



New South Wales Government  
Independent Planning Commission

# **Moriah College Redevelopment SSD-10352**

## **Statement of Reasons for Decision**

Peter Duncan AM (Chair)  
Adrian Pilton

6 May 2021

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State of New South Wales through the Independent Planning Commission 2021

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## EXECUTIVE SUMMARY

Moriah War Memorial College Association has applied to redevelop its senior school campus, located at 101 York Road and 1 and 3 Queens Park Road, Queens Park, within the Waverley Local Government Area.

Development consent is sought for a Concept Proposal for the redevelopment of the existing senior school campus, an incremental increase in the total number of students from 1,680 to 1,970 over a 15-year period, and approval for Stage 1 of the development, comprising:

- demolition of buildings and structures;
- tree removal;
- construction of a part three, part four storey Science, Technology, Engineering, Arts; and Mathematics (STEAM) building;
- a new Independent Learning Centre (ILC);
- pedestrian and vehicular access, including a new on-site drop-off and pick-up area; for the senior school and Early Learning Centre (ELC);
- outdoor learning gardens and landscaping;
- intersection upgrades;
- implementation of a Vegetation Management Plan (VMP); and
- an additional 160 students across Kindergarten to Year 12.

The Department of Planning, Industry and Environment (DPIE) finalised its assessment of the State significant development (SSD) application for the Project in March 2021. Under section 4.5(a) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the NSW Independent Planning Commission (Commission) is the consent authority for this Application because Waverley Council (Council) made an objection to the proposal and more than 50 ‘unique’ public submissions were received by way of objection.

Commissioners Peter Duncan AM (Chair) and Adrian Pilton were appointed to determine the SSD application. As part of its assessment, the Commission conducted an inspection of the site and its surrounds and met with representatives of DPIE, Council and the Applicant. On 15 April 2021, the Commission conducted an electronic Public Meeting to hear directly from community members, in addition to considering written submissions. The Commission carefully considered the community’s views as part of its decision-making process.

Key issues raised by members of the community at the Public Meeting, and in written submissions received by the Commission, included: traffic and parking impacts; built form; visual impacts; and the increase in student population and school operations.

DPIE’s whole-of-government assessment concluded that the Project is “*approvable*”, noting that “*the proposed redevelopment of Moriah College would provide improved teaching and learning outcomes through the development of new, purpose-built and modern educational facilities that would replace existing, dilapidated assets to meet contemporary and evolving educational standards.*”

After careful consideration of the material, the Commission has found that consent should be granted to the Project, subject to conditions. The Commission’s reasons for approval of the Project are set out in this Statement of Reasons for Decision.

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## DEFINED TERMS

ABBREVIATION	DEFINITION
<b>Applicant</b>	Moriah War Memorial College Association
<b>Application</b>	State Significant Development Application SSD 10352
<b>BDAR</b>	Biodiversity Development Assessment Report
<b>Commission</b>	Independent Planning Commission of NSW
<b>Council</b>	Waverley Council
<b>CPMPT</b>	Centennial Park and Moore Park Trust
<b>DOPU</b>	drop-off and pick-up
<b>DPIE</b>	Department of Planning, Industry and Environment
<b>DPIE AR</b>	Department's Assessment Report dated March 2021
<b>EFSG</b>	<i>Educational Facilities Standards and Guidelines</i>
<b>EIS</b>	Environmental Impact Statement
<b>ELC</b>	Early Learning Centre
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i>
<b>EPI</b>	Environmental Planning Instrument
<b>ESBS</b>	Eastern Suburbs Banksia Scrub
<b>ESD</b>	Ecologically Sustainable Development
<b>GTP</b>	Green Travel Plan
<b>ICNG</b>	<i>Interim Construction Noise Guideline</i>
<b>LCA</b>	Remnant Bushland Landscape Conservation Area
<b>LGA</b>	Local Government Area
<b>Mandatory Considerations</b>	Relevant mandatory considerations, as provided in s 4.15(1) of the EP&A Act
<b>Material</b>	The material set out in section 5.2
<b>Project</b>	Concept Proposal and Stage 1 of the redevelopment of Moriah College
<b>Regulations</b>	<i>Environmental Planning and Assessment Regulations 2000</i>
<b>RNP</b>	<i>NSW Road Noise Policy</i>
<b>RtS</b>	Response to Submissions
<b>SEARs</b>	Planning Secretary's Environmental Assessment Requirements
<b>Site</b>	101 York Road and 1 and 3 Queens Park Road, Queens Park
<b>SRD SEPP</b>	<i>State Environmental Planning Policy (State and Regional Development) 2011</i>
<b>SRtS</b>	Supplementary Response to Submissions
<b>SEPP SRD</b>	<i>State Environmental Planning Policy (State and Regional Development) 2011</i>
<b>SSD</b>	State Significant Development
<b>TAIA</b>	Transport and Accessibility Impact Assessment
<b>TfNSW</b>	Transport for New South Wales

<b>TTPP</b>	Transport, Traffic and Parking Plan
<b>VIA</b>	Visual Impact Assessment
<b>VMP</b>	Vegetation Management Plan
<b>WLEP 2012</b>	<i>Waverley Local Environmental Plan 2012</i>

## 1. INTRODUCTION

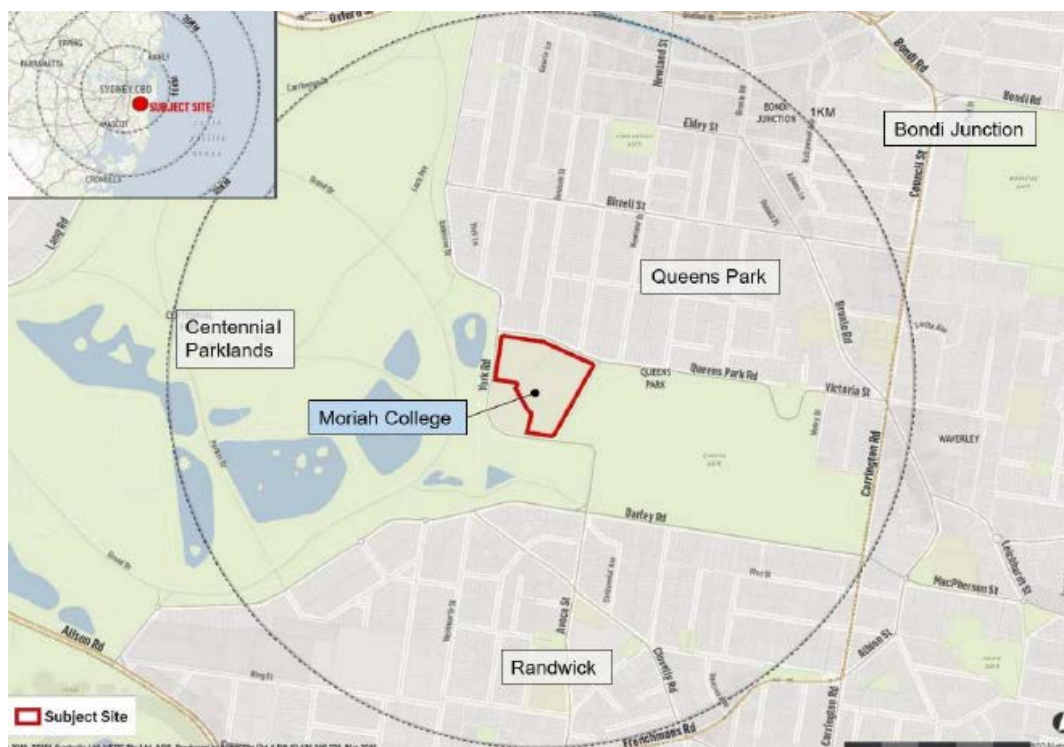
1. On 16 March 2021, the NSW Department of Planning, Industry and Environment (**DPIE**) referred a State significant development (**SSD**) application (SSD 10352) (**Application**) from Moriah War Memorial College Association (**Applicant**) to the NSW Independent Planning Commission (**Commission**) for determination.
2. The Application seeks approval for the redevelopment of Moriah College (**Project**), located in the Waverley Local Government Area (**LGA**), under section 4.36 of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**).
3. The Commission is the consent authority in respect of the Application under section 4.5(a) of the EP&A Act and clause 8A of the *State Environmental Planning Policy (State and Regional Development) 2011* (**SEPP SRD**). This is because:
  - the Application constitutes SSD under section 4.36 of the EP&A Act as the Application has a capital investment value (CIV) of more than \$20 million for the purpose of alterations or additions to an existing school under clause 15(2) of Schedule 1 of the SEPP SRD;
  - DPIE received an objection from Waverley Council (**Council**) to the Application; and
  - DPIE received more than 50 unique submissions from the public objecting to the Application.
4. Professor Mary O’Kane AC, Chair of the Commission, nominated Mr Peter Duncan AM (Chair) and Mr Adrian Pilton to constitute the Commission Panel determining the Application.

