



THE SCOTS COLLEGE 29-53 VICTORIA ROAD, BELLEVUE HILL

**Major Alterations and Additions to
the Stevenson Library Building**
Request for Secretary's Environmental
Assessment Requirements

PREPARED FOR
THE SCOTS COLLEGE

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CONSULTING PLANNERS



PROPOSED MAJOR ALTERATIONS AND ADDITIONS TO THE STEVENSON LIBRARY BUILDING

THE SCOTS COLLEGE

NO'S 29-53 VICTORIA ROAD, BELLEVUE HILL

**REQUEST FOR SECRETARY'S ENVIRONMENTAL
ASSESSMENT REQUIREMENTS TO FACILITATE
PREPARATION OF AN ENVIRONMENTAL IMPACT
STATEMENT AS PART OF A DEVELOPMENT
APPLICATION FOR STATE SIGNIFICANT
DEVELOPMENT**

**Prepared by
BBC Consulting Planners**

**for
The Scots College**

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Table of Contents

1.	INTRODUCTION.....	1
1.1	Purpose of this Report	1
1.2	The Scots College.....	1
1.3	Overview of the Proposal	2
1.4	Approval Framework	2
1.5	Woollahra LEP 2014 (“WLEP”)	2
1.5.1	Zoning	2
1.5.2	Height Control	3
1.5.3	Heritage Controls	3
1.6	Requirement for an EIS	3
1.7	Separate Concept SSD DA	4
2.	SITE DESCRIPTION.....	5
2.1	Location	5
2.2	Real Property Description and Ownership	5
2.3	Area and Frontages	5
2.4	Topography.....	5
2.5	Stevenson Library Building	6
2.6	Vehicular Access to the Victoria Road East Precinct	7
3.	SURROUNDING DEVELOPMENT	8
3.1	To the North	8
3.2	To the East	8
3.3	To the South.....	8
3.4	To the West	8
4.	THE PROPOSAL.....	9
4.1	Overview	9
4.2	Partial Demolition	9
4.3	Alterations and Additions	9
4.4	Design	10
4.5	Height	10
4.6	Construction Management.....	10
4.7	Stormwater Management	10
4.8	Geotechnical Considerations	10
4.9	Impacts of Pupil Numbers at the College.....	10
5.	STATUTORY PLANNING FRAMEWORK.....	11
5.1	Environmental Planning and Assessment Act, 1979	11
5.2	State Environmental Planning Policies	11

5.2.1	State Environmental Planning Policy (State and Regional Development) 2011	11
5.2.2	State Environmental Planning Policy No. 55 (Remediation of Land).....	12
5.3	Other Legislation	12
5.3.1	Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 ("the SREP").....	12
5.3.2	Woollahra Local Environmental Plan 2014 ("WLEP").....	12
5.4	Woollahra DCP 2014 ("WDCP 2014")	14
6.	CONSULTATION.....	15
7.	PRELIMINARY IMPACT ASSESSMENT	16
7.1	Introduction.....	16
7.2	Impacts on the Natural Environment.....	16
7.3	Impacts on the Built Environment	16
7.3.1	Heritage impacts	16
7.3.2	Streetscape impacts.....	16
7.3.3	View impacts	16
7.4	Social and Economic Impacts	17
7.5	Construction Impacts	17
7.6	Utilities, infrastructure and accessibility	17
7.7	Traffic Impacts	18
8.	CONCLUSION.....	19

FIGURES

Figure 1:	Location
Figure 2:	Site
Figure 3A:	Aerial Photo – Detail
Figure 3B:	Aerial Photo – Wider Area
Figure 4A:	Zoning Map – Woollahra LEP 2014
Figure 4B:	Height of Buildings Map – Woollahra LEP 2014
Figure 4C:	Heritage Map – Woollahra LEP 2014
Figure 4D:	Acid Sulfate Soils Map – Woollahra LEP 2014

APPENDICES

Appendix 1:	Certificate of Title and Deposited Plan for Lot 1 in DP 231713
Appendix 2:	QS Report
Appendix 3:	Site Survey
Appendix 4:	Building Survey
Appendix 5:	Victoria Road East and West Precincts Diagram
Appendix 6:	Preliminary DA Plans
Appendix 7A:	Architect's Preliminary Design Statement
Appendix 7B:	Architect's Preliminary Heritage Statement
Appendix 7C:	Architect's Preliminary View Analysis Statement
Appendix 7D:	Architect's Preliminary Construction Management Plan
Appendix 7E:	Preliminary Stormwater Statement prepared by JCL Development Solutions
Appendix 7F:	Architect's Preliminary Geotechnical Statement
Appendix 7G:	Architect's Preliminary Accessibility Statement
Appendix 7H:	Architect's Preliminary Demolition Statement

ACKNOWLEDGEMENT

The photographic image on the cover of his report is courtesy of Jock Swan, The Scots College.

