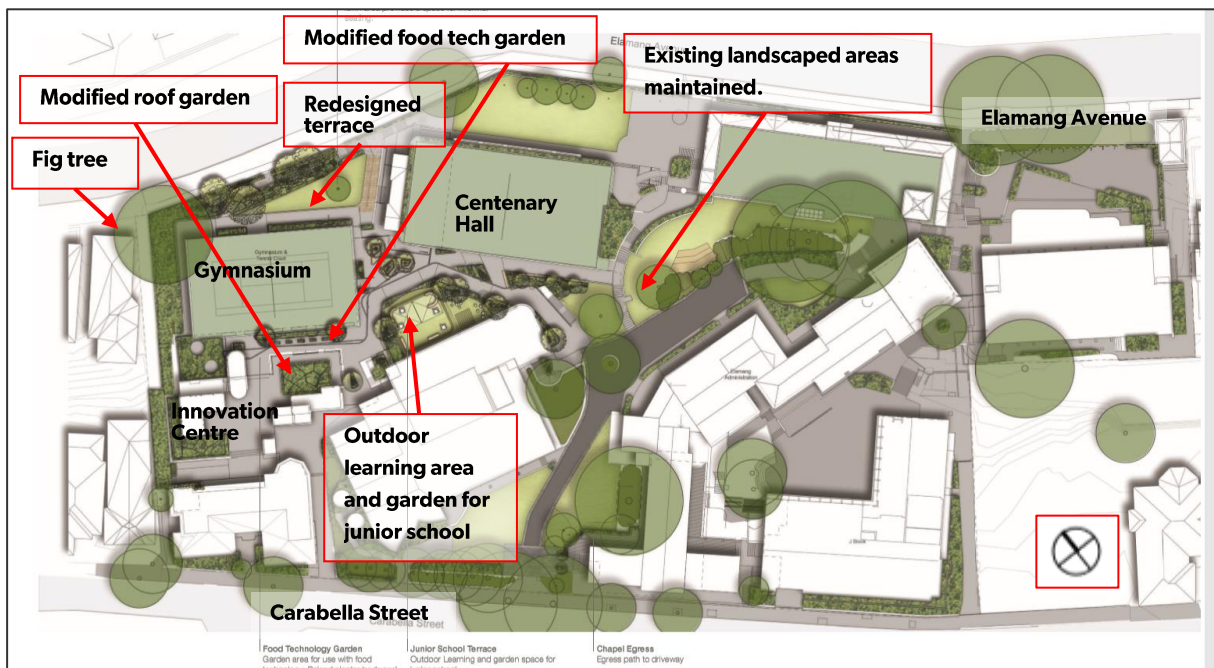


Figure 13 | Modifications to Stage 1 landscape masterplan (Source: Applicant's Modification Report)

The Department's assessment of the proposed landscape modifications concludes that the proposed amendments are minor and would not have a significant impact on the overall approved site masterplan. The

additional soft landscaped areas and reduction of the size of the northern terrace would positively contribute towards improving soft landscaping opportunities and recreational areas within the site.

6.2 Environmental and residential amenity

The proposed amendments to the gymnasium, the core teaching space, the Centenary Hall or the internal alterations to the chapel would not result in any additional environmental amenity impacts on the surrounding residential properties during operations. However, the modified design of the Innovation Centre may have the potential to increase amenity impacts on the neighbours due to view loss, visual privacy and overshadowing. The relevant matters are discussed below.

6.2.1 View loss

Innovation Centre

The site and the neighbouring residential developments to the west currently enjoy distant district views and views of the Sydney Harbour. The impacts of the approved Innovation Centre on the private views enjoyed by the neighbouring residents were assessed in detail under SSD-7919 against the four step Planning Principles established by the Land and Environment Court in the judgement for *Tenacity Consulting v Warringah [2004] NSWLEC 140 (Principles of view sharing: the impact on neighbours)*. In the assessment of view impacts due to the development, the Department considered that the occupiers of the residential flat building at 111 Carabella Street (to the west) would experience a moderate to high level of view loss due to the development. Unit 9/111 Carabella Street, at the topmost floor (facing east) was identified to be the most affected unit due to the proposed building height, plant room enclosure and the roof garden. The Department's assessment of SSD-7919 concluded that the Innovation Centre would have some negative impacts on the district views / water views and sky views available to this unit. However, on balance, the impact was assessed as reasonable by the Department at the time, considering the views to be partial and devoid of iconic landmarks.

