



### NSLPP MEETING HELD ON 06/03/24

**Attachments:**

1. Conditions of Consent
2. Site Plan
2. Architectural Plans
3. RFI response letter
4. Draft Operational Management Plan

**ADDRESS:** 41 McLaren Street North Sydney

**APPLICATION No:** 269/23

**PROPOSAL:** Stage 2 of concept approval SSD-46014456, comprising fit-out of levels 3-7 and works on open terraces on levels 2, 3 and 6, to reuse the existing building as an independent K-12 school for up to 1,560 students.

**PLANS REF:**

| Plan No.                                  | Rev No.         | Description                       | Prepared by                        | Dated           |
|---|-----------------|-----------------------------------|------------------------------------|-----------------|
| Full Set 25 Sheets                        | 4 (Cover Sheet) | Architectural Drawings            | Allen Jack and Cottier             | 30 January 2024 |
| Full Set 7 Sheets                         | B               | Landscape Architecture            | Taylor Brammer                     | 25 January 2024 |
| N/A                                       | B               | Construction Management Plan      | Built Developments                 | 29 January 2024 |
| Stage 2 Operational Waste Management Plan | N/A             | Waste Management Plan             | Waste Audit & Consultancy Services | July 2023       |
| N/A                                       |                 | Draft Operational Management Plan | Inspired Education                 | 14 July 2023    |

**OWNER:** The Trust Company (Australia) Ltd

**APPLICANT:** J Cottee, Built Developments Pty Ltd

**AUTHOR:** Jim Davies, Executive Planner

**DATE OF REPORT:** 21 February 2024

**DATE LODGED:** 7 September 2023

**RECOMMENDATION:** Approval

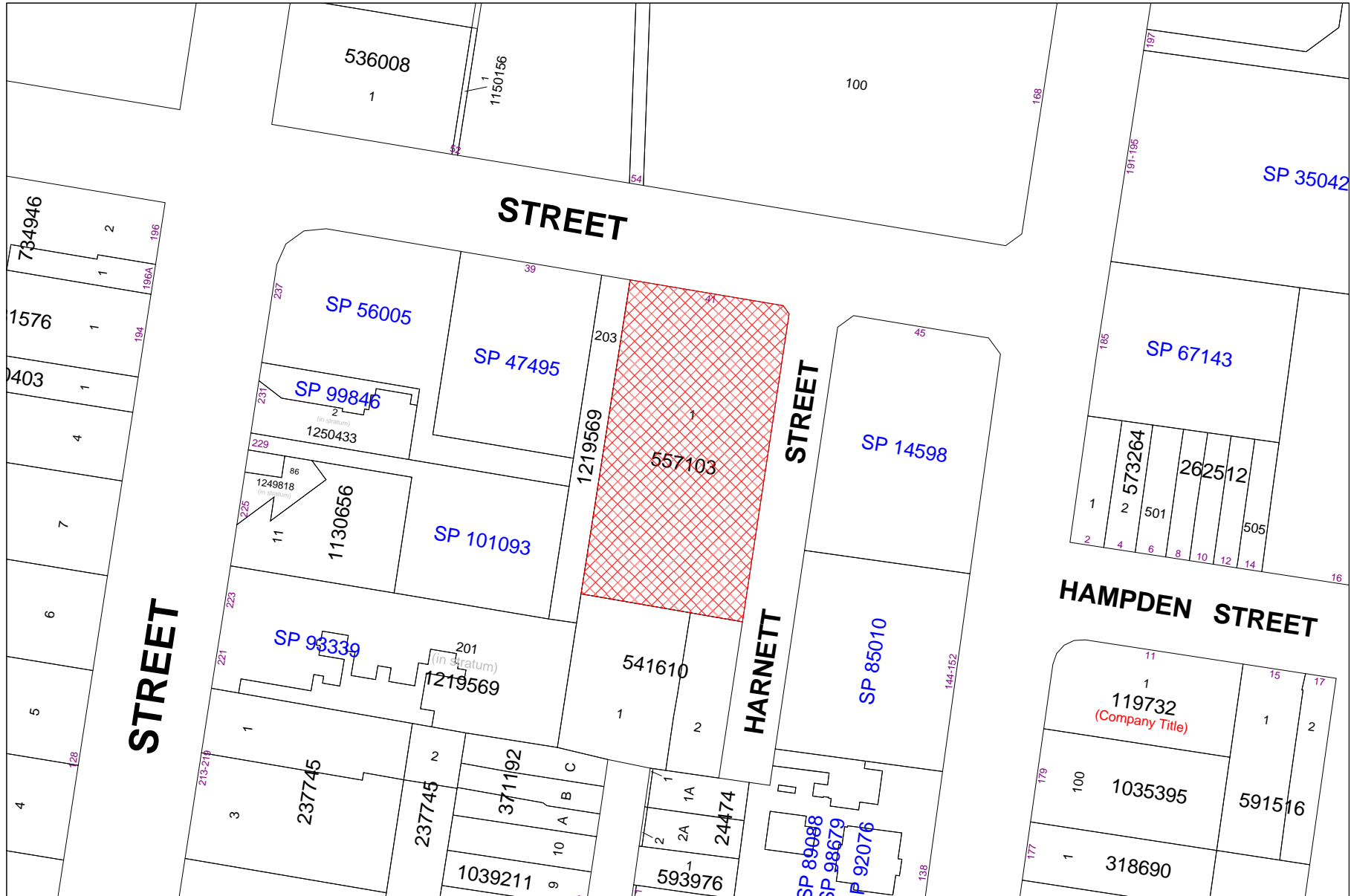
## **EXECUTIVE SUMMARY**

This development application seeks approval for the second stage of a concept approval (Stage 1 consent included with the concept approval) granted by the Department of Planning Housing and Infrastructure on 7 November 2023. The concept approval is for the adaptive reuse as a school (K-12) of an existing commercial building at 41 McLaren Street North Sydney.

Determination by the North Sydney Local Planning Panel is required, as more than 10 submissions (15) were received when the application was notified. Correspondents raised concerns about loss of amenity, namely visual and sonic privacy, sunlight access, various cumulative impacts of the proposal and other development, particularly regarding traffic congestion and overdevelopment in the locality, heritage, the prevalence of schools in the locality and suitability of the building and site for a school. While many of these concerns were considered in the State assessment prior to the granting of consent, this report has considered these concerns and has evaluated the application's performance against State and Council planning requirements.

Following this assessment the proposed development is deemed to be satisfactory. Being the second stage of a concept approval, meaning the use of the whole building for the purpose of a K-12 school is already approved, the development application is recommended for conditional approval, the proposed stage 2 works being consistent with the concept approval and complementary to the stage 1 approval. It is also recommended that pending receipt of additional design details for an item of outdoor play equipment, the Manager Development Services be delegated authority to grant the consent, as recommended in this report.

**LOCATION MAP**



□ Property/Applicant ● Submitters - Properties Notified

## DESCRIPTION OF PROPOSAL

The application seeks consent for Stage 2 of a proposed reuse, retrofit and refurbishment of the existing Seidler-designed office building at 41 McLaren Street North Sydney. The building has been known as Simsmetal House.

Stage 1 is part of a concept application approved by the Department of Planning Housing and Infrastructure on 7 November 2023. The subject stage 2 application was submitted in September 2023, in anticipation of this approval. Its progression to determination was hampered by its need to rely on the concept approval.

The concept approval essentially approves the change of use from commercial premises to a school to accommodate up to 1,560 students, as permitted by the SEPP (Transport and Infrastructure) 2021, discussed later in this report.

The Stage 1 approval gives consent to carry out:

- alterations to the basement for drop-off/pick-up and car parking areas, services and school facilities, including a sports/meeting hall;
- alterations to and adaptive reuse of ground level – level 2, to accommodate up to 498 students (K – 12);
- alterations to the services (building core) on all floors and rooftop;
- restoration of facades; and
- landscaping, signage and stormwater works.

The subject Stage 2 application seeks approval for the following:

- Fit-out of levels 3 – 7, to accommodate 1,062 students, resulting in a maximum student body of 1,560), planned to be achieved over several years. The fit-out comprises classrooms, student common rooms, administrative offices, canteen, tuckshop and library.
- Landscaping and installation of play equipment and seating on open-air terraces on levels 3 and 6 of the building.

Stage 2 completes the staging of the project, and there is no need for further stage applications or approvals.

Attached to this report, to illustrate and describe the application and the school's operations and management, are:

- Architectural Plans.
- Request for information response letter – provides a detailed description of the subject application's consistency with the concept approval, which includes specific conditions to be satisfied by development applications for subsequent stages of the approved concept development.
- Draft Operational Management Plan – outlines day-to-day management of the premises, school schedule, out of hours school activities, use of outdoor sporting facilities to be provided by Lane Cove Council, which has expressed 'willingness' to enter into an agreement with the school for use of sporting facilities in this neighbouring municipality. The management plan also outlines measures to maintain local amenity (noise) safety and security, emergency and evacuation, waste management et. al.

An item of play equipment is proposed to be installed on level 2, facing McLaren Street. Further details of this installation are necessary, primarily for heritage reasons. It is accordingly recommended that authority to determine the application be delegated to the Manager Development Services, to determine the application upon satisfactory details being provided for Council's consideration.

## SITE AND LOCALITY

With northern exposure to McLaren Street, the site is also bounded by Harnett Street and Faith Bandler Place, respectively to the east and west. On the southern side, the site is flanked by the Council-owned Ward Street Car Park.

The site and immediate surrounds are illustrated by the aerial image below. The subject building practically covers the whole lot. Principal pedestrian access is from McLaren Street, with driveways off Harnett Street.

Medium to large native trees are situated adjacent the building in McLaren Street. Deciduous trees are next to the building on Faith Bandler Place. There are no street trees in Harnett Street. A moderate slope affects the site, from north to south.

Opposite the site is the 300+ apartment building known as Aura, under construction. West of the site are mixed use and residential buildings of 10 to 15 storeys, while to the east is a four storey residential building. This site is the subject of a development application (DA215/23) for a 14 storey mixed use building, presently under assessment and awaiting amended plans. Determination by the Sydney North Planning Panel is expected in May/June 2024.



**Figure 1 Site (blue marker) and local context (Nearmap image, 7 December 2023).**

## STATUTORY CONTROLS

North Sydney LEP 2013

- Zoning – MU1 Mixed Use
- Item of Heritage - Yes
- In Vicinity of Item of Heritage – Yes 150 Walker Street – 4 former residential buildings
- Conservation Area - No

Environmental Planning & Assessment Act 1979 - Local Development

SEPP (Biodiversity and Conservation) 2021, Chapter 10 Sydney Harbour Catchment

SEPP (Resilience and Hazards) 2021, Chapter 4 Remediation of Land

## POLICY CONTROLS

North Sydney Local Infrastructure Contributions Plan 2020

North Sydney DCP 2013 (DCP)

## DESCRIPTION OF LOCALITY

## RELEVANT HISTORY

### Previous applications

| <b>Date</b>     | <b>Action</b>   |
|-----------------|---|
| 7 November 2023 | SSD-46014456 – state significant development, concept and stage 1 development consent granted by the Department of Planning Housing and Infrastructure. |

### Current Application

| <b>Date</b>       | <b>Action</b>   |
|-------------------|---|
| 07 September 2023 | Application lodged.   |
| 29 September 2023 | Application notified for 14 days.   |
| 30 November 2023  | Additional information requested, to: <ul style="list-style-type: none"><li>- Confirm consistency with the State-granted concept approval</li><li>- Ensure plans specify the Stage 2 works for which consent is sought</li><li>- Clarification of acoustic impacts.</li></ul> |
| 12 December 2023  | Site inspected.   |
| 02 February 2024  | Additional information received.  |
| 19 February 2024  | Site reinspected by Conservation Planner. Need for further details of outdoor play equipment were discussed, amongst other matters.   |

## INTERNAL REFERRALS

## BUILDING

The proposed works the subject of this application have been assessed for compliance with the National Construction Code of Australia. Standard conditions are recommended for the change of use and fit-out proposed.

## **WASTE MANAGEMENT**

Council's waste management officer advised:

*The school will need to use a private contractor for waste and recycling collection. Bins must have a bin holding area - they are not allowed on the footpath or laneway. Heights should be considered to allow for onsite servicing.*

Conditions B6, B10 and E34 of the concept and Stage 1 approval address waste management. Condition B6 requires an operational waste management plan to accompany this DA, which was provided.

## **DEVELOPMENT ENGINEERING**

Council's development engineer examined these aspects of the application:

- Traffic Management
- Stormwater
- Parking and Access
- Sediment and Erosion Control measures
- Excavation and Retaining Walls

Having regard to applicable provisions of the DCP and having reviewed conditions of the Stage 1 approval, appropriate conditions are recommended for Stage 2 works.

## **HEALTH & ENVIRONMENT**

The Team Leader Health and Environment advised:

*One residential receiver will be impacted more than others from these works – the adjacent apartments to the west of the site.*

*While the outdoor terraces at the school are referred to, predicted noise from the use of these is not advised. It should be noted that an outdoor terrace that is overlooked by residential apartments is likely to give rise to some noise impact. Given the school is for 1500 students or thereabouts, it is likely that the recess and lunch times will be staggered between the different age groups and between junior and senior students meaning the outdoor terraces may be in use for more than the traditional 30 minutes recess in the morning and one hour lunch. However, the terraces should only be in use during day time hours, including before and after school care and should not be used on weekends. There is the possibility of the school premises being used for vacation care which would see the terraces occupied during the school holiday periods.*

*The acoustical report advises that the use of the outdoor terraces should comply with the noise criteria applicable to child care centres – but doesn't go on to state whether or not this is achievable. I don't know that this criteria is suitable to impose on a school with so many students.*

*There is no reference in the report to proposed plant to be located on the roof. The report advises of noise levels that should be achieved, but not whether this is achievable.*

This advice was conveyed to the applicant, who responded thus:

*The use of the outdoor terrace has been assessed to achieve the noise emission requirements to surrounding residences. The AAAC guideline for childcare centres was adopted for the outdoor terrace assessment, as there are no state or local guidelines for noise emissions from primary/secondary school facilities, and therefore childcare centres would be most relevant (see Section 6.1.2 of DA Acoustic Report). The outdoor terrace noise assessment was undertaken based on parameters set out in the Operational Management Plan, to comply with the outdoor terrace noise emission criteria (see Appendix A Section 7.4 of the DA Acoustic Report).*

*Similarly, the rooftop plant has been assessed to achieve the noise emission requirements to surrounding residences. The EPA noise emission criteria is provided in Section 6.1.2 of DA Acoustic Report, and specific mechanical services mitigation measures are provided in Appendix A Section 9.1 for reference.*

Operational noise is addressed in the concept and stage 1 approval, which consents to all external works (except landscaping and installation of play equipment, seating and the like on terraces to levels 3 and 6) to the building including installation of noise screens around rooftop plant and compliance with other requirements of an acoustic impact assessment, as referred to above. That the consent granted to the concept approval also approves use of the building should be noted, including the outdoor terraces as playgrounds.

Consequently, use of the terraces is beyond the scope of this assessment.

## **HERITAGE**

Below is Council's conservation planners' assessment of the Stage 2 works.

### **1. Heritage status and significance**

*41 McLaren Street, known as Simsmetal House, is identified as a locally significant heritage item in Part 1 of Schedule 5 in North Sydney LEP 2013. The NSW Heritage Inventory Database statement of significance for the site states that the building is:*

*A good example of a five storey, concrete framed office building in the Twentieth Century International style with strong horizontality in its elevations. An example of the work of the prominent Sydney architect, Harry Seidler. An office building of distinction which by its strong horizontality and the integration of much planting, is pleasant and attractive not only as streetscape but spatially as well.*

*The site is not located within a heritage conservation area, but the site is in the immediate vicinity of the locally significant heritage group of dwellings at 144-150 Walker Street [I 0984/ I 0985/ I 0986/ I 09 87].*

*A site inspection with access to the terraces and internal layouts was carried out on 19 February 2024.*



## **2. Heritage Assessment and Recommendations**

*An assessment of the proposed works at 41 Miller Street has been undertaken in relation to NSDCP 2013 Part B: s13 Heritage and Conservation namely, s13.5 Heritage items and s13.4 Development in the vicinity of heritage items to ensure the development meets the objectives of NSLEP 2013 Clause 5.10 Heritage conservation as set out below.*

*s13.4 Development in the vicinity of heritage items.*

The proposal primarily involves internal fit out works for the school which will not adversely affect the setting and significance of this heritage group. The proposed lightweight play structure on the level 2 terrace is located on the north-western corner of the level 2 terrace facing McLaren Street which will not directly impact the heritage group on Walker Street.

*s13.5.1 Protecting heritage significance O1/ O2/ O3/O7/ O8*

*s13.5.5 Interior layouts*

*The subject proposal is a Stage 2 DA to ensure consistency with the concept approval under Stage 1 [as per ref: SSD – 46015546 and referenced as SSD 46015446] for the change of use of the existing commercial building to a new independent school to accommodate up to 1,560 students from kindergarten to year 12.*

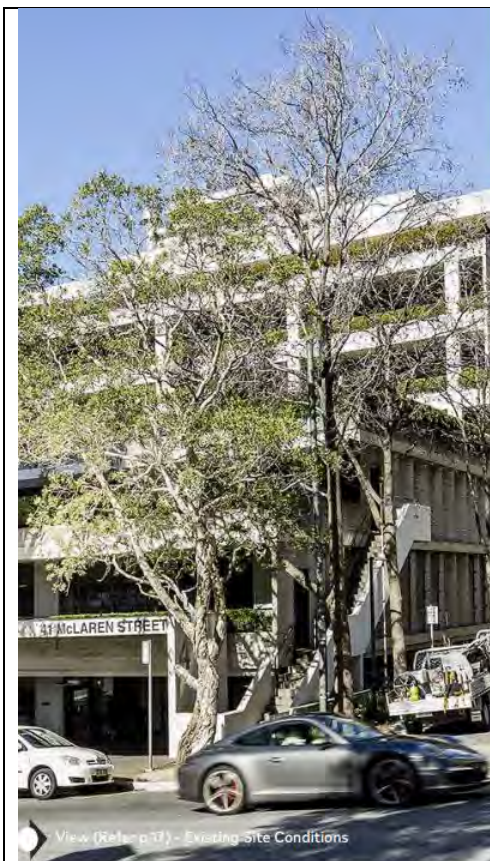
*The subject DA is for the delivery of the detailed design development works for the adaptive reuse of levels 3-7 of the subject heritage item including landscaping works at terraces levels 3 and 6 for the new school and are summarized as follows:*

- *Internal fit-out works.*
- *Landscape works to the terraces including the specific works to level 3 and 6 including:*
  - *the installation of a play structure at the north-west corner of the level 3 terrace and linking with the terrace at level 2.*
  - *Prefabricated planters to replace the existing at the terraces to levels 3 and 6.*
  - *New floor treatments to the terraces at levels 3 and 6 that are complementary to each other.*
  - *New paving in neutral tones with seating modules the form of which is influenced by the original planter forms.*
- *Conservation work to the exterior of the building for essential repair/maintenance works to the existing façade and terraces.*

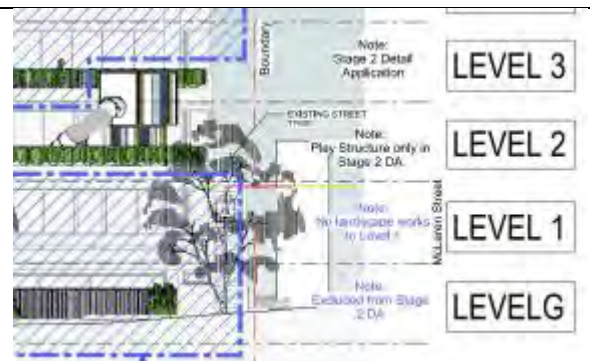
*It is noted that the existing skylight to the southern edge of the level 3 terrace is to be retained in situ and made flush with the proposed new floor treatment.*

*Internally, the HIS identifies that levels 3-6 have had previous contemporary fit outs over time and that the proposed fit-out for the school use will not alter any significant fabric. Within this context, it is noted that the configuration of the grid of columns at levels 3-6 will not be altered. All the columns and those with significant features such as column caps and the slight drop to the floor slab along the edges of the building envelope will be retained. The proposed works will include partition walls of painted plasterboard, glaze sliding doors, vinyl and carpeted floors, and ceilings of either exposed slab, acoustic ceiling or painted plasterboard bulkhead. (p75). These works retain the ability of being reversible.*

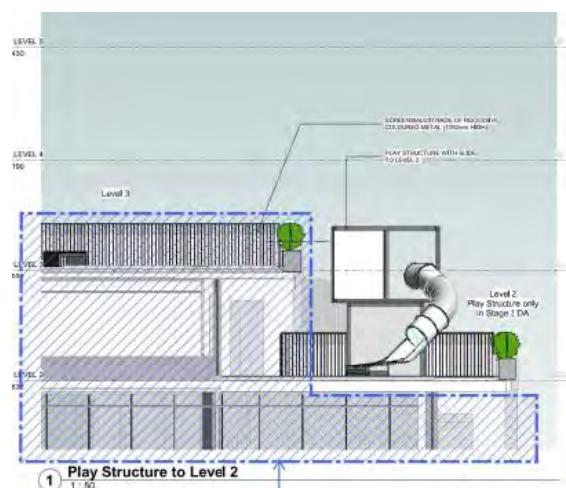
*Externally, new landscaping is proposed to the northern elevation relating to terraces at level 3 and 6. This involves the removal of the blockwork relating to the existing, original planter boxes and their replacement with new prefabricated lightweight planter boxes to be placed in the same location as existing to revive the landscape elements of the building. The HIS states that this will maintain the symmetry and rhythm of green bands to the façade of the building and which 'will allow for the aesthetic distinctiveness of the site. The existing planter boxes are identified as being in poor condition. It is noted that through previous works, alterations to the terrace areas have occurred which includes the removal of the original circular bed layout on level 3 and the construction of new features on level 2.*



**Existing elevation to McLaren Street**



**Maclaren Street elevation**



**Play structure to level 2**

*The proposed lightweight vertical play structure was not part of the Stage 1 SSD application. It is proposed to be installed on the north-western corner of the level 2 terrace. Whilst it is described as being of a 'sculptural' form, and has the potential to be a reversible element, the lack of details relating to its materials, colour and finishes does not allow for a comprehensive assessment of its impact on the visual appearance of the subject building. As currently presented, the play structure has a height that is shown to be on par with the height of the horizontal landscaping along the level 3 terrace whereby partially obscuring the green banding effect across the level 3 terrace. It is recommended that the details of the materials, colour and finishes for the proposed light-weight vertical play structure be provided including a revision of its overall height to remain below the underside of the level 3 terrace to minimize its visual impact from the public domain.*

*It is noted that as part of the Stage 1 SSD process, discussions with Council took place in relation to the fence realignment on McLaren Street and the entry under-croft area on the ground level regarding the (re)installation of a sculpture to replace the lost sculpture took place. A condition recommending that the proposed DA is consistent with these discussions is recommended.*



IMAGE OF THE ORIGINAL ENTRY UNDERCROFT

### **3. Conclusions and Recommendations**

*With reference to the above, the subject DA is consistent with the Stage 1 and Concept approvals. In turn, these approvals address certain matters as outlined below:*

- 1. Ensure the treatment of the fence realignment on McLaren Street and the entry under-croft area on the ground level are consistent with discussions held with Council regarding the (re)installation of a sculpture to replace the lost sculpture and ensure it satisfies Council's Public Art Policy and achieved in consultation with Council's Arts & Crafts Team Leader as part of the SSD approval. These discussions should continue, as enabled by condition D36 of the Stage 1 approval.*
- 2. That details of how the new installation of services infrastructure for the school use are to be undertaken so as to minimise impact on fabric. Condition B15 of the stage 1 approval requires appointment of a Heritage Architect, to advise on and oversee the design, contract documentation and construction of the works.*

3. *Schedule of proposed conservation works involving repair/maintenance works to the existing façade and terrace and be included as part of a heritage management document (such as a conservation management plan) to guide the ongoing management of the building relating to its heritage significance. Condition B15 also allows this matter to be addressed.*

### **Recommendations**

4. *That the overall height of the proposed lightweight vertical play structure proposed for the north-western corner of the terrace at level 2 is to be lowered to sit below the underside of the level 3 terrace and that details of the play structure clarifying the materials/ colour/ finishes be provided.*
5. *That a suitably qualified and experienced Heritage Architect be appointed to advise on and oversee Stage 2 documentation preparation and construction.*
6. *That the following heritage conditions recommended in the submitted heritage impact statement by Curio Projects, 17 August 2023, be included in any consent granted to the subject application:*
  - a. *That a heritage interpretation Strategy be developed for the 41 McLaren Street to offset and mitigate heritage impacts proposed by the development that have been identified as being unavoidable in the context of the feasibility of the school design brief. The Heritage Interpretation Strategy should develop appropriate and meaningful interpretation initiatives to be installed and the site as part of the redevelopment works.*
  - b. *A photographic archival recording of structures and elements proposed for demolition should be undertaken prior to the commencement of development works.*
  - c. *Where possible, materials salvaged from the proposed demolition works should be reused either to repair sections of existing fabric in poor/damaged condition, and/or to incorporate original material into the design of the new interpretation initiatives where appropriate (subject to future Heritage Interpretation Strategy).*

### **Planner's comment**

To give effect to heritage recommendation 4, it is recommended that the panel delegate authority to Council's Manager Development Services to grant consent to the application, subject to the receipt of plans satisfactorily detailing the requirements specified in condition 4.

The Manager will need to consult with the Conservation Planner to resolve a final view of whatever is proposed.

Heritage recommendations 5 and 6 have been included in the attached recommended conditions of consent.

### **LANDSCAPING**

Concern was expressed by the Landscape Development Officer regarding the appearance of the outdoor play structure on the level 2 terrace, recommending a condition that it be finished in recessive colours.

As outlined above, details of this equipment are to be submitted for approval before consent is granted by the Manager Development Services, under authority delegated from the Panel.

### **TRAFFIC ENGINEERING**

Council's traffic and transport team had raised the following concerns regarding the concept/stage 1 application:

- 1. That a Construction Management Plan be prepared and submitted to Council for approval by the North Sydney Traffic Committee prior to the issue of the Construction Certificate. Any use of Council property shall require appropriate separate permits/approvals.*
- 2. That all aspects of the car park comply with the Australian Standard AS2890.1 Off-Street Parking and Council's DCP.*
- 3. That all aspects of bicycle parking and facilities comply with the Australian Standard AS2890.3 and Council's DCP.*
- 4. The proposed driveway will not have any impacts on the existing parking spaces in Harnett Street and McLaren Street.*
- 5. That a condition be imposed on the determination stating that Council will not consider any future requests for provision of on street drop off/pick up areas benefitting this development.*
- 6. That a condition be imposed on the determination stating that Council will not consider any future requests for provision of Loading Zones benefitting this development.*
- 7. Any traffic congestions/issues around the school that may be related to the school's operation must be addressed under a separate Traffic Management Plan, prepared by school's Traffic Engineers for Council's consideration.*
- 8. Remaining detailed fit out works including Level 3 to Level 6 will form Stage 2, reflecting the phased occupation of these levels which will be subject to a subsequent development consent.*

The above matters, apart from paragraph 8, are addressed in the Stage 1 approval. The first stage involves all traffic management issues concerning access and egress, deliveries, dropping-off and picking-up children (8 spaces) and limited staff parking (10 spaces) in the basement. Storage for 106 bicycles (for staff and students, with end-of-trip facilities for staff) will be provided in the basement. Access and egress are available from Harnett Street. Stage 2 works were anticipated and addressed in the concept and Stage 1 approval, according to the traffic report submitted with the subject application.

Stage 2 works neither involve or require further traffic and parking measures to be taken. Proximity to every form of public transport except the ferry is noted.

### **INFRASTRUCTURE ENGINEERING**

A flood study was submitted with the concept and Stage 1 application. A number of conditions require ongoing flood management during site works and following occupation by the school.

## EXTERNAL REFERRALS

The applicant submitted a “consultant advice notice”, which summarises results of preliminary enquiries with service providing agencies:

- Ausgrid advised the substation in Harnett Street would cater for the school’s power demand.
- Jemena advised that demand for gas could also be satisfied.

Separately, Sydney Water had advised of their requirements for Stage 1. These will similarly apply to stage 2.

## INTEGRATED REFERRALS

None required.

## SUBMISSIONS

The application was notified for 14 days from 29 September to 13 October 2023. 15 submissions were received, one correspondent supports the proposal, the remaining 14 oppose it.

Issues of objection raised by correspondents are summarised below and addressed later in this report. The original submissions may be viewed by way of DA tracking on Council’s website [https://www.northsydney.nsw.gov.au/Building\\_Development/Current\\_DAs](https://www.northsydney.nsw.gov.au/Building_Development/Current_DAs) and are available for review by NSLPP members.

### Basis of Submissions

- Loss of amenity for residents of hundreds of apartments.
- A school is unsuitable in a high-density residential area.
- Increased traffic congestion will be an aggregate impact of this and other (residential) development in the area, especially at school drop-off and pick-up times, and during and after construction. The applicant has not addressed traffic impacts in Harnett, McLaren and Walker Streets.
- The school will contribute to noise and air pollution.
- Regarding excessive noise, the areas for outdoor activities are very small. Play periods will be disruptive to neighbours. Staggering meal breaks will lengthen periods of noise exposure, PA systems and bells will further disruption.
- Impact on property values.
- There is already “...an unusual number of (or too many) schools within this area!”. Several submissions also noted the extant university campus and another university campus at 77 Berry St (DA 287/23, approved 9 January 2024, 800 students) in North Sydney.
- First responder access will be compromised by increased density and traffic.
- Heritage significance of the building will be reduced by the change of use.
- “...Council appears to have been side-lined from the approvals process. The Council is now left in the invidious position of having control over only the minor aspects of this proposal.”
- “The lack of proper consultation with the community is appalling, our concerns are routinely ignored and this lack of respect does not augur well for future harmonious relations between the school’s operators and the neighbourhood.”

Most of these concerns reflect those raised in greater number during the notification and processing by the Department of the Stage 1 application.

## CONSIDERATION

The relevant matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (as amended), are assessed under the following headings:

### SEPP (Transport and Infrastructure) 2021

#### Part 3.4 Schools

This part of the SEPP permits development for purposes of a “school” in the MU1 Mixed Use zone that applies to the site, despite development for an “educational establishment” being prohibited by the North Sydney LEP 2013, which applies the MU1 zone. The “educational establishment” definition includes schools and tertiary institutions, including universities and TAFEs.

Of the SEPP’s provisions that make schools permitted and provide for their evaluation, a consent authority must consider design quality principles (Schedule 8 of the SEPP), considered below, and whether school facilities are to be shared with the community. Information submitted with the application states the school will not be made available for community use. Under the SEPP, provisions of a development control plan are of no effect, when the plan specifies a requirement, standard or control for development of a school in a prescribed zone.

#### Evaluation Table - Design quality principles in schools

| Design quality principle  | Consideration   |
|---|---|
| <b><i>Principle 1—context, built form and landscape</i></b>   |   |
| <i>Schools should be designed to respond to and enhance the positive qualities of their setting, landscape and heritage, including Aboriginal cultural heritage. The design and spatial organisation of buildings and the spaces between them should be informed by site conditions such as topography, orientation and climate.</i>  | <p>From the applicant’s statement of environmental effects (SEE):</p> <p><i>The proposal seeks to support the adaptive reuse of the building and will predominantly feature internal works and landscaping. As such, it is unlikely that the development will have any adverse impact on the Aboriginal cultural heritage. The landscaping includes planting of native vegetation to enhance the outdoor areas and facilitate connection with Country.</i></p> <p>In addition to these observations, Council’s assessment concludes that stage 2 will have acceptable impacts on local heritage and the landscape. Neither does stage 2 impact the siting of the building and its spatial relationship with nearby buildings.</p> |
| <i>Landscape should be integrated into the design of school developments to enhance on-site amenity, contribute to the streetscape and mitigate negative impacts on neighbouring sites.</i>   | <p>Landscaping, provided play and other structures proposed on the terraces are of mid to dark, recessive tones, will complement the streetscape. Street trees are protected via conditions of the concept and stage 1 approval, they are a significant element of McLaren Street.</p>  |
| <i>School buildings and their grounds on land that is identified in or under a local environmental plan as a scenic protection area should be designed to recognise and protect the special visual qualities and natural environment of the area, and located and designed to minimise the development’s visual impact on those qualities and that natural environment.</i> | N/A.  |

| Design quality principle  | Consideration  |
|---|--|
| <b>Principle 2—sustainable, efficient and durable</b>   |  |
| <p><i>Good design combines positive environmental, social and economic outcomes. Schools and school buildings should be designed to minimise the consumption of energy, water and natural resources and reduce waste and encourage recycling.</i></p> | <p>From the submitted SEE:</p> <p><i>Waste is minimised through the adaptive reuse of the building; rather than demolishing and rebuilding. The Stage 2 works are also aligned with the sustainability initiatives of the Concept Proposal.</i></p> <p>These comments are concurred with.</p>  |
| <p><i>Schools should be designed to be durable, resilient and adaptable, enabling them to evolve over time to meet future requirements.</i></p>   | <p>From the submitted SEE:</p> <p><i>The internal fit-out works have been designed with a high-quality standard to ensure durability, resilience and adaptability for the long-term viability of the school.</i></p> <p>Agreed.</p>  |
| <b>Principle 3—accessible and inclusive</b>   |  |
| <p><i>School buildings and their grounds should provide good wayfinding and be welcoming, accessible and inclusive to people with differing needs and capabilities.</i></p>   | <p>From the SEE:</p> <p><i>Wayfinding and accessibility matters were identified during the Concept Proposal and Stage 1 application. This Stage 2 DA is predominantly for the internal fit-out of Levels 3 to 7.</i></p> <p>Agreed, it follows that both stages will be provided wayfinding of the same standard.</p>  |
| <p><i>Schools should actively seek opportunities for their facilities to be shared with the community and cater for activities outside of school hours.=</i></p>  | <p>The application indicates the school’s facilities will be only available to be used by the school community, not the community in general. This is common in today’s educational environment.</p>   |
| <b>Principle 4—health and safety</b>  |  |
| <p><i>Good school development optimises health, safety and security within its boundaries and the surrounding public domain, and balances this with the need to create a welcoming and accessible environment.</i></p>                                | <p>From the SEE:</p> <p><i>Crime Prevention through Environmental Design (CPTED) principles were integrated into the built form within Stage 1. The proposed Stage 2 works are largely internal and located above ground level and therefore, are consistent with the CPTED principles previously established.</i></p> <p>Agreed.</p>  |
| <b>Principle 5—amenity</b>  |  |
| <p><i>Schools should provide pleasant and engaging spaces that are accessible for a wide range of educational, informal and community activities, while also considering the amenity of adjacent development and the local neighbourhood.</i></p>     | <p>The proposed fit out exemplifies high quality design suitable for a contemporary educational facility.</p>  |
| <p><i>Schools located near busy roads or near rail corridors should incorporate appropriate noise mitigation measures to ensure a high level of amenity for occupants.</i></p>  | <p>Although McLaren Street can be busy, especially during the morning peak period, it is otherwise reasonably quiet on weekdays. Indoor and outdoor learning areas are either well inside the building or elevated above the street. Due to these locational factors and noise attenuation measures proposed, considered in the State approval, road noise should not compromise use of the building for the intended purpose. Acoustic reports have confirmed this.</p> |
| <p><i>Schools should include appropriate, efficient, stage and age appropriate indoor and outdoor learning and play spaces, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage and service areas.</i></p>         | <p>Stage 2 complements approved Stage 1 works in regard to this principle.</p>   |



| Design quality principle   | Consideration   |
|--|---|
| <b>Principle 6—whole of life, flexible and adaptive</b>  |   |
| <i>School design should consider future needs and take a whole-of-life-cycle approach underpinned by site wide strategic and spatial planning. Good design for schools should deliver high environmental performance, ease of adaptation and maximise multi-use facilities.</i>  | Again, from the SEE:<br><br><i>The adaptive reuse of the building takes a whole-of-life approach. Additionally, the internal fit-outs are designed to be flexible and maximise the use of the school facilities.</i><br><br>This view is concurred with.  |
| <b>Principle 7—aesthetics</b>  |   |
| <i>School buildings and their landscape setting should be aesthetically pleasing by achieving a built form that has good proportions and a balanced composition of elements. Schools should respond to positive elements from the site and surrounding neighbourhood and have a positive impact on the quality and character of a neighbourhood.</i> | From the SEE:<br><br><i>The proposed adaptive reuse will retain the existing built form and envelope of the existing building. The proposed development will preserve and protect the existing heritage value of the building and maintain an aesthetic design to the streetscape and public domain.</i><br><br>Agreed. |
| <i>The built form should respond to the existing or desired future context, particularly, positive elements from the site and surrounding neighbourhood, and have a positive impact on the quality and sense of identity of the neighbourhood.</i>   | The State approval considered the proposal's impacts to be acceptable, having regard to built form and desired future character. Stage 2 will have a relatively minor effect on the physical character of the building and the streetscape, which is satisfactory.  |

## SEPP (Biodiversity and Conservation) 2021

### Development in the Sydney Harbour Catchment

The land to be developed is in a 'regulated catchment' (Sydney Harbour's) as defined by the SEPP. Consequently the following provisions apply, which have been considered in this assessment, concluding that where relevant the proposed development is not inconsistent with these provisions and generally supportive of principles for planning and development of land in the catchment.

