

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.



Karen Harragon
Director
Social and Infrastructure Assessments

Sydney 30 September 2020

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 and Public Spaces
The Land:	85 Carabella Street, Kirribilli (Lot 200 DP 1166282)
Modification:	<p>SSD-7919-Mod-2: Amendments to the approved development as follows:</p> <ul style="list-style-type: none"> • Stage 1 works: <ul style="list-style-type: none"> ○ The installation of a new kiosk substation on the site's Carabella Street frontage; and ○ Internal and external modifications to the approved learning hub (referred to as the Innovation Centre) building comprising: <ul style="list-style-type: none"> - a reduction in the size of the roof top plant on the western side; - removal of the roof top plant on the eastern side; - minor internal modifications to the services; - minor design amendments including removal of the high-level window at roof level, amendments to the materiality of the balcony balustrades - minor changes to the extent of excavation. ○ Minor refurbishment works within the Elamang building and the existing J-block building; ○ Reconfiguration of the external ramp and stair to the north of the Marian Centre (ground Level) and relocation of the roof level plant to the ground level; ○ Staging of the proposed landscaped works on the northern boundary (Lower Ground Level 4, to the north of the gymnasium). • Concept Proposal <ul style="list-style-type: none"> ○ Modifications to approved building envelope and landscape masterplan to be consistent with the proposed amendments to the Stage 1 works.

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 SSD-7919-Mod-2**; 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	6 <u>7</u>	Cover Sheet	12/09/2019 <u>28/04/2020</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	4 <u>5</u>	Site Plan - Proposed Envelopes Stage 1.1	12/09/2019 <u>28/04/2020</u>
MP-1102	4 <u>5</u>	Site Plan - Proposed Envelopes Stage 1.2	12/09/2019 <u>28/04/2020</u>
MP-1103	5 <u>6</u>	Site Plan - Proposed Envelopes Stage 2	12/09/2019 <u>28/04/2020</u>
MP-1104	5 <u>6</u>	Site Plan - Proposed Envelopes Stage 3	12/09/2019 <u>28/04/2020</u>
MP-1105	2	Western Precinct Development Site	21/07/2017
MP-1106	4 <u>5</u>	Western Precinct Envelope	12/09/2019 <u>28/04/2020</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 <u>4</u>	Eastern Precinct Envelope	9/01/2018 <u>09/04/2020</u>
MP-1111	2	Southern Precinct Development Site	21/07/2017
MP-1112	3 <u>4</u>	Southern Precinct Envelope 1	15/07/2019 <u>09/04/2020</u>
MP-1113	2 <u>3</u>	Southern Precinct Envelope 2	21/07/2017 <u>09/04/2020</u>
MP-2001	4 <u>5</u>	Masterplan Proposed Plan - LG4 LG3	12/09/2019 <u>28/04/2020</u>
MP-2002	4 <u>5</u>	Masterplan Proposed Plan - LG2 LG1	12/09/2019 <u>28/04/2020</u>
MP-2003	5 <u>6</u>	Masterplan Proposed Plan - G L1	12/09/2019 <u>28/04/2020</u>
MP-2004	5 <u>6</u>	Masterplan Proposed Plan - L2 L3	12/09/2019 <u>28/04/2020</u>
MP-2005	4 <u>5</u>	Masterplan Proposed Plan - L4 L5	12/09/2019 <u>28/04/2020</u>
MP-3001	5 <u>6</u>	Elevation - Elamang Avenue	12/09/2019 <u>28/04/2020</u>
MP-3002	3 <u>4</u>	Elevation - Carabella Street	15/07/2019 <u>09/04/2019</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	4 <u>5</u>	Sections - Western precincts	12/09/2019 <u>28/04/2020</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	4 <u>5</u>	Shadow Diagrams - Concept Proposal	45/07/2019 <u>09/04/2019</u>
MP-5010	4 <u>5</u>	Shadow Diagrams - Concept Proposal	45/07/2019 <u>09/04/2019</u>
MP-5011	4 <u>5</u>	Shadow Diagrams - Concept Proposal	45/07/2019 <u>09/04/2019</u>
MP-5012	4 <u>5</u>	Shadow Diagrams - Concept Proposal	45/07/2019 <u>09/04/2019</u>
MP-5013	4 <u>5</u>	Shadow Diagrams - Concept Proposal	45/07/2019 <u>09/04/2019</u>
MP-5014	4 <u>5</u>	Shadow Diagrams - Concept Proposal	45/07/2019 <u>09/04/2019</u>
MP-5015	4 <u>5</u>	Shadow Diagrams - Concept Proposal	45/07/2019 <u>09/04/2019</u>
MP-5016	4 <u>5</u>	Shadow Diagrams - Concept Proposal	45/07/2019 <u>09/04/2019</u>
Landscape Drawings prepared by <i>Site Image, Landscape Architects</i>			
Dwg No.	Rev.	Name of Plan	Date
003	H <u>I</u>	Tree Masterplan	21/11/2019 <u>30/04/2020</u>
005	H <u>I</u>	Landscape Masterplan	21/11/2019 <u>30/04/2020</u>
Stormwater Plans (182476) prepared by <i>Northrop</i>			
C10.01	04 <u>02</u>	Masterplan Cover Sheet, Drawing Schedule and Locality Plan	19/07/2019 <u>20/03/2020</u>
C11.01	01	Masterplan Site Imperviousness Existing	19/07/2019
C12.01	04 <u>02</u>	Masterplan Site Imperviousness Proposed	19/07/2019 <u>20/03/2020</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:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (e) in accordance with the EIS as amended by the RtS ~~and~~, Supplementary RtS Information ~~and~~, SSD-7919-Mod-1 **and SSD-7919-Mod-2**; and
 - (c) in accordance with the approved plans in the table below:

