

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 November 2020

SCHEDULE 1

Development consent: **SSD 8812** granted by the Executive Director, Infrastructure Assessments on 13 September 2019

For the following: Alterations and additions to Cranbrook School comprising:

- demolition of the existing War Memorial Hall and Mansfield buildings to facilitate the construction of the New Centenary Building;
- excavation of Hordern Oval to facilitate the construction of a subsurface car park and new aquatic and fitness centre (including public domain works to New South Head Road;
- new access driveway to the proposed car park, accessed off Rose Bay Avenue;
- use of the internal driveway between Victoria Road and Rose Bay Avenue to accommodate on campus 'kiss and ride' facility;
- construction of a new Hordern Oval Groundsman's facility;
- reinstatement of the Hordern Oval as a playing field;
- landscaping and general site improvements.

Applicant: Cranbrook School

Consent Authority: Minister for Planning and Public Spaces

The Land: Lot 1 DP663630, Lot 9 to 18 DP9005, Lot A to C DP186768, 5 Victoria Road, Bellevue Hill.

Modification: Minor amendments to the development including:

- reconfiguration of internal rooms;
- provision of additional amenities;
- relocation of 14 bicycle spaces within the carpark;
- minor changes to landscaping; and
- minor changes to Rose Bay Avenue loading dock.

SCHEDULE 2

The consent (SSD 8812) is modified as follows:

- a) Schedule 2 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) generally in accordance with the EIS, and Response to Submissions and **SSD-8812-MOD-2**;
- (d) in accordance with the approved plans in the table below:

Architectural plans prepared by Architectus Group Pty Ltd			
Dwg No.	Rev	Name of Plan	Date
CR-DA-0051	1	Site & Context Analysis - Location Plan	20/04/2018
CR-DA-0063	2	Campus Analysis - Demolition Plan	26/04/2018
CR-DA-0064	2	Campus Analysis Demolition Axonometrics	26/04/2018
CR-DA-0065	2	Campus Analysis - Proposed Site Works	26/04/2018
CR-DA-0066	2	Campus Analysis - Proposed Site Works Axonometric	26/04/2018
CR-DA-2500	2	Campus Analysis - Existing and Proposed Sections	26/04/2018
CR-DA-4000	2	Finishes Board	07/08/2018
CB-DA-0002	1	Existing Plans	20/04/2018
CB-DA-0003	2	Demolition Plans	26/04/2018
CB-DA-1002	4 <u>5</u>	GA Plan – Roof Level	03/12/2018 <u>08/09/2020</u>
CB-DA-1003	4 <u>5</u>	GA Plan Level 05	03/12/2018 <u>08/09/2020</u>
CB-DA-1004	3 <u>4</u>	GA Plan – Level 04	07/08/2018 <u>08/09/2020</u>
CB-DA-1005	3 <u>4</u>	GA Plan – Level 03	07/08/2018 <u>07/10/2020</u>
CB-DA-1006	3 <u>4</u>	GA Plan – Level 02	07/08/2018 <u>08/09/2020</u>
CB-DA-1007	3 <u>4</u>	GA Plan – Level 01	07/08/2018 <u>08/09/2020</u>
CB-DA-2001	4	GA Elevation – North – South	14/12/2018
CB-DA-2002	4	GA Elevation – East – West	14/12/2018
CB-DA-2501	3	GA Section AA – BB	14/12/2018
CB-DA-2502	3	GA Section CC – DD	14/12/2018

CB-DA-2503	3	GA Section – EE Building Height	14/12/2018
CB-DA-5001	1	Façade Section	07/08/2018
CB-DA-9001	2	Perspective 01	07/08/2018
CB-DA-9002	2	Perspective 02	07/08/2018
CB-DA-9003	2	Perspective 03	07/08/2018
CB-DA-9004	2	Perspective 04	07/08/2018
CB-DA-9005	1	Perspective 05	07/08/2018
AF-DA-0502	2	Demolition Oval GA Plan	16/04/2018
AF-DA-1001	5 <u>6</u>	GA Plan 01 Oval	07/08/2018 <u>07/10/2020</u>
AF-DA-1002	6 <u>7</u>	GA Plan B1 Concourse	17/08/2018 <u>07/10/2020</u>
AF-DA-1003	3 <u>4</u>	GA Plan B2 Pool	07/08/2018 <u>07/10/2020</u>
AF-DA-1004	4 <u>2</u>	GA plan B3 Subfloor	07/08/2018 <u>07/10/2020</u>
AF-DA-2001	6	Elevations	29/01/2019
AF-DA-2501	5	Sections AA – CC	29/01/2019
AF-DA-2502	5 <u>6</u>	Sections DD – FF	29/01/2019 <u>07/10/2020</u>
AF-DA-5001	1	Façade Section	07/08/2018
AF-DA-9001	2	Perspective 01	07/08/2018
AF-DA-9002	3	Perspective 02	07/08/2018
Landscape Plans prepared by Arcadia Landscape Architecture			
Dwg No.	Rev	Name of Plan	Date
100	9	Landscape Masterplan	September 2018
101	9	WMH Roof level – Landscape Plan	September 2018
102	9	WMH Level 03 – Landscape Plan	September 2018
103	9	WMH 02-00 – Landscape Plan	September 2018
104	9	ARC – Street Level Landscape Plan	September 2018
105	9	ARC – Oval Landscape Plan	September 2018

