



## IPC CONDITIONALLY APPROVES \$82-MILLION MORIAH COLLEGE REDEVELOPMENT

6 May 2021

The state's Independent Planning Commission has given the go-ahead to a multimillion-dollar upgrade of a private college in Sydney's eastern suburbs

Moriah War Memorial College Association sought planning approval to redevelop its senior school campus, located at 101 York Road and 1 and 3 Queens Park Road, Queens Park.

As part of the \$81.7-million redevelopment, a number of existing buildings, structures and trees at Moriah College would make way for construction of a multi-storey science, technology, engineering, arts and mathematics building; new independent learning centre; outdoor learning areas; as well as new pedestrian and vehicular access points, including on-site drop-off and pick-up area.

There would also be a phased increase in the Kindergarten-to-Year 12 student population from 1,680 to 1,970 over a 15-year period.

The Department of Planning, Industry & Environment's whole-of-government assessment concluded the Project is in the public interest and approvable subject to conditions; however, it came to the Commission for determination because of objections from Waverley Council and the community.

The community's key concerns – raised in written submissions to the Department and Commission, as well as at a public meeting on 15 April 2021 – centred around traffic and parking impacts, built form, visual impacts, and the proposed increase in the student population.

After carefully considering all the evidence, Commissioners Peter Duncan (Panel chair) and Adrian Pilton have today (Thursday 6 May 2021) determined to approve, subject to strict conditions, the concept proposal for the development and associated Stage 1 works.

The Commission concluded the Project is in the public interest, finding:

- the Site is on land zoned Special Purpose 2 Infrastructure (Educational Establishment) and the Project is permissible with consent
- 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.

"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's Statement of Reasons for Decision reads. "The Commission also finds the Project will provide employment via construction and operational jobs."

Acknowledging the community's concerns about the potential for increased traffic congestion and parking impacts around the school, the Commission imposed conditions requiring road upgrades – including at the intersections of Queens Park and York Roads and York Road and Baronga Avenue – to be completed prior to the operation of Stage 1 of the redevelopment, and a 10 per cent modal shift away from private car use.

Noting that any phased increase in school population may over time have residual impacts on traffic and parking, the Commission has imposed a condition requiring the modal shift away from private car use must be independently verified.

"Any future development applications beyond Stage 1 to increase the student population must include an independent audit demonstrating the success of the [Green Travel Plan] and that the 10 per cent modal shift away from private car use has been achieved," the Commission stated.

To minimise visual impacts from nearby Queens Park, the Applicant will also be required by the conditions of consent to provide screening with substantial and semi-mature plantings along the Baronga Avenue and York Road frontages, as well as to monitor and maintain the plantings.

In total, the Commission imposed 192 conditions on its development consent, which seek 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.

**The Commission's Statement of Reasons for Decision is available here:**

<https://www.ipcn.nsw.gov.au/projects/2021/03/moriah-college-redevelopment-ssd-10352>

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