Architectural Drawings prepared by <i>FJMT</i>			
Dwg No.	Rev	Name of Plan	Date
DA-1001	4 <u>5</u>	Cover Sheet	45/07/2019 <u>28/04/2020</u>
DA-1002	2	Site Plan - Precincts	21/07/2017
DA-1003	3 <u>4</u>	Site Plan - Proposed Stage 1 Works	45/07/2019 <u>28/04/2020</u>
DA-1004	3 <u>4</u>	Site Plan - Western Precinct	45/07/2019 <u>28/04/2020</u>
DA-1005	3 <u>4</u>	Site Plan - Northern Precinct	45/07/2019 <u>28/04/2020</u>
DA-1006	3 <u>4</u>	Site Plan - Eastern Precinct	45/07/2019 <u>28/04/2020</u>
DA-1007	3 <u>4</u>	Site Plan - Southern Precinct	45/07/2019 <u>28/04/2020</u>
DA-2001	3 <u>4</u>	Masterplan Demolition Plan - LG4 LG3	45/07/2019 <u>09/04/2020</u>
DA-2002	3 <u>4</u>	Masterplan Demolition Plan - LG2 LG1	45/07/2019 <u>09/04/2020</u>
DA-2003	3 <u>4</u>	Masterplan Demolition Plan - G L1	45/07/2019 <u>09/04/2020</u>

