

Modification of Development Consent

Section 4.55 1A of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



David Gainsford
Executive Director
Infrastructure Assessments

Sydney 25th September 2019

SCHEDULE 1

Development consent: **SSD-7919** granted by the Independent Planning Commission on 2 October 2018

For the following: Redevelopment of Loreto Kirribilli School, involving:
Concept development application for the staged redevelopment of Loreto Kirribilli School comprising:

- 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; and
 - remediation works.
- Stage 1 of the development comprising:
 - demolition of B-Block, sections of the chapel and the sections of buildings in the eastern precinct;
 - excavation up to 13 metres (m);
 - construction of a seven-storey learning hub including four-levels of basement and a roof-terrace;
 - extension to the existing gymnasium;
 - 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; and
 - enrolment of 30 additional students and two additional staff members.

- Applicant:** Loreto Kirribilli
- Consent Authority:** Minister for Planning
- The Land:** 85 Carabella Street, Kirribilli (Lot 200 DP 1166282)
- Modification:** **SSD-7919-Mod-1:** Amendments to the approved development as follows:
- Stage 1 works
 - Internal and external alterations to the design of the approved learning hub (referred to as the Innovation Centre) including:
 - reorientation of the building;
 - reconfiguration of internal floors;
 - corresponding amendments to external facades;
 - amendments to the external materials and finishes;
 - enclosure of north facing outdoor learning areas;
 - extension of an indoor learning area by enclosing the open space on lower ground level 4;
 - relocation of the plant room on the western boundary to the roof top;
 - addition of a low-height plant enclosure on the south-eastern side of the roof; and
 - amendments to the design of the rooftop garden.
 - External alterations to the approved outdoor terraces and walkways including the form, materials and finishes, and removal of planter boxes;
 - External and internal modifications to the design of the approved gymnasium alterations including:
 - amendments to the landscaped terrace on the northern façade and addition of an emergency stair access;
 - internal reconfiguration, addition of a lift and amendments to accessible connections; and
 - modifications to the materials and finishes.
 - Addition of end-of-trip-facilities and storage areas on the lower ground level of the Centenary Hall with accessible connection between the building, the gymnasium and the Innovation Centre;
 - Modifications to the approved internal alterations to the existing chapel;
 - Retention of the existing “core teaching space” within the Elamang learning area;
 - Amendments to the design of the approved landscaped areas within the northern, southern and western precincts aligning with the proposed modifications to the built form and retention of some of the existing landscaped areas; and
 - Extension of time to submit an Operational Transport and Access Management Plan.
 - Concept Proposal
 - Modifications to approved building envelopes (southern, western and northern precincts) and landscape masterplan to be consistent with the proposed amendments to the Stage 1 works; and
 - Minor refurbishment of a landscape path in Stage 2.

SCHEDULE 2

The consent (SSD 7919) is modified as follows:

- a) Schedule 2 (Condition of consent for Concept Development Application) Part A (Administrative conditions) is amended by the insertion of the **bold and underlined** words / numbers and deletion of the struckout words/numbers as follows:

Terms of Consent

A2. The development may only be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with all written directions of the Planning Secretary;
- (c) in accordance with the EIS as amended by the RtS ~~and~~ Supplementary RtS Information and **SSD-7919-Mod-1**; and
- (d) in accordance with the approved plans in the table below:

Architectural Drawings prepared by FJMT			
Dwg No.	Rev.	Name of Plan	Date
MP-1000	4 <u>6</u>	Cover Sheet	9/01/2018 <u>12/09/2019</u>
MP-1001	2	Location Plan – Existing	21/07/2017
MP-1002	2	Site Plan – Existing	21/07/2017
MP-1003	2	Site Analysis	21/07/2017
MP-1004	2	Site Plan – Precincts	21/07/2017
MP-1101	2 <u>4</u>	Site Plan - Proposed Envelopes Stage 1.1	21/07/2017 <u>12/09/2019</u>
MP-1102	2 <u>4</u>	Site Plan - Proposed Envelopes Stage 1.2	21/07/2017 <u>12/09/2019</u>
MP-1103	3 <u>5</u>	Site Plan - Proposed Envelopes Stage 2	9/01/2018 <u>12/09/2019</u>
MP-1104	3 <u>5</u>	Site Plan - Proposed Envelopes Stage 2 <u>3</u>	9/01/2018 <u>12/09/2019</u>
MP-1105	2	Western Precinct Development Site	21/07/2017
MP-1106	2 <u>4</u>	Western Precinct Envelope	21/07/2017 <u>12/09/2019</u>
MP-1107	2	Northern Precinct Development Site	21/07/2017
MP-1108	2	Northern Precinct Envelope	21/07/2017
MP-1109	3	Eastern Precinct Development Site	9/01/2018
MP-1110	3	Eastern Precinct Envelope	9/01/2018
MP-1111	2	Southern Precinct Development Site	21/07/2017
MP-1112	2 <u>3</u>	Southern Precinct Envelope 1	21/07/2017 <u>15/07/2019</u>
MP-1113	2	Southern Precinct Envelope 2	21/07/2017
MP-2001	2 <u>4</u>	Masterplan Proposed Plan - LG4 LG3	21/07/2017 <u>12/09/2019</u>
MP-2002	2 <u>4</u>	Masterplan Proposed Plan - LG2 LG1	21/07/2017 <u>12/09/2019</u>
MP-2003	3 <u>5</u>	Masterplan Proposed Plan - G L1	9/01/2018 <u>12/09/2019</u>
MP-2004	3 <u>5</u>	Masterplan Proposed Plan - L2 L3	9/01/2018 <u>12/09/2019</u>
MP-2005	2 <u>4</u>	Masterplan Proposed Plan - L4 L5	21/07/2017 <u>12/09/2019</u>
MP-3001	3 <u>5</u>	Elevation - Elamang Avenue	9/01/2018 <u>12/09/2019</u>
MP-3002	2 <u>3</u>	Elevation - Carabella Street	21/07/2017 <u>15/07/2019</u>
MP-4001	3	Sections - Eastern and Southern precincts	9/01/2018
MP-4002	2	Sections - Northern and Southern precincts	21/07/2017
MP-4003	2 <u>4</u>	Sections - Western precincts	21/07/2017 <u>12/09/2019</u>
MP-5001	3	Shadow Diagrams – Existing	25/07/2017
MP-5002	3	Shadow Diagrams – Existing	25/07/2017
MP-5003	3	Shadow Diagrams – Existing	25/07/2017

MP-5004	3	Shadow Diagrams – Existing	25/07/2017
MP-5005	3	Shadow Diagrams – Existing	25/07/2017
MP-5006	3	Shadow Diagrams – Existing	25/07/2017
MP-5007	3	Shadow Diagrams – Existing	25/07/2017
MP-5008	3	Shadow Diagrams – Existing	25/07/2017
MP-5009	3 <u>4</u>	Shadow Diagrams - Concept Proposal	25/07/2017 <u>15/07/2019</u>
MP-5010	3 <u>4</u>	Shadow Diagrams - Concept Proposal	25/07/2017 <u>15/07/2019</u>
MP-5011	3 <u>4</u>	Shadow Diagrams - Concept Proposal	25/07/2017 <u>15/07/2019</u>
MP-5012	3 <u>4</u>	Shadow Diagrams - Concept Proposal	25/07/2017 <u>15/07/2019</u>
MP-5013	3 <u>4</u>	Shadow Diagrams - Concept Proposal	25/07/2017 <u>15/07/2019</u>
MP-5014	3 <u>4</u>	Shadow Diagrams - Concept Proposal	25/07/2017 <u>15/07/2019</u>
MP-5015	3 <u>4</u>	Shadow Diagrams - Concept Proposal	25/07/2017 <u>15/07/2019</u>
MP-5016	3 <u>4</u>	Shadow Diagrams - Concept Proposal	25/07/2017 <u>15/07/2019</u>
Landscape Drawings prepared by <i>Site Image, Landscape Architects</i>			
Dwg No.	Rev.	Name of Plan	Date
003	D <u>F</u>	Tree Masterplan	24/02/2018 <u>10/09/2019</u>
005	D <u>F</u>	Landscape Masterplan	24/02/2018 <u>10/09/2019</u>
Stormwater Plans (16652)-(182476) prepared by <i>Henry and Hymas Northrop</i>			
DA_C000	03	Cover Sheet, Drawing Schedule and Locality Sketch	17/07/2017
DA_C050	02	Demolition Plan	17/07/2017
DA_C250	03	Stormwater Pre – Catchment Plan	17/07/2017
DA_C251	03	Stormwater Post – Catchment Plan	17/07/2017
<u>C10.01</u>	<u>01</u>	<u>Masterplan Cover Sheet, Drawing Schedule and Locality Plan</u>	<u>19/07/2019</u>
<u>C11.01</u>	<u>01</u>	<u>Masterplan Site Imperviousness Existing</u>	<u>19/07/2019</u>
<u>C12.01</u>	<u>01</u>	<u>Masterplan Site Imperviousness Proposed</u>	<u>19/07/2019</u>