## 2. THE APPLICATION

### 2.1 Site and Locality

5. The site is located at 101 York Road and 1 and 3 Queens Park Road, Queens Park (Lot 22 in DP 879582 and Lots 1 and 3 in DP 701512) (**Site**).
6. DPIE's Assessment Report (**AR**), dated March 2021, describes the Site at section 1.2 as comprising an area of approximately 4.5 hectares (ha) with frontages to Queens Park Road to the north, Baronga Avenue to the east and York Road to the west and south.
7. At Assessment Report Paragraph (**ARP**) 1.2.3, DPIE details the local context of the Site as being surrounded by Centennial Parklands, including Queens Park to the east, Centennial Park to the west and south, and Queens Park residential area to the north.
8. Existing development at the Site comprises the Moriah College primary school, senior school and Early Learning Centre (**ELC**) Campus, including 18 buildings ranging in height from one to three storeys, covered outdoor play areas and sport courts, at-grade carparks, internal drop-off and pick-up (**DOPU**) area, landscaped areas and pedestrian pathways.
9. ARP 1.2.13 states the Site is located in the Remnant Bushland Landscape Conservation Area (**LCA**) and adjoins the Eastern Suburbs Banksia Scrub (**ESBS**) LCA. The AR notes these areas are identified as items C57 and C40, respectively, under Schedule 5 of the *Waverley Local Environmental Plan 2012* (**WLEP 2012**).
10. ARP 1.3.2 states that an area of approximately 1.07 ha of remnant bushland including ESBS adjoins the Site to the south-west within Lot 23 in DP 879582 and is owned by the Centennial Park and Moore Park Trust (**CPMPT**).
11. At ARP 1.2.14, DPIE states that the Site contains a Local heritage item listed under Schedule 5 of the WLEP 2012, which is described as "Former Tram Shed" (Item No. I428), located at the north-western part of the Site on the primary school campus.
12. The location of the Site is illustrated in **Figure 1** and **Figure 2** below.





**Figure 1: Site and Local Context Map (Source: DPIE AR, Figure 2)**



**Figure 2: Existing Site Layout (Source: DPIE AR, Figure 3)**

## 2.2 Existing Operations

13. The Site has been subject to numerous Development Applications. At Table 1 of the AR, DPIE details the previous development consents and approvals applying to the Site. There is an extract of Table 1 at **Appendix A** to this Statement of Reasons.

## 2.3 The Project

14. DPIE describes the Project at section 2 of its AR.
15. The main components of the Project are set out in Table 2 of the DPIE AR. Table 2 is attached in full at **Appendix B** of this Statement of Reasons.
16. ARP 2.1.1 describes the key components of the Project, as refined in the Response to Submissions (**RtS**) and Supplementary Response to Submissions (**SRtS**).
17. Table 2 of the AR states that the Project is for the purpose of:

*Concept Proposal and first stage of development (Stage 1) for the redevelopment of Moriah College and an additional 290 students over a 15-year period.*

### **3. COMMUNITY PARTICIPATION & PUBLIC SUBMISSIONS**

#### **3.1 Community Group Attendance at the Site Inspection**

18. On 26 March 2021, the Commission conducted an inspection of the Project Site.
19. The Commission also invited representatives from community groups to attend and observe at the Site inspection, in which the following groups were represented:
  - CPMPT; and
  - the Queens Park Precinct.

#### **3.2 Public Meeting**

20. The Commission conducted a Public Meeting on 15 April 2021. The Public Meeting was held electronically with registered speakers presenting to the Commission via video conference. The Public Meeting was also livestreamed on the Commission's website.
21. The Commission heard from DPIE, the Applicant, various community group representatives and individual community members. In total, 12 speakers presented to the Commission during the Public Meeting.
22. Presentations made at the Public Meeting have been considered by the Commission as submissions and are referenced below in section 3.3.

#### **3.3 Public Submissions**

23. As part of the Commission's consideration of the Project, all persons were offered the opportunity to make written submissions to the Commission until 22 April 2021.
24. The Commission received a total of nine written submissions from individuals and one submission from a community group. The submissions made to the Commission comprised the following:
  - one submission in support of the Application; and
  - nine objections to the Application.

##### **3.3.1 Key Issues Raised**

25. Key comments raised about the Application relate to:
  - traffic and parking impacts;
  - built form;
  - visual impacts; and
  - an increase in student numbers and school operations.

Comments made by the public are summarised below.

##### *Traffic and Parking Impacts*

26. The Commission received a number of written submissions and heard from speakers at the Public Meeting who raised concerns about the likely traffic impacts from the Project, including traffic congestion, on-street parking and road safety impacts.
27. Specifically, concerns were raised regarding existing traffic congestion surrounding the Site, particularly during morning and afternoon school peak hour periods. Concern was raised that the existing traffic congestion would be exacerbated by the proposed increase in the student population.
28. Speakers at the Public Meeting and written submissions received by the Commission, raised concern about the lack of on-street parking in surrounding streets and current school car parking practices.