- 6.6 Water quality and quantity
- 6.7 Aquatic ecology
- 6.8 Flooding
- 6.9 Recreation and public access

## SEPP (Resilience and Hazards) 2021

A preliminary site investigation was submitted with the concept application, which concluded that past use of the site for commercial purposes is unlikely to have caused contamination to an extent requiring remediation. The report also remarked that the limited subsurface disturbance proposed on the site is suitable for the proposed educational use. Given these findings and the fact that stage 2 works involve no ground disturbance, the subject application may be approved, as relevant requirements of the policy have been considered.

## NORTH SYDNEY LOCAL ENVIRONMENT PLAN (NSLEP 2013)

### Permissibility

The proposed works are for the purpose of a "school" which is included in the "educational establishment" definition of the LEP. These are a prohibited use in the MU1 Mixed Use zone that applies to the site.

As outlined above, despite this prohibition, schools are permitted with development consent by the SEPP (Transport and Infrastructure) 2001, the MU1 zone being “prescribed” for this purpose by the SEPP.

### **Objectives of the zone**

The objectives for the MU1 Mixed Use zone are:

- *To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.*
- *To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.*
- *To create interesting and vibrant mixed use centres with safe, high quality urban environments with residential amenity.*
- *To maintain existing commercial space and allow for residential development in mixed use buildings, with non-residential uses concentrated on the lower levels and residential uses predominantly on the higher levels.*

The proposal is consistent with the relevant objectives of the zone, despite being prohibited, as:

- The school will promote employment for educators and administrators, and should contribute to the eventual employment of the students,
- The school will help enliven the streetscape, maintaining a diversity of activities in McLaren Street.
- The school (as a whole) will have acceptable impacts on residential amenity, despite public concerns on this topic. Acknowledging the neighbourhood is already of a highly mixed nature, provided operational management plans and related documents are applied effectively by the school, those impacts should be acceptable, as catered for by the concept approval.
- The development maintains ongoing non-residential use of the ground floor.
- The school will complement the agglomeration of schools that North Sydney has been known for, for decades. Education is a well-researched activity and broadly agreed by academia and practitioners of planning and related disciplines as a highly effective contributor to local economic, social and cultural well-being.
- Adaptive reuse of the building will better-utilise the space it offers, indicating that the building’s utility as a commercial space has probably declined. While the proposal removes commercial floor space from the local market, recent approvals of substantial commercial floor space in new buildings in the CBD will add to North Sydney’s long-term supply of high-quality office and business accommodation.

### **Part 4 – Principal Development Standards**

Applicable development standards are considered below.

### **Maximum height**

Stage 2 works do not increase the building's height of 99.6m, noting the maximum height permitted is RL100m.

### **Floor space ratio**

The minimum non-residential floor space ratio standard is not applicable, the building will maintain 100% non-residential use.

### **Heritage Conservation**

The subject site is listed as a Heritage Item/located in a Conservation Area under Schedule 5 in NSLEP 2013 so the following planning objectives apply to the site:

- (a) *to conserve the environmental heritage of North Sydney,*
- (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) *to conserve archaeological sites,*
- (d) *to conserve Aboriginal objects and Aboriginal places of heritage significance.*

As discussed by the Conservation Planner's assessment, the proposal is consistent with the LEP's heritage objectives.

### **Part 6 – Additional local provisions**

The site is located at the northern limit of the North Sydney Centre.

### **3. Division 1 North Sydney Centre**

#### **Objectives of Division**

The following objectives apply to development in the North Sydney Centre:

- (a) *to maintain the status of the North Sydney Centre as a major commercial centre,*
- (b) *to maximise commercial floor space capacity and employment growth within the constraints of the environmental context of the North Sydney Centre,*
- (c),(d) *(Repealed)*
- (e) *to encourage the provision of high-grade commercial space with a floor plate, where appropriate, of at least 1,000 square metres,*
- (f) *(Repealed)*
- (g) *to prevent any net increase in overshadowing during winter months of any land in Zone RE1 Public Recreation (other than Brett Whiteley Plaza) or any land identified as "Special Area" on the North Sydney Centre Map,*
- (h) *to ensure that any land within a residential zone is afforded a reasonable amount of solar access,*
- (i) *to maintain areas of open space on private land and promote the preservation of existing setbacks and landscaped areas, and to protect the amenity of those areas.*

The Stage 2 works are consistent with relevant objectives:

- (a) Educational uses complement the centre’s core business and economic functions.
- (b) As discussed above in relation to zone objectives, the approved development will not likely compromise floor space provision in the Centre.
- (e) Not applicable.
- (g) As the building height is not being increased, solar access to places specified by this division of the LEP will remain unchanged.
- (h) As for objective (g), solar access to residentially zoned land will be unaffected.
- (i) Again, due to no height increase being proposed, solar access to open space and landscaped areas is unaffected.

### Building Heights and Massing

This division of the LEP applies specific controls to prevent overshadowing of mapped areas within the City Centre, and residential areas and public open space outside the North Sydney Centre. These areas are not affected.

### Earthworks

Stage 2 does not involve earthworks, only proposing works above ground level.

### NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

| DEVELOPMENT CONTROL PLAN 2013 – Part B Section 2- Commercial and Mixed Use Development |   |  |
|--|---|--|
|  | <i>complies</i>   | <i>Comments</i>  |
| <b>2.2</b>   | <b>Function</b>   |  |
| <b>2.2.1</b>   | <b>Diversity of Activities</b>  | Yes<br>See above comments re city centre development objectives.   |
| <b>2.2.2</b>   | <b>Maximise Use of Public Transport</b>                                   | Yes<br>The site is with walking distance of Metro (to be opened mid 2024) and Sydney Trains and bus services.  |
| <b>2.2.3</b>   | <b>Mixed Residential Population – Size of units</b>                       | N/A  |
| <b>2.2.4</b>   | <b>Hotel Design and Management</b>  | N/A  |
| <b>2.2.5</b>   | <b>Hotel Management</b>   | N/A  |
| <b>2.3</b>   | <b>Environmental Criteria</b>   |  |
| <b>2.3.1</b>   | <b>Clean Air</b>  | Yes<br>Addressed in SSD approval.  |
| <b>2.3.2</b>   | <b>Noise</b>  | Yes<br>Addressed in SSD approval.  |
| <b>2.3.3</b>   | <b>Wind Speed (no greater than 13m/s at footpaths and outdoor spaces)</b> | N/A  |
| <b>2.3.4</b>   | <b>Reflectivity</b>   | N/A  |
| <b>2.3.5</b>   | <b>Artificial Illumination</b>  | N/A  |
| <b>2.3.6</b>   | <b>Awnings</b>  | N/A  |
| <b>2.3.7</b>   | <b>Solar Access</b>   | N/A  |
| <b>2.3.8</b>   | <b>Views</b>  | There being no change to the extant building envelope, no views from surrounding buildings and public spaces will be affected.   |
| <b>2.3.9</b>   | <b>Acoustic Privacy</b>   | Addressed in SSD approval.   |
| <b>2.3.10</b>  | <b>Vibration</b>  | N/A  |
| <b>2.3.11</b>  | <b>Visual Privacy</b>   | Yes<br>According to the RFI response (Attachment 4), the proposed works will not exacerbate visual amenity or privacy issues, noting the works are internal and for the landscaping and fitting out terraces for outdoor play. |

|   |     |  |
|---|-----|--|
|   |     | In this regard, the concept approval enables "...adaptive reuse of an existing heritage building as a new school for up to 1,560 students (K-12)". In the absence of exclusion, use of outdoor terraces is allowed by the concept approval. Their fit-out only, is part of Stage 2.  |
| <b>2.4 Quality built form</b>   |     |  |
| <b>2.4.1 Context</b>  | Yes | Stage 2 works are compatible with the built form of the immediate locality, subject to receipt of suitable details for the play-piece on the level 2 terrace.  |
| <b>2.4.2 Site Consolidation</b>   | N/A |  |
| <b>2.4.3 Setback – Side/rear – Zero required</b>                          | N/A |  |
| <b>2.4.4 Podiums</b>  | N/A |  |
| <b>2.4.5 Building Design</b>  | N/A |  |
| <b>2.4.6 Skyline</b>  | N/A |  |
| <b>2.4.7 Junction and Termination of Streets</b>                          | N/A |  |
| <b>2.4.8 Balconies - Apartments</b>                                       | N/A |  |
| <b>2.4.9 Through Site Pedestrian Links</b>                                | N/A |  |
| <b>2.4.10 Streetscape</b>   | Yes | Stage 2 works are compatible with the built form of the immediate locality, subject to receipt of suitable details for the play-piece on the level 2 terrace.  |
| <b>2.4.11 Entrances and Exits</b>   | Yes | Addressed in SSD approval.   |
| <b>2.4.12 Nighttime appearance</b>  | N/A |  |
| <b>2.4.13 Public Spaces and facilities</b>                                | Yes | As for streetscape above.  |
| <b>2.5 Quality Urban Environment</b>                                      |     |  |
| <b>2.5.1 Accessibility</b>  | Yes | Addressed in SSD approval.   |
| <b>2.5.2 Safety and Security</b>  | Yes | Addressed in operational management plan.  |
| <b>2.5.3 Illumination</b>   | Yes | Addressed in SSD approval.   |
| <b>2.5.4 High Quality Residential Accommodation</b>                       | N/A |  |
| <b>2.5.5 Lightwells</b>   | N/A |  |
| <b>2.5.6 Private Open Space</b>   | N/A |  |
| <b>2.5.7 Vehicular Access</b>   | Yes | Addressed in Stage 1 approval.   |
| <b>2.5.8 Car Parking</b>  | Yes | Addressed in Stage 1 approval.   |
| <b>2.5.9 Garbage Storage area within 2m of street or laneway boundary</b> | N/A | Commercial arrangements for garbage pick-up and storage provided in the basement, addressed in the Stage 1 approval.   |
| <b>2.5.10 Site Facilities (storage for residential units)</b>             | N/A |  |
| <b>2.5.11 Temporary Structures</b>  | N/A |  |
| <b>2.6 Efficient Use of Resources</b>                                     |     |  |
| <b>ESD initiatives</b>  | Yes | A sustainable development report has been submitted, which discusses the proposal's initiatives: <ul style="list-style-type: none"> <li>• Heritage conservation and building re-use,</li> <li>• Educational standards and guidelines,</li> <li>• Climate resilience and adaptation, and</li> <li>• Energy and water efficiency.</li> </ul> Sustainability is also addressed in SSD approval. |
| <b>2.7 Public Domain</b>  |     |  |
| <b>2.7.1 Street Furniture, Landscaping Works</b>                          | Yes | Terrace landscaping satisfactory. Tree protection addressed in Stage 1 approval.   |
| <b>2.7.2 Public Entertainment and Expression</b>                          | N/A |  |
| <b>2.7.3 Public Art</b>   | Yes | Addressed in SSD approval.   |
| <b>2.7.4 Paving</b>   | Yes | Addressed in SSD approval.   |
| <b>2.7.5 Native Vegetation and Water</b>                                  | Yes | Native species used in landscaping.  |

### North Sydney Planning Area– Part C of NSDCP 2013

The provisions of Part C for the North Sydney CBD have been considered, the site being the subject of the character statement for the CBD.

As the DCP principally guides external building design matters and potential impacts, these controls bear little relevance to the Stage 2 works proposed. As noted, external works are mainly approved as part of Stage 1. External stage 2 works, terrace landscaping and related installations, are addressed in the plans and documentation submitted with the subject application.

#### **LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN**

The subject application has been assessed against the North Sydney Local Infrastructure Contribution Plan 2020 and is subject to payment of contributions towards the provision of local infrastructure, pursuant to s. 7.12 EP&A Act. The contribution is 1% of the cost of the development's value of \$9,296,870.00. The contribution payable is \$92,968.70.

#### **ALL LIKELY IMPACTS OF THE DEVELOPMENT**

All likely impacts of the proposed development have been considered within the context of this report.

#### **ENVIRONMENTAL APPRAISAL**

|    |  |     |
|----|--|-----|
| 1. | Statutory Controls   | Yes |
| 2. | Policy Controls  | Yes |
| 3. | Design in relation to existing building and natural environment                                      | Yes |
| 4. | Landscaping/Open Space Provision   | Yes |
| 5. | Traffic generation and Carparking provision  | Yes |
| 6. | Loading and Servicing facilities   | Yes |
| 7. | Physical relationship to and impact upon adjoining development (Views, privacy, overshadowing, etc.) | Yes |
| 8. | Site Management Issues   | Yes |
| 9. | All relevant S79C considerations of Environmental Planning and Assessment (Amendment) Act 1979       | Yes |

#### **SUBMITTERS CONCERNS**

The application was notified to adjoining properties and the CBD Precinct. Council received 15 submissions, which have been addressed in this report.

#### **PUBLIC INTEREST**

The proposal is in the public interest for the reasons stated throughout this report.

## **SUITABILITY OF THE SITE**

The application seeks approval for development the subject of a State significant concept development approval to use the building and its outdoor areas at 41 McLaren Street North Sydney for the purpose of a primary and secondary school of up to 1,560 students. By virtue of this approval, granted by the Department of Planning Housing and Infrastructure, the site has already been deemed as suitable for the intended use. Conditions of the stage 1 approval and as recommended herein for stage 2, will ensure reasonable management of impacts during refurbishment and fit-out of the building and the continued operation of the school, once established.

## **CONCLUSION + REASONS**

The proposal was considered under the relevant Environmental Planning Instruments and policies including the Schools section of SEPP (Transport and Infrastructure 2021), NSLEP 2013 and NSDCP 2013 and as is deemed to be satisfactory.

The application is made permissible by the abovementioned SEPP, despite being prohibited in the MU1 Mixed Use that applies to the site.

Council received 15 submissions that raised various concerns, which have been discussed in this report. The existence of the concept and stage 1 approval by the Department in many ways predetermines this application save for conditions.

Approval is recommended for these reasons, in addition to the proposed use and stage 2 works being consistent with the concept approval and compatible with the emerging character of the locality. Furthermore, another school in North Sydney strengthens the centre's identity as an education provider and contributes to the community's social, cultural and economic diversity and well-being.

The site is well-situated to accommodate a school, realising the potential for the successful and sustainable adaptive reuse of a heritage building, no longer ideally suited to the purpose for which it was originally designed.

However, due to design details of an outdoor play structure on level 2 not being provided at the time of writing, delegation of authority from the Panel to the Manager Development Services to grant consent to the application, upon receipt of said details, is recommended.

## **HOW WERE THE COMMUNITY VIEWS TAKEN INTO CONSIDERATION?**

Community views were invited via notification in accordance with Council's engagement protocols. The issues raised, including impact on residential amenity, the effects of another school in the locality and cumulative impacts of development, particularly in respect of vehicular traffic, of this and other approved, proposed and likely to be proposed development in the locality have been considered in this assessment and the concept and stage 1 approval.

**RECOMMENDATION**

PURSUANT TO SECTION 4.16 OF ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (AS AMENDED)

**THAT** the North Sydney Local Planning Panel exercising the functions of Council as the consent authority delegate this authority to Council's Manager Development Services to:

- (a) grant consent to Development Application No. 269/23 for Stage 2 of an approved concept application for the adaptive reuse as a school (K-12), of the existing building at 41 McLaren Street North Sydney, subject to the conditions attached to this report, and
- (b) subject to receipt of amended plans and other details as required:
  - i. to reduce the overall height of the lightweight vertical play structure proposed for the north-western corner of the terrace at level 2, to sit below the underside of the level 3 terrace, and
  - ii. details of the play structure's materials, which must be recessive in colours and finishes and complementary to the heritage qualities of the building, to the satisfaction of Council.

**JIM DAVIES**  
**EXECUTIVE PLANNER**

**STEPHEN BEATTIE**  
**MANAGER DEVELOPMENT SERVICES**

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**NORTH SYDNEY COUNCIL**  
**CONDITIONS OF DEVELOPMENT APPROVAL**  
**41 MCLAREN STREET, NORTH SYDNEY**  
**DEVELOPMENT APPLICATION NO. 269/23**

**A. Conditions that Identify Approved Plans**

**Development in Accordance with Plans/Documentation**

- A1. The development must be carried out in accordance with the following drawings endorsed with Council's approval stamp and other documentation listed in the table to this clause, or cited by other conditions, and as amended by other conditions of this consent.

| <b>Plan No.</b>                           | <b>Rev No.</b>  | <b>Description</b>              | <b>Prepared by</b>                 | <b>Dated</b>    |
|---|-----------------|---------------------------------|------------------------------------|-----------------|
| Full Set 25 Sheets                        | 4 (Cover Sheet) | Architectural Drawings          | Allen Jack and Cottier             | 30 January 2024 |
| Full Set 7 Sheets                         | B               | Landscape Architecture Drawings | Taylor Brammer                     | 25 January 2024 |
| N/A                                       | B               | Construction Management Plan    | Built Developments                 | 29 January 2024 |
| Stage 2 Operational Waste Management Plan | N/A             | Waste Management Plan           | Waste Audit & Consultancy Services | July 2023       |
| N/A                                       |                 | Operational Management Plan     | Inspired Education                 | 14 July 2023    |

(Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council, Public Information)

**Plans on Site**

- A2. A copy of all plans endorsed with Council's approval stamp, specifications and documents (including the plans, specifications and documents submitted and approved with the Construction Certificate) must be kept on site at all times so as to be readily available for perusal by any officer of Council or the Principal Certifier.

All documents kept on site in accordance with this condition must be provided to any officer of the Council or the Principal Certifier upon their request.

(Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council, Public Information and to ensure ongoing compliance)

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DEVELOPMENT APPLICATION NO. 269/23**

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**No Signage is Approved**

A3. No signage or signage zones are approved by this development consent.

(Reason: To comply with the terms of this development consent)

**Heritage Architect**

A4. That a suitably qualified and experienced Heritage Architect be appointed to advise on and oversee Stage 2 documentation preparation and construction.

(Reason: To protect the heritage qualities of the existing building)

**Heritage documentation**

A5. That the following conditions recommended in the submitted heritage impact statement by Curio Projects, 17 August 2023, be implemented and carried out before, during and after Stage 2 works:

- a. That a Heritage Interpretation Strategy be developed for the 41 McLaren Street to offset and mitigate heritage impacts proposed by the development that have been identified as being unavoidable in the context of the feasibility of the school design brief. The Heritage Interpretation Strategy should develop appropriate and meaningful interpretation initiatives to be installed and the site as part of the redevelopment works.
- b. A photographic archival recording of structures and elements proposed for demolition should be undertaken prior to the commencement of development works.
- c. Where possible, materials salvaged from the proposed demolition works should be reused either to repair sections of existing fabric in poor/damaged condition, and/or to incorporate original material into the design of the new interpretation initiatives where appropriate (subject to future Heritage Interpretation Strategy).

(Reason: To record, preserve, and provide interpretive information about the heritage qualities of the building)

**C. *Prior to the Issue of a Construction Certificate (and ongoing, where indicated)*****Dilapidation Report Damage to Public Infrastructure**

C1. A dilapidation survey and report (including photographic record) must be prepared by a suitably qualified consultant that details the pre-developed condition of the existing public infrastructure in the vicinity of the development site. Particular attention must be paid to accurately record any pre-developed damaged areas so that the Council is fully informed when assessing any damage to public infrastructure caused as a result of the development. A copy of the dilapidation survey and report is to be submitted to the Principal Certifier for approval prior to the issue of any Construction Certificate.

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The developer may be held liable for all damage to public infrastructure in the vicinity of the site, where such damage is not accurately recorded and demonstrated as pre-existing under the requirements of this condition.

The developer shall bear the cost of carrying out works to restore all public infrastructure damaged as a result of the carrying out of the development, and no occupation of the development shall occur until the damage caused as a result of the carrying out of the development is rectified.

A copy of the dilapidation survey and report must be lodged with North Sydney Council by the Principal Certifier with submission of the Construction Certificate documentation.

(Reason: To record the condition of public infrastructure prior to the commencement of construction)

**Construction Management Program –North Sydney Council Traffic Division Approval**

C2. A Construction Management Program prepared by a suitably qualified and experienced traffic consultant must be submitted and approved in writing by North Sydney Council's Traffic Division PRIOR TO THE ISSUE OF ANY Construction Certificate. Any use of Council property will require appropriate approvals prior to any work commencing. At a minimum, the Construction Management Program must specifically address the following matters:

- a) A plan view (min 1:100 scale) of the entire site and frontage roadways indicating:
  - i) Dedicated temporary construction site driveway entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction-related vehicles in the frontage roadways and footways;
  - ii) The proposed signage for pedestrian management to comply with the relevant Australian Standards, including pram ramps;
  - iii) Turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site;
  - iv) The locations of any proposed Work Zones in the frontage roadways (to be approved by the Council's Traffic Committee);
  - v) Locations of hoardings proposed;
  - vi) Location of any proposed crane standing areas;
  - vii) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries;
  - viii) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected; and
  - ix) The provision of an on-site parking area for employees, tradesperson and construction vehicles as far as possible.
  
- b) A detailed heavy vehicle access route map through the Council area to Arterial Roads. Provision is to be made to ensure through-traffic is maintained at all times.

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- c) The proposed phases of works on the site, and the expected duration of each phase.
- d) How access to neighbouring properties will be maintained at all times and the proposed manner in which adjoining property owners will be kept advised of the timeframes for completion of each phase of the process.
- e) The road is not to be used as a waiting area for trucks delivering to or awaiting pick up of materials.
- f) The proposed method of support to any excavation adjacent to adjoining properties, or the road reserve. The proposed method of support is to be designed and certified by an appropriately qualified and practising structural engineer and must not involve any permanent or temporary encroachment onto the Council's property.
- g) Proposed protection for the Council and adjoining properties. Details are to include site fencing and the provision of "B" class hoardings over footpaths and laneways.
- h) A Waste Management Plan. The Waste Management Plan must include, but not be limited to, the estimated volume of waste and method of disposal for the construction and operation phases of the development, design of on-site waste storage and recycling area and administrative arrangements for waste and recycling management during the construction process.

All traffic control work and excavation, demolition and construction activities must be undertaken in accordance with the approved Construction Management Program and any conditions attached to the approved Program. A certificate of compliance with this condition must be obtained from the Council's Traffic and Transport engineers.

The certificate and the approved Construction Management Program must be submitted as part of the documentation lodged with the application for approval of a construction certificate.

A copy of the approved Construction Management Program and any conditions imposed on that Program must be kept on the site at all times and made available to any officer of the Council upon request.

**Notes:**

- 1) North Sydney Council's adopted fee for certification of compliance with this condition shall be payable on lodgement, or in any event, prior to the issue of the relevant approval.
- 2) Any use of Council property will require appropriate approvals and demonstration of liability insurance prior to such work commencing.

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- 3) Failure to provide complete and detailed information may result in delays. It is recommended that your Construction Management Plan be lodged with the Council as early as possible, as a **minimum six (6) week assessment period** is required.
- 4) Depending on the circumstances of the site, the Council may request additional information to that detailed above.

(Reason: To ensure appropriate measures have been considered for site access, storage and the operation of the site during all phases of the demolition process in a manner that respects adjoining owner's property rights and residential amenities in the locality, without unreasonable inconvenience to the community)

**Waste Management Plan**

- C3. A Waste Management Plan is to be submitted for approval by the Principal Certifier prior to the issue of any Construction Certificate. The plan must include, but not be limited to:
- a) The estimated volume of waste and method of disposal for the construction and operation phases of the development;
  - b) The design of the on-site waste storage and recycling area; and
  - c) Administrative arrangements for waste and recycling management during the construction process.

The approved Waste Management Plan must be complied with at all times in the carrying out of the development.

(Reason: To encourage the minimisation of waste and recycling of building waste)

**Work Zone**

- C4. If a Work Zone is proposed, an application must be made to the North Sydney Local Traffic Committee to install the 'Work Zone'. A Work Zone permit is required to be issued by the Council prior to the issue of the relevant Construction Certificate.

Work Zones are provided specifically for the set down and pick up of materials and not for the parking of private vehicles associated with the site. Work Zones will generally not be approved where there is sufficient space on-site for the setting down and picking up of goods being taken to or from a construction site. If the Work Zone is approved by the Committee, the Applicant must obtain a written copy of the related resolution from the North Sydney Local Traffic Committee and submit a copy of this to the Principal Certifier to enable issue of the Construction Certificate.

Where approval of the 'Work Zone' is given by the Committee, the requirements of the Committee, including installation of the necessary 'Work Zone' signage and payment of any fees, must occur prior to commencement of any works on the site. Further, at the expiration of the Work Zone approval, the developer is required to remove the Work Zone signs and reinstate any previous signs, all at the developer's cost. The requirements imposed by the Committee on the Work Zone permit (or permits) must be complied with at all times.

(Reason: Amenity and convenience during construction)

**Upgrade of existing building – Fire Spread and Safe Egress**

- C5. Pursuant to clause 64 of the EP&A Regulation 2021, aspects of the existing building must be brought into conformity with the National Construction Code (NCC).

Work must be carried out as part of the development so as to upgrade the building to bring it into compliance with the following provisions of the NCC:

- ***Sections C, D & E of the NCC BCA 2019, Volume 1***

Plans and specifications showing the upgrading works which must be carried out under this condition must be submitted to the Principal Certifier for approval prior to the issue of any Construction Certificate.

Notes:

1. The Principal Certifier must be satisfied that the plans and specifications submitted prior to the issue of any Construction Certificate comply with the requirements of this condition.
2. The Principal Certifier issuing the Construction Certificate has no power to remove the requirements to upgrade the existing building as required by this condition.
3. Where this condition specifies compliance with the performance requirements of the NCC, the Principal Certifier, subject to their level of accreditation, may be satisfied as to such matters.

(Reason: Application of Regulations relating to Fire and Life Safety)

**Bond for Damage and Completion of Infrastructure Works – Stormwater, Kerb and Gutter, Footpaths, Vehicular Crossing and Road Pavement C42.**

- C6. Prior to the issue of any Construction Certificate, security deposit or bank guarantee must be provided to Council to the sum of \$20,000.00 to be held by Council for the payment of cost for any/all of the following:
- a) making good any damage caused to any property of the Council as a consequence of the doing of anything to which this consent relates,
  - b) completing any public work (such as road work, kerbing and guttering, footway construction, stormwater drainage and [environmental controls](#)) required in connection with this consent
  - c) remedying any defects in any such public work that arise within 6 months after the work is completed.
  - d) Council reserves the right to retain all bonds on infrastructure works relating to the completion of required Infrastructure work for a 12-month defect liability period. The council may elect to provide a lesser period for minor residential work.

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The security required by this condition and in the schedule contained later in these conditions must be provided by way of a deposit with the Council; or other such guarantee that is satisfactory to the Council (such as a bank guarantee). Any guarantee provided as security must name North Sydney Council as the nominated beneficiary and must not be subject to an expiry date.

The security will be refundable following the expiration of six months from the issue of any final Occupation Certificate or completion of public work required to be completed (whichever is the latest) but only upon inspection and release by the Council's Development Engineers or Manager of Development Services.

Council shall have full authority to make use of the bond for such restoration works as deemed necessary by Council in circumstances including the following:

- where the damage constitutes a hazard in which case Council may make use of the security immediately;
- the applicant has not repaired or commenced repairing damage within 48 hours of the issue by Council in writing of instructions to undertake such repairs or works;
- works in the public road associated with the development are to an unacceptable quality; and
- the Principal Certifier must ensure that security is provided to North Sydney Council prior to issue of any Construction Certificate.

(Reason: To ensure appropriate security for works on public land and an appropriate quality for new public infrastructure)

**Construction Noise Management Plan**

- C7. A Construction Noise Management Plan must be prepared by an appropriately qualified acoustical consultant eligible for membership of the Association of Australian Acoustic Consultants, and must include the following:
- a) Identification of noise affected receivers near to the site.
  - b) A prediction as to the level of noise impact at noise affected receivers from the use and proposed number of high noise intrusive appliances intended to be operated onsite.
  - c) Details of work schedules for all construction phases;
  - d) A statement should also be submitted outlining whether or not predicted noise levels will comply with the noise criteria stated within the Environment Protection Authority's Draft Construction Noise Guideline.
  - e) Representative background noise levels should be submitted in accordance with the Draft Construction Noise Guideline.

- f) Confirmation of the level of community consultation that is to be undertaken by occupants at noise affected receivers likely to be most affected by site works and the operation of plant/machinery particularly during the demolition and excavation phases.
- g) Confirmation of noise/vibration monitoring methodology that is to be undertaken during the noise/vibration intensive stages of work including details of monitoring to be undertaken at the boundary of any noise/vibration affected receiver.
- h) What course of action will be undertaken following receipt of a complaint concerning offensive noise/vibration.
- i) Details of any mitigation measures that have been outlined by an acoustic consultant or otherwise that will be deployed on site to reduce noise/vibration impacts on the occupants at noise affected receivers.
- j) Details of selection criteria for any plant or equipment that is to be used on site, the level of sound mitigation measures to be undertaken in each case and the criteria adopted in their selection taking into account the likely noise impacts on occupants at noise affected receivers and other less intrusive technologies available; and
- k) Details of site induction to be carried out for all employees and contractors undertaking work at the site.

“affected receiver” includes residential premises (including any lot in the strata scheme or another strata scheme), premises for short-term accommodation, schools, hospitals, places of worship, commercial premises and parks and such other affected receiver as may be notified by the Council in writing.

“boundary” includes any window or elevated window of an affected residence.

The Construction Noise Management Plan and must be submitted to the Principle Certifier and a copy provided to Council prior to the issue of the [relevant](#) Construction Certificate.

(Reason: To ensure noise generating activities are appropriately managed and nearby sensitive receivers protected)

### **Provision of Accessible Paths of Travel**

- C8. The building must be designed and constructed to provide access and facilities in accordance with the National Construction Code and Disability (Access to Premises – Buildings) Standards 2010. Plans and specifications complying with this condition must be submitted to the Principal Certifier for approval prior to the issue of the relevant Construction Certificate. The Principal Certifier must ensure that the building plans and specifications submitted, referenced on and accompanying the issued Construction



Certificate, fully satisfy the requirements of this condition.

Notes:

- 1) If, in complying with this condition, amendments to the development are required, the design changes must be submitted for the approval of Council prior to a Construction Certificate being issued. Approval of a modification application may be required.
- 2) It is not within Council's power to set aside National legislation which requires the upgrade of buildings to meet modern access standards. Such decisions remain the jurisdiction of the Building Professionals Board Access Advisory Committee who may grant an exemption in certain exceptional circumstances.
- 3) Information on making an application for an "unjustifiable hardship exemption" under the accessibility standards can be found on the website of the NSW Building Professional Boards at <http://www.bpb.nsw.gov.au/page/premises-standards>.

(Reason: To ensure the provision of equitable and dignified access for all people in accordance with disability discrimination legislation and relevant Australian Standards)

#### **Noise from Plant and Equipment**

C9. The use of all plant and equipment installed on the premises must not:

- a) Contribute an LAeq(15min) which will cause the total LAeq(15min) from all plant and equipment operating contemporaneously on the site or in the strata scheme or in the mixed strata schemes to exceed the RBL by more than 5dB when measured at the boundary of any affected receiver. The modifying factor adjustments in Section 4 of the EPA Noise Policy for Industry 2017 shall be applied.
- b) Cause "offensive noise" as defined in the *Protection of the Environment Operations Act 1997*.

"affected receiver" includes residential premises (including any lot in the strata scheme or another strata scheme), premises for short-term accommodation, schools, hospitals, places of worship and parks and such other affected receiver as may be notified by the Council in writing.

"boundary" includes any window or elevated window of an affected receiver.

Terms in this condition have the same meaning as in the Noise Guide for Local Government and the Noise Policy for Industry published by the NSW Environment Protection Authority.

(Reason: To maintain an appropriate level of amenity for adjoining land uses)

### **Vibration from Plant and Equipment**

- C10. The use of all plant and equipment to be installed on the premises must comply with the vibration limits specified in "Assessing Vibration: a technical guideline" issued by the NSW Environment Protection Authority, at the boundary of any affected receiver.

A certificate from an appropriately qualified acoustical consultant eligible for membership of the Association of Australian Acoustic Consultants must be submitted to the Principal Certifier, certifying that all plant and equipment on the site, together with the proposed plant and equipment, operating contemporaneously will comply with the requirements of this condition.

The Principal Certifier must ensure that the building plans and specifications submitted, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

"affected receiver" includes residential premises (including any lot in the strata scheme or another strata scheme), premises for short-term accommodation, schools, hospitals, places of worship and commercial premises and such other affected receiver as may be notified by the Council in writing.

"boundary" includes any window or elevated window of an affected residence.

"contemporaneously" means *existing at or occurring in the same period of time* (Macquarie Dictionary 3rd rev. ed. 2004).

(Reason: To maintain an appropriate level of amenity for adjoining land uses)

### **Noise Control – Outdoor play areas**

- C11. The use of the premises shall comply with the following:

#### Outdoor Play Areas

- (a) Up to two hours (total) per day - The LAeq(15 min) emitted from outdoor play areas shall not exceed the RBL by more than 10 dB at the boundary of any affected residence.
- (b) More than two hours per day - The Leq(15 min) emitted from the outdoor play areas shall not exceed the RBL by more than 5 dB at the boundary of any affected residence.

The LAeq(15 min) emitted from the cumulative noise impact of children playing and mechanical plant on the site shall not exceed the RBL by more than 5 dB at the boundary of any affected residence.

"affected residence" includes residential premises (including any lot in the strata scheme or another strata scheme), premises for short-term accommodation and hospitals.

“boundary” includes any window or elevated window of an affected residence.

Ambient Noise Levels in Outdoor Play Areas

The LAeq(1hr) from road, rail traffic, commerce and industry at any location within the outdoor play or activity area during the hours when the Childcare Centre is operating shall not exceed 55 dB.

Terms in this condition have the same meaning as in the Noise Guide for Local Government and the Noise Policy for Industry published by the NSW Environment Protection Authority.

(Reason: To maintain an appropriate level of amenity for adjoining land uses)

**Hazardous Material Survey**

- C12. A report must be prepared by a suitably qualified person in relation to the existing building fabric to be demolished and/or disturbed identifying the presence or otherwise of asbestos contamination or other hazardous material contamination; if asbestos or other hazardous material contamination is present, making recommendations as to the work required to safely address the contamination.

Any demolition works or other works identified in the report as having to be carried out must be carried out in accordance with the recommendations of the report and the following:

- a) the removal of asbestos must be undertaken by a Safework NSW licensed contractor.
- b) all removal must be in strict accordance with the requirements of the Safework NSW Authority in relation to the removal, handling and disposal of material containing asbestos and any Work Safe Australia requirements.
- c) during the removal of any asbestos a sign stating “DANGER ASBESTOS REMOVAL IN PROGRESS” must be erected in a visible position at the boundary of the site; and
- d) Waste disposal receipts must be provided to the Principal Certifier as proof of correct disposal of asbestos laden waste.

The report must be submitted to the Principal Certifier for approval prior to the issue of any Construction Certificate. The Principal Certifier must ensure that the report, and other plans, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

(Reason: To ensure the long-term health of workers on site and occupants of the building is not put at risk unnecessarily)

**Compliance with Acoustic Report**

- C13. The recommendations contained in the acoustic report prepared by E-Lab Consulting dated 21 July 2023, must be implemented during construction and use of the development.

Detailed acoustic review of all mechanical plant shall be undertaken at Construction Certificate stage to determine acoustic treatments to control noise emissions to satisfactory levels. Any proposed acoustic treatments must be submitted to Council for approval.

A statement from an appropriately qualified acoustical consultant eligible for membership of the Association of Australian Acoustic Consultants, certifying that the acoustic mitigation measures outlined in the above stated report have been suitably incorporated into the development and that relevant noise criteria have been satisfied, must be submitted to the Principal Certifier for approval prior to the issue of the relevant Construction Certificate.

The Principal Certifier must ensure that the building plans and specifications submitted, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

(Reason: To maintain an appropriate level of amenity for adjoining land uses)

**Local Infrastructure Contributions**

- C14. A monetary contribution of \$92,968.70 pursuant to the provisions of Section 7.12 of the Environmental Planning and Assessment Act 1979, in accordance with and as detailed by the North Sydney Council Local Infrastructure Contributions Plan, must be paid to Council.

The contribution must be paid prior issue of the relevant Construction Certificate.

The above amount will be adjusted for inflation by reference to the Consumer Price (All Ordinaries) Index applicable at the time of the payment of the contribution.

A copy of the North Sydney Local Infrastructure Contributions Plan can be viewed at North Sydney Council's Customer Service Centre, 200 Miller Street, North Sydney or downloaded via Council's website at [www.northsydney.nsw.gov.au](http://www.northsydney.nsw.gov.au).

(Reason: To retain a level of service for the existing population and to provide the same level of service to the population resulting from new development)

**Security Deposit/Guarantee Schedule**

- C15. All fees and security deposits/ guarantees in accordance with the schedule below must be provided to Council prior to the issue of any Construction Certificate:

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| <b>Security deposit/ guarantee</b> | <b>Amount (\$)</b> |
|------------------------------------|--------------------|
| Footpath damage bond               | 20,000.00          |
| <b>TOTAL BONDS</b>                 | <b>\$20,000.00</b> |

Note: The following fees are applicable

| <b>Fees</b>                        | <b>Amount (\$)</b> |
|------------------------------------|--------------------|
| Local Infrastructure Contributions | 92,968.70          |
| <b>TOTAL FEES</b>                  | <b>\$92,968.70</b> |

The security required by the above schedule must be provided by way of a deposit with the Council; or other such guarantee that is satisfactory to Council (such as a bank guarantee). Any guarantee provided as security must name North Sydney Council as the nominated beneficiary and must not be subject to an expiry date.