1. INTRODUCTION

1.1 Purpose of this Report

This report has been prepared as part of a development application (“DA”) for State Significant Development (“SSD”) to be lodged for major alterations and additions to the Stevenson Library Building at The Scots College (“the proposal”).

The purpose of this report is to seek Secretary’s Environmental Assessment Requirements (“SEARs”) for the Environmental Impact Statement (“EIS”) which will need to accompany the State Significant Development DA for the proposal.

This report includes:-

- a brief description and analysis of the site and its context;
- a description of the proposal;
- the need for the proposal;
- the statutory planning framework which applies to the proposal;
- a preliminary identification and assessment of potential environmental impacts associated with the proposal; and
- supporting preliminary DA plans.

1.2 The Scots College

The Scots College (“the College”) is a Presbyterian non-selective, private boys’ day and boarding school in Bellevue Hill, Sydney for students from Pre-Kindergarten (aged three years old) to Year 12. The College accommodates boarders from Years 5 to 12. The College offers a broad curriculum to students from a diverse range of backgrounds.

The College was opened as a private enterprise in 1893, but was subsequently sold to the Presbyterian Church in 1906 and thus became part of the Presbyterian education system in New South Wales.

The College was originally opened at Lady Robinson Beach, now known as Brighton-Le-Sands. The initial school building was the modified, de-licensed New Brighton Hotel on The Grand Parade. The College was officially opened on 28 January 1893 by the Governor of New South Wales. There were 10 day students and 25 boarding students enrolled at the time.

In 1895, when the College had 55 enrolled students, the campus moved to its current location at Bellevue Hill which occupied the former home of Judge Josephson known as “St Killians”.

Key aspects of the College’s curriculum include sports, an outdoor education program known as “Glengarry”, and The Scots College Pipes and Drums as testament to its Scottish heritage.

Students attend the College from all regions of the greater metropolitan area of Sydney as well as from New South Wales country regions.

The College now consists of the following parts:-

- the Early Learning Centre (pupils 3-4 years old, Kindergarten, Year 1);
- the Junior Preparatory School (Years 2 to 4);
- the Senior Preparatory School (Years 5 to 6); and

- the Senior School (Years 7 to 12).

The Victoria Road East Precinct serves as the Senior School campus (Years 7 through 12) and as the administrative centre of the College. Predominantly all Senior School subjects and activities are delivered on this campus.

The Victoria Road Campus as a whole has a total site area of 6.15 hectares. The Victoria Road Campus straddles Victoria Road at its intersection with Ginahgulla Road. To the east of Victoria Road is the “East Precinct” with the main school building, Oval, Aspinall House, the Gymnasium, Business Studies Centre, Music Centre, Science Centre and four boarding houses. West of Victoria Road (the “West Precinct”) consists of the Ginahgulla Building and secondary sports fields with Fairfax House and garden occupying the western portion of the precinct. At the intersection, and across the street from both precincts, is the Principal’s residence, “Tintern House”.

1.3 Overview of the Proposal

The proposal is for major alterations and additions to the Stevenson Library building which is located in the Victoria Road East Precinct of the College at No’s 29-53 Victoria Road, Bellevue Hill (see **Figures 1, 2, 3A and 3B**).

The part of the Victoria Road East Precinct within which the Stevenson Library building is located comprises Lot 1 in DP 231713, which is owned by The Presbyterian Church (New South Wales) Property Trust. A certificate of title and deposited plan for Lot 1 in DP 231713 are provided in **Appendix 1**.

The proposal involves a comprehensive upgrade of the Stevenson Library building including partial demolition, extensions to existing floor slabs, creation of an atrium void, addition of a new upper storey, complete interior refitting, and complete recladding of the exterior in a Scottish Baronial architectural style. It includes the creation of a new main entrance from the College Quadrangle as well as new entrances directly off the College oval.

The capital investment value (“CIV”) of the proposal is \$25,077,238.00 (see **Appendix 2**).

1.4 Approval Framework

Pursuant to Clause 8(1)(b) in Part 2 of State Environmental Planning Policy (State and Regional Development) 2011 (“the SRD SEPP”), development is declared to be State significant development (“SSD”) if the development is specified in Schedule 1 or 2 of the SRD SEPP.

Clause 15(2) in Schedule 1 of the SRD SEPP relevantly identifies that development with a CIV of more than \$20 million for the purpose of alterations or additions to an existing school is SSD.