29. At the Public Meeting, a community member stated:

*In terms of traffic and parking impact, the SEARs given by the Secretary are really clear that there has to be an assessment on the road and pedestrian safety adjacent to the proposed development. Adjacent. Whereas the proponent's assessment is purely upon adjoining roads, so it has failed to address the Secretary's Assessment Requirements... (Public Meeting transcript page 27).*

30. A written submission received by the Commission stated:

*We believe that the morning queue in Queens Park Rd could be easily alleviated today by removing the threshold that prevents a separate lane forming to turn left into York Rd.*

*Currently all traffic shares a single lane and is constrained by those turning right.*

*This was suggested to Council last year.*

31. A written submission received by the Commission in support of the Project stated:

*...the College should continue to work with parents and staff to reduce traffic movements, especially in local streets. I believe this is generally possible via reinforcement of old and introduction of new initiatives.*

### **Built Form**

32. Speakers at the Public Meeting, and written submissions received by the Commission, raised concern about the bulk and scale of the Project – in particular, that the proposed maximum building heights and setbacks are inconsistent with the built form of the surrounding residential locality and the parkland setting of Queens Park and Centennial Park.

33. A written submission received by the Commission stated:

*While we understand the school's need to replace or upgrade some buildings, we believe that the scale of the proposed new buildings is quite excessive and a blight on the Centennial Parklands location on which it is sited.*

34. A written submission received by the Commission in support of the Project stated:

*I do not consider the heights of the proposed buildings to be excessive, and the benefit to the community at large from the upgraded teaching facilities outweighs the cost and perceived negative environmental effect.*

### **Visual Impacts**

35. The Commission received a number of submissions in relation to visual impacts, which stated that the Project detracts from the amenity of surrounding public open spaces due to its height and scale.

36. At the Public Meeting, a community member stated:

*I think given the State significance of both Centennial and Queens Park, it's a serious planning matter that requires more than a partial landscaping response (Public Meeting transcript page 27).*

37. A written submission received by the Commission stated:

*This huge structure is not the least bit compatible with its location and will be visually jarring when viewed from Queens Park and Baronga Ave, as the many photomontages confirm.*

38. At the Public Meeting, a community member stated:

*...the visual impact from Queens Park. A four-storey building is quite an impact when looking from the park. Currently, it's a very low-impact vision, with trees covering the – the*



*low -rise buildings already in the school, and I just think it detracts from the experience of being in the park. (Public Meeting transcript page 29).*

#### *Student Numbers and School Operations*

39. The Commission received written submissions and heard from speakers at the Public Meeting who raised concern about the proposed increase in student population and subsequent impacts including traffic congestion, a reduction in the availability of on-street parking, as well as events outside core hours.
40. At the Public Meeting, speakers raised concerns about the continuous increase in the student population since the school was established, which they stated was contrary to previous assurances by the school of no further student population increases. A member of the public stated:

*We were assured that the numbers wouldn't exceed 610, and here we are, we have now got 1,680 students, which is, from what I can see, the second largest independent school in the eastern suburbs... (Public Meeting transcript page 29).*

41. At the Public Meeting, a community group representative stated:

*Every few years since arriving, the school has significantly increased its student and staff numbers, generating ever-increasing traffic and parking issues with associated noise and general activity. Each time the residents were given assurances of no further increases to student numbers, only to be let down time and time again (Public Meeting transcript page 16).*

## 4. THE DEPARTMENT'S CONSIDERATION OF THE APPLICATION

42. **Table 1** below provides an overview of the key steps in DPIE's consideration of the Application.

**Table 1: Overview of DPIE's Key Steps**

Date	Key Steps
<b>15 July 2019</b>	DPIE issued the Planning Secretary's Environmental Assessment Requirements ( <b>SEARs</b> ).
<b>7 November 2019</b>	The Applicant lodged its Environmental Impact Statement ( <b>EIS</b> ) and supporting documents to DPIE.
<b>21 November 2019 to 18 December 2019</b>	DPIE publicly exhibited the EIS. DPIE received 321 submissions during this period, comprising five submissions from public authorities (including an objection from Council), two submissions from special interest groups (including one objection) and 314 public submissions (including 141 objections).
<b>20 December 2019</b>	DPIE requested the Applicant provide a response to the submissions received.
<b>26 June 2020</b>	The Applicant submitted the RtS to address the issues raised.
<b>6 July 2020 to 20 July 2020</b>	DPIE publicly exhibited the RtS. DPIE received 44 submissions during this time, comprising six submissions from public authorities (including comments from Council), two submissions from special interest groups (including one objection) and 36 public submissions (including 34 objections).
<b>27 July 2020</b>	DPIE requested the Applicant provide a response to the submissions received.
<b>14 December 2020</b>	The Applicant submitted the SRtS and an updated traffic assessment. DPIE did not formally exhibit the SRtS but made the documents publicly available. Three submissions were subsequently received by DPIE, comprising two submissions from public authorities (including comments from Council) and one submission from a special interest group.
<b>March 2021</b>	Finalisation of DPIE's AR and recommended conditions of consent.
<b>15 March 2021</b>	DPIE referred the Application to the Commission for determination.

43. At section 7 of the AR, DPIE concludes that the Project is consistent with the objects of the EP&A Act and the *Eastern City District Plan 2018* and is in the public interest. DPIE further concludes *"the impacts of the development are acceptable and can be appropriately mitigated through the implementation of the recommended conditions of consent"* as set out at Appendix C of the DPIE AR (Recommended Conditions) (ARP 7.1.10).
44. As such, DPIE recommend approval of the Project subject to the recommended conditions.

## 5. THE COMMISSION'S CONSIDERATION

### 5.1 The Commission's Meetings

45. As part of its determination process, the Commission met with various persons as set out in **Table 2**.
46. All meeting transcripts and site inspection notes have been made available on the Commission's website.

*Table 2 – Commission's Meetings*

Meeting	Date of Meeting	Date Transcript/ Notes made Available
DPIE	31 March 2021	7 April 2021
Applicant	31 March 2021	7 April 2021
Council	31 March 2021	7 April 2021
Public Meeting	15 April 2021	21 April 2021
Site Inspection	26 March 2021	6 April 2021

### 5.2 Material Considered by the Commission

47. In this determination, the Commission has carefully considered the following material (**Material**), along with other documents referred to in this Statement of Reasons:
- the request for SEARS, dated 15 July 2019;
  - the Applicant's EIS, dated 7 November 2019, and accompanying appendices;
  - the Applicant's RtS, dated 26 June 2020, and its accompanying appendices;
  - the Applicant's SRtS, dated 14 December 2020, and its accompanying appendices;
  - the DPIE AR, dated March 2021, including material considered in that report;
  - DPIE's recommended conditions of consent, dated March 2021;
  - the material covered in the meetings with the Applicant, DPIE and Council and site inspection (paragraph 45);
  - all speaker comments made to the Commission at the Public Meeting held on 15 April 2021;
  - material presented at the Public Meeting;
  - all written comments received by the Commission in the submission period until 5pm on 22 April 2021;
  - Council's response to the Commission regarding questions taken on notice, dated 7 April 2021
  - the Applicant's response to the Commission regarding questions taken on notice, dated 8 April 2021;
  - DPIE's response to the Commission regarding questions taken on notice, dated 8 April 2021;
  - the Applicant's response to the Commission regarding questions taken on notice, dated 12 April 2021;
  - the Applicant's correspondence to the Commission, dated 12 April 2021; and
  - DPIE's correspondence to the Commission, dated 29 April 2021.