(Reason: Compliance with the development consent)

### **Outdoor Lighting**

- C16. All outdoor lighting must comply with, where relevant AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting and AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting. Details demonstrating compliance with these requirements must be submitted to the Principal Certifier for approval prior to the issue of the relevant Construction Certificate. The Principal Certifier must ensure that the building plans and specifications submitted fully satisfy the requirements of this condition.

(Reason: To maintain the amenity of adjoining land uses)

### **Supporting documentation**

- C17. Plans and other supporting documents being submitted prior to the issue of the relevant Construction Certificate, to address the following matters:
- a) Ensuring any shading structures or other attachments to the main facades of the building, other than the approved awnings and other weather protection devices to be installed at ground level or immediately above ground level, do not to breach any minimum setbacks as proposed or specified by this consent,
  - b) If required, arrangements being made to Council's satisfaction for a lease over public land, in anticipation of plant growth extending from any landscaping over the public footpath on McLaren Street, including arrangements for appropriate public indemnity insurance and other matters as deemed necessary.

(Reason: Public safety and amenity, environmental performance)

**D. Prior to the Commencement of any Works (and continuing where indicated)****Commencement of Works' Notice**

- D1. Building work, demolition or excavation in accordance with this development consent must not be commenced until the developer has given at least two days' notice to North Sydney Council of the person's intention to commence building work, demolition or excavation in accordance with this development consent.

(Reason: To ensure appropriate safeguarding measures are in place prior to the commencement of any building work, demolition or excavation)

**E. During Demolition and Building Work****Parking Restrictions**

- E1. Existing public parking provisions in the vicinity of the site must be maintained at all times during works. The placement of any barriers, traffic cones, obstructions or other device in the road shoulder or kerbside lane is prohibited without the prior written consent of Council. Changes to existing public parking facilities/restrictions must be approved by the North Sydney Local Traffic Committee. The Developer will be held responsible for any breaches of this condition and will incur any fines associated with enforcement by Council regulatory officers.

(Reason: To ensure that existing kerbside parking provisions are not compromised during works)

**Road Reserve Safety**

- E2. All public footways and roadways fronting and adjacent to the site must be maintained in a safe condition at all times during the course of the development works, with no obstructions caused to the said footways and roadways. Construction materials and plant must not be stored in the road reserve without approval of Council. A safe pedestrian circulation route and a pavement/route free of trip hazards must be maintained at all times on or adjacent to any public access ways fronting the construction site.

Where public infrastructure is damaged, repair works must be carried out in when and as directed by Council officers (at full Developer cost). Where pedestrian circulation is diverted on to the roadway or verge areas, clear directional signage and protective barricades must be installed in accordance with AS1742-3 (1996) "Traffic Control Devices for Work on Roads". **If pedestrian circulation is not satisfactorily maintained across site frontages, and action is not taken promptly to rectify the defects, Council may undertake proceedings to stop work.**

(Reason: Public Safety)

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**No Work on Public Open Space**

- E3. No work can be undertaken within adjoining public lands (i.e., Parks, Reserves, Roads etc.) without the prior written consent of Council. In this regard, the developer is to liaise with the Council prior to the commencement of any design works or preparation of a Construction and Traffic Management Plan.

(Reason: Protection of existing public infrastructure and land and to ensure public safety and proper management of public land)

**Dust Emission and Air Quality**

- E4. The following must be complied with at all times:

- (a) Materials must not be burnt on the site.
- (b) Vehicles entering and leaving the site with soil or fill material must be covered.
- (c) Dust suppression measures must be carried out to minimise wind-borne emissions in accordance with the NSW Department of Housing's 1998 guidelines - Managing Urban Stormwater: Soils and Construction.
- (d) Odour suppression measures must also be carried out where appropriate so as to prevent nuisance occurring at adjoining properties.

(Reason: To ensure residential amenity is maintained in the immediate vicinity)

**Protection of Trees**

- E5. All trees in the vicinity of the site must be protected from any damage during construction works in accordance with AS4970-2009.

In the event that any tree required to be retained is damaged or removed during works on the site, notice of the damage must be given to Council forthwith. Tree replenishment to Council's satisfaction may be required, to replace damaged or removed trees.

**Notes:**

- a. If any tree is damaged to a significant degree or removed without prior written approval being obtained from Council, the issuing of fines or legal proceedings may be commenced for failure to comply with the conditions of this consent.
- b. An application to modify this consent pursuant to Section 4.55 of the Environmental Planning and Assessment Act 1979 may be required to address the non-compliance with any of the conditions of consent relating to the protection of trees, and Council may require tree replenishment.

(Reason: Protection of existing environmental infrastructure and community assets)

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**Developer's Cost of Work on Council Property**

- E6. The developer must bear the cost of all works associated with the development that occurs on Council's property, including the restoration of damaged areas.

(Reason: To ensure the proper management of public land and funds)

**Prohibition on Use of Pavements**

- E7. Building materials must not be placed on Council's footpaths, roadways, parks or grass verges, (unless a permit is obtained from Council beforehand). A suitable sign to this effect must be erected adjacent to the street alignment.

(Reason: To ensure public safety and amenity on public land)

**Asbestos Removal**

- E8. All demolition works involving the removal and disposal of asbestos cement must only be undertaken by contractors who hold a current Safework Asbestos or "Demolition Licence" and a current Safework "Class 2 (Restricted) Asbestos Licence and removal must be carried out in accordance with National Occupational Health and Safety Commission.

(Reason: To ensure works are carried out in accordance with relevant Safework NSW requirements)

**Noise and Vibration**

- E9. The works must be undertaken in accordance with the "Interim Construction Noise Guideline" published by the NSW Environment Protection Authority, to ensure excessive levels of noise and vibration do not occur so as to minimise adverse effects experienced on any adjoining land.

(Reason: To ensure residential amenity is maintained in the immediate vicinity)

**Compliance with Construction Noise Management Plan**

- E10. All works conducted on site which form part of this development must be carried out in accordance with the submitted Construction Noise Management Plan submitted with the relevant Construction Certificate and all conditions of consent.

(Reason: To ensure noise generating activities are appropriately managed and nearby sensitive receivers protected)



**Special Permits**

E11. Unless otherwise specifically approved in writing by Council, all works, processes, storage of materials, loading and unloading associated with the development must occur entirely on the property.

The developer, owner or builder may apply for specific permits available from Council's Customer Service Centre for the undermentioned activities on Council's property. In the event that a permit is granted by Council for the carrying out of works, processes, storage of materials, loading and unloading associated with the development on Council's property, the development must be carried out in accordance with the requirements of the permit. A minimum of forty-eight (48) hours' notice is required for any permit:

a) **On-street mobile plant**

For example, cranes, concrete pumps, cherry-pickers, etc. - restrictions apply to the hours of operation, the area of operation, etc. Separate permits are required for each occasion and each piece of equipment. It is the developer's, owner's and builder's responsibilities to take whatever steps are necessary to ensure that the use of any equipment does not violate adjoining property owner's rights.

(Reason: Proper management of public land)

b) **Hoardings**

Permits are required to erect Class A and Class B hoardings. If an 'A' Class hoarding is to alienate a section of Council's property, that section will require a permit for the occupation of Council's property.

(Reason: Proper management of public land)

c) **Storage of building materials and building waste containers (skips) on Council's property**

Permits to utilise Council property for the storage of building materials and building waste containers (skips) are required for each location. Failure to obtain the relevant permits will result in the building materials or building waste containers (skips) being impounded by Council with no additional notice being given. Storage of building materials and waste containers on open space reserves and parks is prohibited.

(Reason: Proper management of public land)

**d) Kerbside restrictions, construction zones**

Attention is drawn to the existing kerbside restrictions adjacent to the development. Should alteration of existing kerbside restrictions be required, or the provision of a construction zone, the appropriate application must be made, and the fee paid to Council. Alternatives to such restrictions may require referral to Council's Traffic Committee and may take considerable time to be resolved. An earlier application is suggested to avoid delays in construction programs.

(Reason: Proper management of public land)

**Service Adjustments**

- E12. The adjustment or inclusion of any new utility service or facilities must be carried out by an appropriate contractor in accordance with the requirements of the relevant utility authority.

These works shall be at no cost to the Council. It is the Applicant's responsibility to contact the relevant utility authorities to ascertain the impacts of the proposal upon utility services prior to the commencement of any work, including demolition (including water, phone, gas and the like).

The Council accepts no responsibility for any impact on or influence upon utility services provided by another authority.

(Reason: To ensure the service requirements are met)

**Construction Hours**

- E13. Construction activities and works approved under this consent must be carried out only within the hours stipulated in the following table:

| <b>Standard Construction Hours</b>                   |                        |                   |
|--|------------------------|-------------------|
| <b>Location</b>                                      | <b>Day</b>             | <b>Hours</b>      |
| <b>B3 Commercial Core Zone<br/>B4 Mixed-Use Zone</b> | Monday - Friday        | 7.00 am - 7.00 pm |
|  | Saturday               | 8.00 am - 1.00 pm |
|  | Sunday, Public holiday | No work permitted |

Construction activities for development approved under this consent must be carried out in accordance with the standard construction hours above and any Construction Management Plan required under this consent.

In the event of breach to the approved hours of construction Council take may take enforcement action under Part 9 of the EP&A Act 1979 and in accordance with Council's adopted Compliance and Enforcement Policy.

(Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community)

**Out of hours' Work Permits**

E14. Where it is necessary for works to occur outside those hours allowed by these conditions, an application may be made to Council's Customer Services Centre for a permit to carry out works outside of the approved hours. If a permit is issued the works approved must be carried out in accordance with any requirements specified in the permit. Permits will only be approved if **public safety is at risk**. Applications which seek a variation to construction hours solely to benefit the developer will require the lodgement and favourable determination of a modification application pursuant to the provisions of Section 4.55 of the Environmental Planning and Assessment Act 1979.

## Notes:

- 1) Failure to obtain a permit for work outside of the approved hours will result in on the spot fines being issued, or Council pursuing any action required (including legal proceedings) to have the out-of-hours work cease, without prior warning.
- 2) Applications for out-of-hour's works should be lodged with Council no later than seven (7) calendar days prior to the date of the intended works.
- 3) Examples of activities for which permits may be granted include:
  - the erection of awnings,
  - footpath, road and other infrastructure works which cannot be carried out for public convenience reasons within normal hours,
  - the erection and removal of hoardings and site cranes, and
  - craneage of materials which cannot be done for public convenience reasons within normal working hours.
- 4) Examples of activities for which permits WILL NOT be granted include;
  - extended concrete pours
  - works which are solely to convenience the developer or client, and
  - catch up works required to maintain or catch up with a construction schedule.
- 5) Further information on permits can be obtained from the Council website at [www.northsydney.nsw.gov.au](http://www.northsydney.nsw.gov.au).

(Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community)

**Installation and Maintenance of Sediment Control**

E15. Erosion and sediment controls must be installed and maintained at all times in accordance with the sediment and erosion control plan submitted and approved with the relevant Construction Certificate.

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Erosion and sediment measures must be maintained in accordance with the publication *Managing Urban Stormwater: Soils and Construction* (4th Edition, Landcom, 2004), commonly referred to as the "Blue Book" and can only be removed when development activities have been completed and the site fully stabilised.

(Reason: To protect the environment from the effects of sedimentation and erosion from development sites)

**Sediment and Erosion Control Signage**

E16. A durable sign must be erected during building works in a prominent location on site, warning of penalties should appropriate erosion and sedimentation control devices not be maintained. A sign of the type referred to in this condition is available from Council.

(Reason: To protect the environment from the effects of sedimentation and erosion from development sites)

**Health and Safety**

E17. All work undertaken must satisfy applicable occupational health and safety and construction safety regulations, including any SafeWork NSW requirements to prepare a health and safety plan. Site fencing must be installed sufficient to exclude the public from the site. Safety signs must be erected that warn the public to keep out of the site and provide a contact telephone number for enquiries.

Further information and details regarding occupational health and safety requirements for construction sites can be obtained from the internet at [www.safework.nsw.gov.au](http://www.safework.nsw.gov.au).

(Reason: To ensure the health and safety of the community and workers on the site)

**Community Information**

E18. Reasonable measures must be undertaken at all times to keep nearby residents informed about the proposed work, such as by way of signs, leaflets, public meetings and telephone contact numbers, to ensure that adjoining residents are aware of the likely duration of the construction works on the site.

(Reason: To ensure that residents are kept informed of activities that may affect their amenity)

**Plant and Equipment Kept Within Site**

E19. All plant and equipment used in the undertaking of the development/ works, including concrete pumps, wagons, lifts, mobile cranes, hoardings etc, must be situated within the boundaries of the site (unless a permit is obtained from Council beforehand) and so placed that all concrete slurry, water, debris and the like must be discharged onto the building site, and is to be contained within the site boundaries.

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Details of Council requirements for permits on public land for standing plant, hoardings, storage of materials and construction zones and the like are available on Council's website at [www.northsydney.nsw.gov.au](http://www.northsydney.nsw.gov.au).

(Reason: To ensure public safety and amenity on public land)

**Waste Disposal**

E20. All records demonstrating the lawful disposal of waste must be retained and kept readily accessible for inspection by regulatory authorities such as North Sydney Council and the Environmental Protection Authority.

(Reason: To ensure the lawful disposal of construction and demolition waste)

**F. *Prescribed Conditions imposed under EP&A Act and Regulations and other relevant Legislation*****Building Code of Australia**

F1. All building work must be carried out in accordance with the provisions of the Building Code of Australia.

(Reason: Prescribed - Statutory)

**Appointment of a Principal Certifier (PC)**

F2. Building work, demolition or excavation in accordance with the development consent must not be commenced until the developer has appointed a Principal Certifier for the building work in accordance with the provisions of the EP&A Act and its Regulations.

(Reason: Statutory; To ensure appropriate safeguarding measures are in place prior to the commencement of any building work, demolition or excavation)

**Construction Certificate**

F3. Building work, demolition or excavation in accordance with the development consent must not be commenced until a Construction Certificate for the relevant part of the building work has been issued in accordance with the provisions of the EP&A Act and its Regulations.

(Reason: Statutory; To ensure appropriate safeguarding measures are in place prior to the commencement of any building work, demolition or excavation)

**Occupation Certificate**

- F4. A person must not commence occupation or use of the whole or any part of a new building (*new building* includes an altered portion of, or an extension to, an existing building) unless an Occupation Certificate has been issued in relation to the building or part. Only the Principal Certifier appointed for the building work can issue an Occupation Certificate.

(Reason: Statutory)

**Critical Stage Inspections**

- F5. Building work must be inspected by the Principal Certifier on the critical stage occasions prescribed by the EP&A Act and its Regulations, and as directed by the appointed Principal Certifier.

(Reason: Statutory)

**Commencement of Works**

- F6. Building work, demolition or excavation in accordance with this development consent must not be commenced until the developer has given at least two days' notice to North Sydney Council of the person's intention to commence the erection of the building.

(Reason: Statutory; To ensure appropriate safeguarding measures are in place prior to the commencement of any building work, demolition or excavation)

**Demolition**

- F7. Demolition shall be carried out as follows:
- a) Demolition work must be undertaken in accordance with the provisions of AS2601- Demolition of Structures.

(Reason: To ensure that work is undertaken in a professional and responsible manner and protect adjoining property and persons from potential damage)

**Site Sign**

- F8. A sign must be erected in a prominent position on the site
- a) stating that unauthorised entry to the work site is prohibited;
  - b) showing the name of the principal contractor (or person in charge of the work site), and a telephone number at which that person may be contacted at any time for business purposes and outside working hours; and

- c) Showing the name, address and telephone number of the Principal Certifier for the work.

Any such sign must be maintained while to building work or demolition work is being carried out but must be removed when the work has been completed.

(Reason: Prescribed - Statutory)

**G. *Prior to the Issue of an Occupation Certificate***

**Infrastructure Repair and Completion of Works**

G1. Prior to the issue of an Occupation Certificate all works relating to the development:

- a) in the road reserve must be fully completed; and
- b) to repair and make good any damaged public infrastructure caused as a result of any works relating to the development (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concrete vehicles) must be fully repaired;

to the satisfaction of Council Engineers at no cost to Council.

(Reason: Maintain quality of public assets)

**Access to Premises**

G2. Prior to the issue of the relevant Occupation Certificate, a certificate must be prepared an appropriately qualified and practising Civil Engineer certifying that access and facilities for persons with a disability in accordance with the Building Code of Australia and AS Disability (Access to Premises - buildings) Standards 2010 (Premises Standards) has been provided. This certificate must be submitted to, and approved by, the Principal Certifier prior to issue of the Occupation Certificate.

(Reason: Equitable access and facilities for people with a disability)

**Asbestos Clearance Certificate**

G3. For building works where asbestos based products have been removed or altered, an asbestos clearance certificate signed by an appropriately qualified person (being an Occupational Hygienist or Environmental Consultant) must be submitted to and approved by the Principal Certifier (and a copy forwarded to Council if it is not the Principal Certifier) for the building work prior to the issue of any Occupation Certificate, the asbestos clearance certificate must certify the following: -

- a) the building/ land is free of asbestos; or
- b) the building/ land has asbestos that is presently deemed safe.

**41 MCLAREN STREET, NORTH SYDNEY  
DEVELOPMENT APPLICATION NO. 269/23**

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The certificate must also be accompanied by tipping receipts, which detail that all asbestos waste has been disposed of at an approved asbestos waste disposal depot. If asbestos is retained on site the certificate must identify the type, location, use, condition, and amount of such material.

(Note: Further details of licensed asbestos waste disposal facilities can be obtained from [www.epa.nsw.gov.au](http://www.epa.nsw.gov.au))

(Reason: To ensure that building works involving asbestos based products are safe for occupation and will pose no health risks to occupants)

**Noise Certification**

G4. Prior to issue of the Occupation Certificate a certificate from an appropriately qualified acoustical consultant eligible for membership of the Association of Australian Acoustic Consultants is to be submitted to, and approved by, the Principal Certifier certifying that the noise and vibration from use of the development complies with the conditions of consent herein.

(Reason: To ensure acoustic amenity)

**Disposal Information**

G5. Upon completion of works and prior to occupation, a report including the following information must be provided to Council's Open Space and Environmental Services Department:

- a) the total tonnage of all waste and excavated material disposed of from the site (including any tipping dockets); and
- b) the disposal points and methods used.

(Reason: To ensure appropriate disposal methods are undertaken for auditing and inspection purposes)

**Damage to Adjoining Properties**

G6. All precautions must be taken to prevent any damage likely to be sustained to adjoining properties. Adjoining owner property rights and the need for owner's permission must be observed at all times, including the entering onto land for the purpose of undertaking works.

(Reason: To ensure adjoining owner's property rights are protected)



***I. Ongoing/Operational Conditions*****Advertising Signs - Further Consent Required**

11. A separate development application for the installation of any advertising, business identification or building identification signs or structures must be submitted to and approved by Council prior to their installation. This consent in no way approves or includes any approval for the advertising areas shown on submitted architectural drawings. Details of same are deemed to have been removed from the stamped approved plans.

(Reason: Compliance)

**Trade Waste**

12. Any trade wastewater must be disposed of in accordance with the permit requirements of Sydney Water Corporation Ltd, Wastewater Source Control Branch.

(Reason: Compliance with Sydney Water's requirements)

**Hours of Operation**

13. The hours of operation are restricted to those identified in the Operational Plan of Management for the School, this plan being cited in the condition A1 of this consent, and as updated from time to time.

(Reason: to ensure that amenity of the surrounding locality is maintained and hours of operation are consistent with those in surrounding locality)

**Noise and Vibration Impact**

14. The on-going use of the premises approved under this consent must comply with all conditions pertaining to noise and vibration specified in this consent.

(Reason: To ensure compliance with the specified levels of noise and vibration and to maintain the amenity of surrounding land uses)

**Daily Cleaning**

15. The proprietor/operator is to ensure that at all times when the premises are open and at the end of each day after the premises have closed, all rubbish including loose papers, cigarette butts, bottles, etc, which may be left on the subject premises, site or immediately adjacent area is picked up and placed in the proprietor's/operator's rubbish bins.

(Reason: To ensure waste generated by the approved use or activity is properly managed by the person acting upon this consent, to prevent unsightly build-up of waste material)

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**Waste Collection**

16. Waste and recyclable material, generated by this premises, must not be collected between the hours of 10.00 pm and 6.00 am on any day.

(Reason: To ensure the amenity of surrounding properties)

**Delivery Hours**

17. No deliveries, loading or unloading associated with the premises are to take place between the hours of 10.00 pm and 6.00 am on any day.

(Reason: To ensure the acoustic amenity of surrounding properties)

**Lighting Generally**

18. Lighting on rooftop or podium levels or on other levels within the building must not be illuminated between 11:00 pm and 7:00 am, unless the illumination is essential for aviation safety or pedestrian and traffic safety. The design and placement of lighting must:

- a) be directed away from any residential dwelling;
- b) not create a nuisance or negatively affect the amenity of the surrounding neighbourhood; and
- c) comply with AS4282-1997 control of obtrusive effects of outdoor lighting.

(Reason: To ensure residential premises are not affected by inappropriate or excessive illumination)

**Maintenance of Approved Landscaping**

19. The owner of the premises at 41 McLaren Street North Sydney is to maintain the landscaping approved by this consent generally in accordance with the Landscape Plans cited in condition A1 of this consent, and where modified by this consent, in perpetuity for the life of the development.

Any replacement plants required shall be advanced in growth and be selected to maintain the anticipated mature height, canopy, density and nature of those plant species as originally approved.

Should it be desired to substitute plants which are not of the same mature height, canopy density and nature (particularly flowering for non-flowering, native or exotic, deciduous or non- deciduous or the reverse of any these) a modification to this consent will be required.

(Reason: To ensure maintenance of the amenity, solar access and views of adjoining properties)

**Existing Loading Dock**

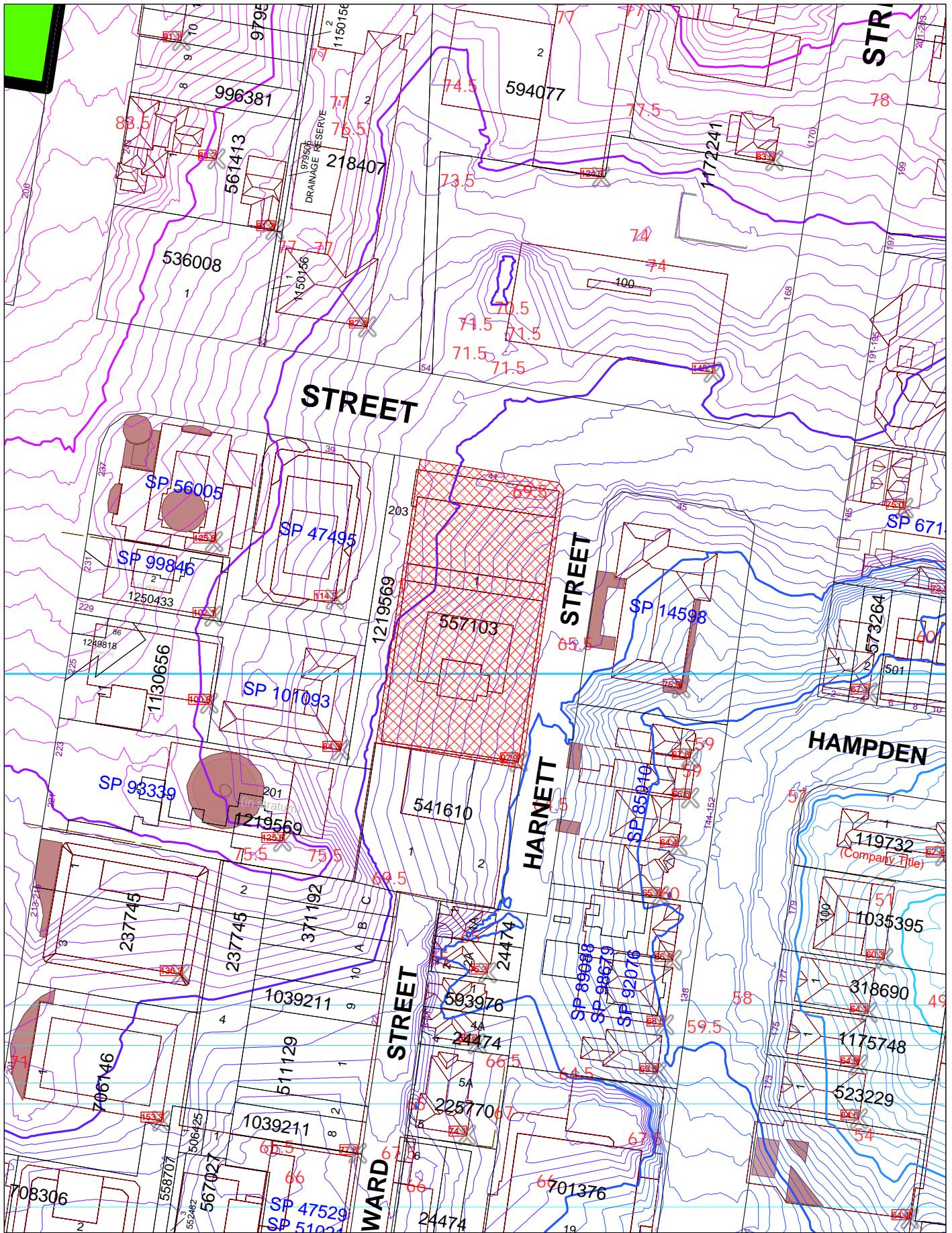
110. Vehicle deliveries and loading and unloading operations must occur within the site. The existing loading dock must be maintained at all times for use in connection with the development.

(Reason: To ensure that deliveries occur within the site and do not adversely affect traffic or pedestrian amenities)

**Loading within Site**

111. All loading and unloading operations must be carried out wholly within the confines of the site, at all times and must not obstruct other properties or the public way.

(Reason: To ensure that deliveries can occur safely within the site and does not adversely affect traffic or pedestrian amenity)



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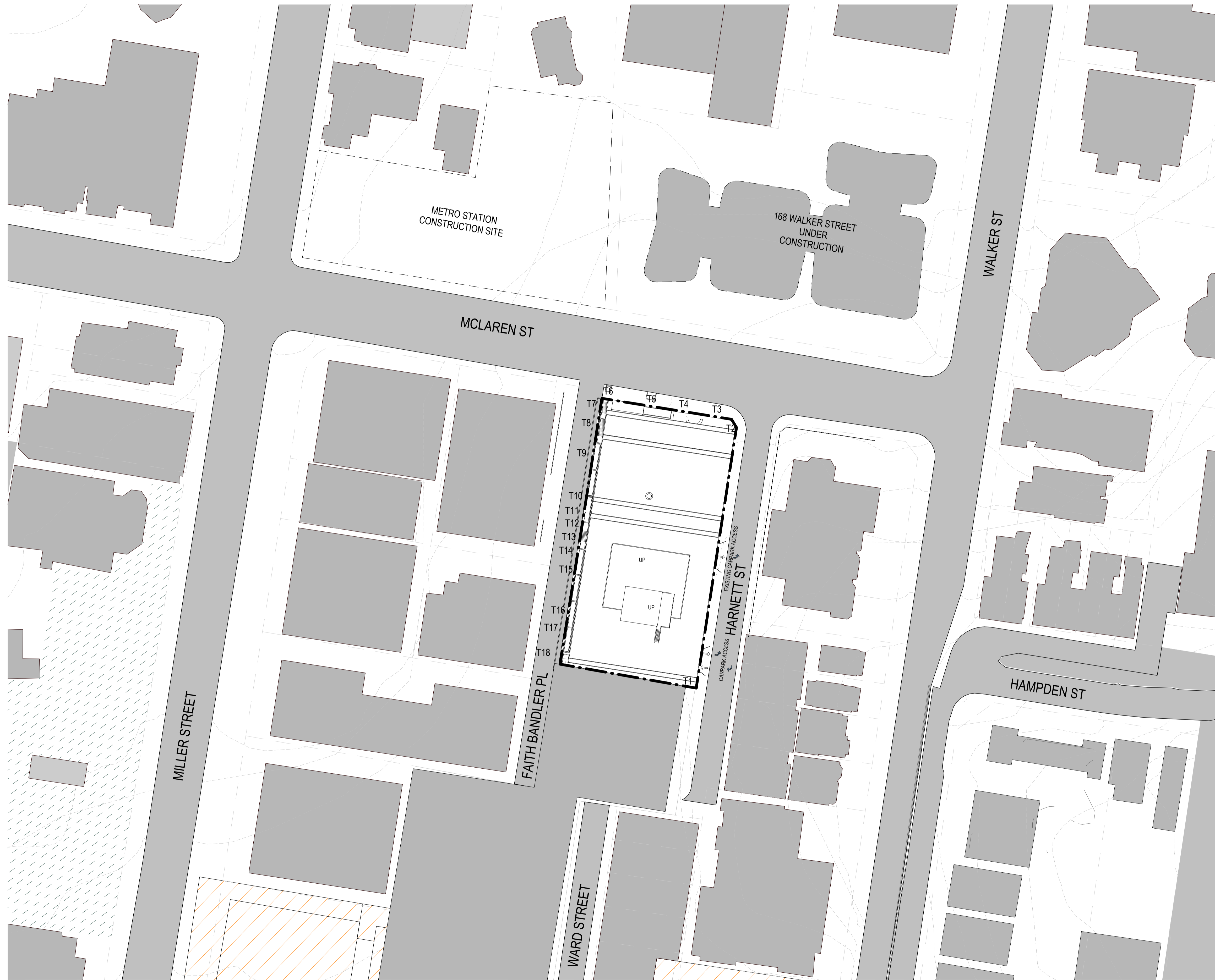


# NEW SCHOOL

GAMARAGAL COUNTRY  
41 MCLAREN ST  
NORTH SYDNEY

| DRAWING LIST DA - BUILT |                       |                  |
|-------------------------|-----------------------|------------------|
| Sheet Name              | Sheet Number Prefix   | Current Revision |
| COVER SHEET             | AR-MCL-DRA-DA0-00-001 | 4                |
| EXISTING SITE PLAN      | AR-MCL-DRA-DA1-00-001 | 4                |
| SITE ANALYSIS           | AR-MCL-DRA-DA1-00-003 | 4                |
| BASEMENT 1 PLAN         | AR-MCL-DRA-DA2-B1-100 | 17               |
| BASEMENT 2 PLAN         | AR-MCL-DRA-DA2-B2-100 | 17               |
| BASEMENT 4 PLAN         | AR-MCL-DRA-DA2-B4-100 | 18               |
| GROUND FLOOR PLAN       | AR-MCL-DRA-DA2-GF-100 | 18               |
| LEVEL 1 PLAN            | AR-MCL-DRA-DA2-L1-100 | 17               |
| LEVEL 2 PLAN            | AR-MCL-DRA-DA2-L2-100 | 17               |
| LEVEL 3 PLAN            | AR-MCL-DRA-DA2-L3-100 | 18               |
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| LEVEL 5 PLAN            | AR-MCL-DRA-DA2-L5-100 | 18               |
| LEVEL 6 PLAN            | AR-MCL-DRA-DA2-L6-100 | 18               |
| LEVEL 7 PLAN            | AR-MCL-DRA-DA2-L7-100 | 20               |
| ROOF PLAN               | AR-MCL-DRA-DA2-RF-100 | 18               |
| NORTH ELEVATION         | AR-MCL-DRA-DA3-00-101 | 4                |
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| SOUTH ELEVATION         | AR-MCL-DRA-DA3-00-103 | 4                |
| EAST ELEVATION          | AR-MCL-DRA-DA3-00-104 | 5                |
| SECTIONS SHEET 1        | AR-MCL-DRA-DA3-00-201 | 4                |
| SECTIONS SHEET 2        | AR-MCL-DRA-DA3-00-202 | 4                |
| SECTIONS SHEET 3        | AR-MCL-DRA-DA3-00-203 | 4                |
| SECTIONS SHEET 4        | AR-MCL-DRA-DA3-00-204 | 4                |
| SECTIONS SHEET 5        | AR-MCL-DRA-DA3-00-205 | 4                |
| SECTIONS SHEET 6        | AR-MCL-DRA-DA3-00-206 | 4                |

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BUILT / INSPIRED  
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**PROJECT**  
NEW SCHOOL  
**PROJECT NO**  
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**LOCATION**  
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| 4   | 30.01.24 | ISSUED FOR REVISED DA | JC | YA |
| 3   | 25.07.23 | ISSUED FOR DA         |    |    |

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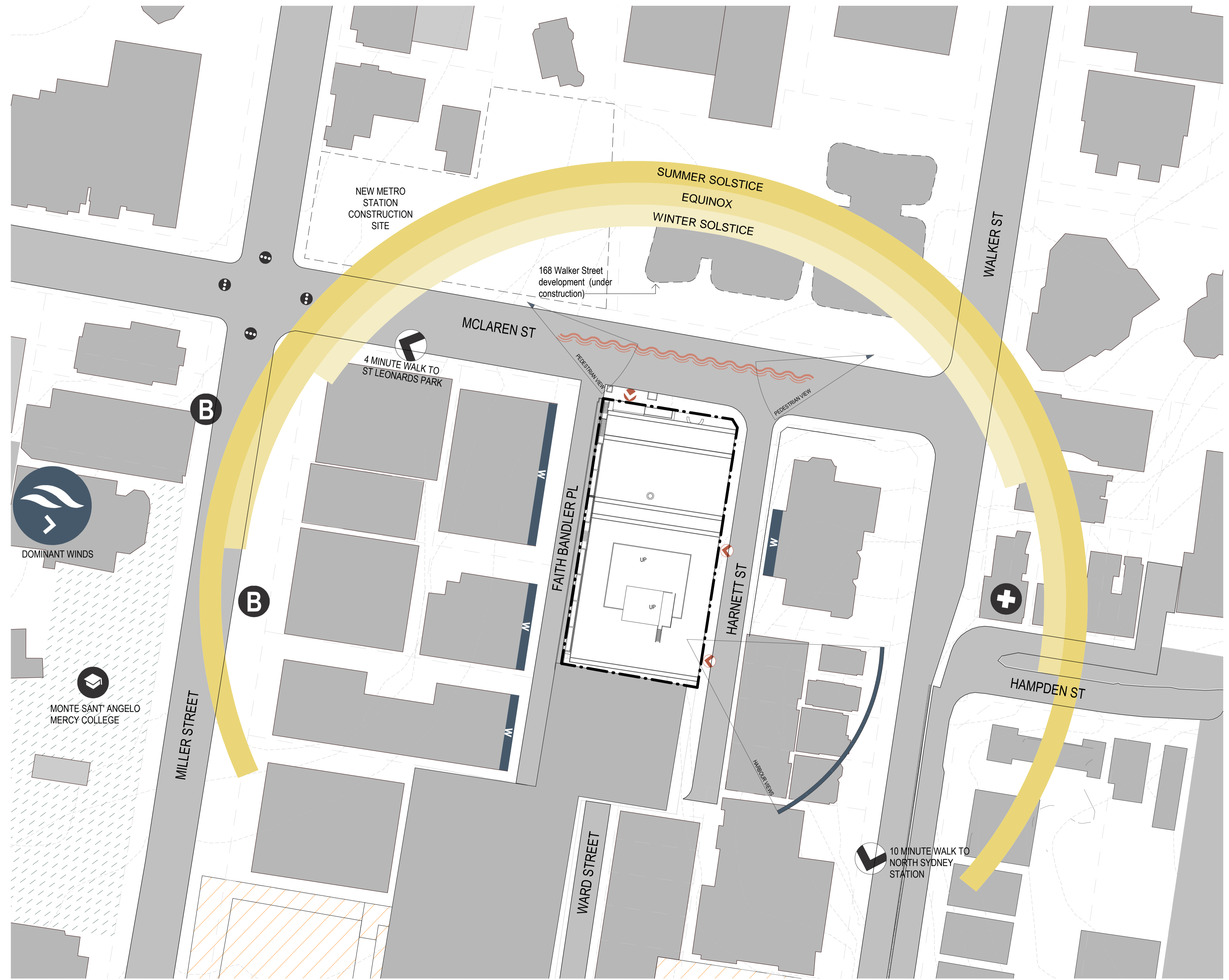
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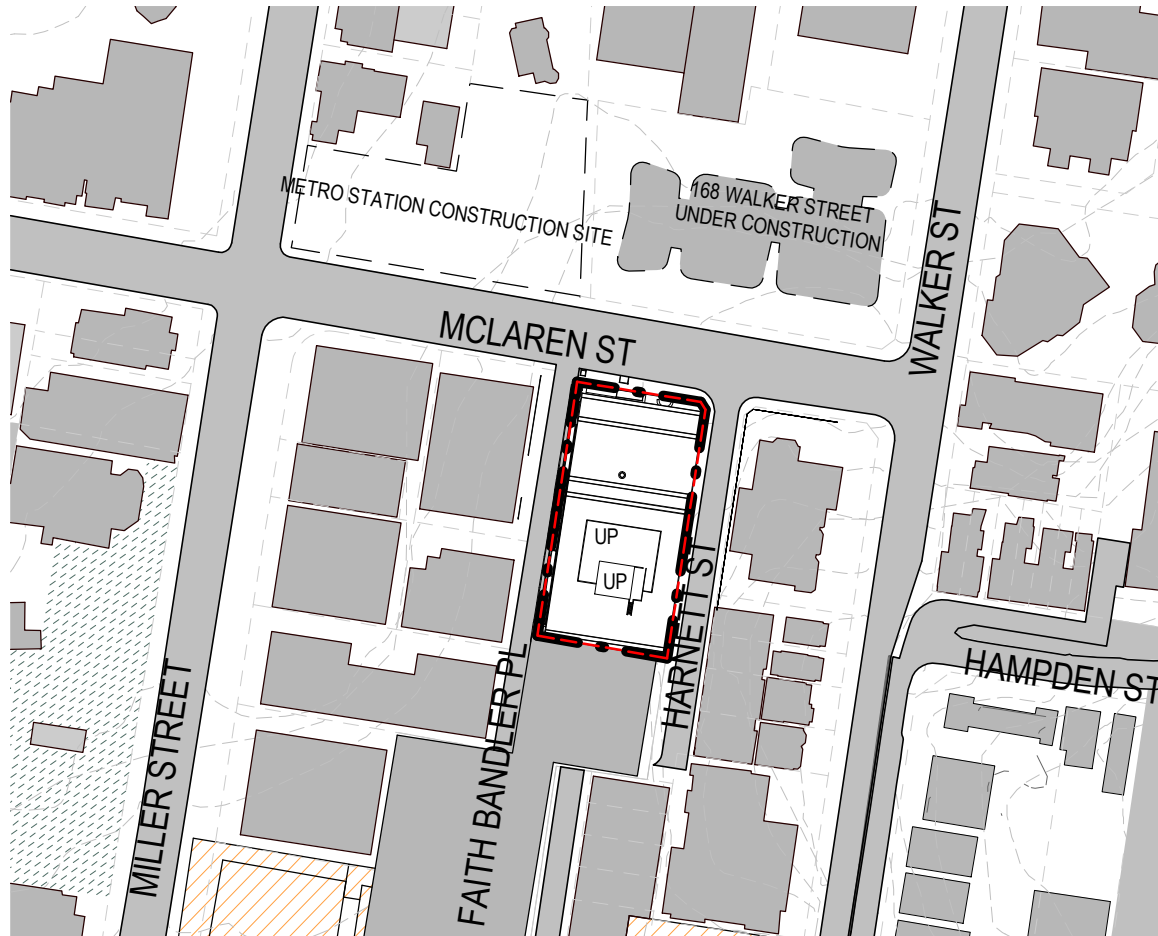
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- ANALYSIS**
-  SUN PATH
  -  PREVAILING WINDS
  -  VIEWS FROM SITE
  -  VIEWS TO SITE
  -  NOISE SOURCE
  -  OVERLOOKING NEIGHBOURING WINDOWS
- CONTEXT**
-  EXISTING TREES
  -  EXISTING BUILT FORM
  -  BUS STOP
  -  TRAIN STATION
  -  TRAFFIC INTERSECTION
  -  MEDICAL CENTRE
  -  SCHOOL
  -  DIRECTION TO PLACE OF INTEREST
  -  PEDESTRIAN ACCESS
  -  VEHICLE ACCESS



