



Professor Mary O'Kane AC
Chair
Independent Planning Commission
Level 3, 201 Elizabeth Street
Sydney NSW 2000

Dear Professor O'Kane

Moriah College Redevelopment (SSD-10352)

The Department of Planning, Industry and Environment (the Department) has completed its assessment of the merits of the application for the Moriah College Redevelopment (SSD-10352) in Queens Park, lodged by the Moriah War Memorial College Association (the Applicant).

In accordance with clause 8A of the State Environmental Planning Policy (State and Regional Development) 2011 and section 4.5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the application is referred to the Independent Planning Commission for determination, as the Department received more than 50 unique public submissions objecting to the development and Waverley Council (Council) made an objection.

The Department exhibited the application and accompanying Environmental Impact Statement (EIS) from 21 November 2019 to 18 December 2019. During this period, the Department received a total of 321 submissions, including five submissions from public authorities (including an objection from Council), 314 individual public submissions (including 141 objections) and two submissions from special interest groups (including one objection).

On 26 June 2020, the Applicant submitted a Response to Submissions (RtS), including an amended proposal. The Department exhibited the RtS and amended proposal from 6 July 2020 to 20 July 2020. During this period, the Department received a total of 44 submissions, including six from public authorities (including comments from Council), 36 individual public submissions (including 34 objections) and two submissions from special interest groups (including one objection).

Following the close of exhibition to the RtS, the Department engaged an independent traffic consultant (Bitzios Consulting) to peer review the adequacy of the Applicant's traffic modelling.

On 14 December 2020, the Applicant submitted a Supplementary Response to Submissions (SRtS). The Department did not formally exhibit the SRtS but made the documents publicly available on the Department's website. A further three submissions were received in response to the SRtS, including two from public authorities (including comments from Council) and one from a special interest group.

In assessing the merits of the project, the Department considered the environmental, social and economic impacts of the proposal, the submissions received on the EIS, RtS and SRtS, relevant environmental planning instruments, the suitability of the site for the project and the public interest, in accordance with the EP&A Act.

Based on its assessment, the Department considers that the project is approvable subject to the recommended conditions of consent.

A copy of the Department's assessment report and all other publicly made documents relevant for the Commission's consideration is available on the Department's major project website:

<https://www.planningportal.nsw.gov.au/major-projects/project/14741>

For any further information or to arrange a briefing, please contact Karen Harragon – Director, Social and Infrastructure Assessments on (02) 9274 6358.

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Gainsford'.

15/03/2021

David Gainsford
Deputy Secretary
Assessment and Systems Performance
Planning and Assessment