## 6. STATUTORY CONTEXT

### 6.1 State Significant Development

48. The Project is SSD under section 4.36 of the EP&A Act and clause 15 (2) of Schedule 1 of the SRD SEPP as the proposed development is for the purpose of alterations or additions to an existing school and has a capital investment value of more than \$20 million.
49. Under section 4.5(a) of the EP&A Act and clause 8A(1) of the SRD SEPP, the Commission is the consent authority for the Application because DPIE received an objection from Council and more than 50 unique objections to the Project during the exhibition period.

### 6.2 Permissibility

50. ARP 4.2.1 identifies the Project as being located on land zoned SP2 Infrastructure (Educational Establishment) under the WLEP 2012. The Commission notes 'educational establishments' are permissible with development consent in the SP2 zone with consent.

### 6.3 Mandatory Considerations

51. In determining this Application, the Commission has taken into consideration the following matters under section 4.15(1) of the EP&A Act (**Mandatory Considerations**) that are relevant to the Application:
  - the provisions of the following as they apply to the land to which the Application relates:
    - any environmental planning instrument (**EPI**);
    - any proposed instrument;
    - any development control plan;
    - any planning agreement that has been entered into under section 7.4 of the EP&A Act (or draft planning agreement offered);
    - matters prescribed under the *Environmental Planning and Assessment Regulations 2000* (**Regulations**);
  - the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality;
  - the suitability of the site for the development;
  - submissions made in accordance with the EP&A Act and Regulations; and
  - the public interest.
52. DPIE considered the Mandatory Considerations at section 4.4 of the AR and Appendix B of the AR. The Commission agrees with this assessment conducted on its behalf by DPIE.
53. The Commission has considered the relevant Mandatory Considerations below, noting the Mandatory Considerations are not an exhaustive statement of the matters the Commission is permitted to consider in determining the Application. To the extent that any of the Material does not fall within the Mandatory Considerations, the Commission has considered that Material where it is permitted to do so, having regard to the subject matter, scope and purpose of the EP&A Act.



### 6.3.1 Relevant Environmental Planning Instruments

54. The Commission agrees with DPIE's assessment with respect to the EPIs that are of relevance to the Application as set out in Appendix B of the AR.

### 6.3.2 Relevant Proposed Instruments

55. The Commission has considered the relevant proposed EPIs in making its determination.

### 6.3.3 Relevant Development Control Plans

56. Pursuant to clause 11 of the SRD SEPP, development control plans do not apply to SSD. The Commission does not consider any development control plans to be relevant to the determination of the Application.

### 6.3.4 The Likely Impacts of the Development

57. The likely impacts of the Project have been considered in section 7 of this Statement of Reasons.

### 6.3.5 The Suitability of the Site for Development

58. The Commission has considered the suitability of the Site. The Commission finds that the Site is suitable for the Project for the following reasons:
- the Site is on land zoned SP2 and the Project is permissible with consent under the WLEP 2012 and the SRD SEPP;
  - the Project complies with the strategic planning directions of the State and Local planning policies (Appendix B of the DPIE AR);
  - the Project is an orderly and economic use of the Site; and
  - any residual impacts from the Project can be appropriately managed and mitigated through the imposed conditions of consent.

## 6.4 Additional Considerations

59. In determining this application, the Commission has also considered:
- *Educational Facilities Standards and Guidelines (EFSG)*;
  - *Interim Construction Noise Guideline (ICNG)*;
  - *NSW Road Noise Policy (RNP)*; and
  - *Eastern City District Plan 2018* (Greater Sydney Commission).

## 7. CONSIDERATION OF KEY IMPACTS

### 7.1 Traffic

60. The Commission notes that traffic and car parking impacts were significant concerns raised in verbal submissions during the Public Meeting and in written submissions made by members of the public (described in paragraphs 26 to 30 above).

#### *Operational Traffic*

61. The Applicant's EIS included a Transport and Accessibility Impact Assessment (**TAIA**) to assess the impacts of the Application on the safety, efficiency, and capacity of the local road network. The TAIA was amended through the RtS and SRtS.
62. The Commission notes the Applicant has committed to various travel management measures to mitigate traffic impacts. ARP 6.2.53 states that these measures include:
- *road network upgrades at two of the nearest intersections.*
  - *implementation of a Green Travel Plan (GTP) to facilitate a 10 per cent modal shift away from private car use.*
  - *staggered arrival and departure times for each year group and the ELC.*
63. Further, ARP 6.2.59 states:
- The TAIA included the results of the SIDRA modelling that accounted for the proposed traffic mitigation measures, including the proposed intersection upgrades and a 10 per cent modal shift away from private car use.*
64. The Commission acknowledges the community concerns raised in the public meeting that the Applicant's EIS failed to address the SEARs requirements in relation to traffic, as outlined in paragraph 29.
65. ARP 4.4.9 states: "*The EIS is compliant with the Planning Secretary's Environmental Assessment Requirements (SEARs) and is sufficient to enable an adequate consideration and assessment of the proposal for determination purposes*".
66. The roads adjacent to the site have been assessed in the Traffic and Accessibility Impact Assessment dated 4 March 2021. The Commission agrees with DPIE and is satisfied that the SEARs have been considered and adequately addressed for the Project.
67. At its meeting with the Commission on 31 March 2021 (paragraph 45), the Applicant presented the AM and PM peak traffic study area intersection modelling results, which concluded that the "*key signalised and priority-controlled intersections would operate with LoS [Level of Service] F by year 2036, regardless of the additional school traffic*"; however, the Project's proposed upgrades would "*improve the overall intersection performance*".
68. The Commission notes DPIE is satisfied with the proposed infrastructure upgrades to facilitate the development. ARP 6.2.83 states "*the Department acknowledges that the full operation of the Concept Proposal would likely result in increased traffic congestion and LoS impacts at key intersections. However, the intersection upgrades and aspirational modal shifts proposed by the Applicant would ensure that the road network could accommodate Stage 1 on an initial basis.*"
69. The Commission acknowledges the operational traffic concerns raised by Council and the public submissions and notes the community's concerns regarding traffic impacts on the Queens Park local road network.

70. Further the Commission acknowledges the community concerns regarding the Queens Park Road and York Road intersection. Community submissions suggest that the traffic on Queens Park is further congested as a result of the traffic being restricted to a single lane, preventing a separate lane forming to turn left.
71. At DPIE ARP 6.2.82
- In response to the issues raised relating to increased traffic on the surrounding residential road network and particularly throughout the Queens Park residential area, the Department considers that this is a local traffic matter that should be further investigated by Council in consultation with the local community and TfNSW. Potential options for Council to address these impacts include the installation of Local Area Traffic Management measures which are designed to influence driver behaviour (e.g. traffic calming devices).*
72. In this regard, the Commission sought advice from DPIE regarding local area traffic management. In correspondence dated 29 April 2021, DPIE advised that Council had indicated that there is not a specific local area traffic management plan in place, although “measures have previously been introduced to the local road network in proximity to Moriah College in Queens Park, and that these measures were introduced in consultation with the local community.”
73. The development and implementation of a local area traffic management plan is properly a matter for and under the jurisdiction of Waverley Council.
74. At DPIE ARP 6.2.89:
- the Department is satisfied that the Stage 1 development and the associated increase in the student population (160 students) can be adequately accommodated within the surrounding road network, subject to implementation of the recommended conditions.*
75. The Commission accepts DPIE’s findings in relation to the TAIA and GTP on the basis that impacts on the surrounding road network can be appropriately managed, subject to DPIE’s recommended conditions.
76. The Commission notes community concerns regarding traffic generation, parking and safety resulting from the Project. The Commission agrees with DPIE’s conclusion that the TAIA submitted with this Project is suitable for the nature and extent of operational traffic impacts associated with the Project (ARP 6.2.84) and notes Council’s advice that local traffic area management measures have been implemented in the Queens Park area, within proximity to the Project Site. The Commission has therefore imposed DPIE’s recommended conditions requiring the implementation of traffic mitigation and management measures.