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**SHEET TITLE**  
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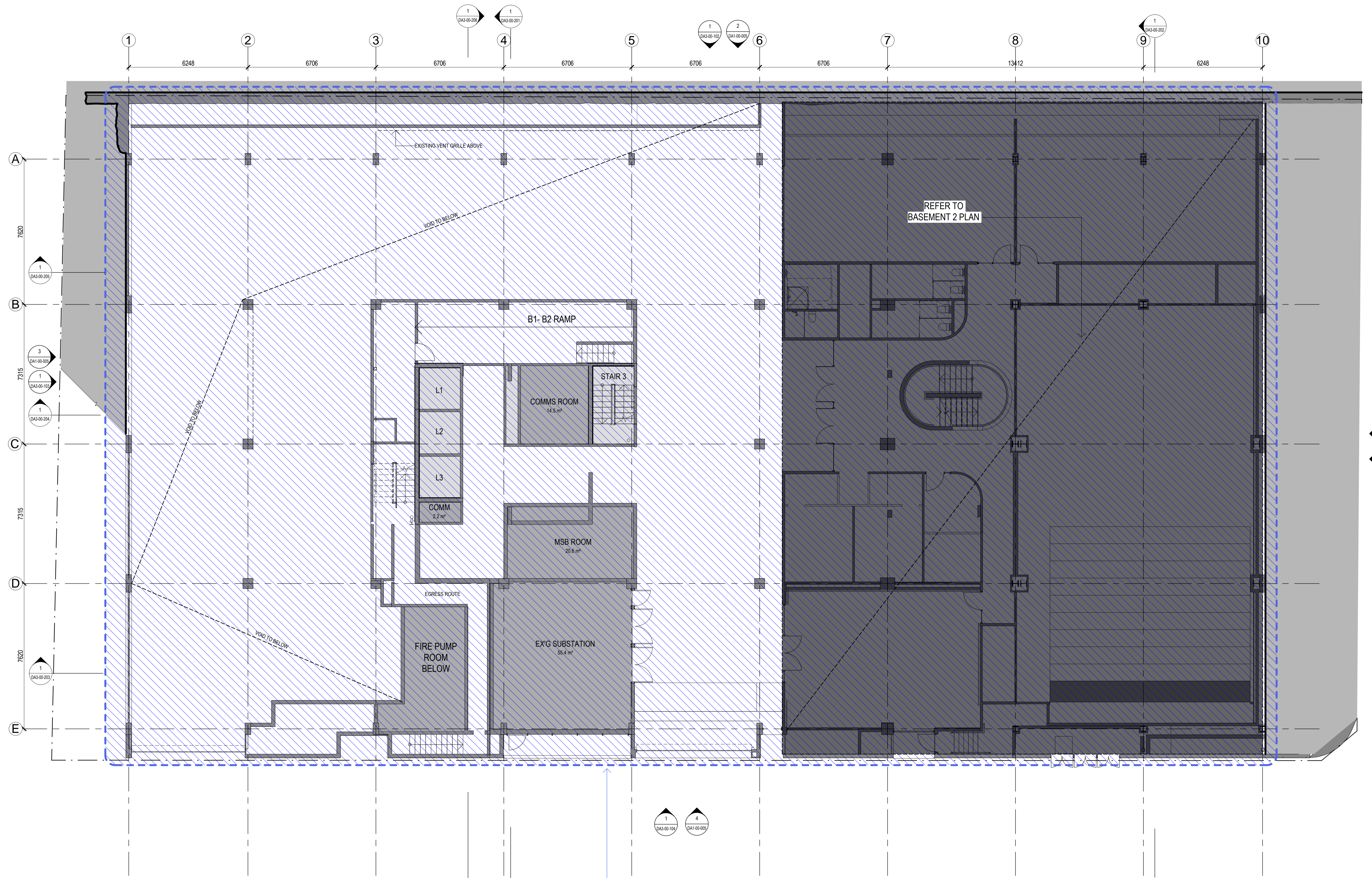
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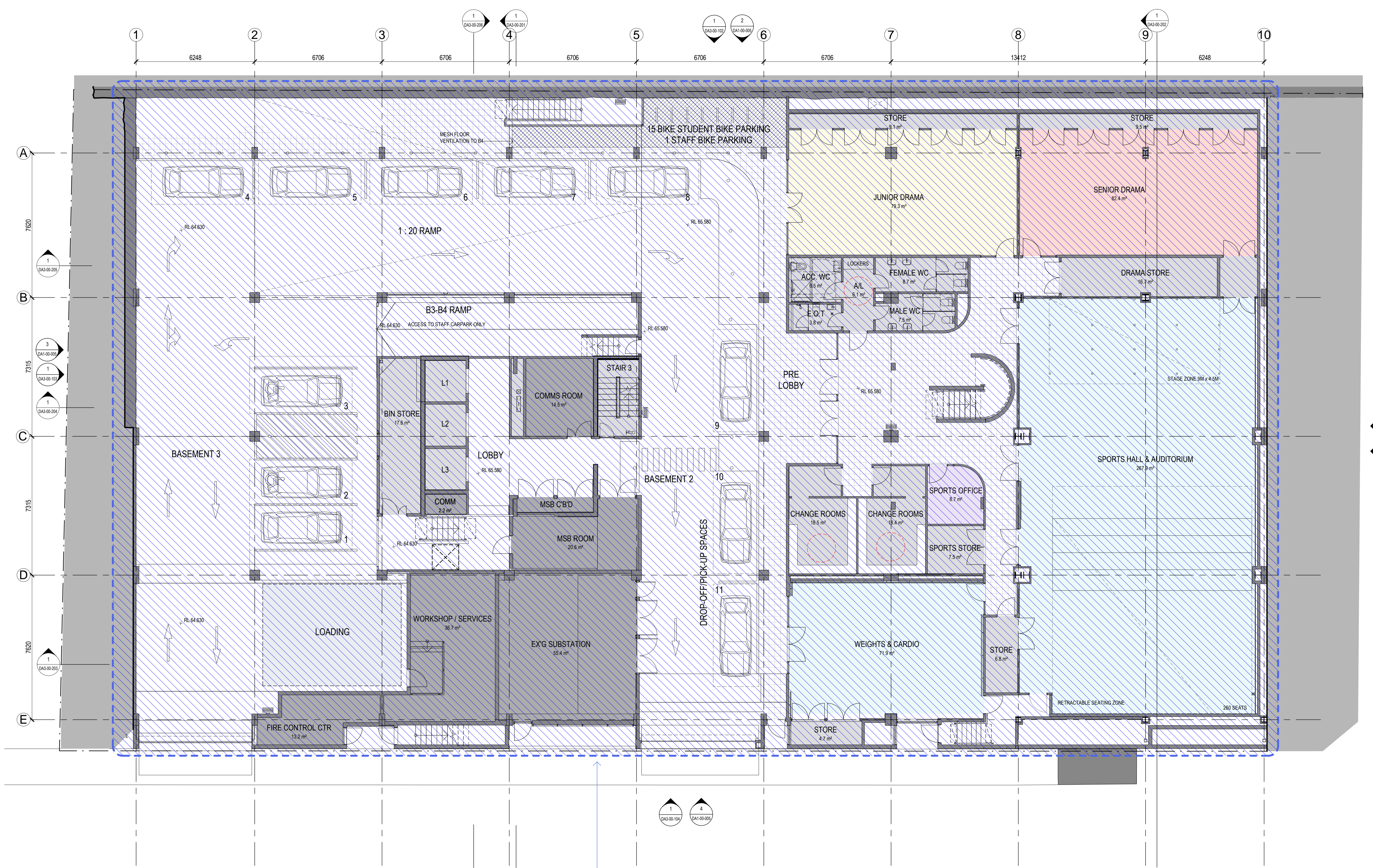


- CORE / AMENITIES
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- SENIOR
- OTHER USE
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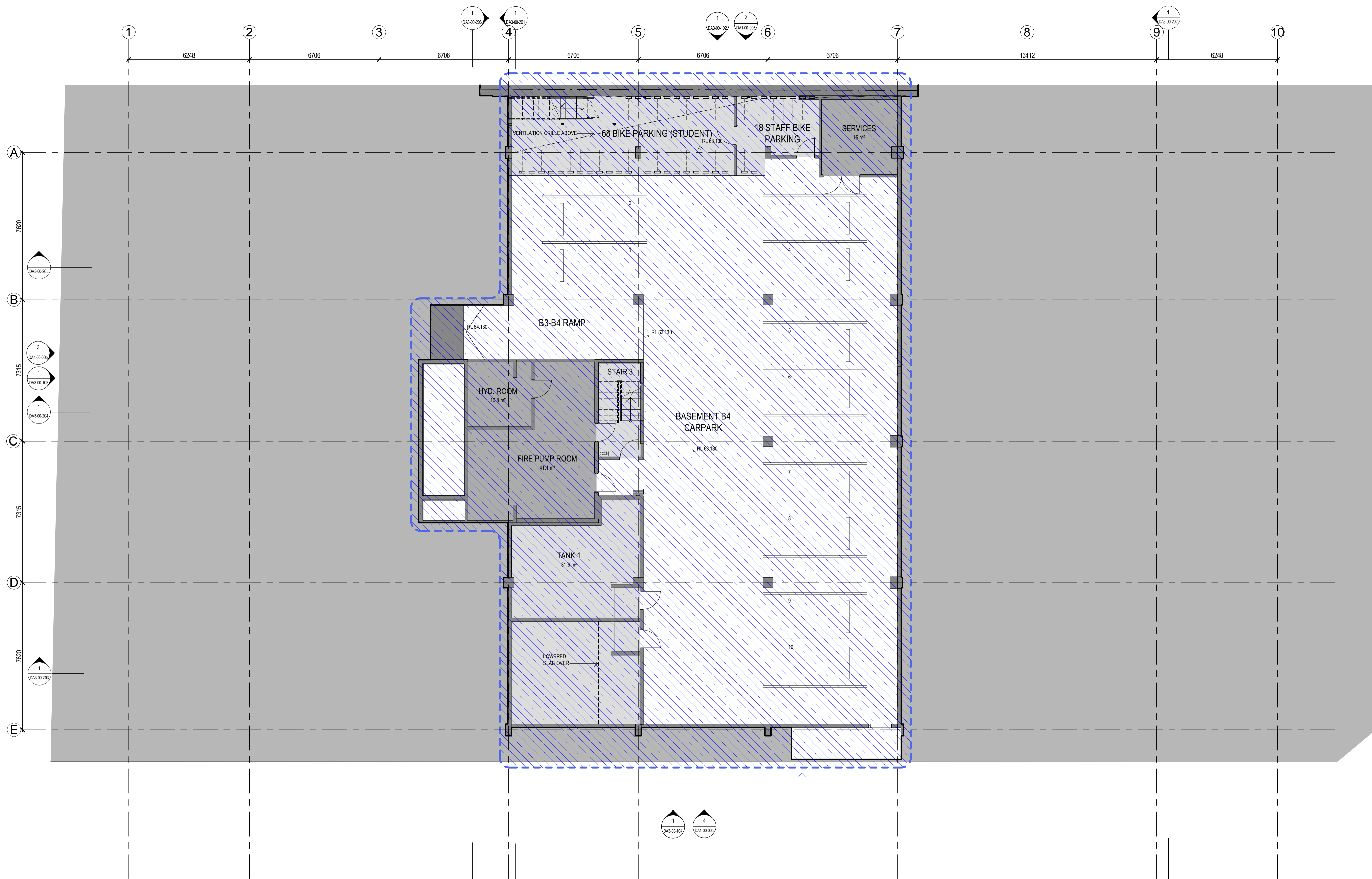
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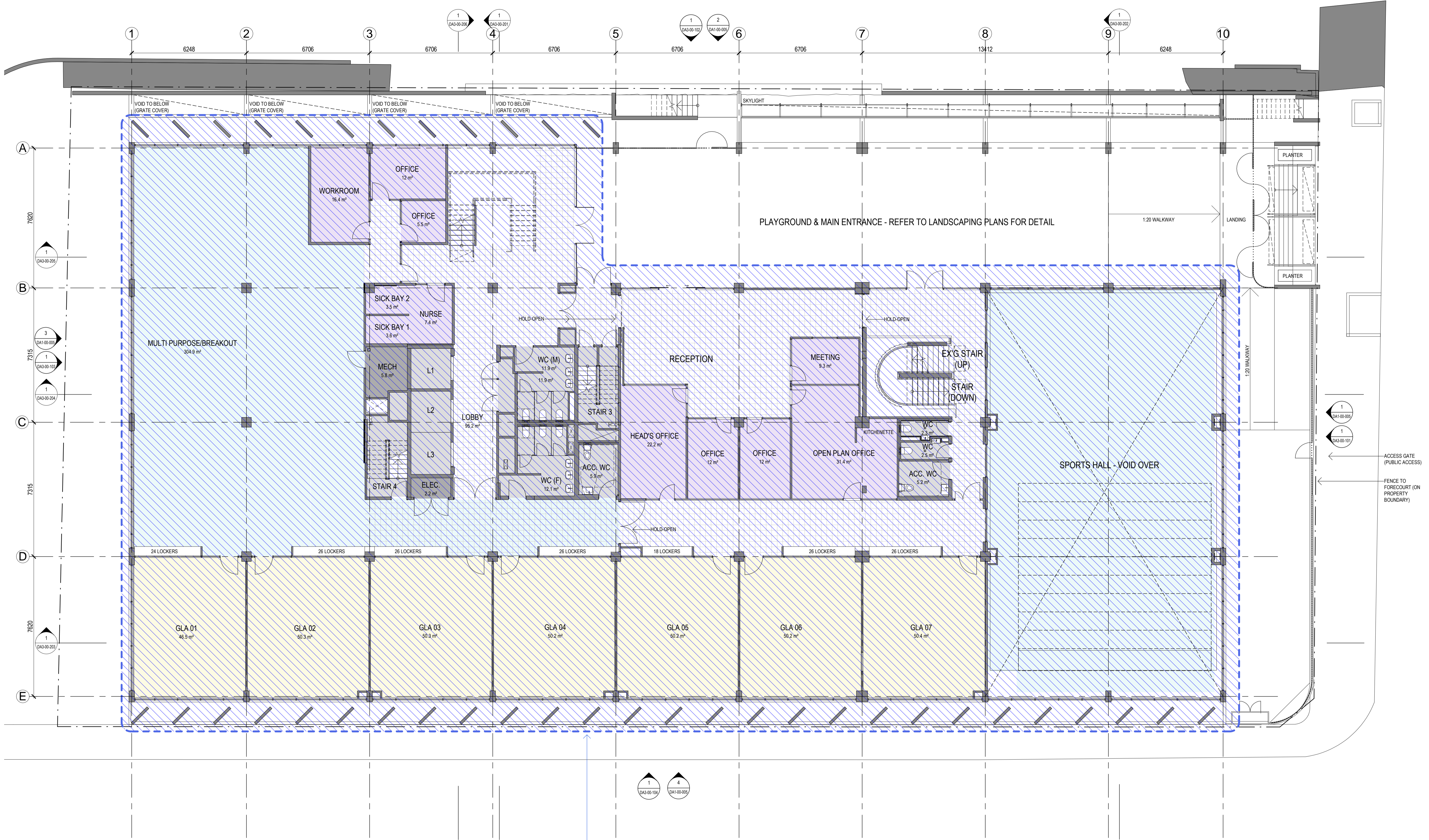
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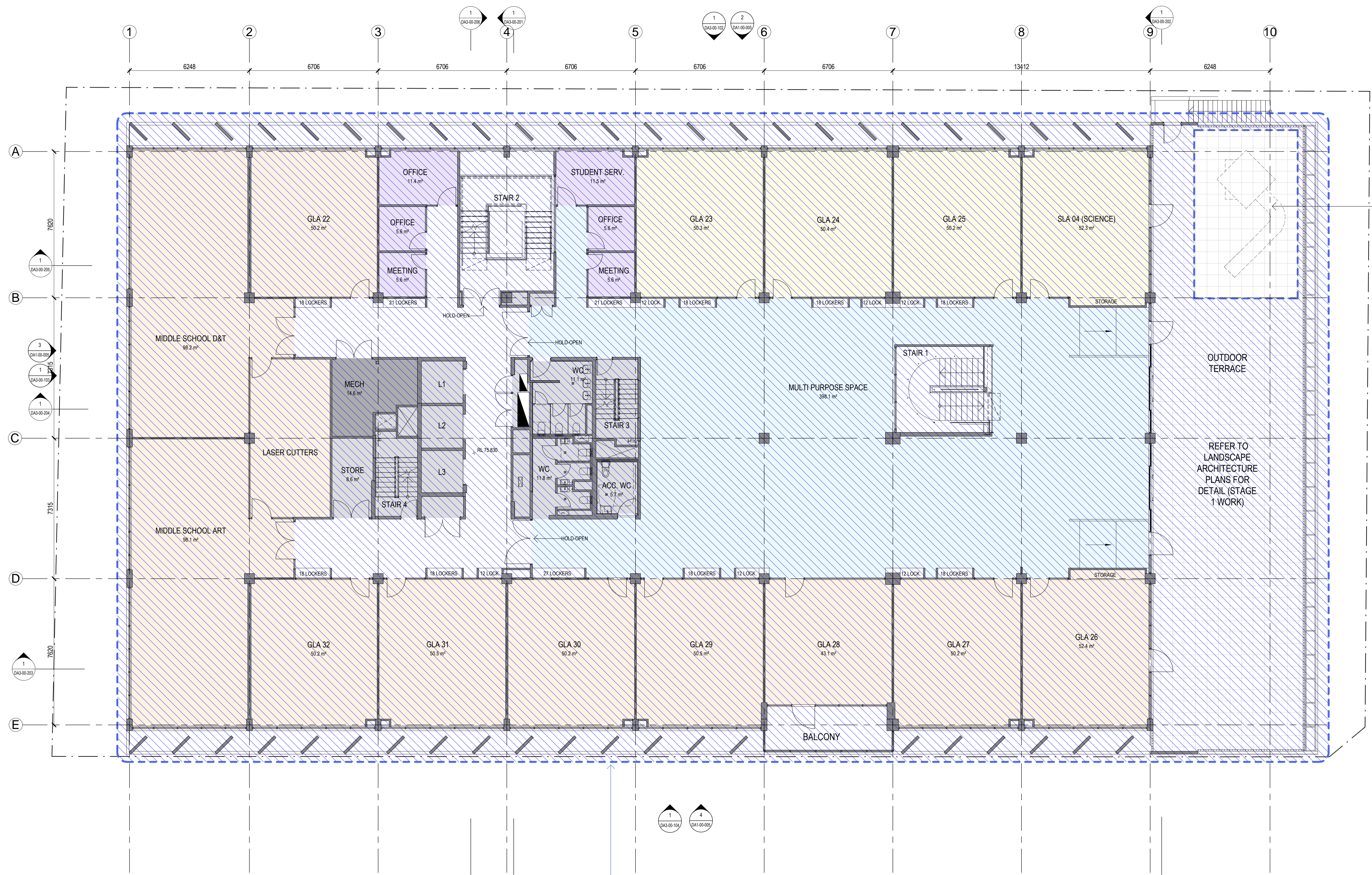
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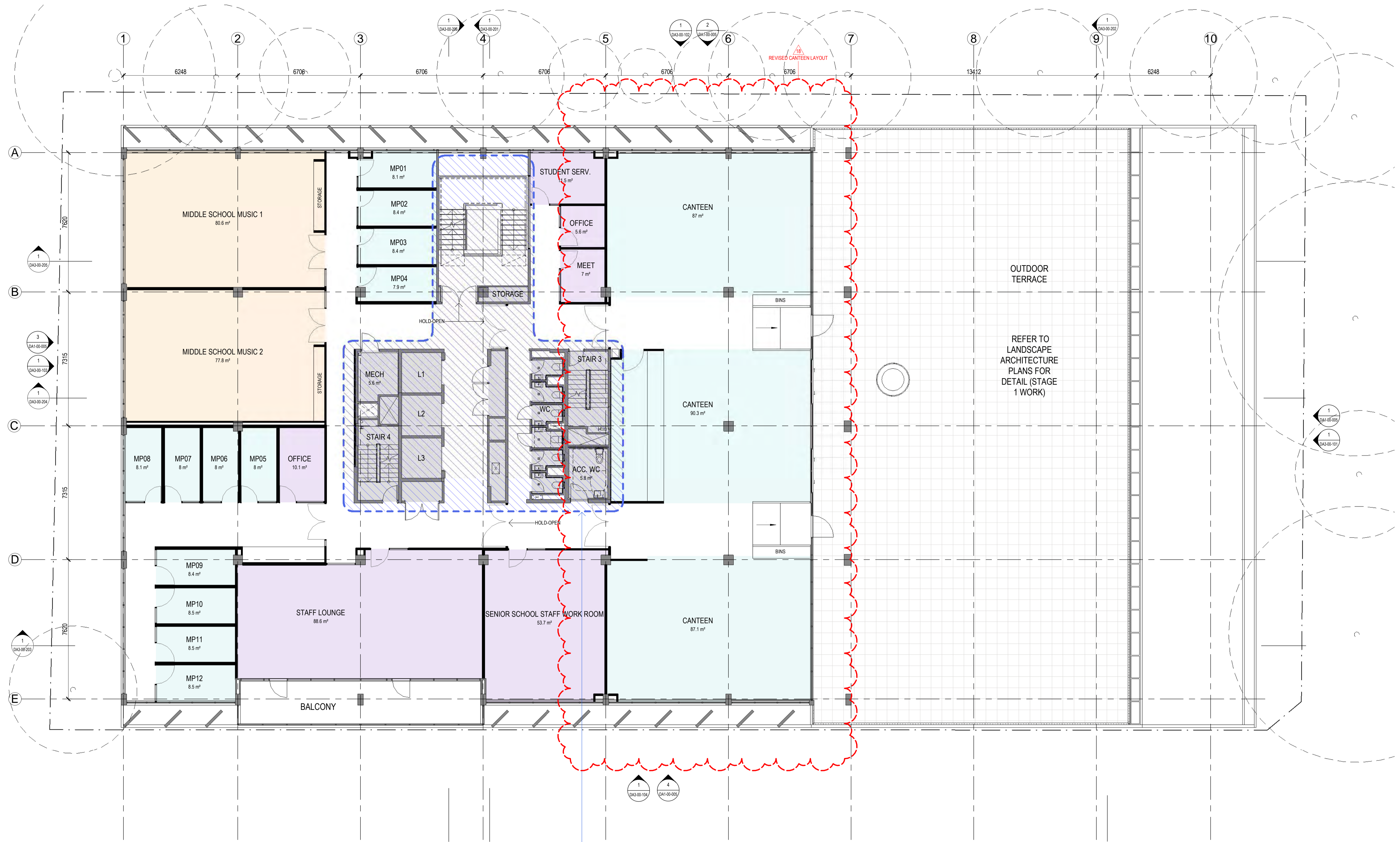
PLAY STRUCTURE TO LEVEL 2 BALCONY IS PART OF STAGE 02 DA REFER TO LANDSCAPE ARCHITECT'S DETAILS

REFER TO LANDSCAPE ARCHITECTURE PLANS FOR DETAIL (STAGE 1 WORK)

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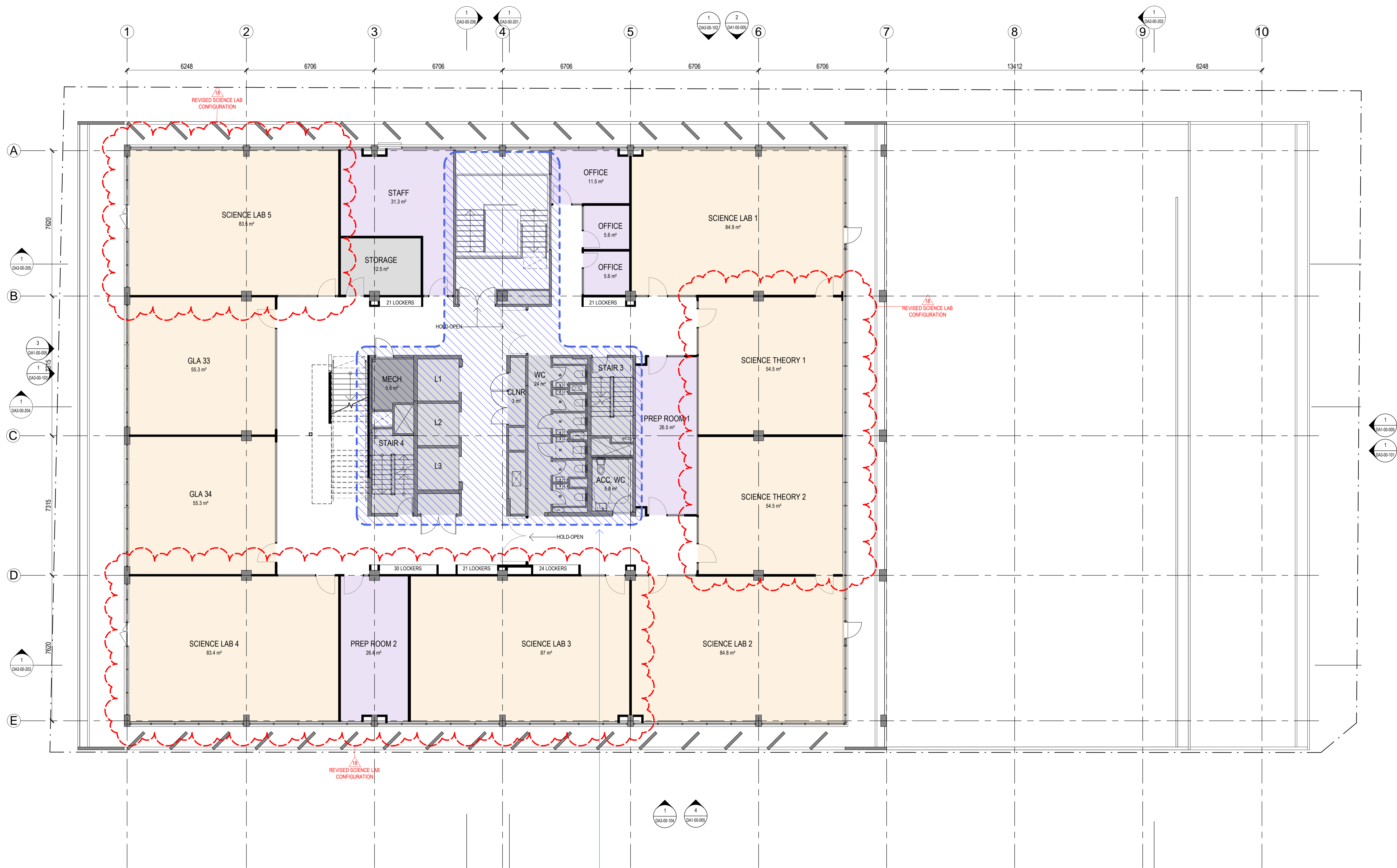
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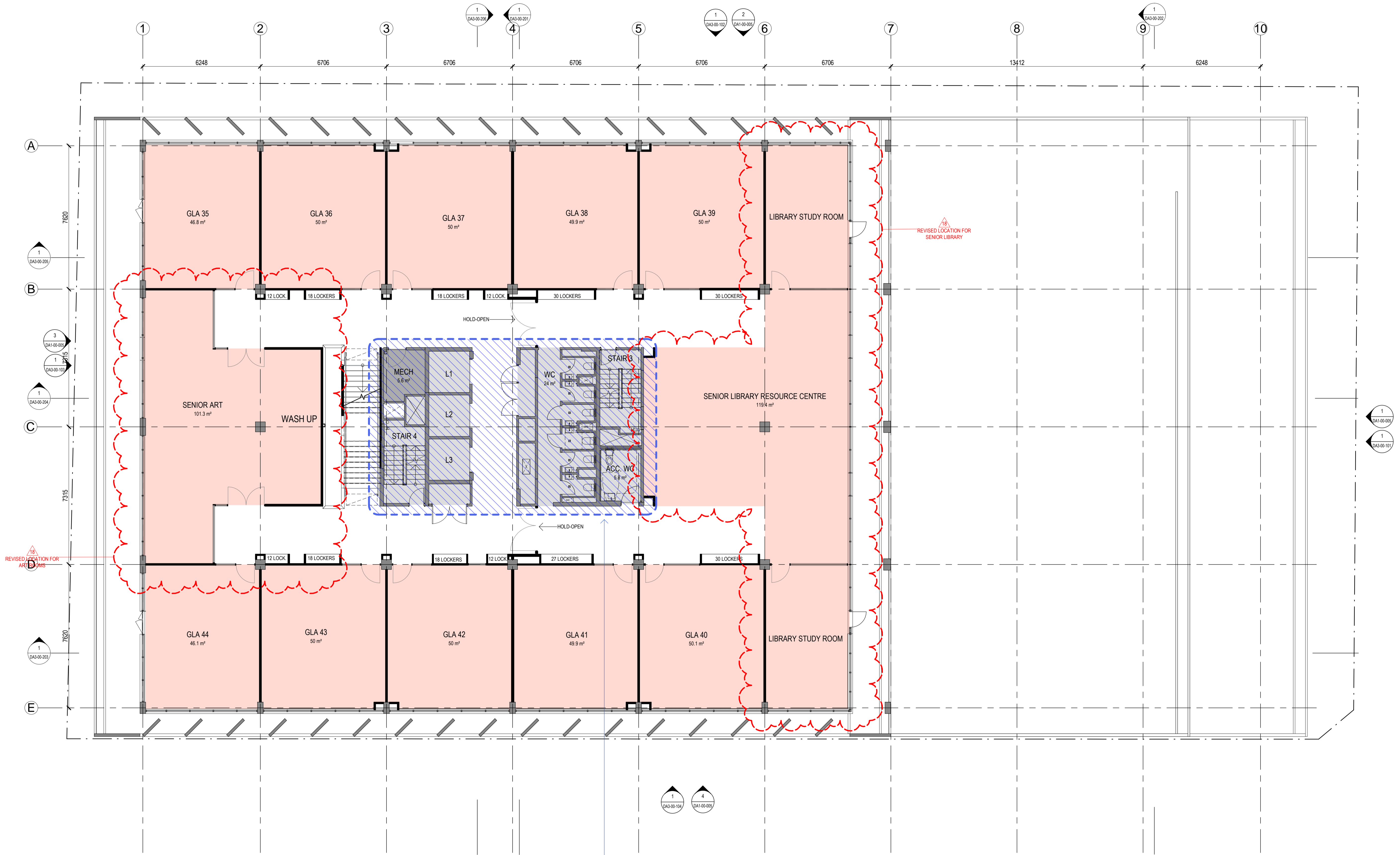
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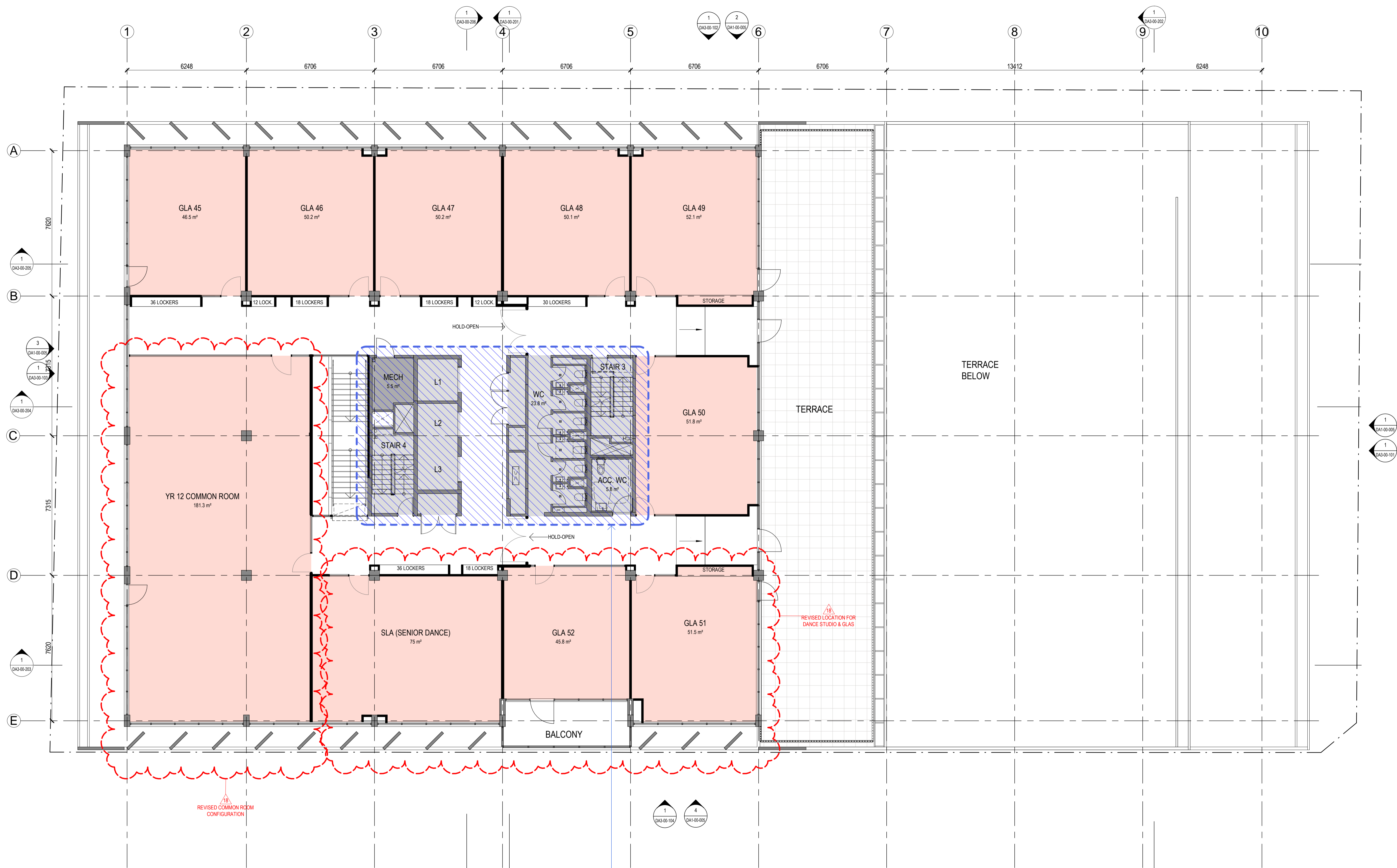
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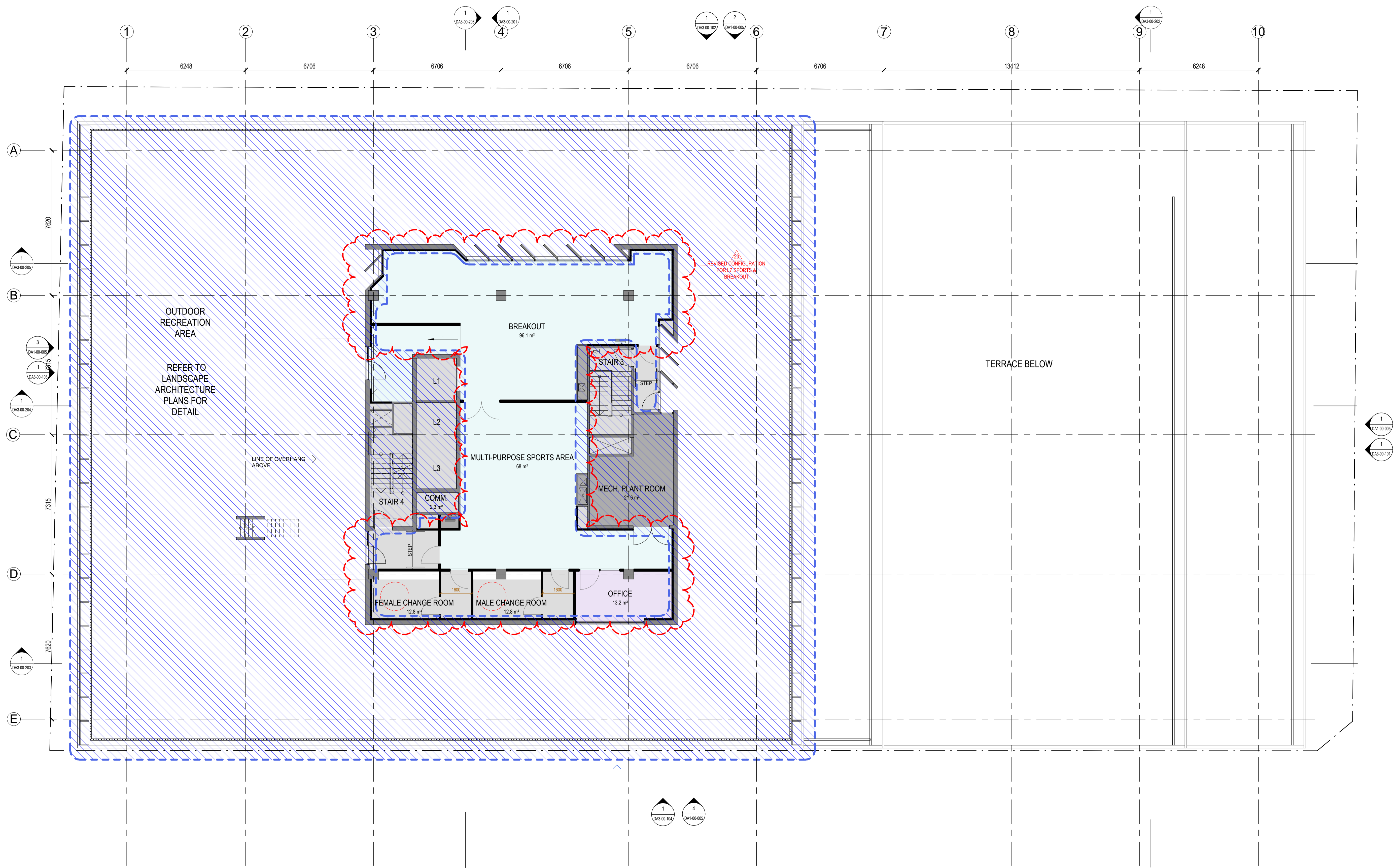