Notwithstanding, to improve the view impacts on the occupants of 9/111 Carabella Street, the Department had recommended a condition of consent to increase the height of the roof balustrade and delete the roof garden. However, the IPC determination amended the Department's recommendations and allowed the retention of the rooftop garden for the Innovation Centre as well as maintained the originally proposed balustrade height.

The proposed modification would retain the rooftop garden and the balustrade, as recommended by the IPC. While the proposed modification does not amend the overall height or envelope of the approved Innovation Centre, it includes an additional plant enclosure at the south-eastern corner of its rooftop of this building and proposes general reorientation of the roof garden.

To assess the impacts of the proposed modifications, the amended VIA includes a comparison of the views of the existing building, the approved and modified Innovation Centre from the living room window (most impacted) of unit 9/111 Carabella Street. (**Figure 14**). The VIA concludes that the modified development would have negligible to nil additional impacts on the remaining sky views of this unit.

The Department has considered the additional analysis submitted in the Applicant's VIA. The Department is satisfied that the modifications to configuration and orientation of the Innovation Centre would not result in additional impacts on the residual views that would be available to unit 9/111 Carabella Street in the future.

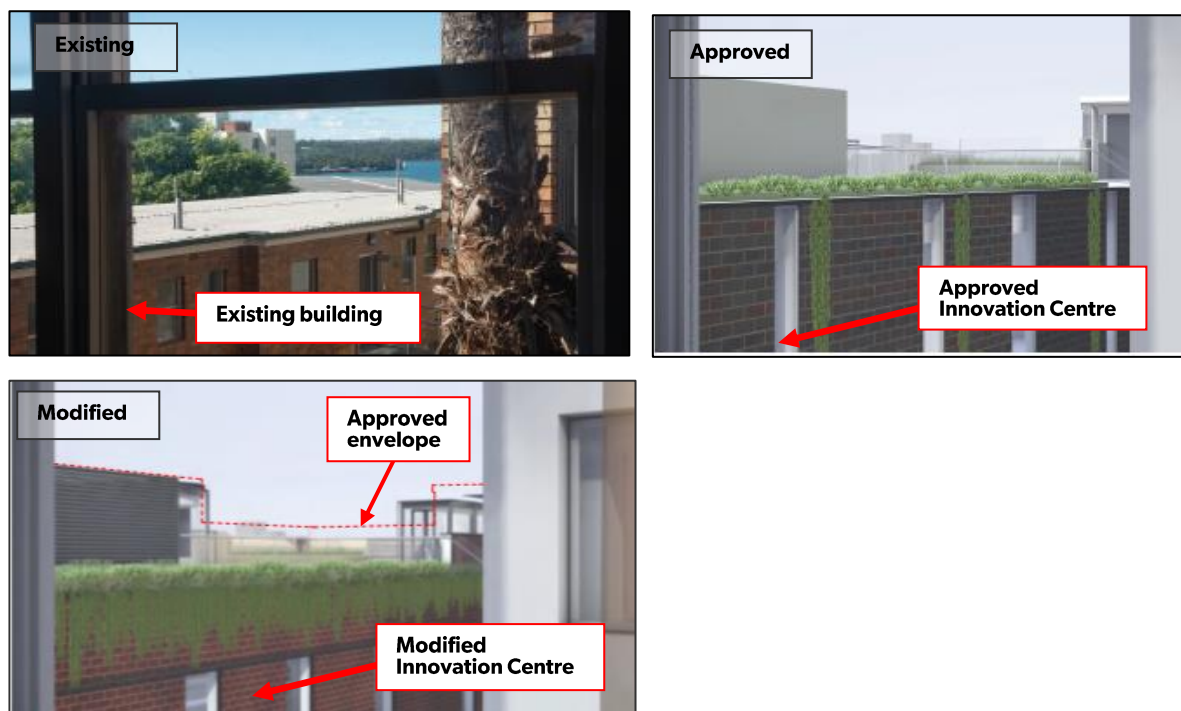


Figure 14 | Views from the living room window at 9/111 Carabella Street (Source: Applicant's Modification Report)