Accordingly, as the proposal comprises major alterations and additions with a CIV of more than \$20 million to the Stevenson Library building which is part of an existing school, the proposal is SSD, for which the Minister is the consent authority.

1.5 Woollahra LEP 2014 (“WLEP”)

1.5.1 Zoning

As shown on **Figure 4A**, the site is zoned “SP2 Infrastructure” pursuant to Woollahra Local Environmental Plan 2014 (“WLEP”).

The land use table for the SP2 Infrastructure zone in the LEP is as follows:-

“1 Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2 Permitted without consent

Roads

3 Permitted with consent

Community facilities; Environmental protection works; Recreation areas; **The purpose shown on the Land Zoning Map**, including any development that is ordinarily incidental or ancillary to development for that purpose

4 Prohibited

Any development not specified in item 2 or 3” (our emphasis)

“Educational Establishment”, being the purpose shown of the Land Zoning Map (see **Figure 4A**), is permissible with consent in the SP2 Infrastructure zone.

“Educational establishment” is defined in the WLEP 2014 to mean:-

*“**educational establishment** means a building or place used for education (including teaching), being:*

(a) a school, or

(b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.”

The proposal is therefore permissible with consent.

1.5.2 Height Control

The land on which the Stevenson Library building is located is subject to a 9.5m height limit (see **Figure 4B**). The existing library building has a maximum height of 16.35m. The proposed additions will result in a maximum building height (excluding architectural roof features) of 20.47m.

1.5.3 Heritage Controls

The land on which the Stevenson Library building is located (but not the building itself) is identified as a Heritage Item (I67) of local significance in Schedule 5 of the WLEP 2014 (see **Figure 4C**). The listing is described as follows:-

“The Scots College—the building known as “Aspinall House” and interiors, with palm trees, sandstone gateposts (3 sets), gate and fencing to Victoria Road, and the adjoining stone wall surmounted by iron railing; the school building with clock-tower and interiors”

1.6 Requirement for an EIS

Schedule 1 Part 1 of the *Environmental Planning and Assessment Regulation 2000* requires that a DA for SSD is to be accompanied by an Environmental Impact Statement (“EIS”). Therefore, as the proposal comprises SSD, an EIS is required to be prepared to accompany the SSD DA. Secretary’s Environmental Assessment Requirements (SEAR’s) for the EIS are sought by the Applicant.

1.7 Separate Concept SSD DA

As a parallel exercise the College is in the process of preparing a generally concurrent but separate Concept DA, also for SSD, which will relate to both the Victoria Road East and Victoria Road West Precincts. The College will be requesting SEAR's for the Concept DA in due course.

The Concept DA will be likely to seek approval for works including:-

- on the Victoria Road East Precinct
 - staff and visitor parking beneath the school (McIntyre) tennis courts;
 - gymnasium refurbishment and a new gymnasium pavilion;
 - new pool and basketball courts; and
 - new auditorium.
- on the Victoria Road West Precinct
 - a new Year 5/6 school; and
 - a new carpark and student drop off beneath a new multi-purpose hall; and
- an increase in the approved student cap on the campus as a whole (and excluding students when at Glengarry) from 1120 pupils to 1330.

The SSD DA for the Stevenson Library building has been separated from the Concept DA because of the College's funding, timing and delivery imperatives and because it seeks no increase in the cap on pupil numbers at the College.

2. SITE DESCRIPTION

2.1 Location

The Victoria Road East Precinct of the College is located at No's 29-53 Victoria Road, Bellevue Hill, bounded by Victoria Road to the west, Cranbrook Lane to the east, and Cranbrook Road to the south-west (see **Figure 1**). The location of the Stevenson Library Building within the Victoria Road East Precinct is shown on **Figure 2 and 3A**. It is adjacent to and to the west of the College oval and to the east of the College buildings which line the western side of Victoria Road. At its closest point, the Stevenson Library Building is around 30 metres from Victoria Road.

The various elements of the College's Victoria Road East Precinct are identified on the diagram in **Appendix 5**. They include:-

- Aspinall House which fulfils, primarily, an administrative role for the College and which is specifically referred to in the heritage listing in the WLEP and which is to the north west of the Stevenson Library building;
- The Quadrangle, which is the main arrival point at the College;
- the middle school building (with a clocktower) which is also specifically referred to in the heritage listing in the WLEP and which is located beyond the Quadrangle to the south of the Stevenson Library building;
- the College oval; and
- the new Business Studies Centre located adjacent to Cranbrook Road.

2.2 Real Property Description and Ownership

The part of the Victoria Road East Precinct on which the Stevenson Library Building is located comprises Lot 1 in DP 231713, which is owned by The Presbyterian Church (New South Wales) Property Trust.