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STAGE 1 STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSDA - 46015546) WORK SHOWN WITHIN BLUE LINE (NOT PART OF THIS STAGE 2 DA) - ROOF TERRACE AND PLANT/CORE ONLY

- CORE / AMENITIES
- JUNIOR
- MIDDLE
- SENIOR
- OTHER USE
- SERVICES
- STAFF



**AJC ARCHITECTS**  
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 79 MYRTLE STREET  
 CHIPPENDALE NSW, 2008 AUSTRALIA  
 +61 2 9311 8222 ARCHITECTSAJC.COM  
 ABN 53 003 782 250

**NOMINATED ARCHITECTS**  
 MICHAEL HEENAN 5264,  
 BRIAN MARIOTTI 9451,  
 JOHN WHITTINGHAM 7030

**CLIENT**  
 BUILT / INSPIRED  
 EDUCATION



**PROJECT**  
 NEW SCHOOL

**PROJECT NO**  
 21080

**LOCATION**  
 GAMARAGAL COUNTRY  
 41 MCLAREN ST  
 NORTH SYDNEY

| REV DATE    | DESCRIPTION           | DN | AP |
|-------------|-----------------------|----|----|
| 20 30.01.24 | ISSUED FOR REVISED DA | JC | YA |
| 19 25.01.24 | ISSUE FOR IE SIGNOFF  | JC | SC |

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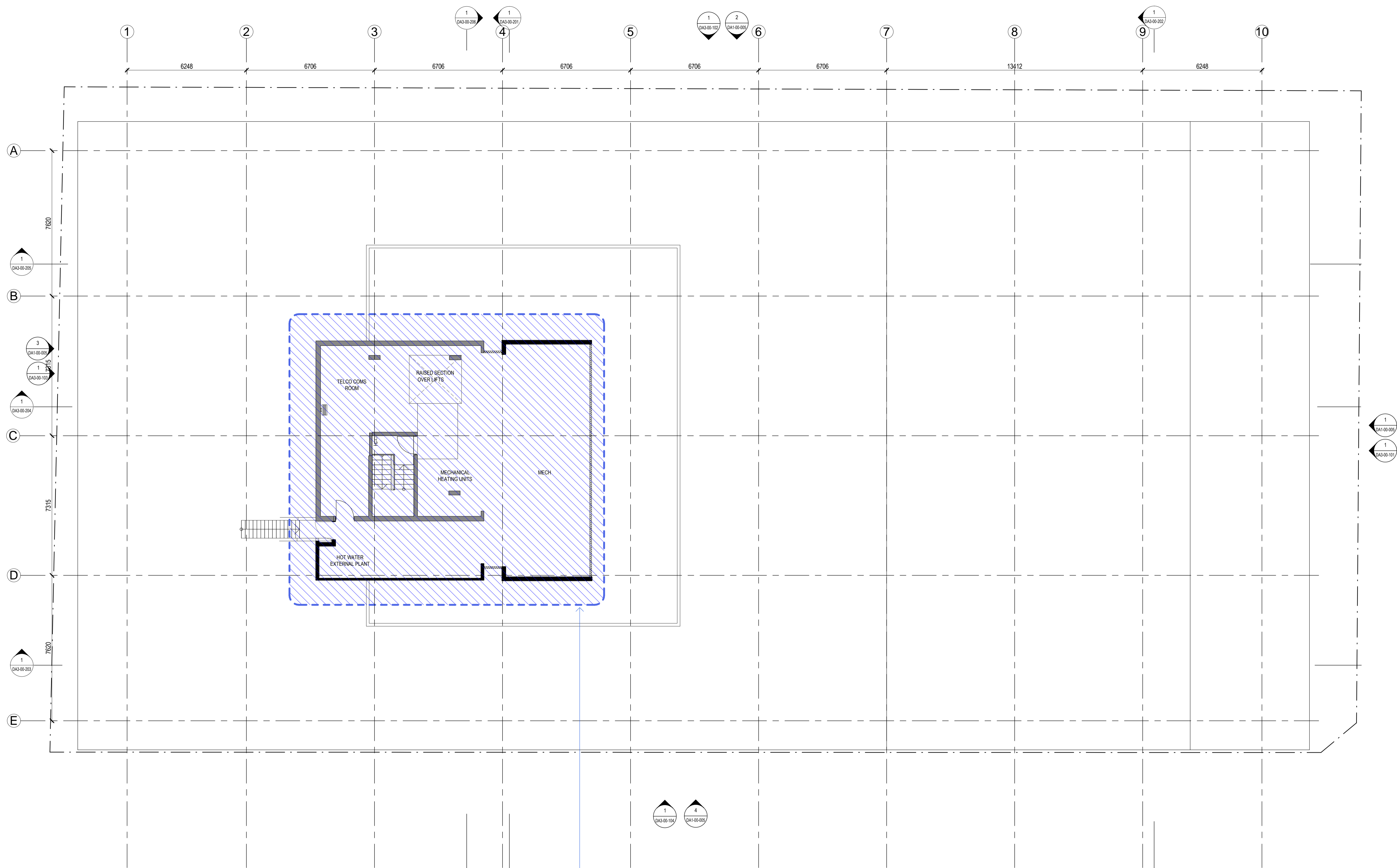
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- CORE / AMENITIES
- JUNIOR
- MIDDLE
- SENIOR
- OTHER USE
- SERVICES
- STAFF

STAGE 1 STATE SIGNIFICANT DEVELOPMENT APPLICATION  
(SSDA - 46015546) WORK SHOWN WITHIN BLUE LINE (NOT  
PART OF THIS STAGE 2 DA)



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EDUCATION



**PROJECT**  
NEW SCHOOL  
  
**PROJECT NO**  
21080

**LOCATION**  
GAMARAGAL COUNTRY  
41 MCLAREN ST  
NORTH SYDNEY

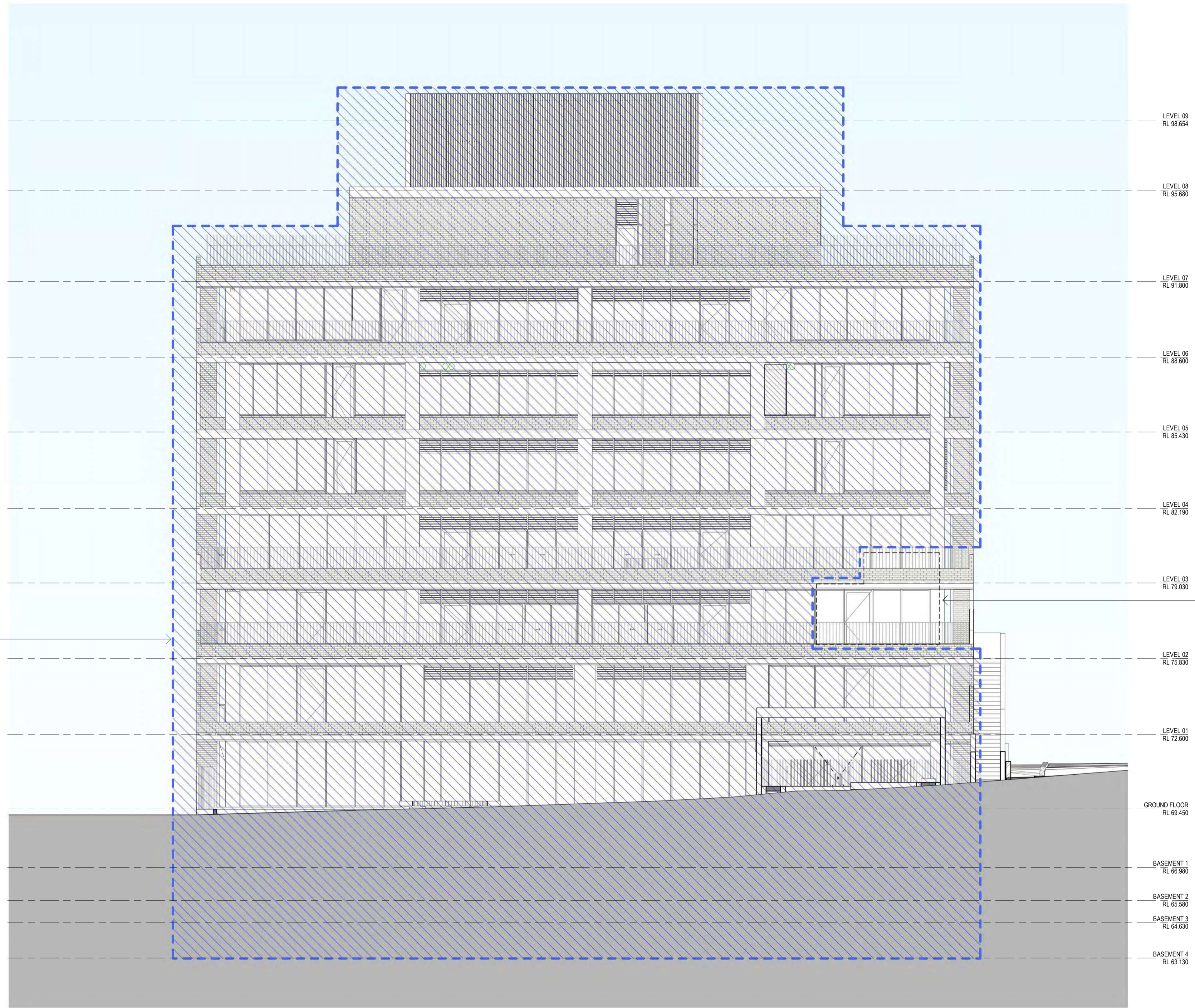
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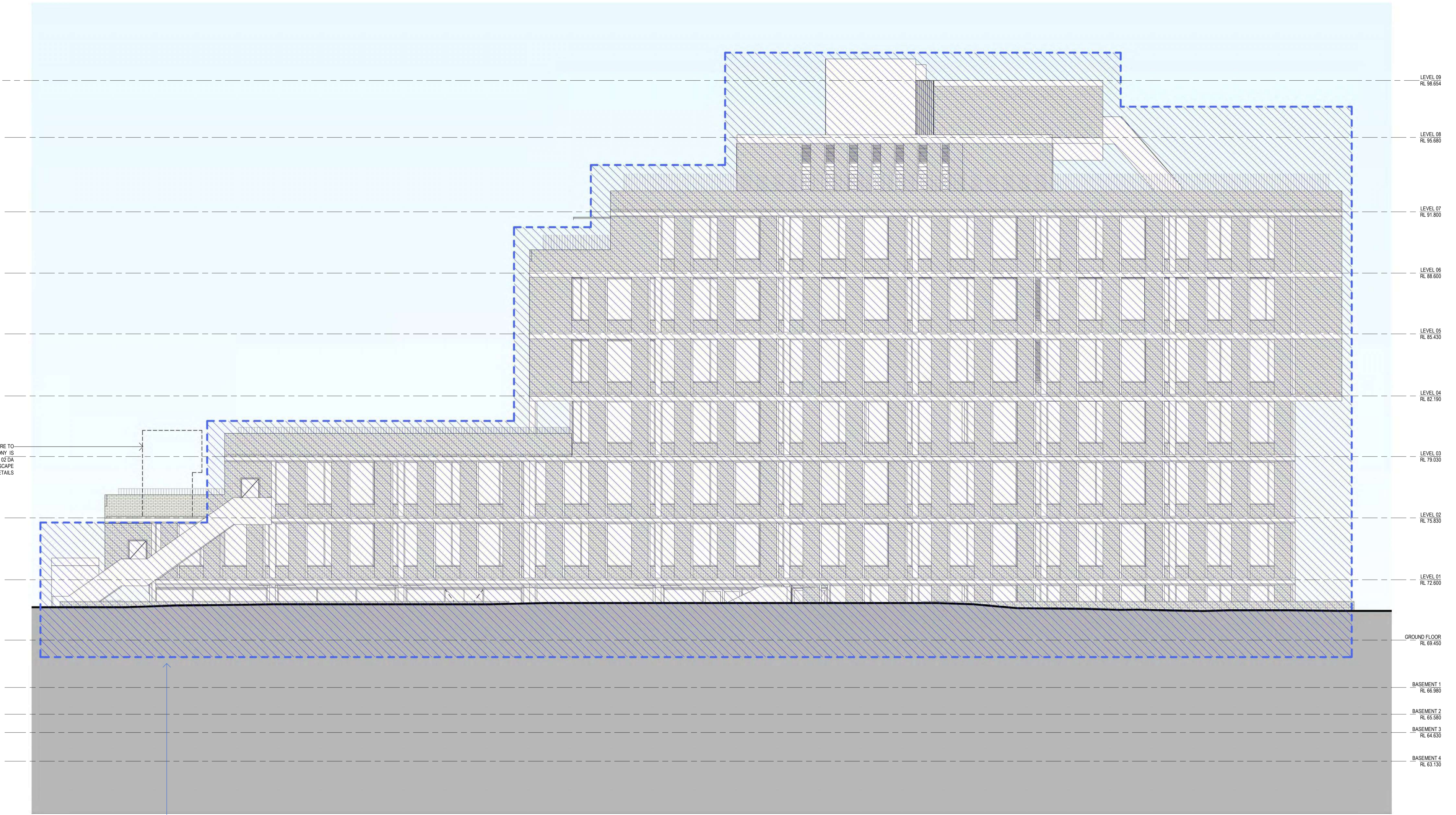
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AR-MCL-DRA-DA2-RF-100



STAGE 1 STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSDA - 46015546) WORK SHOWN WITHIN BLUE LINE (NOT PART OF THIS STAGE 2 DA)

PLAY STRUCTURE TO LEVEL 2 BALCONY IS PART OF STAGE 02 DA REFER TO LANDSCAPE ARCHITECTS DETAILS



PLAY STRUCTURE TO LEVEL 2 BALCONY IS PART OF STAGE 02 DA REFER TO LANDSCAPE ARCHITECTS DETAILS

LEVEL 09  
RL 96.654

LEVEL 08  
RL 95.680

LEVEL 07  
RL 91.800

LEVEL 06  
RL 88.600

LEVEL 05  
RL 85.430

LEVEL 04  
RL 82.190

LEVEL 03  
RL 79.030

LEVEL 02  
RL 75.830

LEVEL 01  
RL 72.600

GROUND FLOOR  
RL 69.450

BASEMENT 1  
RL 66.980

BASEMENT 2  
RL 65.580

BASEMENT 3  
RL 64.630

BASEMENT 4  
RL 63.130

STAGE 1 STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSDA - 46015546) WORK SHOWN WITHIN BLUE LINE (NOT PART OF THIS STAGE 2 DA)



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**CLIENT**  
BUILT / INSPIRED  
EDUCATION



**PROJECT**  
NEW SCHOOL  
  
**PROJECT NO**  
21080

**LOCATION**  
GAMARAGAL COUNTRY  
41 MCCLAREN ST  
NORTH SYDNEY

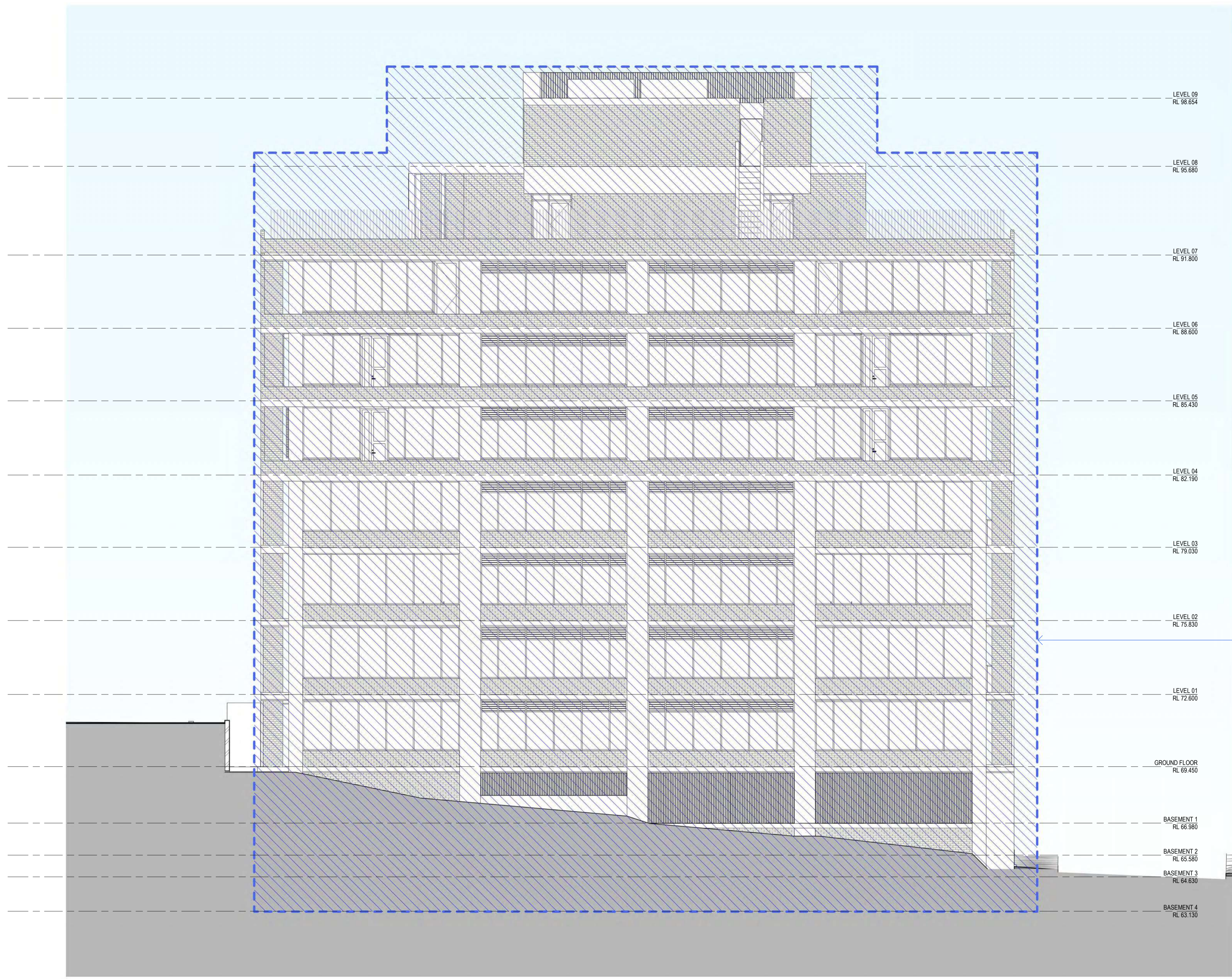
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| 6 30.01.24 | ISSUED FOR REVISED DA | JC YA |
| 5 25.07.23 | ISSUED FOR DA         |       |

**SHEET STATUS**  
NOT FOR CONSTRUCTION

**SHEET TITLE**  
WEST ELEVATION

**SCALE**  
1:100  
@ A1

**SHEET NUMBER**  
AR-MCL-DRA-DA3-00-102



LEVEL 09  
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LEVEL 08  
RL 95.680

LEVEL 07  
RL 91.800

LEVEL 06  
RL 88.600

LEVEL 05  
RL 85.430

LEVEL 04  
RL 82.190

LEVEL 03  
RL 79.030

LEVEL 02  
RL 75.830

LEVEL 01  
RL 72.600

GROUND FLOOR  
RL 69.450

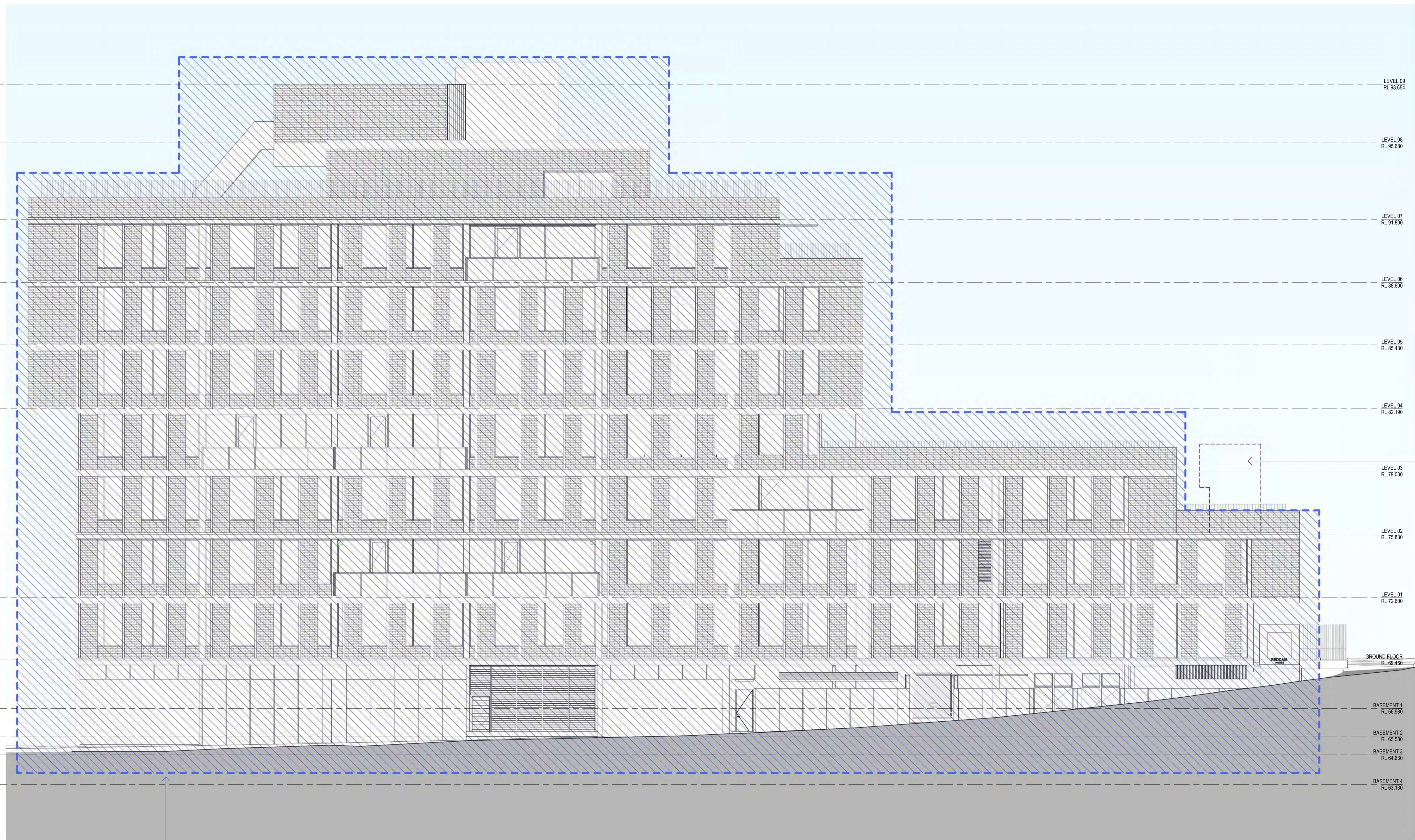
BASEMENT 1  
RL 66.980

BASEMENT 2  
RL 65.580

BASEMENT 3  
RL 64.630

BASEMENT 4  
RL 63.130

STAGE 1 STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSDA - 46015546) WORK SHOWN WITHIN BLUE LINE (NOT PART OF THIS STAGE 2 DA)



LEVEL 09  
RL 98.654

LEVEL 08  
RL 95.680

LEVEL 07  
RL 91.800

LEVEL 06  
RL 88.600

LEVEL 05  
RL 85.430

LEVEL 04  
RL 82.190

LEVEL 03  
RL 79.030

LEVEL 02  
RL 75.830

LEVEL 01  
RL 72.600

GROUND FLOOR  
RL 69.450

BASEMENT 1  
RL 66.980

BASEMENT 2  
RL 65.580

BASEMENT 3  
RL 64.630

BASEMENT 4  
RL 63.130

PLAY STRUCTURE TO LEVEL 2 BALCONY IS PART OF STAGE 02 DA REFER TO LANDSCAPE ARCHITECT'S DETAILS

STAGE 1 STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSDA - 46015546) WORK SHOWN WITHIN BLUE LINE (NOT PART OF THIS STAGE 2 DA)



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**NOMINATED ARCHITECTS**  
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JOHN WHITTINGHAM 7030

**CLIENT**  
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EDUCATION



**PROJECT**  
NEW SCHOOL  
  
**PROJECT NO**  
21080

**LOCATION**  
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NORTH SYDNEY

| REV | DATE     | DESCRIPTION           | DN | AP |
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| 5   | 30.01.24 | ISSUED FOR REVISED DA | JC | YA |
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**SHEET TITLE**  
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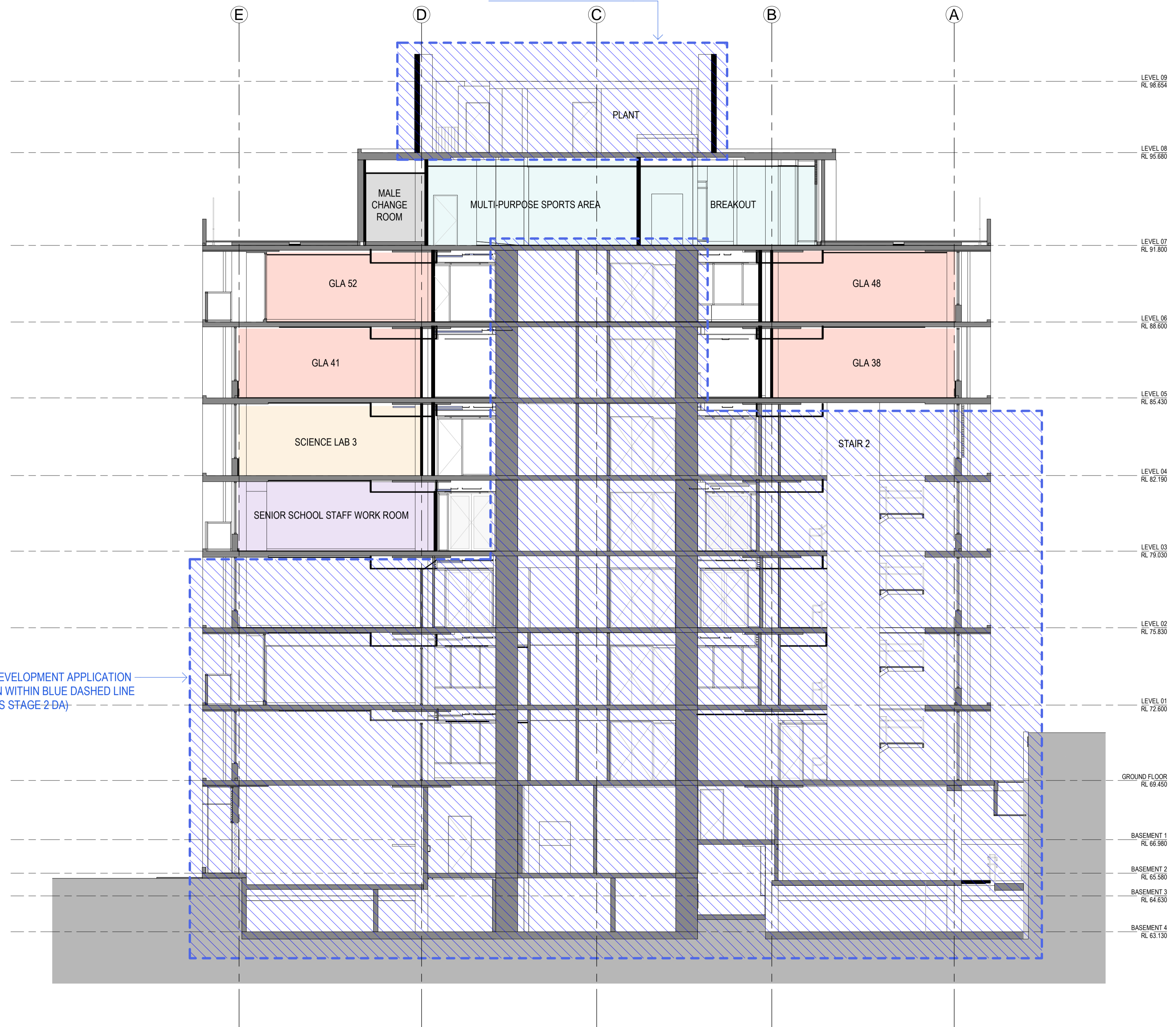
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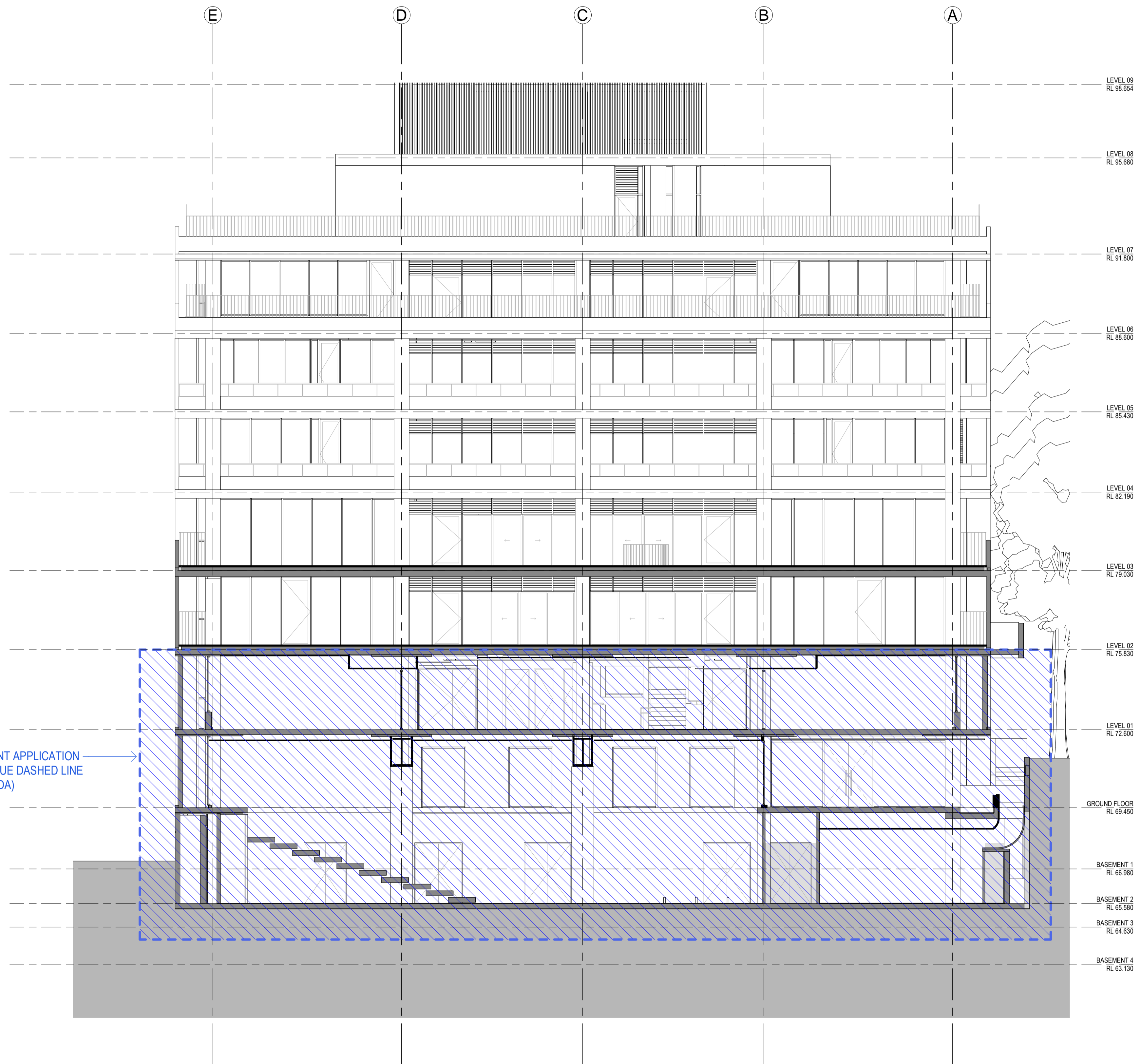
STAGE 1 STATE SIGNIFICANT DEVELOPMENT APPLICATION  
(SSDA - 46015546) WORK SHOWN WITHIN BLUE DASHED LINE  
(NOT PART OF THIS STAGE 2 DA)

STAGE 1 STATE SIGNIFICANT DEVELOPMENT APPLICATION  
(SSDA - 46015546) WORK SHOWN WITHIN BLUE DASHED LINE  
(NOT PART OF THIS STAGE 2 DA)



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STAGE 1 STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSDA - 46015546) WORK SHOWN WITHIN BLUE DASHED LINE (NOT PART OF THIS STAGE 2 DA)



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**CLIENT**  
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 EDUCATION



**PROJECT**  
 NEW SCHOOL  
  
**PROJECT NO**  
 21080

**LOCATION**  
 GADJIGAL COUNTRY  
 41 MCLAUREN ST  
 NORTH SYDNEY

| REV | DATE     | DESCRIPTION           | DN | AP |
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| 4   | 30.01.24 | ISSUED FOR REVISED DA | JC | YA |
| 3   | 25.07.23 | ISSUED FOR DA         |    |    |