### **Construction Traffic**

77. The Commission notes that DPIE considered the Applicant’s TAIA with respect to traffic generation throughout the construction phase and concludes at ARP 6.2.27 that it:
- is satisfied that the anticipated construction traffic and parking impacts in future stages could be satisfactorily managed and mitigated.*
78. The Commission also notes that DPIE considered the preliminary CTPMP for Stage 1 construction traffic and concludes at ARP 6.2.39:
- [that the related traffic] could be accommodated within the surrounding road network and would not adversely impact on the road network conditions.*

### **Operational Car Parking**

79. With respect to car parking, the Applicant’s EIS and RtS incorporate a new on-site DOPU area for the senior school campus and the ELC.

80. DPIE states at ARP 6.2.81 that:
- [the proposed DOPU] would assist in improving traffic flow and road safety as DOPU activities would be shifted away from York Road and approximately 240m of queuing storage would be established on the site to accommodate school generated traffic.*
81. The Commission notes that DPIE supports the new DOPU arrangement for the senior school and ELC proposed under the Project.
82. The Commission notes DPIE is satisfied with the proposed car parking provisions and allocation between school staff and ELC staff (ARP 6.2.102 and that it is the Applicant's ongoing responsibility to comply with the Transport, Traffic and Parking Plan (TTPP) (ARP 6.2.105).
83. At its meeting with the Commission on 31 March 2021 (paragraph 45), Council indicated it is generally satisfied with the Project's proposed car parking, subject to the staggered student number growth being contingent on the GTP and modal shift.

#### *Commission's Findings*

84. The Commission acknowledges the concerns raised by the community in relation to traffic and car parking impacts. The Commission agrees with DPIE's conclusions as set out in ARP 7.1.9 that the surrounding road network can accommodate Stage 1 of the Project, subject to the mitigation measures including intersection upgrades and a 10 per cent modal shift away from private car use. The Commission also notes that any future development applications beyond stage 1 to increase the student population must include an independent audit demonstrating the success of the GTP and that the 10 per cent modal shift away from private car use has been achieved. The Commission finds that these are appropriate mitigation and management measurements and are suitable for the scale of the Project.
85. The Commission has considered the community submissions regarding the creation of a separate left turn lane at the intersection of Queens Park Road and York Road.
86. The Commission has therefore imposed DPIE's recommended conditions to manage construction and operational traffic and parking impacts in addition to imposing an additional conditional requirement that the Applicant consider the inclusion of a separate left turn lane at the Queens Park Road/York Road intersection. The Commission has also imposed a condition requiring a Community Consultative Committee (**Committee**) be established in accordance with the DPIE guidelines which requires that the Committee be chaired by an independent chair and include representation from the Applicant, Council and the local community.
87. The Commission also notes the concerns raised by members of the public regarding the existing school's car parking practices and compliance with existing development approvals. Whilst any potential breaches of existing approvals are outside the scope of the Commission's consideration, the Commission acknowledges the community's concerns and at section 7.4 below (paragraphs 112 to 116) outlines the mechanisms to monitor compliance with the conditions of this consent.

## 7.2 Built Form

88. The Commission notes concerns raised in public submissions regarding the proposed built form and the impacts on the surrounding, Centennial Parklands and Queens Park (paragraphs 32 to 34).
89. The Applicant's EIS, RtS, SRtS and subsequent amendments included amended plans, which addressed several concerns raised by Council and the public. Key amendments include a reduction to the bulk of the eastern façade, clearer separation of building forms to reduce the overall scale of the buildings, an increase in the setbacks of the Level 4 mechanical plant from Baronga Avenue, landscaping to reduce the visual impact of the new buildings (including additional trees along Baronga Avenue), and no additional overshadowing to the ESBS.
90. At its meeting with the Commission on 31 March 2021 (paragraph 45), Council indicated that it is satisfied with the amendments proposed to the design regarding the additional setback of the upper floor level.
91. The Commission notes DPIE's conclusion relating to the Stage 1 building at ARP 6.3.27:  
*[DPIE] concludes that its built form would not result in unacceptable impact on the character of the surrounding locality. The Department recognises the need to upgrade the existing school facilities, while retaining adequate on-site open space provisions and recreational areas for students. On balance, the proposed height and scale of the Stage 1 STEAM and ILC building is considered appropriate, having regard to the surrounding development and site constraints.*
92. The Commission also notes DPIE's conclusion that the height and scale of Stage 1 and Stage 2 building envelopes could be supported at ARP 6.3.21:  
*any future built form contained within the proposed building envelopes would not result in an unacceptable impact on views, privacy and solar access from surrounding residential locations and would not overshadow areas of native vegetation and ESBS on Lot 23.*
93. The Commission notes the Applicant's EIS, RtS and SRtS included landscape plans to respond to concerns raised by Council and members of the public regarding the visibility of the Project from surrounding areas including Queens Park, Centennial Park and residential properties. The Applicant's SRtS includes an outline of the landscape maintenance strategy and schedule of maintenance regime prepared by 360 Degrees (17 April 2020).

### Commission's Findings

94. The Commission agrees with DPIE that the built form of the Project is acceptable. The Commission is of the view that the Applicant's amendments to the Project address concerns raised regarding the built form, including reducing the bulk of the eastern façade and setting back the level 4 plant in addition to the proposed landscape planting, will assist to minimise the visual impact of the Project from surrounding residential properties and also when viewed from Queens Park and Centennial Park. The Commission finds that, subject to the imposed conditions, the scale of the built form will not result in an unacceptable impact on the surrounding locality, Queens Park and Centennial Park.
95. The Commission also finds that, subject to the imposed conditions, the proposed height and scale of the Project is appropriate having regard to DPIE's findings, the surrounding development context and site constraints.