A certificate of title and deposited plan for Lot 1 in DP 231713 are provided in **Appendix 1**.

2.3 Area and Frontages

Lot 1 in DP 231713, being the relevant lot within the Victoria Road East Precinct on which the Stevenson Library Building is located for the purposes of this SSD DA, has an area of approximately 3.3 hectares, and the following frontages:-

- to Victoria Road – 217.1 metres; and
- to Cranbrook Lane – 215.7 metres.

The configuration of Lot 1 is identified on **Figure 2**.

2.4 Topography

The land comprising the College's Victoria Road East Precinct (as with nearby land) falls from west to east. The footpath level on the eastern side of the Victoria Road adjacent to the entry to the College Quadrangle is at RL 61.00m (approximately), whereas the College oval is at RL 54.75m (approximately) at the foot of the stairs leading from the Quadrangle. The fall from west

to east is around 5.25m. Thus, the ground level of the Stevenson Library building is well below the ground level along Victoria Road.

A site survey is provided in **Appendix 3**.

2.5 Stevenson Library Building

The Stevenson Library building is a learning and digital resource centre for the College's Senior School, supported by staff to enable learning experiences for students.

Provided in **Appendix 4** are surveyor's drawings of the Stevenson Library building: in plan and elevation. The elevations show that the five (5) storey building has a roof height above its eastern elevation of RL 71.13m AHD with an adjacent ground level of RL 54.78m, equating to a maximum building height of 16.35m.

The information resources of the Senior School provide up-to-date and extensive learning materials for the specific requirements of each syllabus. These resources include:

- books;
- eBooks;
- audio books;
- online journals for research and recreation; and
- visual and electronic media appropriate to student learning needs.

The library also provides external reading and media activities to develop students' digital media skills. These activities include:

- the Premier's Reading Challenge;
- coordination of a student media group;
- coordination of filmmaking and holiday workshop groups;
- annual photography competition;
- ScotsFest Annual Short Film festival; and
- annual open air cinema.

The Stevenson Library building forms part of the Victoria Road East Precinct in the College's Victoria Road Campus, being the main College campus.

Provided in **Appendix 7A** is a preliminary design statement prepared by the project architect which articulates the design deficiencies with the existing building.

The Stevenson Library building currently accommodates the following uses:-

- Ground Floor: Canteen;
- First Floor: Classrooms, Uniform Room;
- Second Floor: Classrooms, Founder's Room, Boarders' Dining Room;
- Third Floor: Stevenson Library; and
- Fourth Floor: Library, Offices and Meeting Room.

These existing uses are shown in Drawings SSD1.02/17-100, SSD1.02/17-101, SSD1.02/17-102, SSD1.02/17-103 and SSD1.02/17-104 respectively (see **Appendix 6**).

2.6 Vehicular Access to the Victoria Road East Precinct

The Victoria Road East Precinct has the following vehicular access points:-

- Victoria Road:-
 - Vehicular access to Aspinall House via a half-circle driveway;
 - Service access with seven parking bays (including one disabled parking bay);
- Aston Gardens:-
 - Vehicular access into the existing basement carpark with 50 parking bays underneath the basketball court;
 - Vehicular access into the adjacent at-grade carpark with 12 parking bays; and
- Cranbrook Lane:-
 - Service access onto the Victoria Road East Precinct grounds via a driveway (“Oval Walk”) adjacent to the College Oval.

3. SURROUNDING DEVELOPMENT

3.1 To the North

To the north and north east of the College's Victoria Road East Precinct is Aston Gardens, comprising predominantly residential flat buildings, many of which are within the Aston Gardens Conservation Area as shown on **Figure 4C**.

Further to the north east is Cranbrook School, occupying the land bounded by New South Head Road, Victoria Road and Rose Bay Avenue. Cranbrook School is an Anglican independent day and boarding school for boys, pre-school to Year 12.

In addition to Cranbrook School, items of heritage significance to the north of the Victoria Road East Campus of The Scots College include "Rothesay" house at 3 Cranbrook Road (Item 19), and the house at 27 Victoria Road (Item 66).

3.2 To the East

To the east of the College's Victoria Road East Precinct is Cranbrook Lane along the eastern side of which are residential dwellings.

Items of heritage significance to the east of the Victoria Road East Precinct include "St. Clair" house at 13-15 Cranbrook Lane (Item 18), "Allala" house at 26 Cranbrook Road (Item 20), Rose Bay Lodge (Salisbury Court) at 1-7 Salisbury Road (Item 334), and "Simcha" house at 23 Salisbury Road (Item 335), all of which are listed in Schedule 5 of WLEP 2014.