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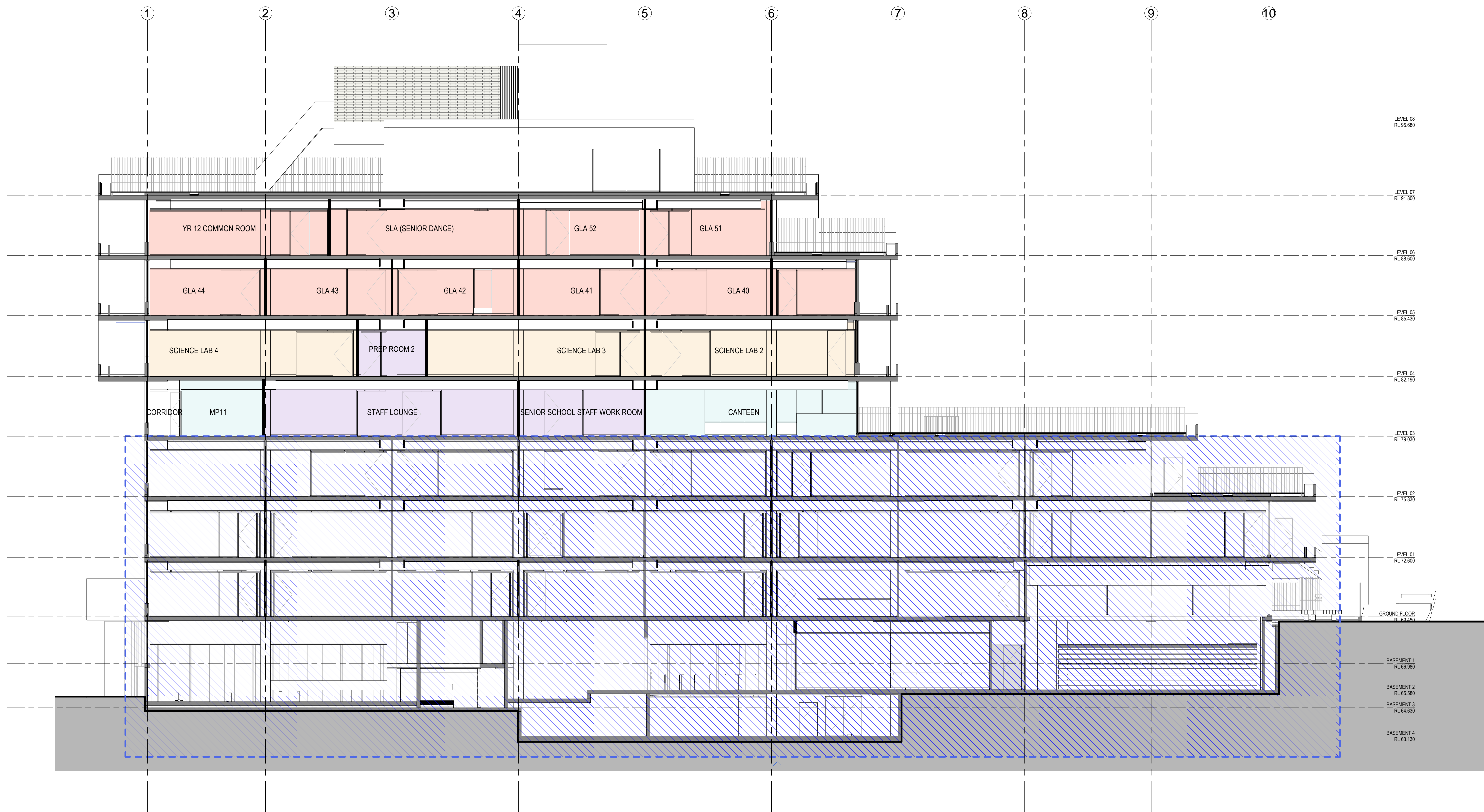
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STAGE 1 STATE SIGNIFICANT DEVELOPMENT APPLICATION  
(SSDA - 46015546) WORK SHOWN WITHIN BLUE LINE (NOT  
PART OF THIS STAGE 2 DA)



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EDUCATION



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NEW SCHOOL  
**PROJECT NO**  
21080

**LOCATION**  
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41 MCCLAREN ST  
NORTH SYDNEY

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|----------|-------------|-----------------------|-------|
| 4        | 30.01.24    | ISSUED FOR REVISED DA | JC YA |
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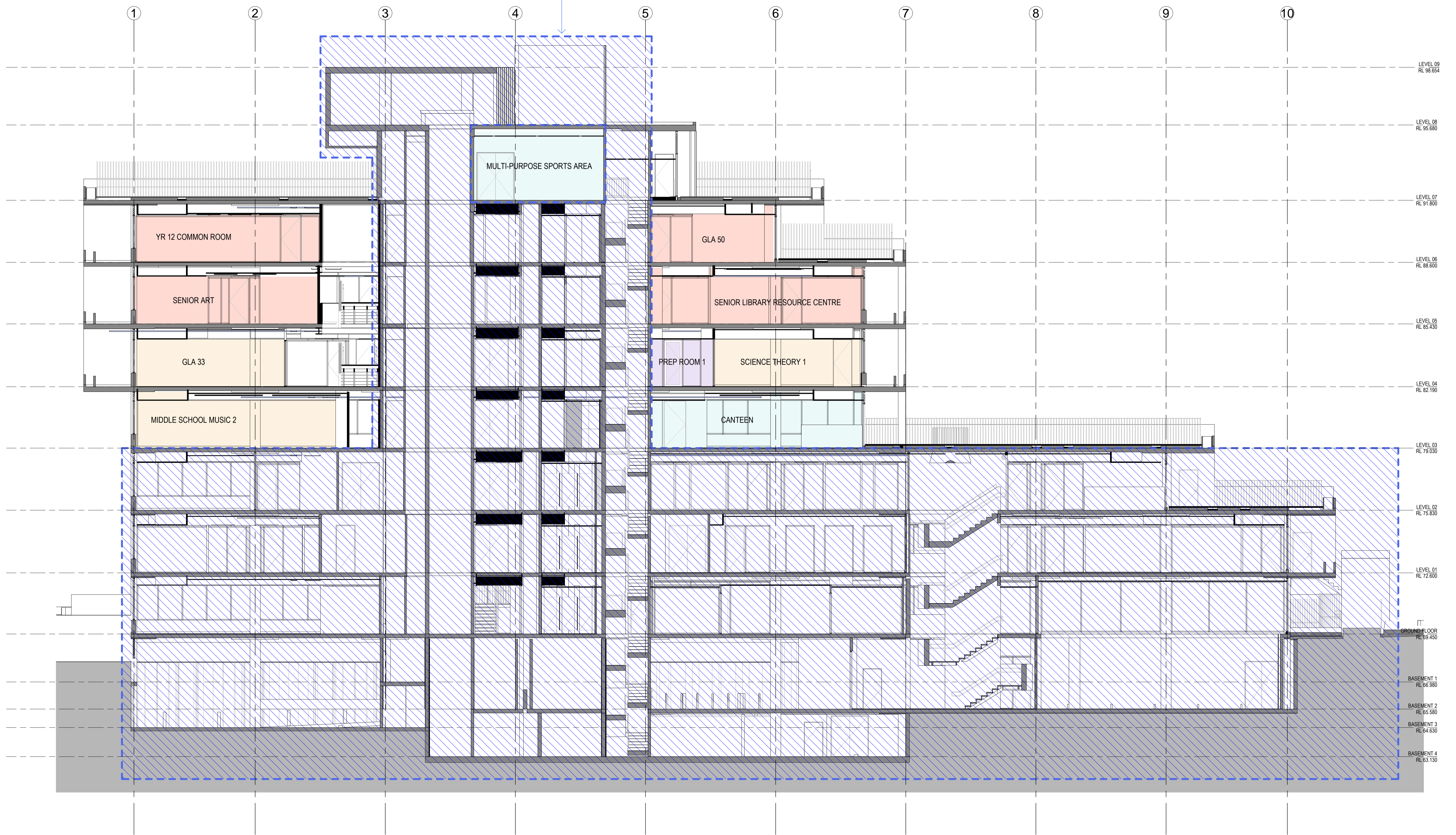
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STAGE 1 STATE SIGNIFICANT DEVELOPMENT APPLICATION  
(SSDA - 46015546) WORK SHOWN WITHIN BLUE DASHED LINE  
(NOT PART OF THIS STAGE 2 DA)



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ABN 53 003 782 250

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JOHN WHITTINGHAM 7030

**CLIENT**  
BUILT / INSPIRED  
EDUCATION



**PROJECT**  
NEW SCHOOL  
**PROJECT NO**  
21080

**LOCATION**  
GAMARAGAL COUNTRY  
41 MCLAREN ST  
NORTH SYDNEY

| REV DATE | DESCRIPTION | DN                    | AP    |
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| 4        | 30.01.24    | ISSUED FOR REVISED DA | JC YA |
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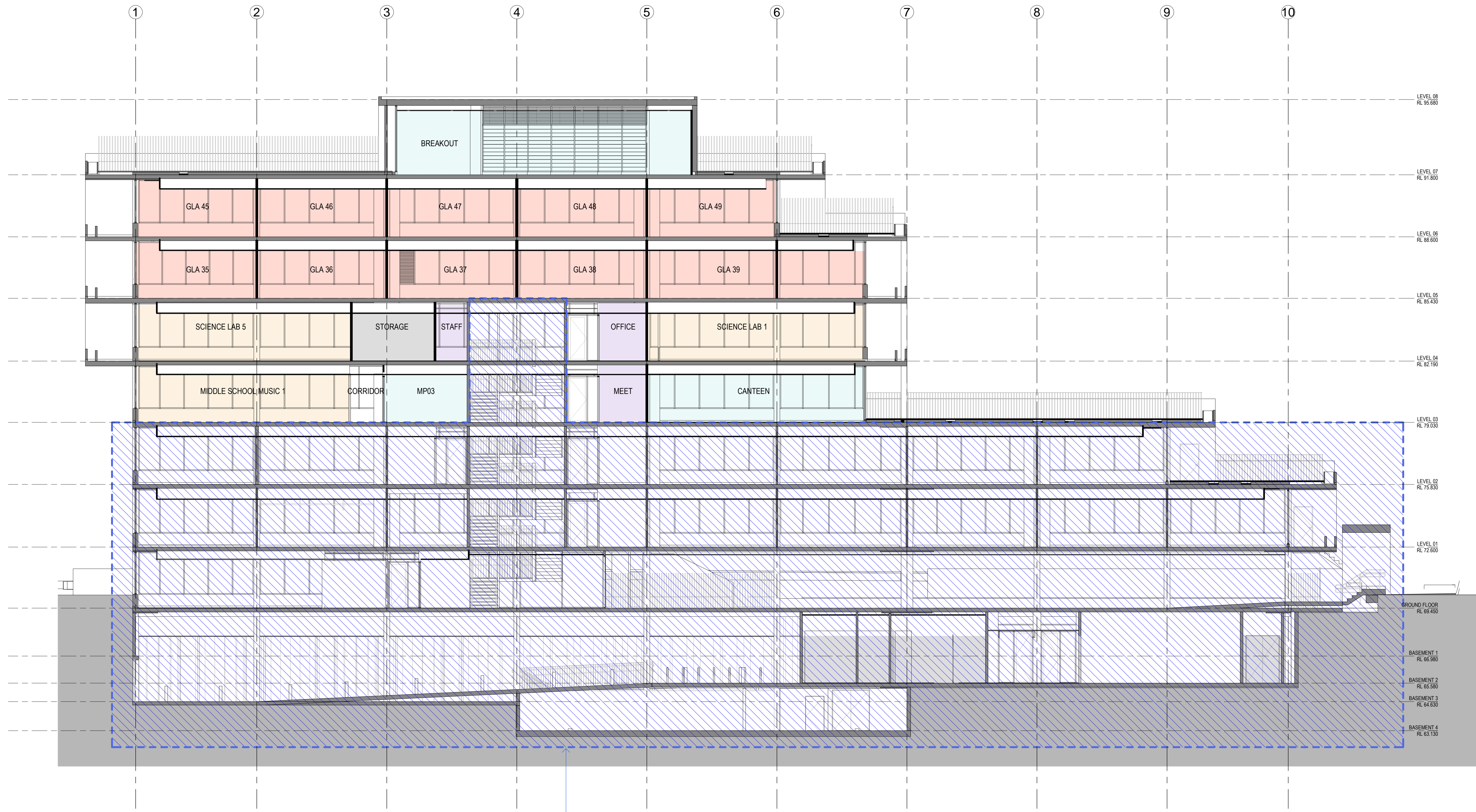
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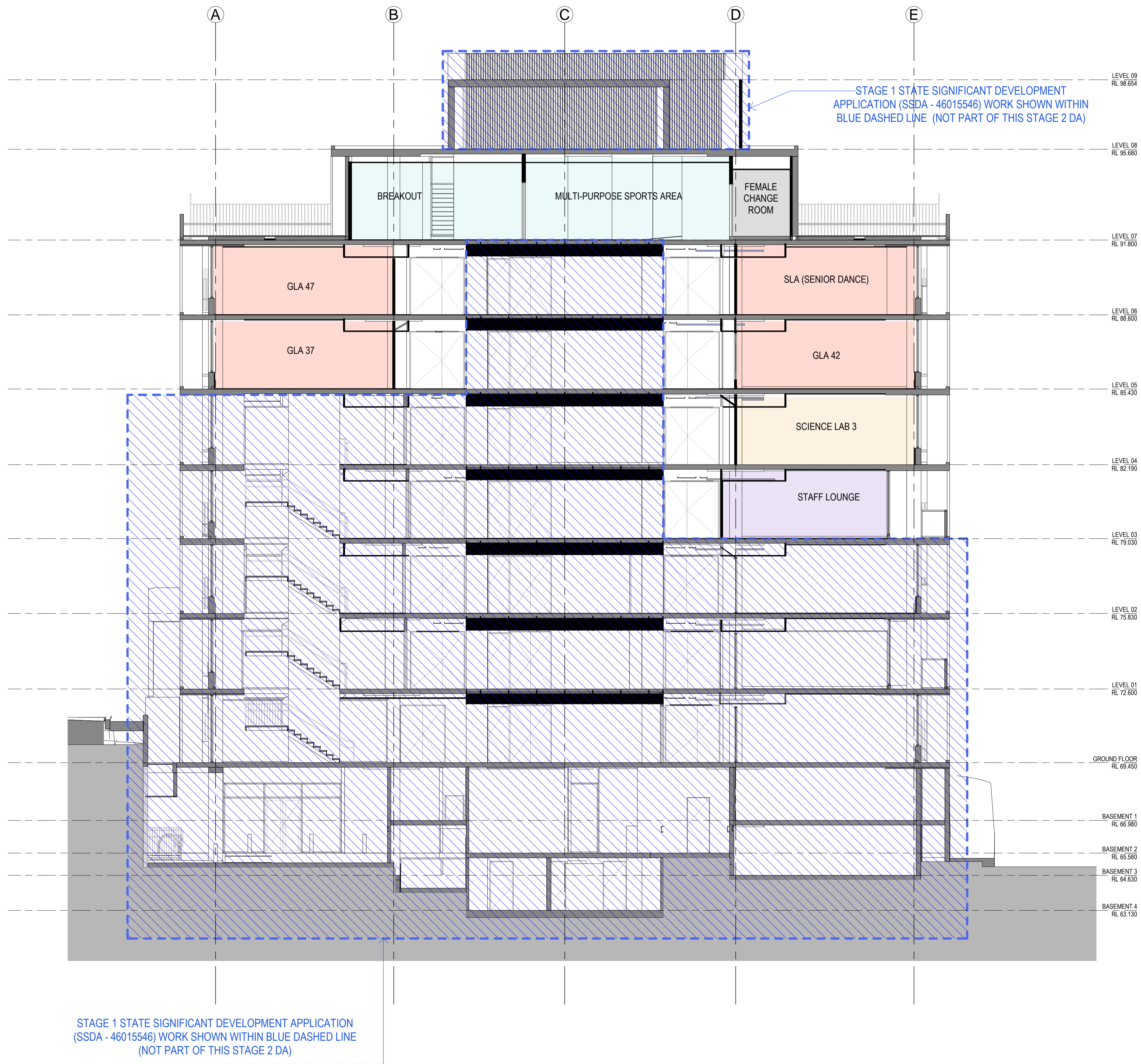
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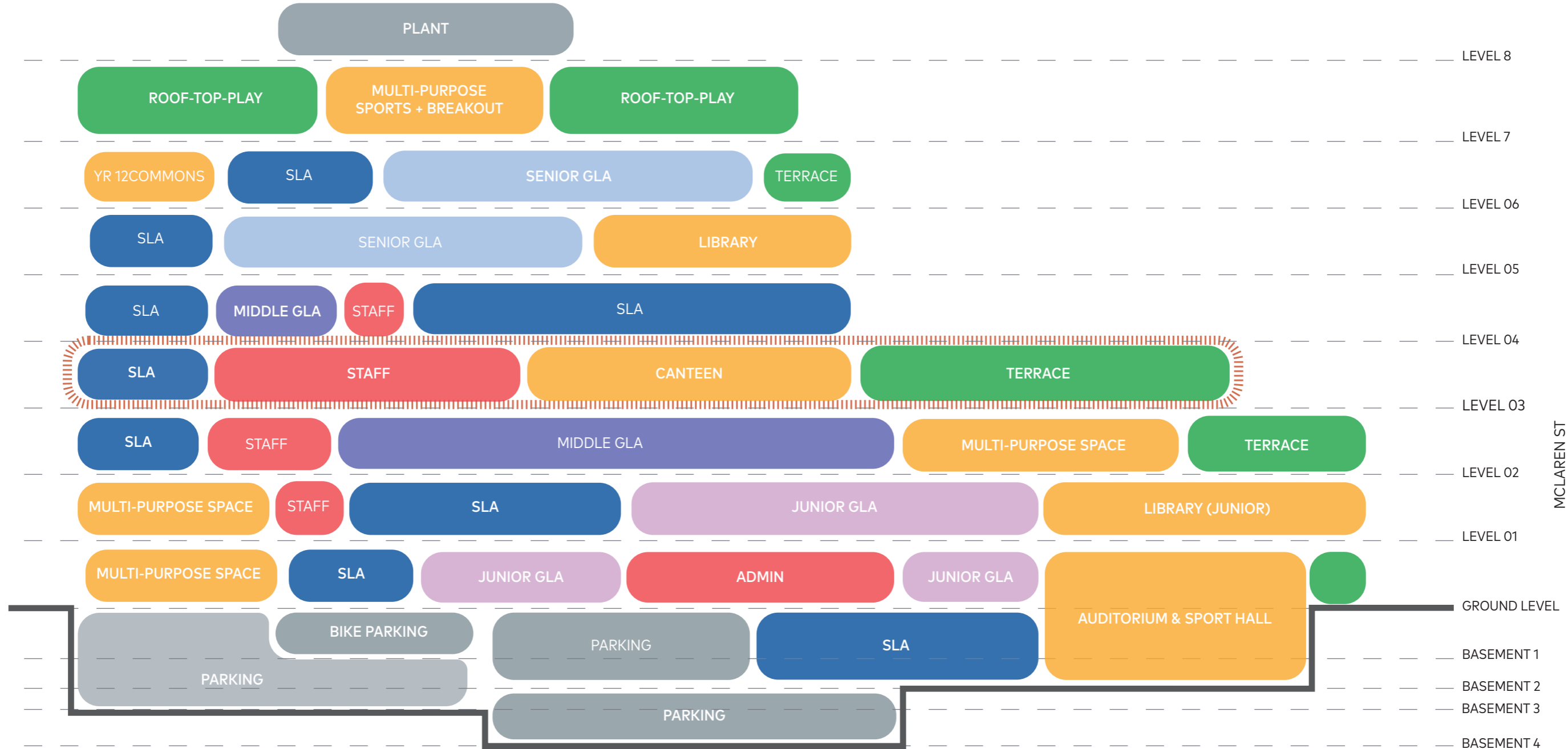
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STAGE 1 STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSDA - 46015546) WORK SHOWN WITHIN BLUE DASHED LINE (NOT PART OF THIS STAGE 2 DA)

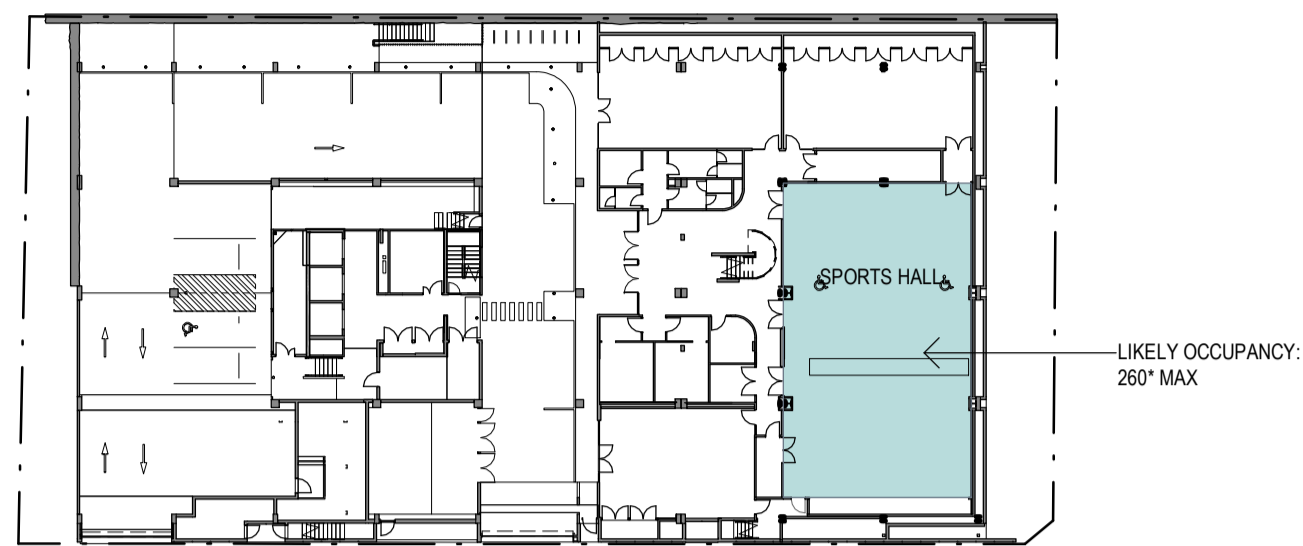


# Organisational Diagram

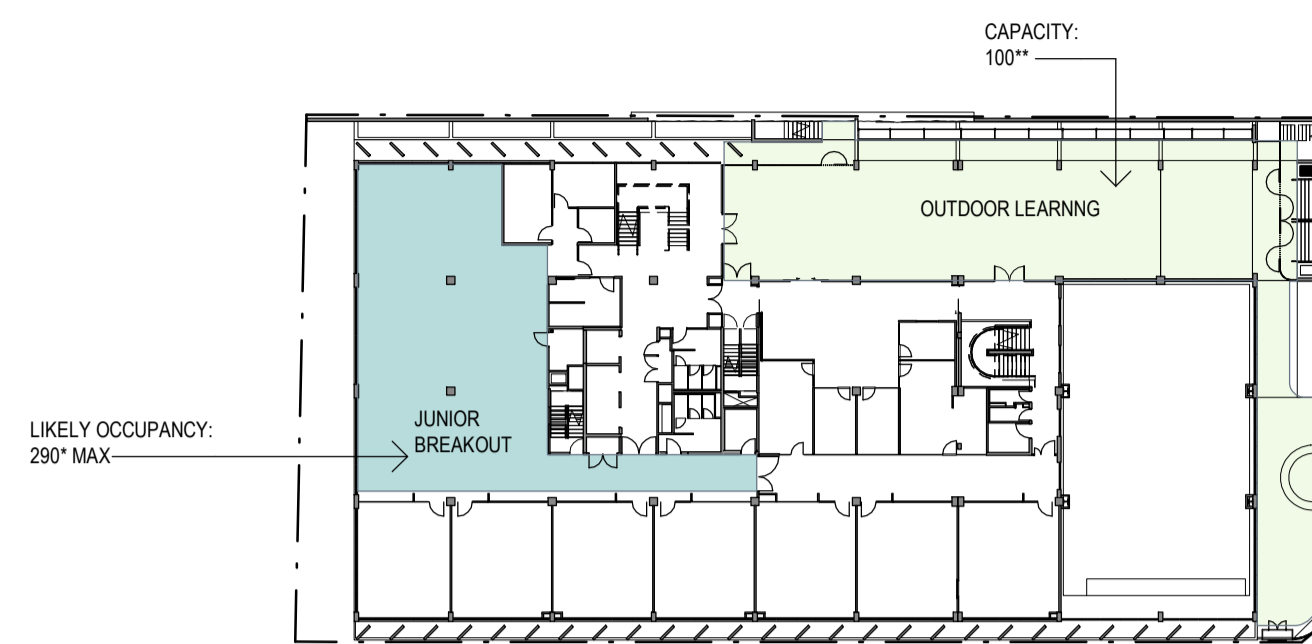


- Key**
- JUNIOR GLAS ●
  - MIDDLE GLAS ●
  - SENIOR GLAS ●
  - SPECIALIST ●
  - ADMIN/ STAFF ●
  - PARKING/ PLANT ●
  - SPECIALTY FLOOR ☀
  - COMMUNAL ●
  - OUTDOOR PLAY/ LEARNING ●

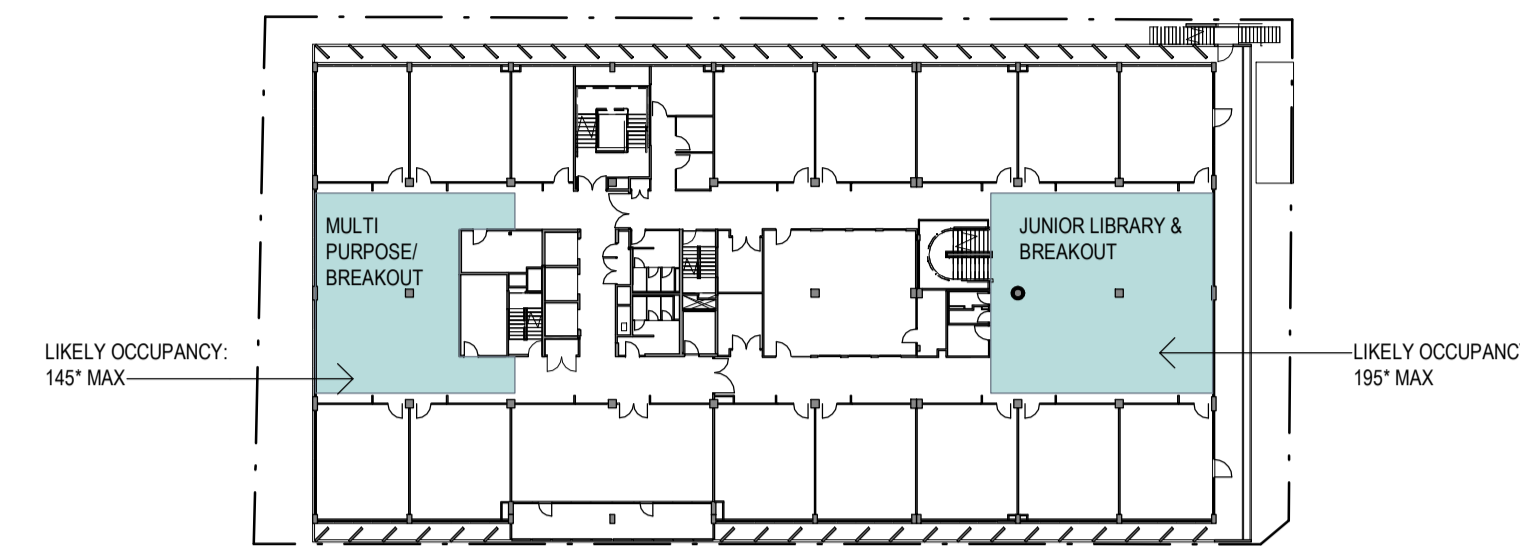
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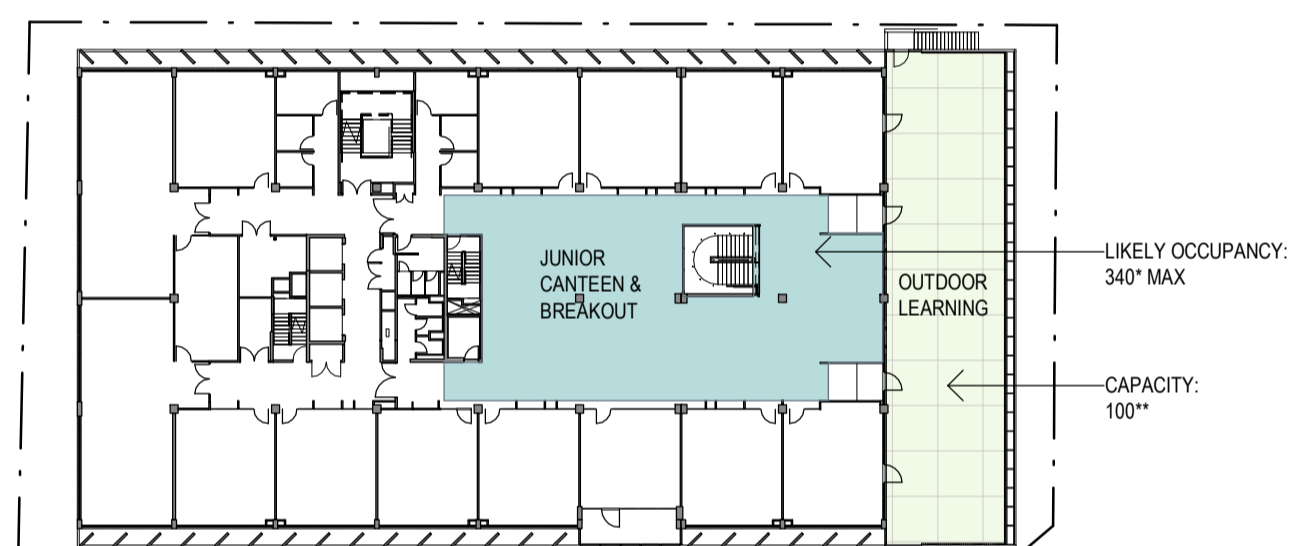
9 BASEMENT 3  
 STAGE 1 (DETAILED)  
 1:500



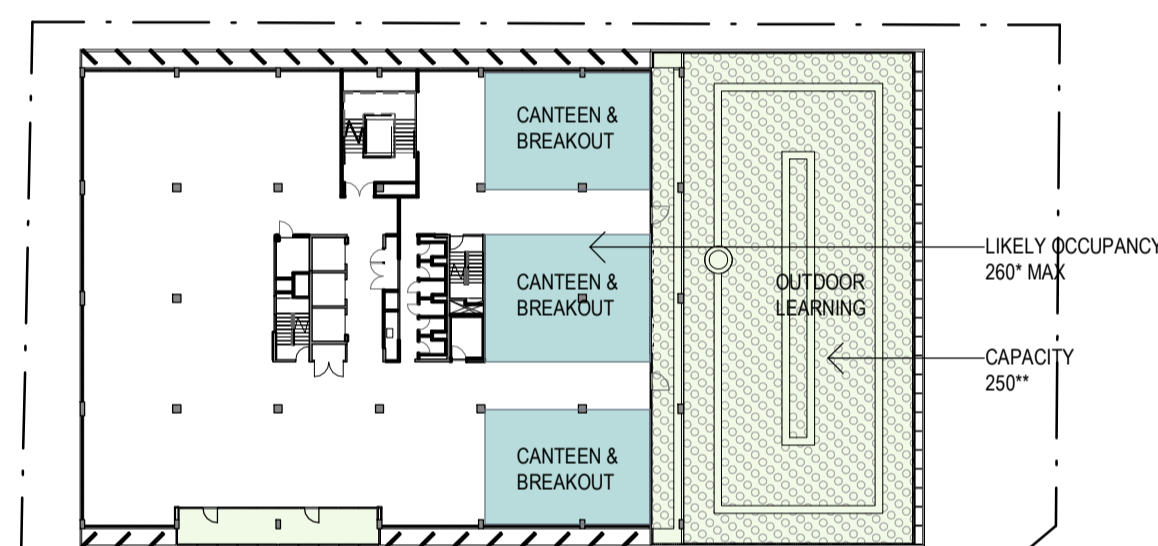
8 GROUND FLOOR  
 STAGE 1 (DETAILED)  
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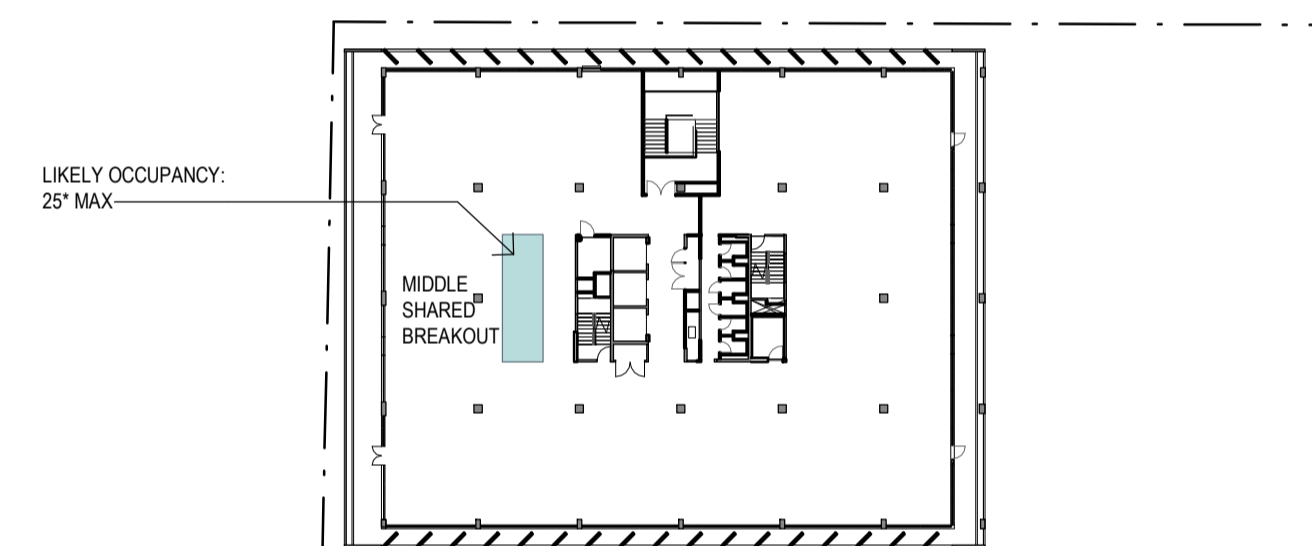
7 LEVEL 01  
 STAGE 1 (DETAILED)  
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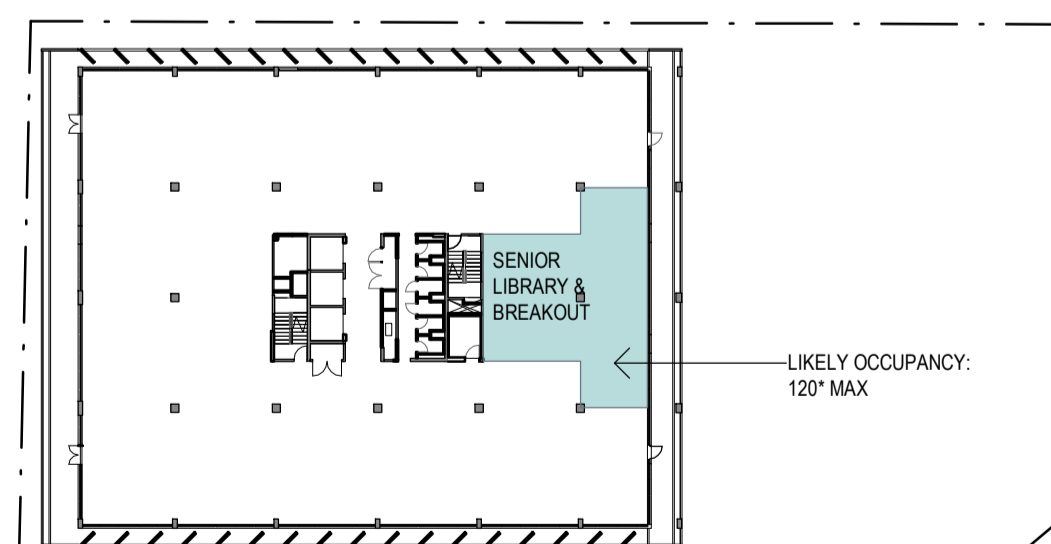
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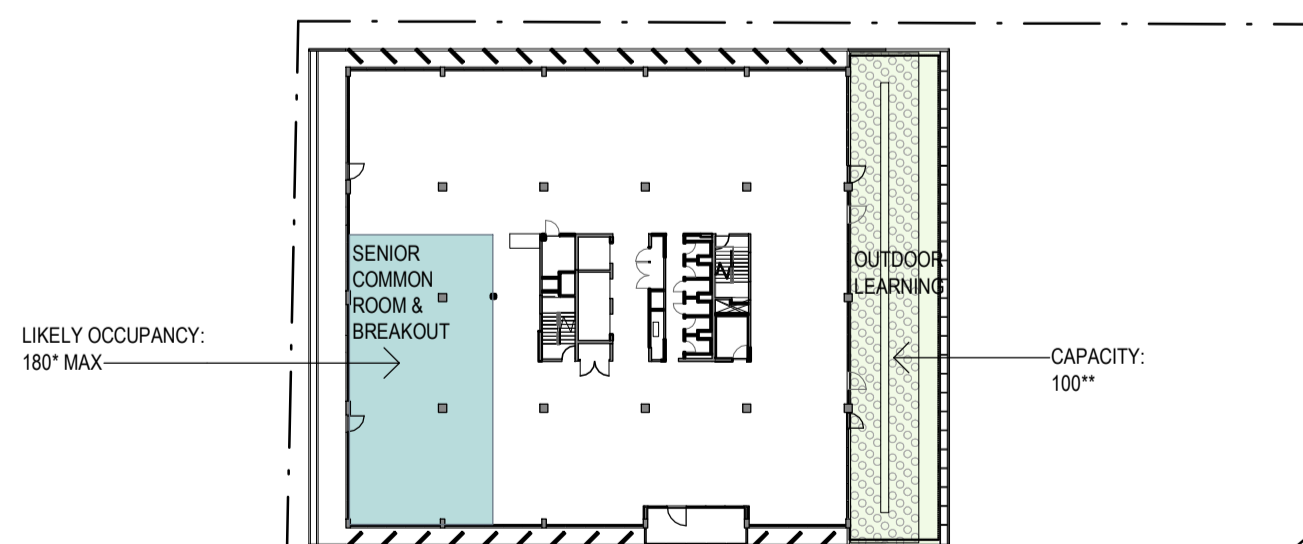
5 LEVEL 03  
 FUTURE STAGE (CONCEPT)  
 1:500