DA-2004	3 <u>4</u>	Masterplan Demolition Plan - L2 L3	45/07/2019 <u>09/04/2020</u>
DA-2005	3	Masterplan Demolition Plan - L4 L5	15/07/2019
DA-2101	3 <u>4</u>	Masterplan Proposed Plan - LG4 LG3	45/07/2019 <u>28/04/2020</u>
DA-2102	3 <u>4</u>	Masterplan Proposed Plan - LG2 LG1	45/07/2019 <u>09/04/2020</u>
DA-2103	3 <u>4</u>	Masterplan Proposed Plan - G L1	45/07/2019 <u>09/04/2020</u>
DA-2104	3 <u>4</u>	Masterplan Proposed Plan - L2 L3	45/07/2019 <u>09/04/2020</u>
DA-2105	3 <u>4</u>	Masterplan Proposed Plan - L4 L5	45/07/2019 <u>09/04/2020</u>
DA-2201	3 <u>4</u>	Western Precinct Learning Hub - Lower Ground 4	45/07/2019 <u>28/04/2020</u>
DA-2202	3 <u>4</u>	Western Precinct Learning Hub - Lower Ground 3	45/07/2019 <u>09/04/2020</u>
DA-2203	3 <u>4</u>	Western Precinct Learning Hub - Lower Ground 2	45/07/2019 <u>09/04/2020</u>
DA-2204	3 <u>4</u>	Western Precinct Learning Hub – Lower Ground 1	45/07/2019 <u>09/04/2020</u>
DA-2205	3 <u>4</u>	Western Precinct Learning Hub - Ground Level 1	45/07/2019 <u>09/04/2020</u>
DA-2206	3	Western Precinct Learning Hub - Level 1	15/07/2019
DA-2207	4 <u>5</u>	Western Precinct Learning Hub - Roof-Outdoor Terrace	45/07/2019 <u>09/04/2020</u>
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	3	Southern Precinct - Lower Ground 1	18/07/2019
DA-2502	2 <u>3</u>	Southern Precinct - Ground level	24/07/2017 <u>28/04/2020</u>
DA-2503	3	Southern Precinct - Level 1	15/07/2019
DA-2504	2 <u>3</u>	Southern Precinct - Level 2	24/07/2017 <u>28/04/2020</u>
DA-2505	2 <u>3</u>	Southern Precinct - Level 3	24/07/2017 <u>09/04/2020</u>
DA-2506	2 <u>3</u>	Southern Precinct - Level 4	24/07/2017 <u>28/04/2020</u>
DA-2507	2 <u>3</u>	Southern Precinct Roof	24/07/2017 <u>09/04/2020</u>
DA-3001	3 <u>4</u>	Elevations - Site	45/07/2019 <u>28/04/2020</u>
DA-3002	2 <u>3</u>	Elevations 1 - Western Precinct Learning Hub	24/07/2017 <u>28/04/2020</u>
DA-3003	2 <u>3</u>	Elevations 2 - Western Precinct Learning Hub	24/07/2017 <u>28/04/2020</u>
DA-3004	2	Elevations - Northern Precinct Connector	21/07/2017
DA-3005	2	Elevations - Southern Precinct Connector	21/07/2017
DA-4001	3	Sections 1 - Western Precinct Learning Hub	15/07/2019
DA-4002	3	Sections 2 - Western Precinct Learning Hub	15/07/2019
DA-4003	2	Sections - Western and Eastern Precinct connector	21/07/2017
DA- 4004	2	Sections - Southern Precinct Connector	21/07/2017
DA-5001	4 <u>5</u>	Stage 1 - Shadow Diagrams 21 June 9am-12pm	45/07/2019 <u>28/04/2020</u>
DA-5002	4 <u>5</u>	Stage 1 - Shadow Diagrams 21 June 1pm-3pm	45/07/2019 <u>28/04/2020</u>
DA-5003	4 <u>5</u>	Stage 1 - Shadow Diagrams 21 Dec 9am-12pm	45/07/2019 <u>28/04/2020</u>

DA-5004	4 <u>5</u>	Stage 1 - Shadow Diagrams 21 Dec 1pm-3pm	45/07/2019 <u>28/04/2020</u>
DA-5005	4 <u>5</u>	Stage 1 - Shadow Diagrams 21 March 9am-12pm	45/07/2019 <u>28/04/2020</u>
DA-5006	4 <u>5</u>	Stage 1 - Shadow Diagrams 21 March 1pm-3pm	45/07/2019 <u>28/04/2020</u>
DA-5007	4 <u>5</u>	Stage 1 - Shadow Diagrams 23 Sept 9am-12pm	45/07/2019 <u>28/04/2020</u>
DA-5008	4 <u>5</u>	Stage 1 - Shadow Diagrams 23 Sept 1pm-3pm	45/07/2019 <u>28/04/2020</u>
Substation Drawings prepared by JHA Engineers			
Dwg No.	Rev.	Name of Plan	Date
<u>1</u>	<u>0</u>	<u>Site Plan</u>	<u>12/11/2019</u>
<u>2</u>	<u>0</u>	<u>Detail A – Existing and Proposed</u>	<u>12/11/2019</u>
<u>3</u>	<u>0</u>	<u>HV System – Existing and Proposed</u>	<u>12/11/2019</u>
<u>4</u>	<u>0</u>	<u>LV Network – Existing and Proposed</u>	<u>12/11/2019</u>
<u>5</u>	<u>0</u>	<u>Substation and Easement Plan</u>	<u>12/11/2019</u>
Substation Drawings prepared by Michael Ell Consulting Engineers Pty Ltd			
Dwg No.	Rev.	Name of Plan	Date
<u>01</u>	<u>A</u>	<u>Substation Plan, Elevation and Section</u>	<u>11/10/2019</u>
<u>01</u>		<u>Notes</u>	<u>11/10/2019</u>
<u>02</u>	<u>A</u>	<u>Substation Layout and Details</u>	<u>11/10/2019</u>
Landscape Drawings prepared by Site Image, Landscape Architects			
Dwg No.	Rev.	Name of Plan	Date
003	H <u>I</u>	Tree Masterplan	40/09/2019 <u>30/04/2020</u>
004	H <u>I</u>	Landscape Stage 1	40/09/2019 <u>30/04/2020</u>
006	H <u>I</u>	Learning Hub	40/09/2019 <u>30/04/2020</u>
007	D	Southern Connector	21/02/2018
007	H <u>I</u>	Materials Palette	20/03/2020 <u>30/04/2020</u>
008	H <u>I</u>	Planting Palette	20/03/2020 <u>30/04/2020</u>
LH-106	E	Landscape Plan Northern Connector	25/01/2018
LH-107	E	Landscape Plan Eastern Ramp Connector	25/01/2018
LH-501	E	Landscape Details	25/01/2018
LH-601	E	Landscape Sections	25/01/2018
S4.55-000	B	Landscape Coversheet	28/06/2019
S4.55-101	E <u>F</u>	Landscape Lower Ground Level 4	27/08/2019 <u>30/04/2020</u>
S4.55-108	C	Landscape Plan Southern Connector	12/07/2019
S4.55-111	C	Landscape Lower Ground Level 3	12/07/2019
S4.55-121	C	Landscape Lower Ground Level 2	12/07/2019
S4.55-131	C	Landscape Lower Ground Level 1	12/07/2019
S4.55-132	C	Landscape Lower Ground Level 1	12/07/2019
S4.55-141	G <u>D</u>	Landscape Ground Level	42/07/2019 <u>20/03/2020</u>
S4.55-142	G <u>D</u>	Landscape Ground Level	42/07/2019 <u>20/03/2020</u>
S4.55-151	G <u>D</u>	Landscape Plan Level 1	42/07/2019 <u>20/03/2020</u>
S4.55-161	G <u>D</u>	Landscape Plan Rooftop	42/07/2019 <u>20/03/2020</u>
S4.55-501	B <u>C</u>	Landscape Softscape details	26/06/2019 <u>20/03/2020</u>
S4.55-601	B <u>C</u>	Landscape Sections	26/06/2019 <u>20/03/2020</u>