3.3 To the South

To the south of the College's Victoria Road East Precinct beyond Cranbrook Road are residential dwellings.

Items of heritage significance to the south of the Victoria Road East Precinct include the house at 65 Cranbrook Road (Item 21).

3.4 To the West

To the west of the College's Victoria Road East Precinct, north of Ginahgulla Road, are residential dwellings including the College Principal's residence "Tintern House" at the corner with Victoria Road. South of Ginahgulla Road is the College's Victoria Road West Precinct, the various elements of which are shown on the diagram in **Appendix 5**.

These elements include Fairfax House which is listed as Item 37 in Schedule 5 of the WLEP.

Items of heritage significance to the west of the Victoria Road East Precinct include "Tralee" house at 9 Ginahgulla Road (Item 32), "Caerleon" house at 13-15 Ginahgulla Road (Item 35), "Chislehurst" residential flat building at 22 Fairfax Road (Item 26), "The Provost" house at 65 Kambala Road (Item 39), and "Beaulieu" house at 73 Bulkara Road (Item 15), all of which are listed in Schedule 5 of WLEP 2017.

4. THE PROPOSAL

4.1 Overview

The proposal involves major alterations and additions to the Stevenson Library building including partial demolition, extensions to existing floor slabs, creation of an atrium void, addition of a new upper storey, complete interior refitting, and complete recladding of the exterior in a Scottish Baronial architectural style. It includes the creation of a new main entrance from the College Quadrangle as well as new entrances directly off the College oval.

Preliminary DA plans are provided in **Appendix 6**.

4.2 Partial Demolition

As part of the proposed alterations and additions to the Stevenson Library building, the existing structure will need to be partially demolished including internal and external walls.

The extent of demolished fabric will be identified on the set of DA plans to be included in the EIS. A preliminary demolition statement prepared by the project architect is provided in **Appendix 7H**.

The Stevenson Library building is not identified in the description of heritage items in Schedule 5 of WLEP, although it is on the land shown coloured as a heritage item on the WLEP heritage map. It has no identified heritage significance in its own right.

4.3 Alterations and Additions

Provided in **Appendix 4** are survey plans and survey elevations of the existing building. The set of preliminary DA plans in **Appendix 6** also includes existing floor plans, an existing roof plan and existing elevations.

Plans, elevations and 3D models of the proposed alterations and additions are contained in **Appendix 6**. They show:-

- the existing slabs being retained at their existing levels;
- each retained slab extended in each direction;
- the addition of a new upper storey with an associated external terrace on the oval side of the building;
- the installation of a lift connecting all levels;
- inclusion of an atrium on ground, first, second, third, and fourth levels; and
- construction of a new pitched roof and integration of multiple external architectural design features.

The activities to be accommodated in the refurbished building will be distributed, floor-by-floor, as follows:-

- Ground Floor: Canteen ("The Black Watch Café");
- First Floor: Reception desk, student meeting space ("hub"), student services and teaching and learning areas;
- Second Floor: Student counselling, teaching and learning areas;

- Third Floor: Seminar rooms and learning spaces;
- Fourth Floor: Library, teaching and learning areas, student services and counselling staff;
- Fifth Floor: Teaching and learning areas, multi-use space and outdoor terrace.

The “floor plate” area of the proposed alterations and additions is approximately 724m², which is 214m² larger than that of the existing building. The larger “floor plate” area equates to 2.2% of the area of Lot 1 in DP 231713, 1.6% of the area of the Victoria Road East Precinct, and 1.2% of the area of the Victoria Road East and West Precincts combined.

4.4 Design

The rationale for the design of the proposed alterations and additions is detailed in the preliminary design statement prepared by the project architect provided in **Appendix 7A**.

4.5 Height

The roof ridge of the altered and added to existing building will be RL 75.25 AHD which is approximately 20.47m above existing ground level (i.e. RL 54.78m AHD). The new roof ridge will be approximately 4.12m above the existing roof height (i.e. RL 71.13m AHD).

This compares with a roof ridge height of RL 76.12m AHD for Aspinall House which is the heritage-listed College building located to the north west of the Stevenson Library building.

The non-compliance with the 9.5m height limit in the WLEP which applies to the College lands as a whole will be addressed in a Clause 4.6 variation request to be included in the EIS.

4.6 Construction Management

A preliminary Construction Management Plan (“CMP”) is provided in **Appendix 7D**. The College has recently completed construction of a Business Studies Centre and the CMP in **Appendix 7D** is based on the College’s successful experience with this recent project.