- b) Schedule 3 (Condition of consent for Stage 1 works) Part A (Administrative conditions) is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

Terms of Consent

- A2. The development may only be carried out:
- in compliance with the conditions of this consent;
 - in accordance with all written directions of the Planning Secretary;
 - in accordance with the EIS as amended by the RtS ~~and~~ Supplementary RtS Information and **SSD-7919-Mod-1**; and
 - in accordance with the approved plans in the table below:

Architectural Drawings prepared by FJMT			
Dwg No.	Rev	Name of Plan	Date
DA-1001	3 4	Cover Sheet	25/07/2017 15/07/2019
DA-1002	2	Site Plan - Precincts	21/07/2017
DA-1003	2 3	Site Plan - Proposed Stage 1 Works	24/07/2017 15/07/2019
DA-1004	2 3	Site Plan - Western Precinct	24/07/2017 15/07/2019
DA-1005	2 3	Site Plan - Northern Precinct	24/07/2017 15/07/2019
DA-1006	2 3	Site Plan - Eastern Precinct	24/07/2017 15/07/2019
DA-1007	2 3	Site Plan - Southern Precinct	24/07/2017 15/07/2019
DA-2001	2 3	Masterplan Demolition Plan - LG4 LG3	24/07/2017 15/07/2019
DA-2002	2 3	Masterplan Demolition Plan - LG2 LG1	24/07/2017 15/07/2019
DA-2003	2 3	Masterplan Demolition Plan - G L1	24/07/2017 15/07/2019
DA-2004	2 3	Masterplan Demolition Plan - L2 L3	24/07/2017 15/07/2019
DA-2005	2 3	Masterplan Demolition Plan - L4 L5	24/07/2017 15/07/2019
DA-2101	2 3	Masterplan Proposed Plan - LG4 LG3	24/07/2017 15/07/2019
DA-2102	2 3	Masterplan Proposed Plan - LG2 LG1	24/07/2017 15/07/2019
DA-2103	2 3	Masterplan Proposed Plan - G L1	24/07/2017 15/07/2019
DA-2104	2 3	Masterplan Proposed Plan - L2 L3	24/07/2017 15/07/2019
DA-2105	2 3	Masterplan Proposed Plan - L4 L5	24/07/2017 15/07/2019
DA-2201	2 2	Western Precinct Learning Hub - Lower Ground 4	24/07/2017 27/08/2019
DA-2202	2 3	Western Precinct Learning Hub - Lower Ground 3	24/07/2017 15/07/2019
DA-2203	2 3	Western Precinct Learning Hub - Lower Ground 2	24/07/2017 15/07/2019
DA-2204	2 3	Western Precinct Learning Hub – Lower Ground 1	24/07/2017 15/07/2019
DA-2205	2 3	Western Precinct Learning Hub - Ground Level 1	24/07/2017 15/07/2019
DA-2206	2 3	Western Precinct Learning Hub - Level 1	24/07/2017 15/07/2019
DA-2207	3 4	Western Precinct Learning Hub - Roof-Outdoor Terrace	16/03/2018 15/07/2019
DA-2301	2	Northern Precinct - Lower Ground 4	21/07/2017
DA-2302	2	Northern Precinct - Lower Ground 3	21/07/2017
DA-2303	2	Northern Precinct - Lower Ground 2	21/07/2017
DA-2304	2	Northern Precinct - Lower Ground 1	21/07/2017
DA-2305	2	Northern Precinct - Ground Level	21/07/2017
DA-2306	2	Northern Precinct - Level 1 (Roof)	21/07/2017
DA-2401	2	Eastern Precinct - Lower Ground 2 – Stage 1	21/07/2017
DA-2501	2 3	Southern Precinct - Lower Ground 1	24/07/2017 18/07/2019