The amended VIA also includes a comparison of the impacts of the approved and the modified Innovation Centre on the views currently enjoyed by all of the surrounding properties assessed under SSD-7919. These include the properties at Nos. 58 and 60 Carabella Street (heritage items on the eastern side), the lower levels of 111 Carabella Street, 22 Elamang Avenue and the dwellings on the southern side of Carabella Street.

The Department has assessed the above view analyses and is satisfied that the proposed modifications to the Innovation Centre would not result in further view loss for any of the affected properties, when compared to the approved development. The additional impact on the view from one window (W12) of 22 Elamang Avenue has been discussed earlier in this report.

Gymnasium

The revised view analysis for the northern façade of 22 Elamang Avenue (facing Sydney harbour) in the VIA demonstrates that the views from the windows on this façade would improve as a result of the modified gymnasium envelope.

The Department has assessed the VIA in this regard and is satisfied that the proposed amendments to the gymnasium would have a positive impact on the future views anticipated to be enjoyed by the occupants of 22 Elamang Avenue.

6.2.2 Privacy impacts

Innovation Centre

The approved Innovation Centre mainly included store rooms / workshops / circulation areas on the western elevation, at its interface with the adjoining neighbours. The proposed modification involves reconfiguration of the internal floor layouts of the building resulting in habitable areas facing the adjoining property at 111 Carabella Street. The modified western elevation would also result in increasing the size and amending the location of the approved windows.