Stormwater Plans (182476) prepared by Northrop			
C01.01	4 <u>5</u>	Cover Sheet, Drawing Schedule, Locality Plan	19/07/2019 <u>20/03/2020</u>
C01.11	3 <u>4</u>	Specification Notes	19/07/2019 <u>20/03/2020</u>
C02.01	3 <u>4</u>	Concept Sediment and Erosion Control Plan	19/07/2019 <u>20/03/2020</u>
C02.11	3 <u>4</u>	Sediment and Soil Erosion Control Details	19/07/2019 <u>20/03/2020</u>
C05.01	2 <u>3</u>	Stormwater Drainage Plan	19/07/2019 <u>20/03/2020</u>
C05.11	3 <u>4</u>	Stormwater Longitudinal Sections - Sheet 01	19/07/2019 <u>20/03/2020</u>
C05.12	3 <u>4</u>	Stormwater Longitudinal Sections - Sheet 02	19/07/2019 <u>20/03/2020</u>
C05.13	3 <u>4</u>	Stormwater Longitudinal Sections - Sheet 03	19/07/2019 <u>20/03/2020</u>
C05.91	3 <u>4</u>	Stormwater Calculations Sheet - Minor	19/07/2019 <u>20/03/2020</u>
C05.92	3 <u>4</u>	Stormwater Calculations Sheet - Major	19/07/2019 <u>20/03/2020</u>
C06.01	4 <u>5</u>	Catchment Plan	19/07/2019 <u>20/03/2020</u>
C07.01	4 <u>5</u>	Site Imperviousness	19/07/2019 <u>20/03/2020</u>
C09.01	3 <u>4</u>	Details	19/07/2019 <u>20/03/2020</u>

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

B5A. The materiality of the external facades lift overrun on the roof of the Learning Hub building must comprise glass instead of concrete as proposed in SSD-7919-Mod-2. The appearance of the lift overrun must be consistent with the plans listed in Schedule 3 condition A2.

- d) Schedule 3 (Condition of consent for Stage 1 works) Part E (Prior to the occupation or commencement of use) is amended by the insertion of the bold and underlined words as follows:

Landscaping

- E15. The landscaping of the Subject Site and the replacement planting must be completed in accordance with the approved Landscape Plans.

E15A. Notwithstanding the requirements of condition E15, the landscaping works in front of the multi-purpose court and gymnasium (fronting Elamang Avenue) can be completed prior to the issue of the final occupation certificate for Stage 1.

**End of modification
(SSD 7919 MOD 2)**