### 7.3 Visual Impacts

96. The Commission notes a number of submissions made to the Commission objected to the Project on the grounds of visual impact (as noted at paragraphs 35 to 38 above).
97. ARP 6.3.9 notes the Applicant's EIS states the proposed building height and scale would be acceptable in terms of visual impacts:
- [It would] not result in unacceptable impacts on views from the surrounding locality, including from Queens Park and Centennial Park.*
98. The Applicant's SRtS and VIA Addendum address concerns raised by members of the public regarding visual impacts on the surrounding natural and built environment. The SRtS states:
- It is acknowledged that the proposal will create a new built element on the skyline in views from Queens Park. However, as demonstrated by the photomontages in the Visual Impact Assessment, in both close and distant views from the Park the built form will be screened to differing degrees by existing vegetation along the boundaries of Queens Park and adjacent to the western edge of the Moriah College site.*
99. The Commission notes DPIE states that "the built form would invariably be a new element of the skyline when viewed from Queens Park" (ARP 6.4.10) and "would obstruct distant views of a portion of the skyline of the Sydney CBD from the eastern part of Queens Park" (ARP 6.4.10).
100. The Commission notes that DPIE considers that a comprehensive investigation of the Project against the NSW Land and Environment Court Planning Principles for visual impact is unnecessary because "the obstruction would be minor when viewed from the locations in Queens Park that are currently provided a view of the CBD skyline" (ARP 6.4.11), among other reasons.
101. The Commission notes DPIE considers the visual impact of the proposal to be acceptable at ARP 6.4.15 as "it would not obstruct any significant or important views" and "would not obstruct or impact on views from the surrounding residential areas".
102. The Commission understands that landscaping and additional tree planting is proposed to partially screen the Stage 1 building to further reduce its visual impact from within Queens Park (ARP 6.4.15).
103. The Commission notes the Project includes the removal of trees to accommodate the Project and subsequent planting of 121 new trees on the Site.
104. DPIE states at AR 6.4.14:
- [The Applicant] would provide compensatory and additional tree plantings to partially screen the appearance of the first two levels of the new building from various viewpoints in Queens Park.*
105. The Commission notes that DPIE's recommended conditions require the Applicant to prepare a revised landscape plan prior to the commencement of construction to manage the revegetation and landscaping works on-site outside of the Vegetation Management Plan (VMP) area.

### Commission's Findings

106. The Commission notes the concerns raised in submissions regarding height, however agrees with DPIE that the Project would not obstruct significant or important views from the surrounding residential properties and Queens Park.

107. The Commission finds any visual impacts will be appropriately mitigated through amendments to the Project and vegetation screening.
108. The Commission considers that all possible efforts should be made to retain existing trees. Where a tree is proposed to be removed, the Commission considers that the tree should be maintained in situ until immediately prior to the commencement of the relevant building works. The Commission has therefore imposed conditions relating to tree protection, landscaping and vegetation management.
109. The Commission agrees with DPIE's assessment with regards to landscaping as appropriate new landscaping will be planted and has included a condition requiring that the Landscape Plan must include substantial and at least semi-mature plantings along the Baronga Avenue and York Road frontages. The Commission finds the Project to be acceptable from a landscaping perspective, subject to the imposed conditions.
110. The Commission agrees with DPIE's recommended conditions relating to visual impact mitigation and screening (described at paragraph 109 above).
111. The Commission notes the concerns raised in submissions regarding landscaping treatment and is of the view that the imposition of the conditions requiring additional screening with substantial and semi-mature plantings along the Baronga Avenue and York Road frontages, in addition to the requirement to monitor and maintain the plantings, will assist to minimise visual impacts from Queens Park, as addressed above (paragraph 109). The Commission finds that it is appropriate that the revised landscape plan is prepared in consultation with Council and to the satisfaction of the Planning Secretary. The Commission has imposed conditions to this effect and considers that this will assist to resolve this community concern.

#### **7.4 Student Numbers and School Operations**

112. The Commission notes concern was raised by Council at its meeting with the Commission on 31 March 2021, and by speakers during the Public Meeting, regarding impacts of the increased student population and ongoing operation of the redeveloped school. The Commission also notes that members of the public raised concern regarding the existing school operations, compliance with plans of management and current development approvals that apply to the Site (as noted at paragraphs 39 to 41 above).
113. In this regard, the Commission notes that DPIE's recommended conditions require Independent Environmental Audits of the Project be undertaken by an independent auditor, suitably qualified and experienced and agreed to in writing by the Planning Secretary. The Commission notes that Independent Audits are to be undertaken both during construction and operation and include an assessment of compliance with all conditions of consent and all post approval and compliance documents that have been prepared in accordance with the consent. The Commission also notes that the Independent Audit scope includes a review of the environmental performance of the Project, which incorporates an assessment of complaints during the audit period, in addition to a review of the status of the implementation of prior audit findings, recommendations and actions made by the independent auditor.
114. At its meeting with the Commission on 31 March 2021, Council noted the potential increase in staff numbers required to support an increase in student numbers, and the consequential impact on traffic and parking.

## Commission's Findings

115. The Commission has imposed conditions requiring independent environmental audits of the Project be undertaken. The Commission finds that the requirement to undertake independent environmental audits provides a mechanism to assess the compliance status of the Project.
116. The Commission has imposed conditions to provide further certainty, including a requirement to align any increase in staff numbers with the staggered increase in student numbers. The Commission finds that these conditions are appropriate to manage residual impacts from an increase in staff numbers.

## 7.5 Other Issues

### Biodiversity (including ESBS)

117. The Commission notes concern was raised by speakers at the Public Meeting regarding the impacts to the existing vegetation on the site, in particular the ESBS (paragraph 22).
118. The Commission notes the Applicant's EIS and SRtS include a Biodiversity Development Assessment Report (**BDAR**) and VMP.
119. Section 6.5 of the DPIE AR assesses the Project against the *Biodiversity Conservation Act 2016*, stating:

*On balance, the Department is satisfied that the non-compliances with the previous development consents and approvals would be addressed as part of Stage 1. Further, through the establishment of the VMP area and recommended conditions, the potential impacts of the proposal on Lot 23 and established ESBS would be adequately mitigated and managed (ARP 6.5.28).*

120. The Commission notes DPIE is satisfied with the findings of the amended BDAR (ARP 6.5.23) and amended VMP (ARP 6.5.24). DPIE notes *"the full operation of the Concept Proposal would not result in a significant and irreversible impact to the critically endangered ESBS"* (ARP 6.5.23).

121. DPIE concludes at ARP 7.1.9:

*...direct and indirect impacts to the critically endangered ESBS would be appropriately managed and mitigated through the establishment of a vegetated buffer to Lot 23 and the removal of existing school infrastructure from within the buffer area as part of Stage 1. The vegetated buffer would be managed as part of a Vegetation Management Plan (VMP) and supported by a landscape master plan for the site.*

122. At its meeting with the Commission on 31 March 2021 (paragraph 45), Council referred to the VMP and expressed satisfaction that the recommended conditions require consultation with Council.
123. In correspondence dated 8 April 2021, following its meeting with the Commission, the Applicant provided an addendum to the BDAR outlining the results of a survey undertaken within the Site for the Maroubra Woodland Snail.
124. DPIE considered the addendum to the BDAR and consulted with the Environment, Energy and Science Group (**EES**). In this regard, EES advised that:

*...this single evening of survey does not provide conclusive evidence that the Maroubra Woodland Snail does not occur on the site. Furthermore, the development site is also immediately adjacent to the potential habitat of the Maroubra Woodland Snail, being vegetation communities that comprise of the Eastern Suburbs Banksia Scrub (ESBS) ecological community.*



125. Consequently, DPIE supported EES' conservative "*precautionary approach*" to require the Applicant to implement conservation management measures for the Maroubra Woodland Snail.