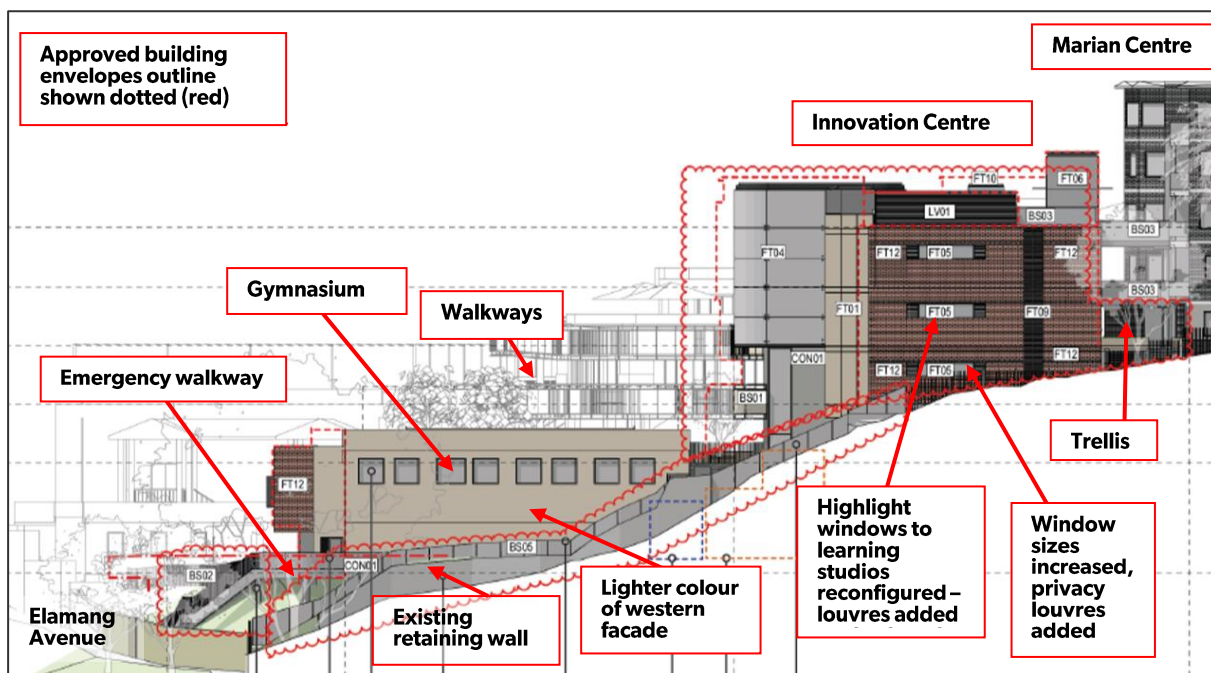


Figure 15 | Modified Stage 1 western elevation with privacy measures (Source: Applicant's Modification Report)

During the initial assessment of the modification application, the Department raised concerns regarding the adverse impacts of the habitable areas (learning studios / staff rooms) on the visual privacy of the adjoining residents. The Department also requested additional information on views to and from the modified windows.

In response, the Applicant amended the layouts of some upper level floors to include storage / workshop areas on the western elevation in lieu of the previously proposed habitable areas. The Applicant also submitted additional sight line diagrams to demonstrate that the proposed windows to the staff rooms at various floors would not directly face any of windows of residential units at 111 Carabella Street. Additionally, solid glass panels with louvres are proposed on these windows to mitigate any residual visual privacy impact on the adjoining residential development. The learning studios would include highlight windows only.

The Department has assessed the submitted sight light diagrams and considers that the windows are not likely to cause adverse privacy impacts on the adjoining residents to the west, subject to the installation of the privacy measures. As such, the staff rooms are proposed to be mechanically ventilated and therefore the windows would only be opened occasionally. Thus, the Department recommended no additional conditions on this regard.

The modification also involves extension of a ground level circulation area between the Marian Centre and Innovation Centre, to the western boundary (identified in **Figure 5**). This area was inaccessible by students under the approved development. A trellis with planters is proposed at the western edge of this circulation area to retain the visual privacy of the adjoining residents to the west (**Figure 15**). The Department has assessed the submitted sight line diagrams between 111 Carabella Street and this circulation area. Based on the detailed sight line diagrams, the Department is satisfied that the circulation area would be appropriately screened by the proposed trellis and have negligible impact on the visual privacy of the adjoining residents.

Gymnasium

The modification application initially involved no changes to the northern terrace adjoining the gymnasium and only proposed an additional emergency stairs to Elamang Avenue at the lower ground level 4.

The public submission to the modification application raised concerns regarding the impacts of the use of the approved emergency walkway on the western side of the gymnasium and the terrace to the north of the gymnasium, on the privacy of the residents at 22 Elamang Avenue.

To address the concerns of the submitter, the Applicant submitted amended plans reducing the size of the northern terrace and relocating the proposed emergency stairs further east. The Applicant also confirmed that the emergency walkway would only be used occasionally as a fire exit. Notwithstanding, the Applicant proposes solid balustrades to this walkway to maintain privacy of the neighbours. An open palisade balustrade is proposed only on the northern façade of this walk and landscaped terrace.

The Department considers that the redesigned landscaped terrace and the solid balustrade to the walkway would improve the visual amenity of the neighbouring residents to the west. Additionally, the walkway would be used occasionally for emergency purposes. Consequently, the Department raises no concerns regarding its impact on the visual privacy of the immediate neighbours to the west.

6.2.3 Overshadowing impacts of amended Innovation Centre

The modification application is supported by amended hourly shadow diagrams (between 9am and 3pm) for the winter solstice. The diagrams identify that the proposed modifications to the Innovation Centre would result in some changes to the extent of shadows cast by the development, with some parts of the site experiencing more overshadowing and other areas experiencing less. The Department notes that some of the internal open spaces within the school would experience additional overshadowing. However, these areas are not utilised as active learning or recreational areas. Consequently, the Department's assessment concludes that overall, the modification to the building orientation would generally result in an improved overshadowing outcome within the site as well as on 111 Carabella Street.