DA-2502	2	Southern Precinct - Ground level	21/07/2017
DA-2503	2 <u>3</u>	Southern Precinct - Level 1	24/07/2017 <u>15/07/2019</u>
DA-2504	2	Southern Precinct - Level 2	21/07/2017
DA-2505	2	Southern Precinct - Level 3	21/07/2017
DA-2506	2	Southern Precinct - Level 4	21/07/2017
DA-2507	2	Southern Precinct Roof	21/07/2017
DA-3001	2 <u>3</u>	Elevations - Site	24/07/2017 <u>15/07/2019</u>
DA-3002	2 <u>2</u>	Elevations 1 - Western Precinct Learning Hub	24/07/2017 <u>27/08/2019</u>
DA-3003	2 <u>2</u>	Elevations 2 - Western Precinct Learning Hub	24/07/2017 <u>27/08/2019</u>
DA-3004	2	Elevations - Northern Precinct Connector	21/07/2017
DA-3005	2	Elevations - Southern Precinct Connector	21/07/2017
DA-4001	2 <u>3</u>	Sections 1 - Western Precinct Learning Hub	24/07/2017 <u>15/07/2019</u>
DA-4002	2 <u>3</u>	Sections 2 - Western Precinct Learning Hub	24/07/2017 <u>15/07/2019</u>
DA-4003	2	Sections - Western and Eastern Precinct connector	21/07/2017
DA-4004	2	Sections - Southern Precinct Connector	21/07/2017
DA-5001	3 <u>4</u>	Stage 1 - Shadow Diagrams 21 June 9am-12pm	25/07/2017 <u>15/07/2019</u>
DA-5002	3 <u>4</u>	Stage 1 - Shadow Diagrams 21 June 1pm-3pm	25/07/2017 <u>15/07/2019</u>
DA-5003	3 <u>4</u>	Stage 1 - Shadow Diagrams 21 Dec 9am-12pm	25/07/2017 <u>15/07/2019</u>
DA-5004	3 <u>4</u>	Stage 1 - Shadow Diagrams 21 Dec 1pm-3pm	25/07/2017 <u>15/07/2019</u>
DA-5005	3 <u>4</u>	Stage 1 - Shadow Diagrams 21 March 9am-12pm	25/07/2017 <u>15/07/2019</u>
DA-5006	3 <u>4</u>	Stage 1 - Shadow Diagrams 21 March 1pm- 3pm	25/07/2017 <u>15/07/2019</u>
DA-5007	3 <u>4</u>	Stage 1 - Shadow Diagrams 23 Sept 9am-12pm	25/07/2017 <u>15/07/2019</u>
DA-5008	3 <u>4</u>	Stage 1 - Shadow Diagrams 23 Sept 1pm-3pm	25/07/2017 <u>15/07/2019</u>
DA-5009	3	411 Carabella Street Façade Shadow Studies	25/07/2017
Landscape Drawings prepared by <i>Site Image, Landscape Architects</i>			
Dwg No.	Rev	Name of Plan	Date
003	D <u>F</u>	Tree Masterplan	24/02/2018 <u>10/09/2019</u>
004	D <u>F</u>	Landscape Stage 1	24/02/2018 <u>10/09/2019</u>
006	D <u>F</u>	Learning Hub	24/02/2018 <u>10/09/2019</u>
007	D	Southern Connector	21/02/2018
008 <u>007</u>	D <u>F</u>	Materials Palette	24/02/2018 <u>10/09/2019</u>
008 <u>008</u>	D <u>F</u>	Planting Palette	24/02/2018 <u>10/09/2019</u>
LH-000	E	Landscape Coversheet	25/01/2018
LH-101	F	Landscape Lower Ground 4	25/01/2018
LH-102	E	Landscape Lower Ground 2	25/01/2018
LH-103	E	Landscape Lower Ground 1	25/01/2018
LH-104	E	Landscape Ground Level	25/01/2018
LH-105	F	Landscape Plan Level 1 and Rooftop	25/01/2018
LH-106	E	Landscape Plan Northern Connector	25/01/2018
LH-107	E	Landscape Plan Eastern Ramp Connector	25/01/2018
LH-108	A	Landscape Plan Southern Connector	25/01/2018
LH-501	E	Landscape Details	25/01/2018
LH-601	E	Landscape Sections	25/01/2018