4.7 Stormwater Management

A preliminary stormwater management statement is provided in **Appendix 7E**.

4.8 Geotechnical Considerations

As the structural elements of the existing building are being retained, only limited excavation will be required. Preliminary geotechnical considerations have nevertheless been provided by the project architect and are contained in **Appendix 7F**.

4.9 Impacts of Pupil Numbers at the College

The proposed alterations and additions are intended to deliver a much improved existing facility which will facilitate better educational outcomes for the College. No increase in pupil numbers at the College arises from the proposal or is sought by the College as part of this SSD DA.

5. STATUTORY PLANNING FRAMEWORK

5.1 Environmental Planning and Assessment Act, 1979

The EP&A Act 1979 (“the Act”) establishes the assessment framework for SSD and identifies the Minister for Planning as the consent authority (pursuant to Section 89D of the Act).

Schedule 1 Part 1 of the *Environmental Planning and Assessment Regulation 2000* requires that a DA for SSD is to be accompanied by an EIS. This report seeks the Secretary’s environment assessment requirements (“SEARs”) for the EIS.

5.2 State Environmental Planning Policies

5.2.1 State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (State and Regional Development) 2011 (“the SRD SEPP”) declares certain development of a particular class or description to be State Significant Development (“SSD”).

Clause 8 of the SRD SEPP states:

“8 Declaration of State significant development: section 89C

- (1) Development is declared to be State significant development for the purposes of the Act if:
 - (a) the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the Act, and*
 - (b) the development is specified in Schedule 1 or 2.**
- (2) If a single proposed development the subject of one development application comprises development that is only partly State significant development declared under subclause (1), the remainder of the development is also declared to be State significant development, except for:
 - (a) so much of the remainder of the development as the Director-General determines is not sufficiently related to the State significant development, and*
 - (b) coal seam gas development on or under land within a coal seam gas exclusion zone or land within a buffer zone (within the meaning of clause 9A of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007).**
- (3) This clause does not apply to development that was the subject of a certificate in force under clause 6C of State Environmental Planning Policy (Major Development) 2005 immediately before the commencement of this Policy.*

Note. Development does not require consent under Part 4 of the Act merely because it is declared to be State significant development under this clause. Any such development that, under an environmental planning instrument, is permitted without consent may be an activity subject to Part 5 of the Act or State significant infrastructure

subject to Part 5.1 of the Act. Any such development that is permitted without consent may become State significant development requiring consent if it is part of a single proposed development that includes other development that is State significant development requiring consent (see section 89E (4) of the Act and subclause (2)).

Schedule 1 “State Significant Development – general” lists the various types of SSD including, in Clause 15, “educational establishments”. Clause 15 (2) is in the following terms:-

“15 Educational establishments

(2) Development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school.”

As set out in Section 1.3.1 of this report, the proposal comprises SSD.

5.2.2 State Environmental Planning Policy No. 55 (Remediation of Land)

State Environmental Planning Policy No. 55 (Remediation of Land) (“SEPP 55”) aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspects of the environment by specifying certain considerations to be had in determining development applications in general, by requiring that remediation work meets certain standards.

As no change of use is proposed, and as only minor excavation is involved, the provisions of SEPP 55 should not be triggered by the proposal.

5.3 Other Legislation

5.3.1 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (“the SREP”)

The site is within the “Sydney Harbour Catchment Area” designated in the SREP. It is not, however, within the Foreshores and Waterways Area.

The SREP contains provisions that are relevant to the assessment of all proposals in the Catchment Area, being those in “Division 2: Matters for Consideration”.

These provisions will be fully considered in the EIS, however they primarily concern the visual impacts of proposed structures when viewed from the foreshore and from the Harbour and the impact of the proposed development on the visual, aesthetic and cultural qualities of Sydney Harbour.

The subject building is approximately 430m from the harbour foreshore and not on a ridgeline or other prominent location.

5.3.2 Woollahra Local Environmental Plan 2014 (“WLEP”)

Aims of WLEP

The proposal is consistent with the particular aims of the WLEP, especially:-

“(b) to promote the management, development, conservation and economic use of property,

(f) to conserve built and natural environmental heritage, and

(j) to promote a high standard of design in the private and public domain”

Zoning and Permissibility

As shown on **Figure 4A**, the site is zoned “SP2 Infrastructure”.