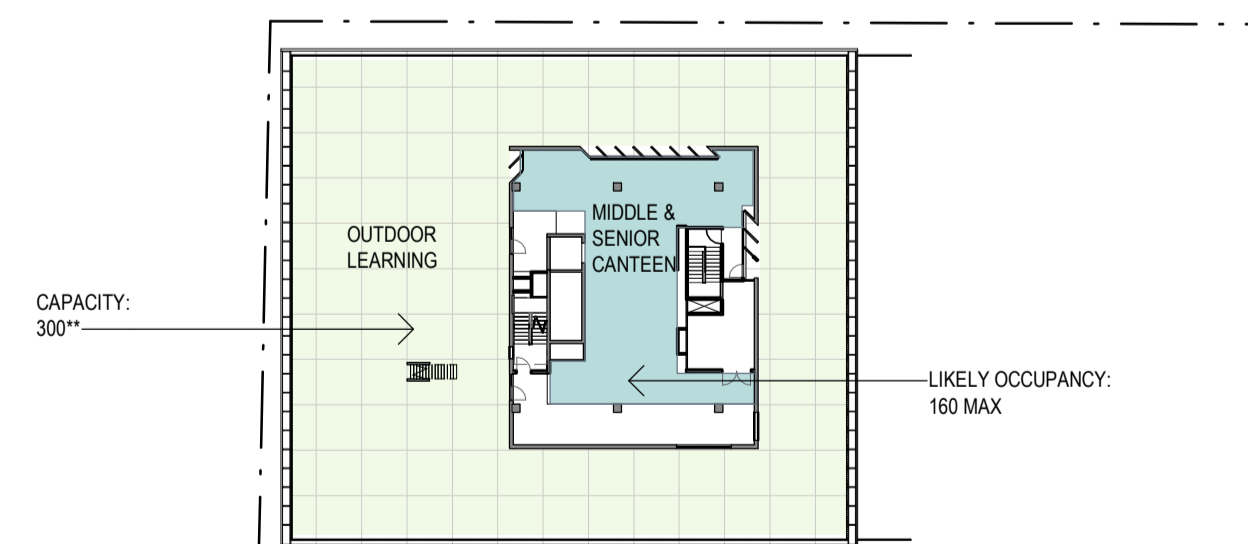
4 LEVEL 04  
 FUTURE STAGE (CONCEPT)  
 1:500



3 LEVEL 05  
 FUTURE STAGE (CONCEPT)  
 1:500



2 LEVEL 06  
 FUTURE STAGE (CONCEPT)  
 1:500



1 LEVEL 07  
 STAGE 1 (DETAILED) FOR EXTERIOR  
 FUTURE STAGE (CONCEPT) FOR INTERIOR  
 1:500

**CONCEPT PROPOSAL  
 BREAKOUT & OUTDOOR  
 LEARNING AREA**

NOTE: OUTDOOR LEARNING AREA CALCULATED USING ACTIVE  
 OUTDOOR SPACE ONLY (PASSIVE OUTDOOR SPACE NOT INCLUDED).

| Name         | Level              | Area                 |
|--------------|--------------------|----------------------|
| Basement2&3  | Breakout           | 258.4 m <sup>2</sup> |
| Ground Level | Outdoor Learning   | 430 m <sup>2</sup>   |
|              | Breakout           | 290 m <sup>2</sup>   |
| Level 01     | Breakout           | 340 m <sup>2</sup>   |
|              | Outdoor Learning   | 258 m <sup>2</sup>   |
| Level 02     | Breakout           | 340 m <sup>2</sup>   |
|              | Outdoor Learning   | 592 m <sup>2</sup>   |
| Level 03     | Breakout           | 260 m <sup>2</sup>   |
| Level 04     | Breakout           | 25 m <sup>2</sup>    |
| Level 05     | Breakout           | 120 m <sup>2</sup>   |
|              | Outdoor Learning   | 192 m <sup>2</sup>   |
| Level 06     | Breakout           | 180 m <sup>2</sup>   |
|              | Outdoor Learning   | 820 m <sup>2</sup>   |
| Level 07     | Breakout (Canteen) | 160 m <sup>2</sup>   |
|              | Outdoor Learning   | 2292 m <sup>2</sup>  |
| TOTAL        | Breakout           | 1715 m <sup>2</sup>  |

**STAGE 1  
 BREAKOUT & OUTDOOR  
 LEARNING AREA**

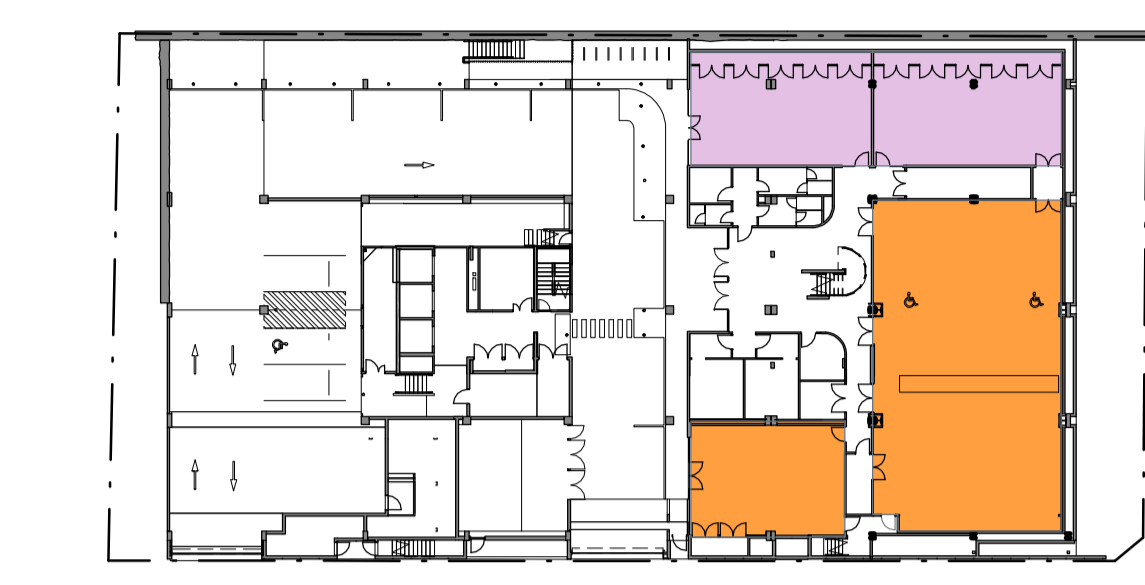
NOTE: OUTDOOR LEARNING AREA CALCULATED USING ACTIVE  
 OUTDOOR SPACE ONLY (PASSIVE OUTDOOR SPACE NOT INCLUDED).

| Name         | Level            | Area                 |
|--------------|------------------|----------------------|
| Basement2&3  | Breakout         | 258.4 m <sup>2</sup> |
| Ground Level | Outdoor Learning | 430 m <sup>2</sup>   |
|              | Breakout         | 79.3 m <sup>2</sup>  |
| Level 01     | Breakout         | 194.3 m <sup>2</sup> |
|              | Outdoor Learning | 258 m <sup>2</sup>   |
| Level 02     | Breakout         | 229.9 m <sup>2</sup> |
| Level 07     | Outdoor Learning | 820 m <sup>2</sup>   |
| TOTAL        | Outdoor Learning | 1508 m <sup>2</sup>  |
|              | Breakout         | 761.9 m <sup>2</sup> |

NOTES:  
 \* APPROXIMATE  
 \*\* CAPACITY FOR ACOUSTIC PURPOSES



Relevant STANDARD: Building Code of Australia 2022  
 F60 Provision of natural light  
 Guide  
 Natural light must be provided in:  
 (a) Class 2 buildings and Class 4 parts of buildings — to all habitable rooms.  
 (b) Class 3 buildings — to all bedrooms and dormitories.  
 (c) Class 9a and 9c buildings — to all rooms used for sleeping purposes.  
 (d) **Class 9b buildings — to all general purpose classrooms in primary or secondary schools and all playrooms or the like for the use of children in an early childhood centre.**



9 BASEMENT 3  
 STAGE 1 (DETAILED)  
 1:500



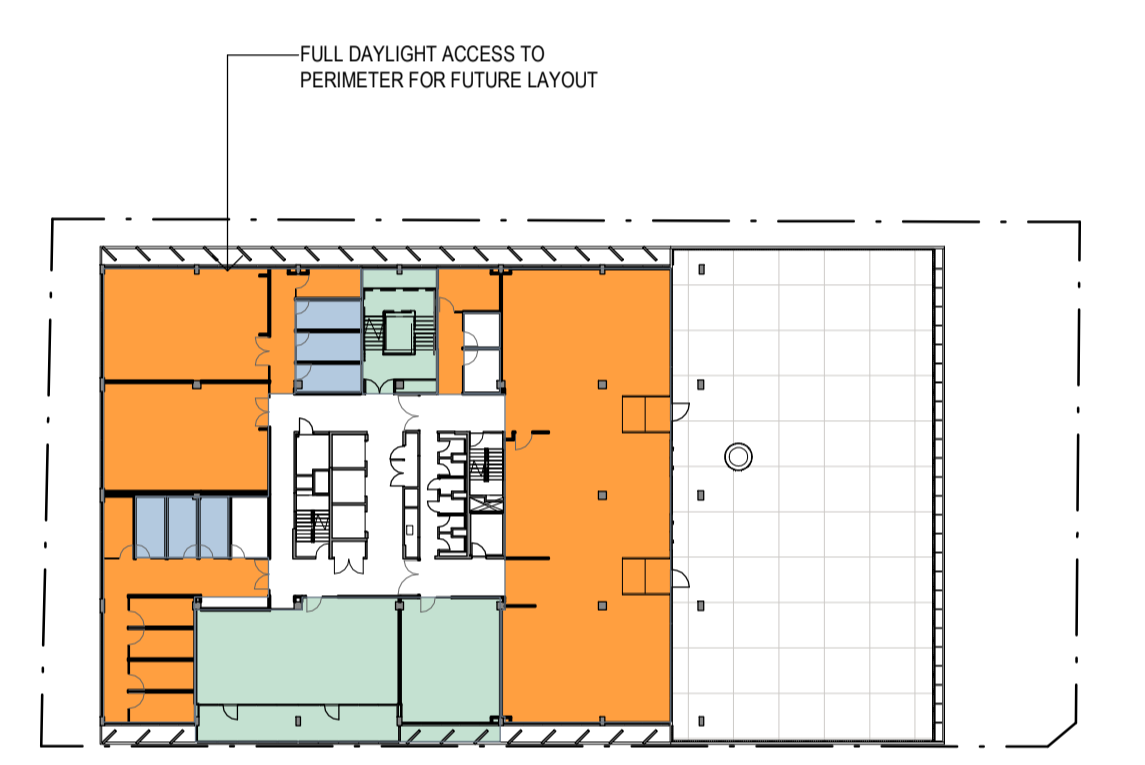
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 STAGE 1 (DETAILED)  
 1:500



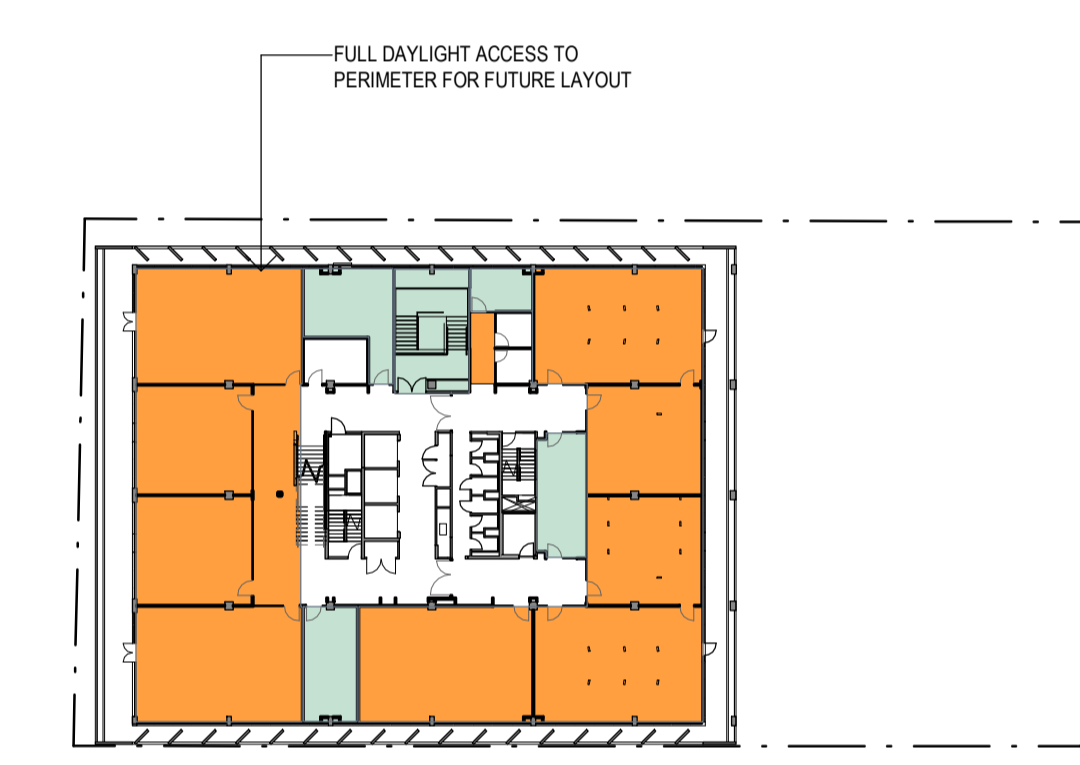
7 LEVEL 01  
 STAGE 1 (DETAILED)  
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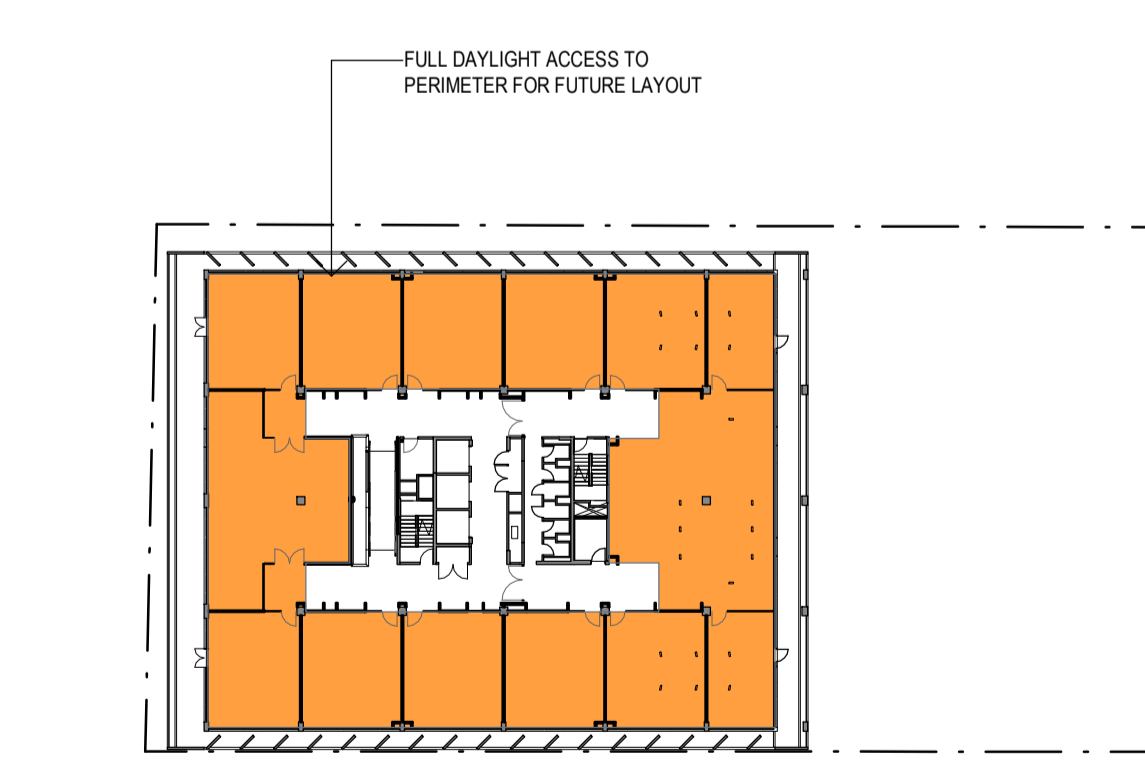
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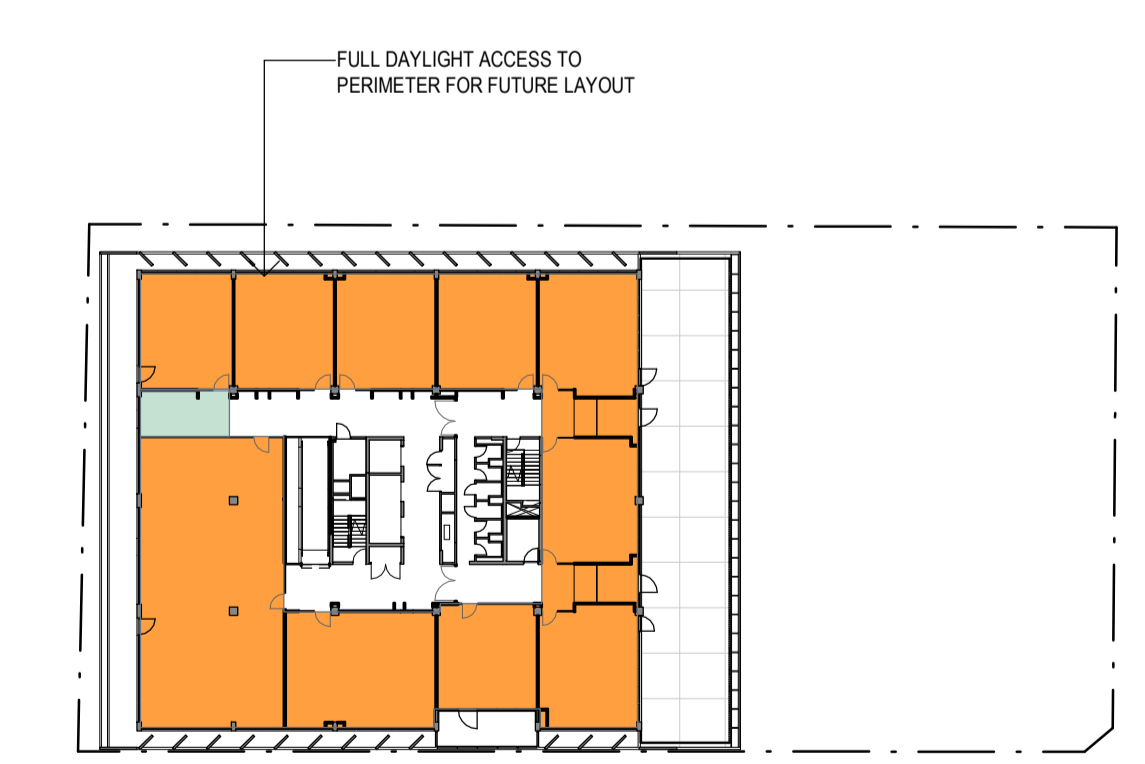
5 LEVEL 03  
 FUTURE STAGE (CONCEPT)  
 1:500



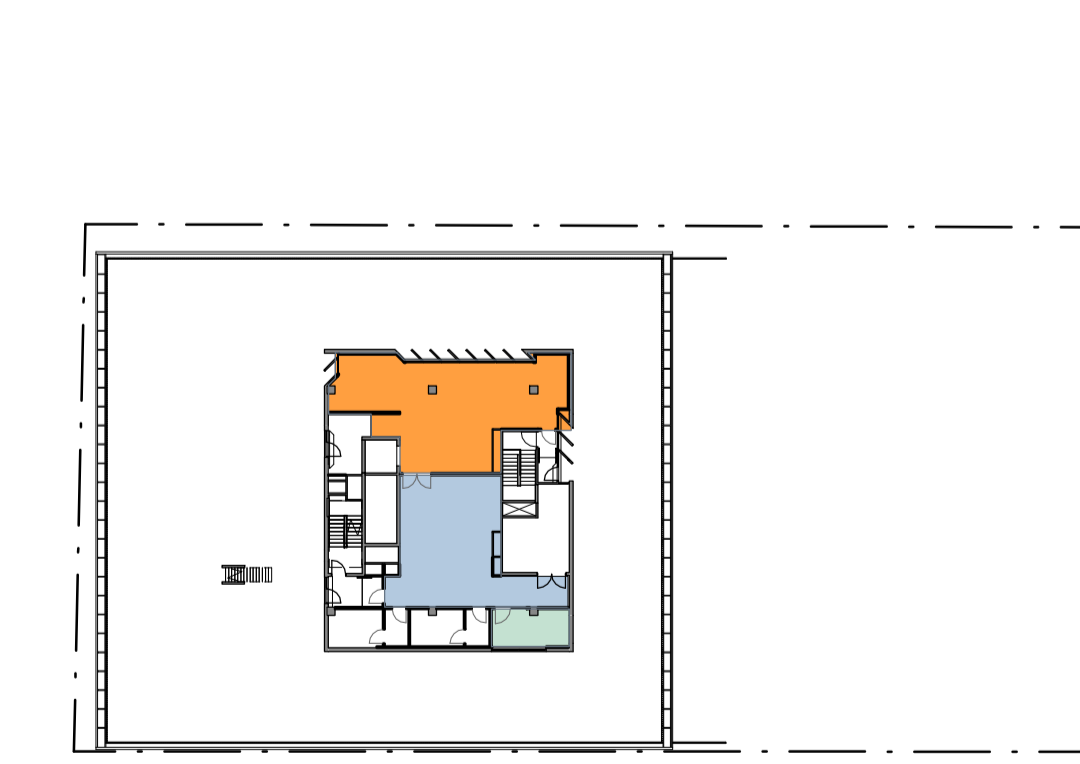
4 LEVEL 04  
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3 LEVEL 05  
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2 LEVEL 06  
 FUTURE STAGE (CONCEPT)  
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1 LEVEL 07  
 FUTURE STAGE (CONCEPT)  
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- GENERAL PURPOSE CLASSROOM OR OTHER SPACES WITH ACCESS TO DAYLIGHT
- SPECIALITY LEARNING AREA WITH SKYLIGHT ABOVE (NO DAYLIGHT REQUIREMENT UNDER STANDARD)
- SPECIALITY LEARNING AREA WITH NO DIRECT DAYLIGHT ACCESS (NO DAYLIGHT REQUIREMENT UNDER STANDARD)
- STAFF & CIRCULATION SPACES WITH DAYLIGHT ACCESS (NO DAYLIGHT REQUIREMENT UNDER STANDARD)

# **Draft Operational Management Plan**

**Reddam House**

**41 McLaren Street, North Sydney**

**Submitted to: North Sydney Council**

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# 1.0 Introduction

This Draft Operational Management Plan (OMP) has been prepared by Inspired Education in support of the Stage 2 Development Application (DA) for the use and fitout of Levels 3 to 7 in the new independent school at 41 McLaren Street, North Sydney (the site).

Following the lodgement of the recent Concept Proposal and Stage 1 State Significant Development Application (SSD-46015546) for the adaptive reuse of a heritage-listed building to accommodate a new independent school, the applications, Built Development Group (Built) and Inspired Education (Inspired) are now pursuing the next stage of planning approvals for remaining design and construction works at the site.

To enable the efficient delivery of the Concept Proposal, the detailed design, construction and operation of the new school has been separated into two stages. This report specifically forms part of the Stage 2 DA, which captures the remaining scope of works to facilitate the Concept Proposal, including:

- Detailed internal fit-out works of Level 3 to Level 7
- Detailed landscaping works to the Level 3 and Level 6 terraces.

It should be noted that this Draft OMP is a living document, and will be continually updated and refined to ensure it remains relevant and adapts to changes in the operation of the school.

## 2.0 Background and Context

### 2.1. Site Location and Context

The site is located at 41 McLaren Street, North Sydney within the North Sydney Local Government Area (LGA). It has a total area of approximately 2,359m<sup>2</sup> and is legally described as Lot 1 in DP 557103. The site is regular in shape and is bounded by McLaren Street to the north, Harnett Street to the east, and Faith Bandler Lane to the west. The site lies within the Ward Street Precinct and is approximately 90m south-east of the future Victoria Cross Metro Station.

The site is currently occupied by an existing seven to eight storey commercial office building, which was designed by prominent Sydney architect, Harry Seidler in 1971 and completed in 1972. It is identified as a local heritage item under the North Sydney Local Environmental Plan and is known as 'Simsmetal House'.

An aerial image of the site is shown at **Figure 1**.

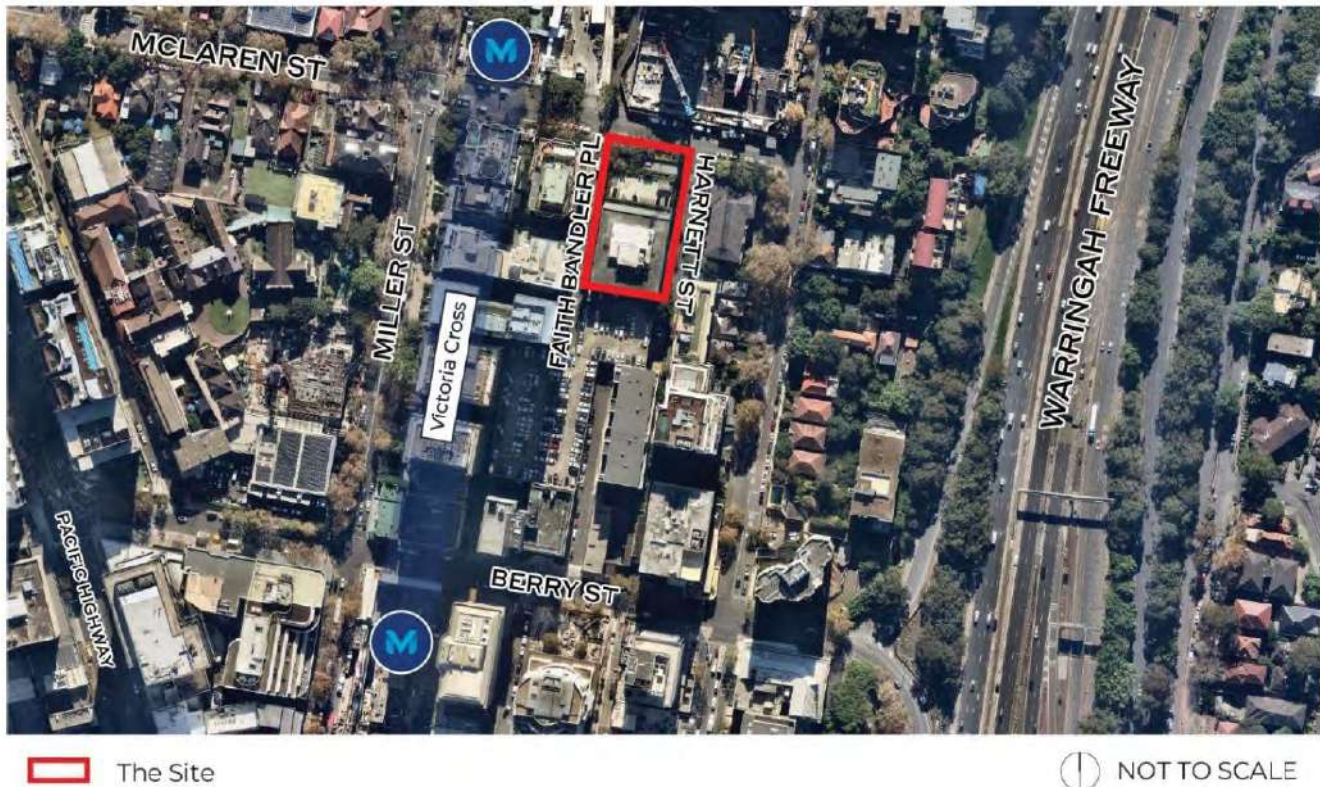


Figure 1 Aerial Map of the site

Source: Nearmap / Ethos Urban

# 3.0 Proposed School Operation

## 3.1. Organisation and use of building

Use of the existing building for the purpose of an educational establishment (school) is proposed. The school will be used for both primary and high school students, with classes held between kindergarten and Year 12. Associated activities, such as after-school care will also be carried out in an ancillary manner with the school.

The program of the school itself will evolve over time, but in principle, there will be a diversity of learning, teaching, staff spaces, recreational and respite spaces spread across the existing levels. The basement level will accommodate uses such as parking, drop-off/pick-up, and an auditorium/sports hall. The lower levels will then include teaching spaces and administrative uses, while learning and play spaces will be distributed at the remainder of the levels.

To ensure appropriate circulation and fair distribution of the school facilities, the school has strategically located cohorts throughout the building as well as implemented staggered bell times (refer to **Section 3.3** below). An indicative organisational diagram is provided at **Figure 2** to illustrate the outcome of programmatic organisation throughout the building.

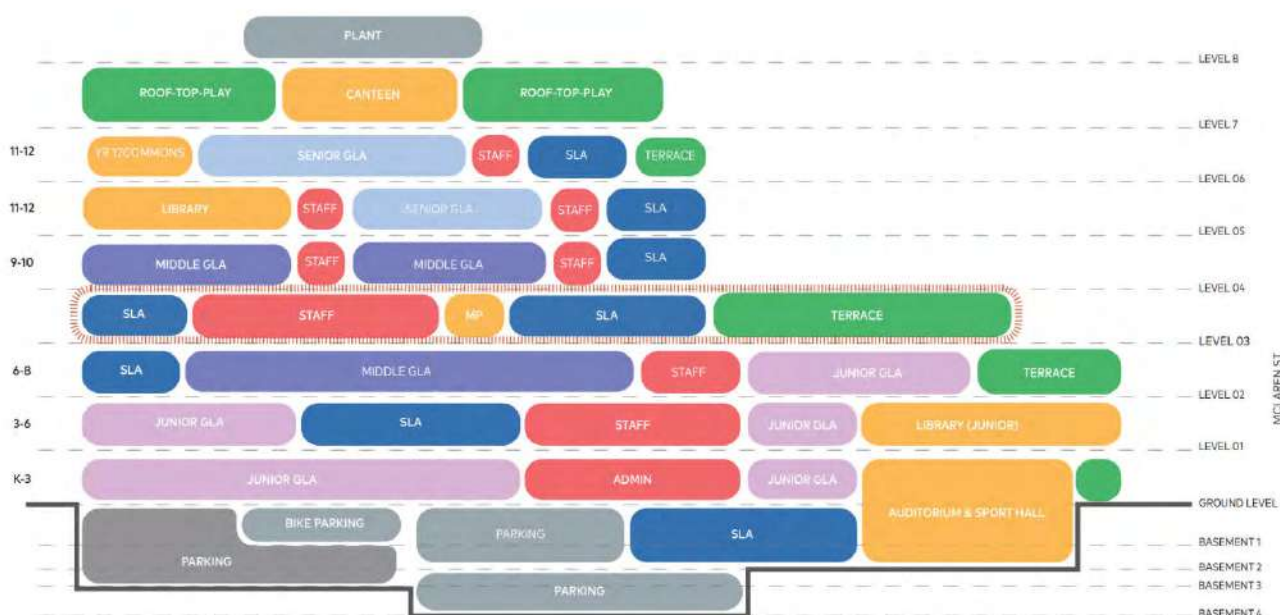


Figure 2 Indicative organisational diagram

Source: AJ+C Architects

## 3.2. Student and Staff Numbers

The maximum capacity of the school under the Concept Plan is 1,560 students with approximately 140 staff members. The Stage 1 SSD caters for 498 students with approximately 52 staff. The anticipated opening capacity of the before and after school numbers are provided in **Table 1** below.

Table 1 School Student and Staff Numbers

| Year                         | Staff                                     | Students |
|------------------------------|---|----------|
| Opening Capacity (2025)      | 52*                                       | 498      |
| Maximum Capacity             | 140*                                      | 1,560    |
| Before and After School Care | Subject to licensing / external provider* | 100**    |

\* A ratio of 12.2:1 student per teaching staff has been applied and non-teaching staff added on top.

\*\* Subject to licensing, this is the maximum number of students that could be accommodated for out of school hours care and is subject to receiving a dispensation from minimum area requirements. The actual number may be less. These students will be attending Reddam House and are not additional to the maximum student capacity of the school.

### 3.3. Hours of Operation

#### 3.3.1. Standard School Hours

The standard school hours between Monday and Friday are as follows:

- Kindergarten to Year 6: 8:30am to 3:00pm
- Year 7 to Year 12: 8:50am to 3:30pm

The precise scheduling of classes and activities is yet to be determined, however, **Table 2** below illustrates indicative bell times throughout the day. It should be noted that the primary school students will account for 42% of the total capacity and the high school students will account for 58% of the total capacity.

This management plan will be updated upon operation of the school with final and determined bell times.

*Table 2 Indicative School Bell Times*

| Time                   | Activity                 |
|------------------------|--------------------------|
| Kindergarten to Year 6 |                          |
| 8:30am                 | First bell and roll call |
| 8:40am                 | First lesson             |
| 9:30am                 | Second lesson            |
| 10:20am                | Recess                   |
| 10:45am                | Third lesson             |
| 11:35am                | Fourth lesson            |
| 12:25pm                | Lunch                    |
| 1:15pm                 | Fifth lesson             |
| 2:05pm                 | Sixth lesson             |
| 2:50pm                 | Tutor and roll call      |
| 3:00pm                 | Final bell               |
| Year 7 to Year 12      |                          |
| 8:50am                 | First bell and roll call |
| 9:00am                 | First lesson             |
| 9:50am                 | Second lesson            |
| 10:45am                | Recess                   |
| 11:05am                | Third lesson             |
| 11:55am                | Fourth lesson            |
| 12:45pm                | Lunch                    |
| 1:35pm                 | Fifth lesson             |
| 2:25pm                 | Sixth lesson             |
| 3:15pm                 | Tutor and roll call      |
| 3:30pm                 | Final bell               |

### 3.3.2. Out of Hours School Use

The school will operate between the hours of 8:30am and 3:00pm for Kindergarten to Year 6 and 8:50am and 3:30pm for Year 7 to Year 12, Monday to Friday.

Before and after school care hours will occur during the morning period (7:00am – 8:30am) and the evening period (3:00pm – 6:00pm). Before and after school care will operate on a regular daily (Monday to Friday) basis. The number of students to be accommodated in out of hours care is anticipated to be approximately 100 students, or approximately 10-15% of the Primary school population at maximum capacity (subject to licensing).

Inspired Education will also be able to offer holiday care during the 12 weeks of holiday period, between the hours of 7:00am to 6:00pm.

The number of students to be accommodated during out of school hours use per day is approximately 50 students during stage 1, increasing to an additional 100 students within Stage 2.

Table 3 Out of Hours School Use Stage 1

| Cohort                     | Activity | On Campus | Off Campus |
|----------------------------|----------|-----------|------------|
| <b>Before School</b>       |          |           |            |
| Primary                    | Care     | 45        | 0          |
| High                       | Care     | 5         | 0          |
| <b>Before School Total</b> |          | <b>50</b> | <b>0</b>   |
| <b>After School</b>        |          |           |            |
| Primary                    | Care     | 45        | 0          |
| High                       | Care     | 5         | 0          |
| <b>After School Total</b>  |          | <b>50</b> | <b>0</b>   |

Table 4 Out of Hours School Use Stage 1

| Cohort                     | Activity | On Campus  | Off Campus |
|----------------------------|----------|------------|------------|
| <b>Before School</b>       |          |            |            |
| Primary                    | Care     | 141        | 0          |
| High                       | Care     | 9          | 0          |
| <b>Before School Total</b> |          | <b>150</b> | <b>0</b>   |
| <b>After School</b>        |          |            |            |
| Primary                    | Care     | 141        | 0          |
| High                       | Care     | 9          | 0          |
| <b>After School Total</b>  |          | <b>150</b> | <b>0</b>   |

The majority of students to be accommodated during out of school hours will use the internal facilities and the use of the outdoor open space areas will be limited to general play and recreation.

To mitigate any associated noise impacts relating to the out of school hours, the use of the outdoor facilities will be limited to the Level 3 terrace only, which will have a maximum capacity of 100 students during out of school hours. This will be monitored by the school through staff supervision and appropriate scheduling of activities and care.

The noise from the internal use of the school during out of school hours to external noise sensitive receivers will be controlled through the design of the façade and is to be developed during the design stages. For further assessment on the noise impact from the out of school hours uses, refer to the Revised Acoustic Report prepared by E-LAB.

Additionally, the traffic impacts associated with out of school hours care will be less impactful compared to general school pick up and drop off and ultimately, will have a positive outcome on traffic in that it will assist in spreading the arrival and departure of students on and off campus during peak hour school traffic. Further assessment is provided in the Addendum Traffic Report prepared by JMT.



### 3.3.3. Multi-purpose Sports Hall

The multipurpose sports hall may be operated outside of standard school hours on the occasion for the purpose of school performances, ceremonies, sporting events and competitions. The hall can cater up to 260 people.

Hours of operation for the sports hall will vary per case, however, is anticipated to be between 6:00pm to 10:00pm on weekdays, and 7:00am to 10:00pm on weekends.