During the assessment of SSD-7919, the Applicant demonstrated that the proposed building bulk of the Innovation Centre would not unreasonably overshadow the existing learning areas of the Marian Centre. The Department's assessment of additional elevational shadow diagrams supporting the modification application concludes that, on balance, the modified design of the Innovation Centre would not deteriorate the approved overshadowing impacts on the existing buildings within the site or the adjoining developments.

6.3 Traffic Impacts

At the time of assessment of SSD-7919, several public submissions and Council identified that the existing drop-off / pick-up zone on Carabella Street has significant amenity impacts on the surrounding residents due to additional traffic on surrounding streets, illegal parking etc. To address these impacts, a condition of consent required the Applicant to prepare an OTAMP, in consultation with Council. The OTAMP was required to be lodged with the Department for approval, within 6 months of the development consent being granted (approximately March 2019).

The Applicant has advised that due to delays in on-going consultation with Council, the OTAMP has not been finalised or submitted to the Department for approval. Therefore, the Applicant has requested that the timeframe for the lodgement of the OTAMP be extended by an additional three months from the date of determination of this modification application.

The Department notes the Applicant's request and considers that the submission of the OTAMP is required to manage the ongoing operation of the school, rather than address the impacts of the approved or the modified development. Therefore, an extension to the timeframe would not further deteriorate the ongoing impact of the drop-off / pick-up zone. As such the Applicant has provided evidence to demonstrate consultation with Council in accordance with the condition of the consent. Consequently, the Department agrees to the request for

extension to the timeframe of submission of the OTAMP. The condition of consent is recommended to be modified as per the Applicant's request.

6.4 Other Issues

Table 4 | Summary of other issues

| Issue | Findings | Department's findings and recommended conditions |
|--|--|--|
| Noise Impacts | <ul style="list-style-type: none"> The modification application is supported by an addendum Acoustic Statement which recommends that a number of staff room areas and learning studios should be mechanically ventilated to comply with the established noise criteria for the site and maintain the amenity of the neighbouring properties to the west. The Applicant proposes to enclose the approved outdoor learning areas within / adjoining the Innovation Centre to comply with the noise criteria on the site established as part of the original approved development and the conditions of consent of SSD-7919, regarding acoustic performance of the learning areas. An outdoor area approved at the lower ground level would also be enclosed as a learning studio for movements and weights. The public submission to the modification application indicates that the enclosure of the outdoor areas would not be beneficial to the students in the future. | <ul style="list-style-type: none"> The Department notes that the conditions of consent for SSD-7919 required all learning areas of the Innovation Centre, outdoor play areas and plant rooms to comply with the established noise criteria as recommended by the Applicant's Acoustic Report. The proposed enclosure of the spaces would result in compliance with the conditions of consent, while allowing for some intensified activities within the learning areas and movement studios. The SSD-7919 conditions regarding construction and vibration measures would apply to the modified development. The Department supports the additional enclosures and does not recommend additional conditions with regard to construction or operational noise relating to the modified proposal. |
| Ecologically Sustainable Development (ESD) | <ul style="list-style-type: none"> SSD-7919 identified ESD initiatives which targeted a Five Star (Australian Best Practice) Green Star Design rating. This was reinforced by recommended conditions of consent of the original application. The proposed modifications would result in enclosure of the outdoor learning areas of the Innovation Centre at multiple levels. Consequently, the previously proposed metal screen which allowed for natural ventilation cannot be used. The modification application | <ul style="list-style-type: none"> The Department has considered the proposed modifications and notes that the provision of mechanical ventilation would marginally compromise the sustainability outcomes of the project as originally approved. The Department also considers that the enclosure of the open space at the lower ground level would not improve the original |

is supported by an addendum ESD report which states that the proposed modifications would not alter the targeted building performance or ESD objective in the original application SSD-7919.