The land use table for the “SP2 Infrastructure” zone is as follows:-

“1 Objectives of zone

- *To provide for infrastructure and related uses.*
- *To prevent development that is not compatible with or that may detract from the provision of infrastructure.*

2 Permitted without consent

Roads

3 Permitted with consent

*Community facilities; Environmental protection works; Recreation areas; **The purpose shown on the Land Zoning Map**, including any development that is ordinarily incidental or ancillary to development for that purpose*

4 Prohibited

Any development not specified in item 2 or 3” (our emphasis)

“Educational Establishment”, being the purpose shown of the Land Zoning Map (see **Figure 4A**), is permissible with consent in the SP2 Infrastructure zone. “Educational establishment” is defined in WLEP 2014 as follows:-

“educational establishment means a building or place used for education (including teaching), being:

- (a) *a school, or*
- (b) *a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.”*

The proposal is therefore permissible with consent.

Height

The whole of the College land is subject to a building height limit of 9.5 metres pursuant to Clause 4.3 and the building height map in the WLEP (see **Figure 4B**).

The Stevenson Library building has an existing maximum height of 16.35m. The proposal seeks to add another storey to the existing building, resulting in a building height increase (excluding architectural roof features) of 4.12m (approximately).

With a maximum height of 20.47m, the proposal exceeds the height standard in the WLEP. The EIS will address this non-compliance in a Clause 4.6 variation request.

Floor Space Ratio (“FSR”)

The FSR control provisions in Clause 4.4 of WLEP 2014 do not apply to the College lands.

Heritage Conservation

The land on which the Stevenson Library building is located is identified as a Heritage Item (I67) of local significance in Schedule 5 of WLEP 2014 (see **Figure 4C**). The listing states:-

“The Scots College—the building known as “Aspinall House” and interiors, with palm trees, sandstone gateposts (3 sets), gate and fencing to Victoria Road, and the adjoining stone wall surmounted by iron railing; the school building with clock-tower and interiors”

A Heritage Impact Statement will be provided in the EIS.

Variation of development standards

Clause 4.6 of the WLEP provides a mechanism for the variation of development standards in the LEP, including the maximum building height limit. A Clause 4.6 variation request in relation to the proposal's non-compliance with the height limit will be included in the EIS.

5.4 Woollahra DCP 2014 ("WDCP 2014")

Clause 11 of the SRD SEPP provides that DCP's do not apply to SSD. Nevertheless, WDCP 2014 contains specific development controls in Chapter F2 for "Educational Establishments" such as the College.

The objectives of Chapter F2 of the DCP are as follows:-

- "O1 To encourage well designed educational establishments that balance the requirements of students and staff, with the amenity of the adjacent properties.*
- O2 To protect views and vistas.*
- O3 To protect and conserve heritage conservation areas, and heritage items located on or adjacent to an educational establishment.*
- O4 To encourage all schools to provide sufficient open spaces on site, and protect existing open spaces.*
- O5 To encourage a safe, efficient and co-ordinated traffic network which considers all users.*
- O6 To encourage community uses of educational establishments that do not unreasonably impact on surrounding residents."*

The proposal is consistent with the above objectives.

Chapter F2 of WDCP 2014 contains objectives and controls relating to building and urban design, siting of development, heritage conservation, open spaces, traffic, parking and access, planting, fencing and hard surfaces, and community use. The EIS will relevantly address these provisions, if and where required by the SEARs.

6. CONSULTATION

The College has discussed its intention to submit a SEARs request as part of a DA for SSD with representatives of the Department of Planning and Environment.

The College also intends to brief officers of Woollahra Council ahead of the Department seeking inputs to the SEARs from Woollahra Council.

7. PRELIMINARY IMPACT ASSESSMENT

7.1 Introduction

Pursuant to Section 89H of the Environmental Planning and Assessment Act 1979, Section 79C applies to DA's for SSD Applications. The impacts of the proposal, including environmental impacts on both the natural and built environments, heritage impacts, the suitability of the site for the proposed development, and social and economic impacts will be addressed in the EIS.

Preliminary comments are provided below to assist the Department in the framing of the SEAR's for the EIS.

7.2 Impacts on the Natural Environment

The proposal will have no adverse impact on the natural environment. No trees need to be removed to accommodate the proposed alterations and additions to the Stevenson Library building.

To the extent required by state legislation, biodiversity impacts will nevertheless be addressed in the EIS.

7.3 Impacts on the Built Environment

7.3.1 Heritage impacts

Ensuring that the proposal can be delivered without unreasonably impacting on existing heritage fabric within the Victoria Road East Precinct of The Scots College is a key objective of the project.

A Heritage Impact Statement will accompany the EIS.

The design intent is to ensure a successful and acceptable relationship between the altered and extended building volume and nearby heritage items, primarily Aspinall House and the middle school (clocktower) building.

A preliminary heritage statement prepared by the project architect is provided in **Appendix 7B**.