### *Commission's Findings*

126. The Commission agrees with DPIE's conclusions as set out in paragraphs 119 to 121 that the impacts to the ESBS on Lot 23 in DP 879582 can be appropriately mitigated and managed during the construction and operation of the Project.
127. The Commission has therefore imposed conditions to manage and mitigate potential impacts on vegetation within the VMP area.
128. The Commission agrees with DPIE and EES as set out in paragraphs 123 to 125. The Commission finds that because the Maroubra Woodland Snail is a threatened species and the BDAR recognises that there are areas within the site that may contain Maroubra Woodland Snail habitat, it is appropriate to impose a condition requiring conservation management measures for the Maroubra Woodland Snail to be incorporated in the VMP.
129. The Commission has therefore imposed DPIE's Recommended Conditions requiring the Applicant to include conservation management measures for the endangered Maroubra Woodland Snail as part of a VMP for the Site.
130. The Commission is satisfied that, subject to DPIE's recommended conditions, biodiversity impacts can be appropriately managed and as such, the Project's impacts on vegetation are acceptable.

### *3D Modelling*

131. At its meeting with the Commission on 31 March 2021 (paragraph 45), Council indicated that most properties in the Waverley LGA provide Council with 3D modelling. In relation to this request, the Commission has imposed Conditions requiring the Applicant to liaise with Council to determine whether 3D modelling is required.

## 7.6 Objects of the EP&A Act and Public Interest

### 7.6.1 Objects

132. In this determination, the Commission has carefully considered the Objects of the EP&A Act and is satisfied with DPIE's assessment provided at Table 5 of the AR, which finds that the Project is consistent with those Objects.
133. The Commission finds the Application has been assessed in accordance with the relevant EPIs and is consistent with the Objects of the EP&A Act.

### *Ecologically Sustainable Development*

134. At ARP 4.4.5, DPIE states that the Project requires the effective integration of economic and environmental considerations to achieve a minimum 4-star green star rating. DPIE considers ecologically sustainable development (**ESD**) initiatives can be implemented with respect to energy conservation, water conservation, the selection of suitable materials and solar heating/cooling in the development design.
135. The Commission notes DPIE finds that the Project is consistent with the ESD principles and is satisfied the proposed sustainability initiatives will encourage ESD.
136. The Commission is satisfied with DPIE's assessment of the Project under the ESD principles. The Commission has applied the precautionary and inter-generational equity principles in its decision-making process via a thorough and rigorous consideration of the environmental impacts of the development.
137. The Commission finds that the Project promotes ESD subject to the imposed conditions.

### 7.6.2 Public Interest

138. The Commission has considered the public interest in making its determination, including with respect to the key issues outlined above. Consideration was given to written submissions and to verbal submissions at the stakeholder meetings and Public Meeting. This consideration involved weighing up the benefits of the Project against the anticipated impacts and the minimisation and mitigation measures for residual impacts.
139. The Commission finds that the Project will provide a range of public benefits as it would significantly improve school facilities, including teaching and learning facilities, with adaptable and collaborative learning spaces that would contribute to improving educational outcomes for students. The Commission also finds the Project will provide employment via construction and operational jobs.
140. The Commission finds that on balance, when considered against the Objects of the EP&A Act, principles of ESD and the benefits of the Project, the impacts of the Project are acceptable and capable of being appropriately managed and mitigated through the measures required under the conditions of consent imposed by the Commission. The Commission finds the Project to be in the public interest.

## 8. THE COMMISSION'S FINDINGS AND DETERMINATION

141. The views of the community were expressed through public submissions received (as part of exhibition, and as part of the Commission's determination process), as well as at the Commission's Public Meeting. The Commission has carefully considered all of these submissions in making its decision. The way in which these submissions were taken into account by the Commission is set out above.
142. The Commission has also carefully considered the other Material before it, as set out in section 5.2 of this report. Based on its consideration of the Material, the Commission finds that the Project should be approved, subject to conditions of consent. The reasons for the Commission's position are as follows:
- the Site is on land zoned SP2 and the Project is permissible with consent under the WLEP 2012 and SRD SEPP;
  - the Project complies with State and local strategic planning directions;
  - the Project is considered an orderly and economic use of the Site as it would provide for the redevelopment of an existing school on land that is appropriately zoned for educational uses; and
  - any residual impacts from the Project can be appropriately managed and mitigated through the imposed conditions.
143. For the reasons set out in paragraph 142, the Commission has determined that consent should be granted subject to conditions. These conditions are designed to:
- prevent, minimise and/or offset adverse environmental impacts;
  - set standards and performance measures for acceptable environmental performance;
  - require regular monitoring and reporting; and
  - provide for the on-going environmental management of the development.
144. The reasons for the Decision are given in the Statement of Reasons for Decision dated 6 May 2021.



**Mr Peter Duncan AM (Chair)**  
Member of the Commission



**Mr Adrian Pilton**  
Member of the Commission

## APPENDIX A

**Figure 3: Previous Development Consents and Approvals (Source: DPIE AR, Table 1)**

DA number	Development description	Consent authority	Determination date
DA 97/84	Conversion of existing hospital buildings for the purpose of a school on a temporary basis to 31 December 1989.	Waverley Council	24 July 1984
DA 193/86	Erection of a secondary school and associated car parking, recreational facilities and landscaping.	Waverley Council	23 October 1986
DA 254/92	Alterations and additions to the existing school buildings, construction of a swimming pool and gymnasium and provision of a primary school. Increase in student enrolments to 960 students comprising 360 primary school and 600 high school students.	Waverley Council	30 March 1993
LD 282/00	Demolition, construction and refurbishment of education buildings together with the construction of new buildings, car parking, internal road way and removal of remnant bushland.	Waverley Council	22 May 2001
DA 446-10-2003	Construction of a primary school on Lot 1 in DP 701512 including a new two to three-storey building incorporating 24 classrooms, 83 car parking spaces, landscaping, security fencing, stormwater absorption area and buffer area for conservation purposes.	Minister for Infrastructure and Planning	21 October 2004
DA 205-8-2004	Partial demolition and removal of existing structures, internal refurbishment of existing buildings, new vehicle access ramp, landscaping, fencing and new a retaining wall.	Minister for Infrastructure and Planning	31 January 2005
DA 163/2017	Conversion of an existing building to an ELC.	Waverley Council	22 November 2017
DA 71/2018	Removal of existing building and replacement with new single storey building and associated new landscaping.	Waverley Council	14 May 2018

## APPENDIX B

**Figure 4: Main Components of the Project** (Source: DPIE AR, Table 2)

Aspect	Description
<b>Project summary</b>	<ul style="list-style-type: none"> <li>• Concept Proposal and first stage of development (Stage 1) for the redevelopment of Moriah College and an additional 290 students over a 15-year period.</li> </ul>
<b>Site area</b>	<ul style="list-style-type: none"> <li>• Approximately 4.5ha.</li> </ul>
<b>Concept Proposal</b>	
<b>Development components</b>	<ul style="list-style-type: none"> <li>• Demolition, tree removal and earthworks.</li> <li>• Building envelopes for a new:               <ul style="list-style-type: none"> <li>◦ Science, Technology, Engineering, Art and Mathematics (STEAM) and Independent Learning Centre (ILC) building.</li> <li>◦ ELC building.</li> </ul> </li> <li>• Enhanced vehicle and pedestrian access and road network upgrades.</li> <li>• On-site DOPU area for the senior school and the ELC.</li> <li>• An additional 15 on-site car parking spaces and 160 bicycle parking spaces.</li> <li>• Improved sporting and recreation facilities.</li> <li>• Landscape master plan.</li> <li>• Vegetation management plan (VMP).</li> <li>• Signage and boundary walls.</li> <li>• An additional 290 students over a 15-year period.</li> </ul>
<b>Building envelopes</b>	<ul style="list-style-type: none"> <li>• STEAM and ILC building envelope (Stage 1): maximum height of 20.7m (RL 70.2).</li> <li>• ELC building envelope (Stage 2): maximum height of 11.6m (RL 65.7).</li> </ul>
<b>Gross floor area (GFA)</b>	<ul style="list-style-type: none"> <li>• Removal of 4935.8m<sup>2</sup> of existing GFA from the demolition of existing school buildings and demountable structures.</li> <li>• Creation of 9203.8m<sup>2</sup> of GFA including:               <ul style="list-style-type: none"> <li>◦ 7677m<sup>2</sup> GFA in Stage 1 (STEAM and ILC building).</li> <li>◦ 1526.8m<sup>2</sup> GFA in Stage 2 (ELC building).</li> </ul> </li> </ul>