- The Applicant advises that to achieve the ESD targets, the modified proposal adopts a mixed mode ventilation strategy that would provide outdoor air directly to the learning areas.
- The mixed mode strategy is also used for staff rooms that are required to be mechanically ventilated to comply with acoustic requirements. The weights area at the lower ground level would be mechanically ventilated but receive natural light via the skylights.
- The revised strategy would allow for better control the use of outdoor air to maintain comfort within the space and effectively manage the acoustic requirements of the project.
- The public submission recommended that opportunities for light-wells along the western boundary should be considered for natural light penetration to the lower ground levels.

outcome which allowed more natural light and ventilation to the studios. However, the use of the formerly approved outdoor area would have compromised the acoustic amenity of the neighbours. Thus, on balance, the enclosure of the area and mechanical ventilation is supported.

- The additional information submitted by the Applicant demonstrates that light wells between the building and the western boundary cannot be introduced as the natural ground level along the boundary is maintained.
- Conditions of consent for SSD-7919 required that the Applicant provides details of the ESD measures in the final design of the proposal. This condition is proposed to be amended to ensure that the final ESD initiatives are consistent with the addendum ESD report.

| | | |
|---|--|--|
| Construction and operational traffic | <ul style="list-style-type: none"> • The Applicant advises that no changes are proposed to the construction or operational traffic as part of the modification application. | <ul style="list-style-type: none"> • The proposed modifications would not result in intensification of the approved use. Consequently, the Department anticipates no additional traffic impacts due to the modifications. |
| Stormwater | <ul style="list-style-type: none"> • The modifications would result in minor changes to the stormwater management plans. | <ul style="list-style-type: none"> • The Department has assessed the modified stormwater plans as satisfactory. |



7. *Evaluation*

The Department has reviewed the Applicant's Modification Report, the additional information and assessed the merits of the proposal. Issues raised in the public submission have been considered and all environmental issues associated with the proposal have been thoroughly addressed.

The Department is satisfied that environmental issues associated with the proposed modification have been thoroughly addressed. The proposed Concept Proposal is not substantially modified due to the reconfigured building envelopes.

The Department concludes that the impacts of the proposed modification are acceptable. Consequently, the Department considers the development is in the public interest and the modification application should be approved, subject to the recommended amendments to the approved list of plans.

The approved Stage 1 works would not significantly change due to the proposed modification to the building envelope of the Innovation Centre, internal reconfiguration of the gymnasium with minor external alterations, and the alterations to the chapel, walkways and associated landscaped areas. The proposed modification includes satisfactory measures to retain and improve the environmental amenity of the residents in the surrounding area. These includes considerations regarding loss of private views, impacts on visual and acoustic privacy of the adjoining neighbours, especially to the west of the site.

The amendment to the condition regarding the OTAMP would provide the Applicant to consult with Council appropriately and ensure an improved management regime for the pick-up / drop-off zone in the long term.

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



8. Recommendation

It is recommended that the Executive Director, 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-7919-Mod-1 falls within the scope of section 4.55(1A) of the EP&A Act.
- **forms the opinion** under section 7.17(c) of the *Biodiversity Conservation Act 2016* that a biodiversity development assessment report is not required to be submitted with 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 grant approval to the application.
- **modify** the consent SSD-7919.
- **signs** the attached approval of the modification (**Attachment B**).

prepared by

Aditi Coomar

Principal Planner

Social and Infrastructure Assessments

Recommended by:

Andrew Beattie

Team Leader

Social and Infrastructure Assessments

Recommended by:

Karen Harragon

Director

Social and Infrastructure Assessment



9. Determination

The recommendation is **Adopted** / Not Adopted by:

David Gainsford

Executive Director

Infrastructure Assessments

25/9/19.



Appendices

Appendix A – List of Documents

1. Modification Report

<https://www.planningportal.nsw.gov.au/major-projects/project/15861>.

2. Additional Information

<https://www.planningportal.nsw.gov.au/major-projects/project/15861>.

Appendix B – Instrument of Approval of Modification