7.3.2 Streetscape impacts

The Stevenson Library building is well-setback (around 30m) from Victoria Road with a ground floor level around 5.25m below footpath level (at the entry gate to the Quadrangle). Provided in Drawings SSD1.02/17-008, 009, 010, 011 and 012 is a photographic survey along the eastern side of Victoria Road showing the existing character of the streetscape. Existing College buildings located close to Victoria Road generally limit the visual exposure of the Stevenson Library building from the street to the vicinity of the existing gate to the Quadrangle although as shown on Photo 12 on Drawing SSD1.02/17-012 the existing building is clearly visible from the western side of Victoria Road south of its intersection with Ginahgulla Road.

Overall, the streetscape impacts of the proposal will be negligible.

7.3.3 View impacts

The proposal results in an increase in building height of just over 4.0m. Given the location of the Stevenson Library building within the Victoria Road East Precinct (relative to the street and the other existing buildings within the College campus) and the extent of the campus as a whole, the proposal is unlikely to result in any significant view affectation. The project

architect's preliminary view impact assessment is provided in **Appendix 7C**. It identifies potentially affected properties which are elevated above the College grounds and which have views to the Harbour. A more detailed view impact analysis will be included in the EIS.

7.4 Social and Economic Impacts

The proposal will have positive social and economic impacts by:-

- improving educational facilities and services for existing and future pupils and staff;
- providing ongoing employment within the College;
- enhancing the social focal point of the College and campus; and
- generating employment during construction.

In relation to construction employment, the proposal is likely to result in the following (full-time equivalent) employment generation:-

- Head Contractor
Admin staff: 3
Site co-ordination staff: 5
Site Labour: 10
- Specialist Contractors
Admin / design / site staff: 110
- Sub Contractors
Admin / site staff: 165
- Suppliers
Admin / stock / delivery: 125

7.5 Construction Impacts

The EIS will include a Construction Management Plan identifying key construction strategies to ensure minimal impacts on both the subject site and surrounding lands. This will include the following considerations:-

- noise and vibration;
- soil, groundwater and geotechnical attributes of the site where relevant;
- access, parking and traffic;
- stormwater and airborne pollutant control; and
- servicing and infrastructure.

The project architect's preliminary construction management statement is provided in **Appendix 7D**.

7.6 Utilities, infrastructure and accessibility

The existing buildings on the site are currently serviced with electricity, gas, sewer, water, stormwater and telecommunications. Any potential shortfalls in supply (and required upgrades)

will be identified as part of the EIS process. A preliminary stormwater statement prepared by the College's hydraulic consultant is provided in **Appendix 7E**.

The proposal will be designed to comply with the relevant provisions of the BCA and regulations for accessibility. The project architect's preliminary accessibility statement is provided in **Appendix 7G**.

7.7 Traffic Impacts

Other than during construction, the proposed alterations and additions to the Stevenson Library building will not result in any increased traffic generation or car parking demand because no increase in the pupil capacity of the College is proposed or sought and no new activities not already carried out at the College will be accommodated in the finished building.

8. CONCLUSION

This report seeks SEARs for major alterations and additions to the Stevenson Library building, which comprise SSD, as described in Schedule 1 of the SRD SEPP.

A preliminary assessment of the proposal reveals that:-

- the heritage, bulk and scale, streetscape, amenity, construction and other impacts will be acceptable and where necessary mitigative actions will be taken to ensure successful and effective delivery and implementation of the project;
- the proposed alterations and additions will improve the educational facilities at the College; and
- as detailed in **Appendix 7A**, the proposal's design has a relevant historic architectural rationale which will be more fitting to the building's location than the existing building.

This report, including figures and appendices, provides information to allow for the framing of SEARs to inform the preparation and consent of the required EIS.



FIGURES



APPENDICES



APPENDIX 1

Certificate of Title and Deposited Plan for Lot 1 in DP 231713



APPENDIX 2

QS Report



APPENDIX 3

Site Survey



APPENDIX 4

Building Survey



APPENDIX 5

Victoria Road East and West Precincts Diagram



APPENDIX 6

Preliminary DA Plans



APPENDIX 7A

Architect's Preliminary Design Statement



APPENDIX 7B

Architect's Preliminary Heritage Statement



APPENDIX 7C

Architect's Preliminary View Analysis Statement



APPENDIX 7D

Architect's Preliminary Construction Management Plan



APPENDIX 7E

Preliminary Stormwater Statement prepared by JCL Development Solutions



APPENDIX 7F

Architect's Preliminary Geotechnical Statement



APPENDIX 7G

Architect's Preliminary Accessibility Statement



APPENDIX 7H

Architect's Preliminary Demolition Statement