<b>Student population</b>	<ul style="list-style-type: none"> <li>• 290 additional students over a 15-year period including: <ul style="list-style-type: none"> <li>○ 160 additional K-12 students at Stage 1 completion (2023).</li> <li>○ 40 additional K-12 students and 50 ELC students at Stage 2 completion (2030).</li> <li>○ 40 additional K-12 students by 2036 (ultimate stage).</li> </ul> </li> </ul>
<b>Capital investment value (CIV)</b>	<ul style="list-style-type: none"> <li>• Total CIV of \$81,712,574 including: <ul style="list-style-type: none"> <li>○ Stage 1: \$62,722,058.</li> <li>○ Stage 2: \$18,990,516.</li> </ul> </li> </ul>
<b>Jobs</b>	<ul style="list-style-type: none"> <li>• 250 future jobs including: <ul style="list-style-type: none"> <li>○ 224 future construction jobs.</li> <li>○ 26 future operational jobs.</li> </ul> </li> </ul>
<b>Stage 1</b>	
<b>Demolition, tree removal and earthworks</b>	<ul style="list-style-type: none"> <li>• Staged demolition and removal of existing school buildings, demountable structures and hardstand areas on the senior school campus, including: <ul style="list-style-type: none"> <li>○ demolition of Buildings A, B, C, D and J.</li> <li>○ partial demolition of Building E.</li> <li>○ removal of demountable Buildings S and D.</li> <li>○ removal of multi-purpose outdoor sports courts.</li> <li>○ infill of the outdoor amphitheatre.</li> </ul> </li> <li>• Removal of 34 trees.</li> <li>• Earthworks to facilitate construction of a new STEAM and ILC building including basement car parking.</li> <li>• Removal of infrastructure in the buffer to Lot 23 to comply with existing development consents, including: <ul style="list-style-type: none"> <li>○ partial demolition of a timber deck connected to Building Z (ELC).</li> <li>○ relocation of ELC shade structure and minor reduction of ELC open space.</li> <li>○ removal of artificial sports turf.</li> </ul> </li> </ul>
<b>Built form and uses</b>	<ul style="list-style-type: none"> <li>• Staged construction of a part three-storey and part four-storey STEAM and ILC building incorporating the following uses: <ul style="list-style-type: none"> <li>○ <b>Lower ground:</b> main entry forecourt, lobby and reception area, forum and multi-purpose room, meeting rooms, administration offices, library, security office, storage rooms, bicycle storage and</li> </ul> </li> </ul>



end-of-trip facilities, amenities, waste storage, plant rooms and basement car park.

- **Upper ground:** library, cafe and lounge, canteen, innovation centre, study rooms, food technology spaces, design and technology spaces, storage rooms, amenities, plant rooms and outdoor terraces.
- **First floor:** STEAM labs, preparation and storage rooms, art studios, dark room, informal general learning areas, outdoor learning area, amenities, plant rooms and undercover colonnade linking to the future ELC building.
- **Second floor:** STEAM labs, preparation and storage rooms, mathematics spaces, meeting rooms, general learning areas, outdoor learning area, amenities and plant rooms.
- **Third floor:** governance and administration offices, seminar and boardroom, lounge areas, amenities and outdoor terraces.

<b>Building height</b>	<ul style="list-style-type: none"> <li>• 20.7m (maximum).</li> </ul>
<b>GFA</b>	<ul style="list-style-type: none"> <li>• 7677m<sup>2</sup>.</li> </ul>
<b>FSR</b>	<ul style="list-style-type: none"> <li>• 0.39:1.</li> </ul>
<b>Vehicle access and DOPU</b>	<ul style="list-style-type: none"> <li>• Alterations to existing vehicle access arrangements from York Road (Gate 4).</li> <li>• Creation of a new on-site DOPU area for the senior school and ELC.</li> </ul>
<b>Car parking</b>	<ul style="list-style-type: none"> <li>• 31 basement car parking spaces in the STEAM and ILC building, including six accessible spaces.</li> <li>• 62 car parking spaces located at-grade, including two accessible spaces.</li> </ul>
<b>Bicycle parking</b>	<ul style="list-style-type: none"> <li>• 160 bicycle parking spaces.</li> </ul>
<b>Intersection upgrades</b>	<ul style="list-style-type: none"> <li>• Construction of a left-turn slip-lane from York Road into Baronga Avenue.</li> <li>• Upgrades to the York Road / Queens Park Road intersection.</li> <li>• Upgrades to an existing pedestrian refuge on York Road.</li> </ul>
<b>Landscaping, public domain and outdoor play areas</b>	<ul style="list-style-type: none"> <li>• Landscaping on the senior school campus including:               <ul style="list-style-type: none"> <li>○ Central lawn adjacent to the Baronga Avenue entry.</li> <li>○ Reflection garden.</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ Atrium gardens surrounding the STEAM and ILC building.</li> <li>○ Landscaping across the campus, including 121 new tree plantings.</li> </ul> <ul style="list-style-type: none"> <li>• Enhanced outdoor play areas including three new multi-purpose sports courts with adjacent terraces and raised seating platforms.</li> <li>• Public artwork at the Baronga Avenue entry.</li> </ul>
<b>Vegetation management</b>	<ul style="list-style-type: none"> <li>• Implementation of a VMP to manage existing ESBS and indirect impacts on native vegetation on adjacent Lot 23.</li> </ul>
<b>Signage and boundary walls</b>	<ul style="list-style-type: none"> <li>• Business identification signs and new boundary walls at the eastern (Baronga Avenue) and southern (York Road) elevations.</li> </ul>
<b>Student population</b>	<ul style="list-style-type: none"> <li>• 160 additional K-12 students at Stage 1 completion (2023).</li> </ul>
<b>Jobs</b>	<ul style="list-style-type: none"> <li>• 157 jobs including:             <ul style="list-style-type: none"> <li>○ 140 construction jobs.</li> <li>○ 17 operational jobs.</li> </ul> </li> </ul>
<b>CIV</b>	<ul style="list-style-type: none"> <li>• \$62,722,058.</li> </ul>
<b>Construction hours</b>	<ul style="list-style-type: none"> <li>• 7am to 6pm Monday to Friday.</li> <li>• 8am to 5pm Saturday.</li> </ul>