<u>S4.55-000</u>	<u>B</u>	<u>Landscape Coversheet</u>	<u>28/06/2019</u>
<u>S4.55-101</u>	<u>D</u>	<u>Landscape Lower Ground Level 4</u>	<u>27/08/2019</u>
<u>S4.55-108</u>	<u>C</u>	<u>Landscape Plan Southern Connector</u>	<u>12/07/2019</u>
<u>S4.55-111</u>	<u>C</u>	<u>Landscape Lower Ground Level 3</u>	<u>12/07/2019</u>
<u>S4.55-121</u>	<u>C</u>	<u>Landscape Lower Ground Level 2</u>	<u>12/07/2019</u>
<u>S4.55-131</u>	<u>C</u>	<u>Landscape Lower Ground Level 1</u>	<u>12/07/2019</u>
<u>S4.55-132</u>	<u>C</u>	<u>Landscape Lower Ground Level 1</u>	<u>12/07/2019</u>
<u>S4.55-141</u>	<u>C</u>	<u>Landscape Ground Level</u>	<u>12/07/2019</u>
<u>S4.55-142</u>	<u>C</u>	<u>Landscape Ground Level</u>	<u>12/07/2019</u>
<u>S4.55-151</u>	<u>C</u>	<u>Landscape Plan Level 1</u>	<u>12/07/2019</u>
<u>S4.55-161</u>	<u>C</u>	<u>Landscape Plan Rooftop</u>	<u>12/07/2019</u>
<u>S4.55-501</u>	<u>B</u>	<u>Landscape Softscape details</u>	<u>26/06/2019</u>
<u>S4.55-601</u>	<u>B</u>	<u>Landscape Sections</u>	<u>26/06/2019</u>
Stormwater Plans (16652) (182476) prepared by <i>Henry and Hymas Northrop</i>			
DA_C000	03	Landscape Details	17/07/2017
DA_C100	03	Landscape Sections	17/07/2017
DA_C104	03	Stormwater Concept Plan Stage B, Western Precinct	17/07/2017
DA_C102	03	Stormwater Concept Plan Stage B	17/07/2017
DA_C200	03	Post-Catchment Plan	17/07/2017
DA_SE04	03	Sediment Erosion Control Plan Sheet 1 of 3	17/07/2017
DA_SE02	03	Sediment Erosion Control Plan Sheet 2 of 3	17/07/2017
DA_SE03	03	Sediment Erosion Control Plan Sheet 3 of 3	17/07/2017
<u>C01.01</u>	<u>4</u>	<u>Cover Sheet, Drawing Schedule, Locality Plan</u>	<u>19/07/2019</u>
<u>C01.11</u>	<u>3</u>	<u>Specification Notes</u>	<u>19/07/2019</u>
<u>C02.01</u>	<u>3</u>	<u>Concept Sediment and Erosion Control Plan</u>	<u>19/07/2019</u>
<u>C02.11</u>	<u>3</u>	<u>Sediment and Soil Erosion Control Details</u>	<u>19/07/2019</u>
<u>C05.01</u>	<u>2</u>	<u>Stormwater Drainage Plan</u>	<u>19/07/2019</u>
<u>C05.11</u>	<u>3</u>	<u>Stormwater Longitudinal Sections - Sheet 01</u>	<u>19/07/2019</u>
<u>C05.12</u>	<u>3</u>	<u>Stormwater Longitudinal Sections - Sheet 02</u>	<u>19/07/2019</u>
<u>C05.13</u>	<u>3</u>	<u>Stormwater Longitudinal Sections - Sheet 03</u>	<u>19/07/2019</u>
<u>C05.91</u>	<u>3</u>	<u>Stormwater Calculations Sheet - Minor</u>	<u>19/07/2019</u>
<u>C05.92</u>	<u>3</u>	<u>Stormwater Calculations Sheet - Major</u>	<u>19/07/2019</u>
<u>C06.01</u>	<u>4</u>	<u>Catchment Plan</u>	<u>19/07/2019</u>
<u>C07.01</u>	<u>4</u>	<u>Site Imperviousness</u>	<u>19/07/2019</u>
<u>C09.10</u>	<u>3</u>	<u>Details</u>	<u>19/07/2019</u>

Operational Transport and Access Management Plan (OTAMP)

A20. The OTAMP must be submitted to the satisfaction of the Planning Secretary for approval within ~~six (6)~~ **three (3)** months of approval of this development consent **application SSD-7919-Mod-1**.

c) Schedule 3 (Condition of consent for Stage 1 works) Part B (Prior to the issue of a construction certificate) is amended by the insertion of the bold and underlined words as follows:

Ecologically Sustainable Development

B8. The chosen Ecologically Sustainable Development (ESD) measures must be incorporated into the final design, as identified in the *Sustainability Masterplan Report* prepared by *Norman Disney and Young* dated 28 July 2017 and the alternate measures proposed in the **S 4.55 Letter of Support (SY182476-SL-01-4) prepared by Northrop dated 05/08/2019**. Details demonstrating compliance with this condition must be submitted to the satisfaction of the Principal Certifying Authority.

**End of modification
(SSD-7919-MOD-1)**