- b) Schedule 2 Part C (Prior to Commencement of Works) is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

Road and Public Domain Works

C31. A separate application under Section 138 of the *Roads Act* 1993 must be made to, and be approved by Council as the road authority, for the following infrastructure works prior to the commencement of construction of the road and public domain works:

- (a) The removal of existing kerb and gutter and the construction of a new 5.5m wide vehicular crossing for vehicular access into the proposed basement parking in accordance with Council's standard driveway drawing RF2_D **and Council's Specification for Roadworks, Drainage and Miscellaneous Works.** The new

crossing must be constructed at right angle to the street kerb in plain concrete. A design longitudinal surface profile for the proposed driveway must be submitted for assessment;

- (b) The removal of existing kerb and gutter and the construction of a new 3m wide vehicular crossing for vehicular access into the proposed maintenance building in accordance with Council's standard driveway drawing RF2_D **and Council's Specification for Roadworks, Drainage and Miscellaneous Works**. The new crossing must be constructed at right angle to the street kerb in plain concrete. A design longitudinal surface profile for the proposed driveway must be submitted for assessment;
- (c) The removal of the existing kerb ramp and the construction of a new kerb ramp in accordance with Council's Specification **for Roadworks, Drainage and Miscellaneous Works**;
- (d) The reconstruction of the existing kerb and gutter, **including any associated road pavement restoration required immediately adjacent to the gutter works,** between the new vehicular crossing for access into the maintenance building and the new kerb ramp **at New South Head Road (including new kerb and gutter alignment for the proposed loading bay at the Rose Bay Avenue frontage)** ~~removal of existing kerb and gutter in plain concrete~~ in accordance with Council's standard driveway drawing RF2_D **and Council's Specification for Roadworks, Drainage and Miscellaneous Works**;
- (e) The reconstruction of the existing footpath across the frontage of the proposed works in New South Head Road in accordance with Council's standard driveway drawing RF2_D **and Council's Specification for Roadworks, Drainage and Miscellaneous Works**. The footpath must be constructed to the following specification:
 - The width of the footpath must be 2.5m;
 - The footpath must be constructed in concrete; and
 - A maximum crossfall of 3% must be provided.
- (f) ~~The reconstruction of the kerb and footpath along Rose Bay Avenue in accordance with the approved plans listed in Condition (d)~~ **The reconstruction of the existing footpath across the frontage of the proposed works at Rose Bay Avenue in accordance with Council's standard driveway drawing RF2_D and Council's Specification for Roadworks, Drainage and Miscellaneous Works. The footpath must be constructed to the following specification:**
 - **The width of the footpath must be 1.5m;**
 - **The footpath must be constructed in concrete; and**
 - **A maximum crossfall of 3% must be provided.**
- (g) Detailed long section and cross section at every 5m interval must be prepared by a suitably qualified and experienced civil engineer;
- (h) The construction of all traffic devices, associated landscaping and infrastructure (footpath, kerb and gutter and road pavement) works on Council's property must be in accordance with Council's Specification **for Roadworks, Drainage and Miscellaneous Works** and relevant Australian Standards. Detailed design including certification from the designing structural/civil engineer must be submitted with the application certifying that all works are designed in accordance with Council's Specification and the relevant Australian Standards; and
- (i) Where a grass verge exists, the balance of the area between the footpath and the kerb over the full frontage of the proposed development must be turfed. The grass verge must be constructed to contain a uniform minimum 75mm of friable growing medium and have a total cover of Couch turf.

**End of modification
(SSD 8812 MOD 2)**