It is noted that the multi-purpose sports hall is not available for community use and will be used only by students, families and visitors of the school, as well as other schools or sporting teams that are in competition with Reddam House.

### 3.4. Management of internal open space and break-out areas

The school comprises a range of open space and breakout areas for students to play, rest and gather. As illustrated in **Figure 3** below, these spaces are spread evenly throughout the building, allowing students of all ages to access these spaces.

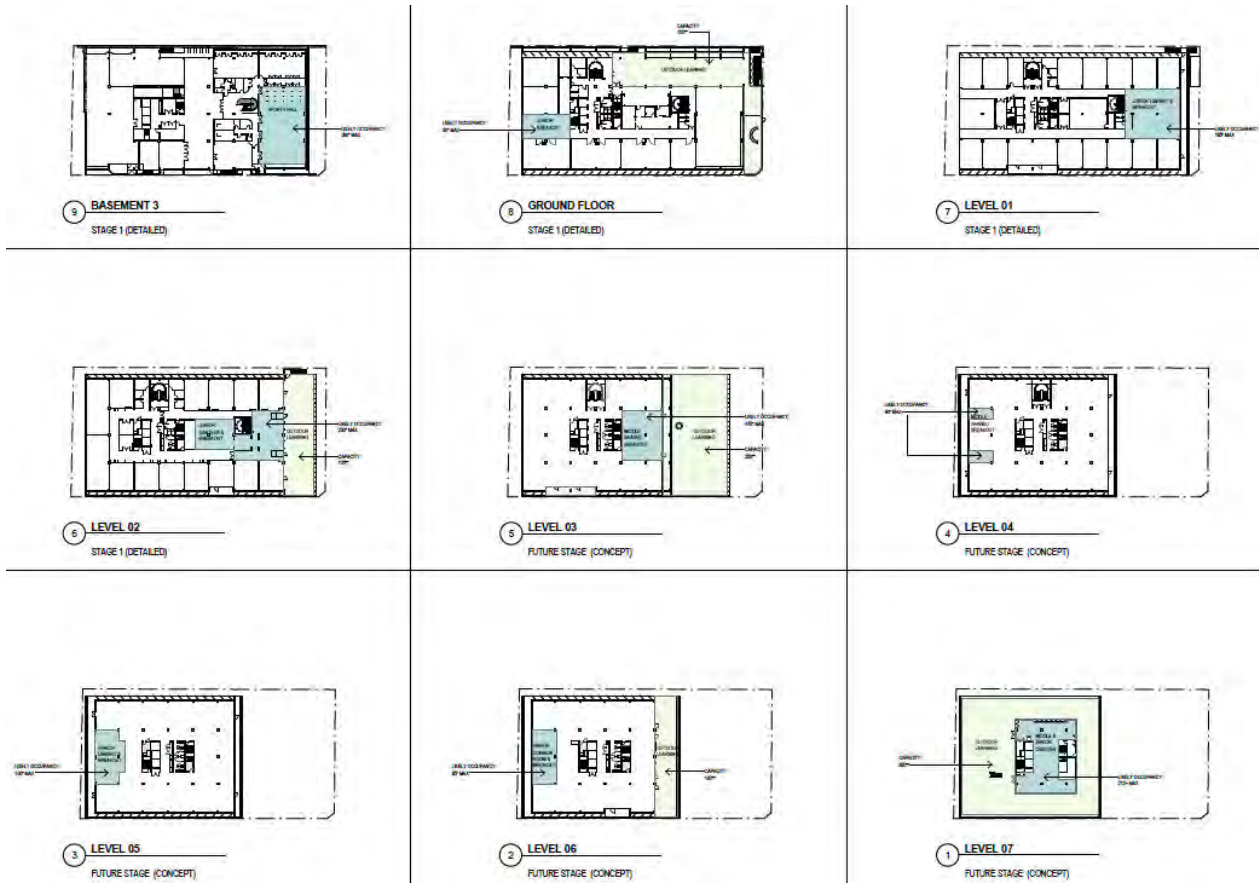


Figure 3 Location of open spaces and breakout spaces throughout the building

Source: AJ+C Architecture

Reddam House intend to rely heavily on the use of these internal areas for the purpose of outdoor learning and general play. Through the implementation of staggered bell times and rotating breaks and classroom activities, these spaces will be made available to all students at different times of the day. This approach mitigates overcrowding, while maximising the use of these spaces and ensuring equitable access for all students.

It is noted that teacher supervision will always be provided at a rate of 1 teacher per 12.5 students across the school. The capacity of the external areas is generally constrained by acoustic requirements. The acoustic model assumes that all external areas are concurrently occupied to the full capacity listed in **Table 5** below.

Table 5 Use and capacity of internal open space and breakout spaces

| Space                    | Level      | Use   | ~Capacity | ~Area (m <sup>2</sup> ) |
|--------------------------|------------|---|-----------|-------------------------|
| <b>Stage 1</b>           |            |   |           |                         |
| Multipurpose Sports Hall | Basement 3 | <ul style="list-style-type: none"> <li>Sport and PDHPE lessons</li> <li>Sporting competitions</li> <li>General play and breakout area during recess and lunch</li> <li>Weekly assemblies</li> </ul> | 260       | 258.4m <sup>2</sup>     |

| Space                           | Level        | Use   | ~Capacity | ~Area (m2)          |
|---------------------------------|--------------|---|-----------|---------------------|
|                                 |              | <ul style="list-style-type: none"> <li>• Waiting area during PUDO</li> <li>• Drama and theatre activities</li> </ul>  |           |                     |
| Undercroft area                 | Ground Level | <ul style="list-style-type: none"> <li>• Primary entrance and exit during morning and afternoon.</li> <li>• Play space and outdoor learning area for K-1 during the day.</li> </ul> | 100       | 453m <sup>2</sup>   |
| Junior Breakout 1               | Ground Level | <ul style="list-style-type: none"> <li>• Learning and collaboration</li> <li>• Recess and lunch gathering spot</li> </ul>   | 80        | 79.3m <sup>2</sup>  |
| Junior Library                  | Level 1      | <ul style="list-style-type: none"> <li>• General library uses</li> <li>• Quiet study</li> <li>• Recess and lunch</li> </ul>   | 195       | 106.4m <sup>2</sup> |
| Level 2 Terrace                 | Level 2      | <ul style="list-style-type: none"> <li>• Outdoor learning and collaboration</li> <li>• Breakout spaces</li> <li>• Play and recreation during recess and lunch</li> </ul>            | 100       | 263m <sup>2</sup>   |
| Junior Canteen and Breakout     | Level 2      | <ul style="list-style-type: none"> <li>• Eating area during recess and lunch</li> <li>• Breakout</li> </ul>   | 230       | 229.0m <sup>2</sup> |
| Rooftop Terrace                 | Level 7      | <ul style="list-style-type: none"> <li>• Outdoor learning and collaboration</li> <li>• Breakout spaces</li> <li>• Play and recreation during recess and lunch</li> </ul>            | 300       | 898m <sup>2</sup>   |
| <b>Stage 2</b>                  |              |   |           |                     |
| Level 3 Terrace                 | Level 3      | <ul style="list-style-type: none"> <li>• Outdoor learning and collaboration</li> <li>• Breakout spaces</li> <li>• Play and recreation during recess and lunch</li> </ul>            | 250       | 604m <sup>2</sup>   |
| Middle shared breakout          | Level 3      | <ul style="list-style-type: none"> <li>• Learning and collaboration</li> <li>• Recess and lunch gathering spot</li> </ul>   | 145       | 145.4m <sup>2</sup> |
| Middle shared breakout          | Level 4      | <ul style="list-style-type: none"> <li>• Learning and collaboration</li> <li>• Recess and lunch gathering spot</li> </ul>   | 40        | 40.5m <sup>2</sup>  |
| Senior Library and breakout     | Level 5      | <ul style="list-style-type: none"> <li>• General library uses</li> <li>• Quiet study</li> <li>• Recess and lunch</li> </ul>   | 100       | 107.4m <sup>2</sup> |
| Senior common room and breakout | Level 6      | <ul style="list-style-type: none"> <li>• Breakout and gathering area for Year 11 and 12 students.</li> </ul>  | 95        | 94.2m <sup>2</sup>  |
| Level 6 Terrace                 | Level 6      | <ul style="list-style-type: none"> <li>• Outdoor learning and collaboration</li> <li>• Breakout spaces</li> <li>• Play and recreation during recess and lunch</li> </ul>            | 100       | 197m <sup>2</sup>   |
| Middle and Senior Canteen       | Level 7      | <ul style="list-style-type: none"> <li>• Eating area during recess and lunch</li> <li>• Breakout</li> </ul>   | 215       | 215.7m <sup>2</sup> |

### 3.5. Use of Local Open Space and Recreation Facilities

As noted above, Reddam House will make efficient use of the on-site facilities, however, will utilise a variety of surrounding open spaces and recreational facilities to complement the educational offering of the school. These facilities will be spread across a range of local government areas to ensure diversity in space and to mitigate any capacity constraints on a particular area and local community.

The indicative open space and recreation facility requirements for a typical week are provided in the **Table 6** below for a maximum capacity of 1,560 students. Since the operation and occupation of the school is staged, it is noted that the requirements will also be staged and over time, will increase to the maximum specified below in line with the growth of student enrolment.

Table 6 Use of Local Open Space and Recreation

| Facility           | Times per week                          | Purpose of Use              | Capacity                |
|--------------------|---|-----------------------------|-------------------------|
| Oval               | High School – 3                         | AFL<br>Cricket              | 20-50                   |
| Courts             | High school – 4                         | Netball<br>Basketball       | 20-100                  |
| Playing field      | High school – 12<br>Primary school – 12 | Soccer<br>Rugby             | 20-100                  |
| Swimming Pool      | High school – 3<br>Primary School- 2-7  | Swimming                    | H – 15-40<br>P – 30-100 |
| Outdoor Recreation | Primary School – 10                     | General recreation and play | 30-100                  |

Inspired Education have consulted with Lane Cove Council, who have confirmed they have the capacity to accommodate the abovementioned requirements, particularly during school hours. On this basis, Reddam House will book available local facilities in surrounding LGA’s, including North Sydney and Lane Cove using the online booking systems on a needs basis. It should also be noted that Inspired Education have consulted with Lane Cove Council who have confirmed their availability and expressed their willingness to enter into an in-principle agreement at a later stage and as the school continues to grow to its maximum capacity.

Further detail on the use of council facilities is provided in **Appendix J** of the RtS report.

### 3.6. Community Use of School Facilities

The school facilities are not available for community use, and will be used only by students, families and visitors of the school.

It is noted that the multipurpose sports hall will be offered and used as a venue in sporting competitions and other extra-curricular activities that Reddam House participate in and therefore, competing local teams and schools will be able to use the hall.

### 3.7. Vertical Circulation

The school organisational structure and staggered bell times provided in **Table 1** above will assist in facilitating seamless connectivity and logistical movement of students around the school.

All levels of the building will be accessible via both stairs and lifts, however, it is the intention to limit the use of the lifts throughout the day to only staff and students who are injured or have a disability. This will be done by placing signs adjacent to the lifts that clearly prohibit the use of students and provide directions to the stairs.

As illustrated in the organisational diagram at **Figure 2**, the cohorts have been strategically located throughout the building, with the junior school students located at the lower levels and the senior school students located on the upper levels. This will ultimately reduce the reliance on lifts and stairs throughout the day and minimise movement across levels only during recess and lunch.

# 4.0 Transport and Parking

## 4.1. Student pick-up/drop-off management

Student pick-up and drop-off arrangements are discussed in the Operational Traffic Management Plan, submitted with the SSDA.

An on-site drop-off and pick-up area is provided within the basement and accessed via Harnett Street. Seven spaces are available for student drop off / pick up, with a further four spaces available for internal vehicle queuing. The internal drop off area has been designed to provide for the efficient movement of vehicles and minimise any internal congestion. Queuing analysis undertaken for the project indicates the maximum queue during the busiest drop off / pick up period would be three vehicles – i.e. seven vehicles using the dedicated drop off / pick up bays plus three vehicles waiting to enter these bays.

Drop-off / pick-up bay numbers were developed assuming the implementation of a managed collection system whereby parents arrive and provide a student name to a staff member who summons the student from an enclosed waiting area. This provides an efficient and safe system by removing waiting students from vehicle circulation and minimising conflict between students and vehicles. Managed pick-up systems assist in reducing waiting times, thereby increasing throughput and reducing the overall queue lengths. The drop off and pick-up area is to be housed in the Basement 2 level at the rear of the school building. Staggered bell times for the primary school and high school will be implemented to spread the demand for drop off and pick up over a longer time period and limit the extent of any vehicle queuing within the site.

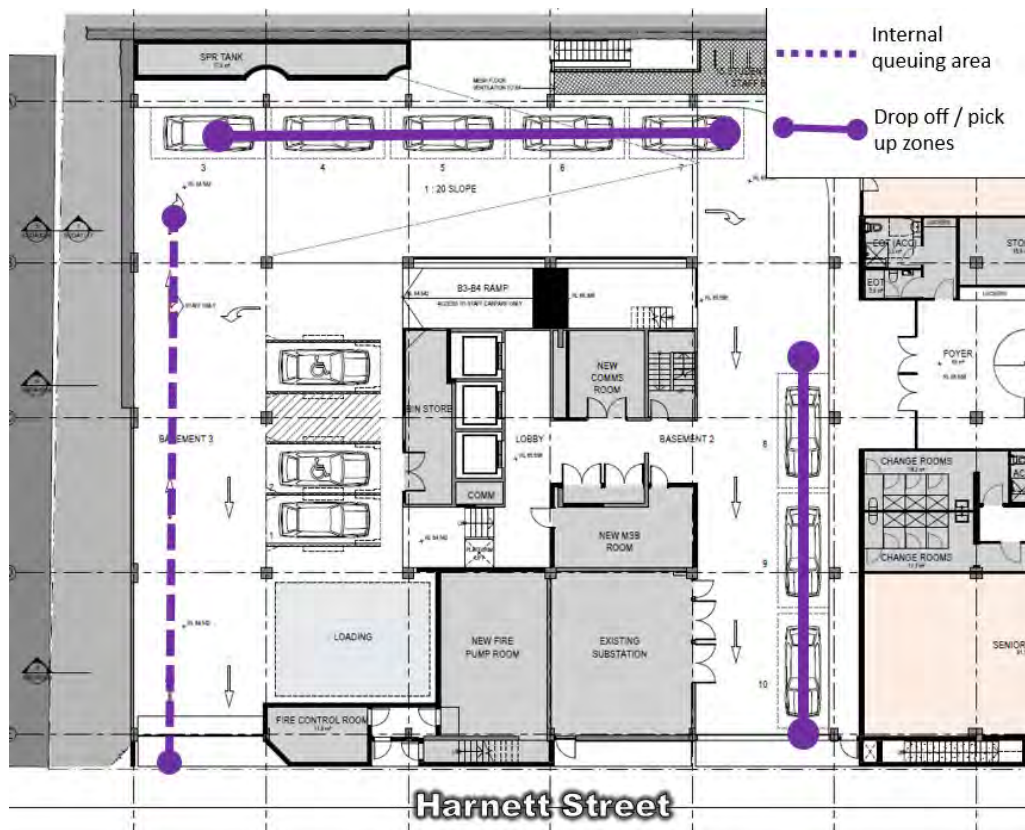


Figure 4 Student pick-up and drop-off area

Source: JMT

## 4.2. Travel Management

According to the Green Travel Plan prepared by Arup as part of the SSD, public and active transport will be used by 50% of Kindergarten to Year 2 students, 70% of Year 3 to 6 students, and 90% of Year 7 to 12 students.

Given the location of the site immediately adjacent to the Victoria Cross Metro Station, a high take up of public transport mode share is likely. To ensure these mode sharing targets are met and traffic impacts on the surrounding road network are mitigated, Inspired Education will develop ways to promote and support sustainable travel methods from the opening of the school which is further detailed in the Green Travel Plan. A culture of high percentage public transport use will be cultivated in the school community. Bicycle parking will also be provided for staff and students to encourage this form of transport to the school.

### 4.3. Transfer of students to, and from, nearby recreational facilities

As indicated in **Section 3.5**, the school intends to utilise a range of open space and recreation facilities, which will require the safe transfer of students to and from these facilities. The Addendum Traffic Report provides that a total of two shuttle bus services will be required for Stage 1, which will increase to 6 shuttle bus services during Stage 2 at total maximum capacity. These shuttle bus services will operate during the day and therefore, outside of peak hour pick up and drop off periods.

Details on the shuttle services are summarised below:

- Shuttle buses are to use the on-site pick up and drop off area, which has the capacity to accommodate the movement and queuing of up to two 30 seater minibuses at one time.
- Staggered bus arrivals in the morning to ensure that no more than two buses are queuing on site at the one time.
- Shuttle buses are not to travel to and from the school during peak traffic periods.
- In the morning, students will be transported directly to the off-site facility so that the buses only operate from the off-site venue to the school. Similarly, in the afternoon the students would travel directly home from the off-site location.

To ensure the safety of students during these off-site activities and the occasional excursions, the following mitigation measures will be implemented:

- The development of a supervision strategy;
- The availability of supervisors with appropriate competencies, skills and experience (including first aid);
- An appropriate supervisor-student ratio having regard to the nature and length of the excursion;
- That appropriate care is taken in selecting non-teaching staff to perform a supervisory role during the excursion (including the conduct of Working with Children Checks); and
- That all supervisors are properly briefed with respect to all aspects of the Excursion Management Plan

### 4.4. Parking

To reduce traffic generation and encourage sustainable transport options, limited parking spaces will be provided on site. As such, 10 staff parking spaces will be available within the basement. Additionally, pick-up and drop-off bays will also be made available for visitors to park during the school day only.

All students and staff of Reddam House will be encouraged to take public transport. However, it is noted that there is surrounding public car parks within walking distance of the school for those who chose not to use public transport.

## 5.0 Noise Management

E-Lab has prepared an acoustic assessment to accompany the SSDA, which outlines noise mitigation measures that will be implemented to minimise the impact on adjoining residences and the surrounding public domain. Additionally, the following measures will be undertaken:

- All visitors of the school will be encouraged to leave the premises in a quiet and orderly fashion.
- A register of complaints will be utilised to record the details of any complaints made by a person to staff including time, date and nature of complaint.
- Loitering at the front of the premises will be monitored and actively discouraged.
- No student activities will happen on outdoor spaces after 6pm; and
- Appropriate soundproofing will be in place (per code) for indoor spaces.
- Outdoor area capacity during OOSH to be in line with the numbers we assessed to in the acoustic report (i.e. 100 students on L3 terrace)
- Outdoor play area during OOSH has been assessed to comply with the noise limits in the NVIA (acoustic report)

## 6.0 Safety and Security

Reddam House is committed to providing a safe and secure environment for all our students, staff and visitors. A summary of the indicative measures to be implemented in the proposed development are outlined below:

- All entrances will be securely gated with buzzer and intercom system for visitors;
- Garage doors to pick up/drop off spaces closed outside of school hours;
- All blinds will be closed in rooms where theft targeted equipment is stored;
- Staff will have swipe cards to access basement carpark and front door; and
- CCTV and surveillance cameras will be installed and monitored by school staff.

In addition to the above and to mitigate the risks arising from security breaches, it is our policy to:

- Maintain a security program designed to ensure security of school grounds, buildings and equipment;
- Install security systems to maximise protection;
- Ensure the school grounds are secured after hours;
- Ensure personal property and school equipment is stored securely;
- Cooperate and work in partnership with agencies involved in crime prevention;
- Develop appropriate critical incident (emergency situations) response procedures; and
- Maintain appropriate insurance coverage.

It is noted that Inspired Education intend on partnering with a security advisor to ensure that the operation of the school is safe and secure for students, staff and visitors.

Specific to the ground level undercroft area, the play area will be gated from the circulation area and staff will be on duty at all times while students are playing. This, together with the above safety and security measures will ensure that the multipurpose function of the space can operate effectively, while still ensuring safety for the students and staff.

## 7.0 Emergency and Evacuation

Emergency and evacuation procedures will be delivered in conjunction with the School and an external provider to ensure an appropriate management plan is implemented for operation.

Indicatively, the emergency procedures will include:

- Use of bells and sirens;
- Emergency codes and announcement signals;
- Responsibilities of staff;
- Assembly area;
- Wardens, Chief Warden and Floor Wardens roles; and
- Drawing of Evacuation routes and exit points to be displayed on each level;

The emergency and evacuation plan will be prepared and adopted upon the operation of the school.

## 8.0 Waste Management

Waste will be managed in accordance with the Operational Waste Management Plan (OWMP), which identifies the different waste streams likely to be generated during the operational phase of the school, as well as how the waste will be handled, stored, and disposed, details of bin sizes/quantities and waste rooms, descriptions of the proposed waste management equipment used, and information on waste collection points and frequencies.

The waste management procedures will be clearly communicated to all relevant stakeholders.

## 9.0 Complaint and Incident Procedure

### **Complaints Register**

A register of complaints will be utilised to record the details of any complaints made by a person to staff including full name of complainant, time, date and specific details of the nature of complaint.

An explanation should be provided to the complainant that the matter will be addressed directly by the school, and elevated among staff as necessary.

### **Incident Register**

Inspired Education will adopt an accident/incident and injury reporting policy and procedure that will apply to all employees, students, volunteers and contractors. The policy and procedures provide a mechanism for reporting and recording incidents in accordance with legislative requirements.

It will be used to analyse data and implement any corrective action, monitor and improve the safety of all who may be impacted on by the school. This policy will be adopted upon the operation of the school.

## 10.0 Monitor and Review

This Draft Operational Management Plan is a live document and will be reviewed at 6-month intervals for the first two years of operation and then annually.

2 February 2024

2220107

Jim Davies  
Executive Assessment Planner  
North Sydney Council  
200 Miller Street  
North Sydney, NSW 2060

Via email: jim.davies@northsydney.nsw.gov.au

Dear Jim,

**RESPONSE TO REQUEST FOR FURTHER INFORMATION – DA269/23  
41 MCLAREN STREET, NORTH SYDNEY**

This letter has been prepared by Ethos Urban on behalf of Built Development Group (Built) in response to Council's request for further information issued via email on 30 November 2023. The Development Application (DA) relates to the internal fit-out of Levels 3 to 7 of the existing heritage building at 41 McLaren Street, North Sydney (the site) to facilitate the operation of the new independent school as approved under the Concept Proposal and Stage 1 State Significant Development Application (SSD- 46014456).

This letter provides a consolidated response to those matters raised in Council's request for further information email and should be read in conjunction with the following:

- Revised Architectural Drawings prepared by AJC Architects (**Attachment A**);
- Additional Architectural Drawings prepared by AJC Architects (**Attachment B**);
- Revised Design Statement prepared by AJC Architects (**Attachment C**);
- Photomontages prepared by AJC Architects (**Attachment D**);
- Revised Landscape Drawings prepared by Taylor Brammer (**Attachment E**);
- Revised ESD Report prepared by E-LAB (**Attachment F**);
- Revised Traffic Report prepared by JMT (**Attachment G**);
- Revised Construction Management Plan prepared by Built (**Attachment H**);
- Stormwater and Flooding Statement prepared by TTW (**Attachment I**);
- Revised Operational Management Plan prepared by Ethos Urban (**Attachment J**);
- Utilities Statement prepared by NDY (**Attachment K**); and
- Correspondence from Sydney Water (**Attachment L**).

## 1.0 Key Changes

In response to the comments raised by Council, the following key changes have been made:

- Architectural drawings have been updated to include a legend and to clearly identify Stage 2 works.
- Minor revisions to the internal fitout of Levels 3 to 6.
- Minor revision to the Level 3 landscaped terrace, including amendment to the play area and reduction in fixed seating.

A detailed response to each of the items raised is provided below and in the attached documents.



## 2.0 Response to Council Comments

A response to the comments raised in Council's request for information has been provided in **Table 1**.

**Table 1** Response to Council RFI comments

| Council comment  | Response   |
|--|--|
| Demonstration that the subject DA will satisfy or has satisfied relevant conditions of the SSD approval, from Schedule 2 Parts A & B of the consent of 7 November 2023.  | An assessment of the proposal against the relevant conditions of the SSDA approval is provided in <b>Table 2</b> .   |
| The submitted acoustic report states the use of outdoor terraces should comply with noise criteria for childcare centres, without demonstrating how it would be achieved and that it is achievable. Predicted noise levels are not provided for activities on the outdoor terraces. The appropriateness of using noise limits for childcare centres for a K-12 school is questioned. Likewise, achievement of nominated noise levels for rooftop plant is not demonstrated either.   | <p>The use of the outdoor terrace has been assessed to achieve the noise emission requirements to surrounding residences. The AAAC guideline for childcare centres was adopted for the outdoor terrace assessment, as there are no state or local guidelines for noise emissions from primary/secondary school facilities, and therefore childcare centres would be most relevant (see Section 6.1.2 of DA Acoustic Report). The outdoor terrace noise assessment was undertaken based on parameters set out in the Operational Management Plan, to comply with the outdoor terrace noise emission criteria (see Appendix A Section 7.4 of the DA Acoustic Report).</p> <p>Similarly, the rooftop plant has been assessed to achieve the noise emission requirements to surrounding residences. The EPA noise emission criteria is provided in Section 6.1.2 of DA Acoustic Report, and specific mechanical services mitigation measures are provided in Appendix A Section 9.1 for reference.</p> |
| The architectural plans use various colours to indicate something. A key to colours used and their meaning should ideally be located on every coloured page.   | The architectural plans have been updated accordingly to include a key on each page to show the meaning of each colour used. Refer to <b>Attachment A</b> .  |
| For issuing approval I would also appreciate the architectural drawings (those for which approval is sought) being in a separate PDF file to other documents, such as the design report, site analysis, shadow diagrams, et. al.   | The architectural drawings that require stamping are provided within <b>Attachment A</b> . All other drawings including organisational structure, daylight and solar access, and outdoor open space diagrams are provided within <b>Attachment B</b> .   |
| <p>The architectural and landscape plans must be definitive in distinguishing Stage 2 from Stage 1 works.</p> <p>a) The plans indicate that all external works to the facades are part of Stage 1, as they are uncoloured. The note on several sheets, that the works shown within the blue line are part of Stage 1 and not Stage 2, is ambiguous when read with the colouring on the plans. Although the note says works within the blue line are not part of Stage 2, colouring of spaces on levels 3 to 7, for example, indicate fit out work is proposed within the blue line, when these works are part of Stage 2.</p> <p>b) The colours on other levels suggest the fit out of those floors is part of Stage 2 as well – however, the SEE (for this DA) and the Stage 1 consent and the stamped plans –for Stage 1 – clearly show the stage 1 works. One reason the Stage 1 approved plans are clear, is because they do not include any stage 2 works. They are unequivocal.</p> <p>c) The same thing needs to be done for the Stage 2 DA plans – remove all works already approved by Stage 1, and notations referring to stage 1, instead of relying on an ambiguous note. Cross-referencing to other plans to understand the subject set of plans should be unnecessary.</p> | <p>The architectural drawings have been revised to clearly distinguish the Stage 2 works that are sought for approval from the Stage 1 works determined under the SSDA.</p> <p>It is emphasised that this Stage 2 DA only seeks approval for the fitout of level 3 to level 6. This is clearly identified on the revised architectural drawings provided at <b>Attachment A</b>.</p>   |

The plans as they are, cannot be approved, as they unclear in identifying the Stage 2 works for which consent is sought. Please compare the approved plans with those submitted with the subject DA and hopefully you will see what I mean.

## 2.1 Assessment against the Concept and Stage 1 SSDA Conditions (SSD-46014456)

**Table 2 Assessment against Concept Proposal Conditions**

| Ref.   | Condition  | Comment   |  |  |  |  |         |     |              |      |        |    |                                |            |        |    |                                |            |        |    |              |            |
|--|--|---|--|--|--|--|---------|-----|--------------|------|--------|----|--------------------------------|------------|--------|----|--------------------------------|------------|--------|----|--------------|------------|
| <b>Part A – Administrative conditions</b>  |  |   |  |  |  |  |         |     |              |      |        |    |                                |            |        |    |                                |            |        |    |              |            |
| A1   | In accordance with section 4.22(4) of the EP&A Act all development under the Concept Proposal must be subject of future development application(s), other than the development of Stage 1 that is subject to the conditions in Schedule 3.   | This Stage 2 Development Application is consistent with the conditions provided in Schedule 3 of the consent.   |  |  |  |  |         |     |              |      |        |    |                                |            |        |    |                                |            |        |    |              |            |
| A2   | The determination of future development application(s) is to be generally consistent with the terms of development consent SSD-46014456 as described in Schedule 1 and subject to the conditions in Parts A and B, Schedule 2.   | Noted. It is confirmed that the development application is generally consistent with the terms of the development consent.  |  |  |  |  |         |     |              |      |        |    |                                |            |        |    |                                |            |        |    |              |            |
| A3   | The development (other than the development of Stage 1 that is subject to the conditions of consent in Schedule 3) may only be carried out: <ul style="list-style-type: none"> <li>a) in compliance with the conditions of this consent;</li> <li>b) in accordance with all written directions of the Planning Secretary; and</li> <li>c) generally in accordance with the Environmental Impact Statement (EIS), Response to Submissions (RtS) and additional information; and</li> <li>d) in accordance with the approved plans in the table below:</li> </ul>            | The subject application satisfies this condition in that it has been prepared in accordance with the conditions of consent, the EIS and additional information submission as part of the SSDA, and the approved landscape plans listed.   |  |  |  |  |         |     |              |      |        |    |                                |            |        |    |                                |            |        |    |              |            |
| <table border="1"> <thead> <tr> <th colspan="4">Landscape drawings prepared by Taylor Brammer Landscape Architects Pty Ltd</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>LAN101</td> <td>P1</td> <td>Level 3 Concept Landscape Plan</td> <td>03/07/2023</td> </tr> <tr> <td>LAN102</td> <td>P2</td> <td>Level 6 Concept Landscape Plan</td> <td>11/07/2023</td> </tr> <tr> <td>LAN103</td> <td>P2</td> <td>Site Section</td> <td>11/07/2023</td> </tr> </tbody> </table> |  |   | Landscape drawings prepared by Taylor Brammer Landscape Architects Pty Ltd |  |  |  | Dwg No. | Rev | Name of Plan | Date | LAN101 | P1 | Level 3 Concept Landscape Plan | 03/07/2023 | LAN102 | P2 | Level 6 Concept Landscape Plan | 11/07/2023 | LAN103 | P2 | Site Section | 11/07/2023 |
| Landscape drawings prepared by Taylor Brammer Landscape Architects Pty Ltd   |  |   |  |  |  |  |         |     |              |      |        |    |                                |            |        |    |                                |            |        |    |              |            |
| Dwg No.  | Rev  | Name of Plan  | Date   |  |  |  |         |     |              |      |        |    |                                |            |        |    |                                |            |        |    |              |            |
| LAN101   | P1   | Level 3 Concept Landscape Plan  | 03/07/2023   |  |  |  |         |     |              |      |        |    |                                |            |        |    |                                |            |        |    |              |            |
| LAN102   | P2   | Level 6 Concept Landscape Plan  | 11/07/2023   |  |  |  |         |     |              |      |        |    |                                |            |        |    |                                |            |        |    |              |            |
| LAN103   | P2   | Site Section  | 11/07/2023   |  |  |  |         |     |              |      |        |    |                                |            |        |    |                                |            |        |    |              |            |
| <b>Part B – Conditions to be satisfied in future development applications</b>  |  |   |  |  |  |  |         |     |              |      |        |    |                                |            |        |    |                                |            |        |    |              |            |
| B1   | All future development application(s) associated with the Concept proposal must be generally consistent with the figures in the Supplementary Design Report prepared by AJC Architects dated August 2023 and the Architectural drawings prepared by AJC Architects as follows (as relevant): <ul style="list-style-type: none"> <li>a) Organisational Diagram – Full Occupancy dated July 2023;</li> <li>b) Breakout &amp; Outdoor Learning Area (Rev 2 – SSDA2801) dated 27 July 2023; and</li> <li>c) Daylight Access (Rev 1 - SSDA12802) dated 22 June 2023.</li> </ul> | The subject development application satisfies this condition in that it is consistent with the figures in the relevant plans and drawings approved under the Concept proposal. To reflect the proposed fitout for Levels 3 to 6, an updated breakout and outdoor learning plan and daylight access plan have been prepared and is included at <b>Attachment B</b> . |  |  |  |  |         |     |              |      |        |    |                                |            |        |    |                                |            |        |    |              |            |

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|----|--|--|
| B2 | <p>All future development application(s) associated with the Concept proposal must include (as relevant):</p> <ol style="list-style-type: none"> <li>detailed plans, elevations and sections;</li> <li>artist's perspectives / photomontages;</li> <li>details of fit-outs, OOSH and roof-top details;</li> <li>Crime Prevention Through Environmental Design (CPTED) details; and</li> <li>a Design Statement demonstrating the design quality of the proposed development and having regard to the existing buildings on the site, character of surrounding development,</li> <li>and the design quality principles in Schedule 8 of the State Environmental Planning Policy (Transport and Infrastructure) 2021.</li> </ol>   | <p>As detailed below, the subject development application is consistent with this condition in that:</p> <ul style="list-style-type: none"> <li>Detailed plans for Levels 3 to Level 6 are provided at <b>Attachment A</b>.</li> <li>No external works are proposed and therefore, elevation plans are not sought for approval.</li> <li>Photomontages of the proposed development is provided at <b>Attachment D</b>.</li> <li>Details of the proposed fit-out and OOSH are provided within the original SEE. It is noted that no rooftop works are proposed.</li> <li>An assessment against the Crime Prevention Through Environmental Design (CPTED) is provided at <b>Section 2.2</b> of this letter.</li> <li>A Design Statement is provided at <b>Attachment C</b>, which includes details of the proposed development and an assessment of the design quality principles in Schedule 8 of the State Environmental Planning Policy (Transport and Infrastructure) 2021.</li> </ul>   |
| B3 | <p>All future development application(s) associated with the Concept proposal must achieve an appropriate degree of accessibility in accordance with the Disability (Access to Premises – buildings) Standards 2010 and include an Access Report, prepared by a suitably qualified consultant, demonstrating compliance, as relevant.</p>  | <p>Noted. An Accessibility Report was submitted with the original DA package (Appendix H), which demonstrated compliance with the relevant standards and consistency with the Concept Plan. No further assessment is required as part of this response.</p>  |
| B4 | <p>All future development application(s) associated with the Concept proposal must include an assessment of amenity impacts including solar and daylight access and visual privacy (as relevant).</p>  | <p>An assessment against of amenity impacts including solar access and visual privacy is provided within the Design Statement at <b>Attachment B</b>.</p>  |
| B5 | <p>All future development application(s) associated with the Concept proposal must be accompanied by a Noise and Vibration Impact Assessment Report (as relevant), prepared by a suitably qualified consultant, including (but not limited to):</p> <ol style="list-style-type: none"> <li>a quantitative assessment of the main noise generating sources and activities during operation of the school in full capacity;</li> <li>a statement with evidence demonstrating compliance with the Stage 1 Operational Noise Management sub-plan (Schedule 3 condition E38);</li> <li>any updates to the Stage 1 Operational Noise Management Sub-plan that would be required to ensure that the recommendations of the Noise and Vibration Impact Assessment Report can be complied with;</li> <li>any management and mitigating measures necessary to ensure the amenity of future sensitive land uses on the site and neighbouring sites is protected during the operation of the development in full capacity; and</li> <li>an assessment of construction noise and vibration impact including the impacts of future construction noise on the ongoing operation of the school.</li> </ol> | <p>A Noise and Vibration Impact Assessment Report prepared by E-LAB was submitted with the original DA package (Appendix J). The report has been prepared in accordance with the condition and a summary of the assessment is provided below:</p> <ul style="list-style-type: none"> <li>The main noise generating sources and activities is from the outdoor terrace area, which has been assessed in detail in the report. The assessment is based on the maximum capacity of students and demonstrates that the noise emission requirements are achieved with this limit.</li> <li>It is confirmed that the noise and vibration impact assessment has been prepared in accordance with the requirements set out in the Operational Management Plan, including the occupancy times and capacity.</li> <li>The noise and vibration impact report has undertaken an assessment against the nearby residential receivers, which are the most sensitive type of receivers with the most stringent noise restrictions. The report concludes that the noise impact is acceptable subject to the implementation of the mitigation measures provided.</li> <li>An assessment of the construction noise and vibration impacts has been assessed within the report.</li> </ul> |
| B6 | <p>All future development application(s) associated with the Concept proposal must (as relevant):</p>  | <p>Noted. An Operational Waste Management Plan was submitted with the original DA package</p>  |

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|-----|---|--|
|     | <ul style="list-style-type: none"> <li>a) include an updated Operational Waste Management Plan (OWMP), prepared by a suitably qualified consultant, to address storage, collection, and management of waste and recycling associated with the entire site and that stage of the development.</li> </ul>   | <p>(Appendix K), which was prepared by a suitably qualified consultant in accordance with the condition.</p> <p>No further assessment is required as part of this response.</p>  |
| B7  | <p>All future development application(s) associated with the Concept proposal must include (as relevant):</p> <ul style="list-style-type: none"> <li>a) detailed landscape plans generally consistent with Schedule 2 condition A3;</li> <li>a) location of the OOSH outdoor play space on level 3;</li> <li>b) details of the play structure between levels 2 – 3;</li> <li>c) location of replacement plantings and additional landscaping (as relevant); and</li> <li>d) the design and treatment of all existing and new ground and surface areas around the building, landscaping and trees, spaces and structures.</li> </ul>   | <p>The landscape drawings have been prepared accordingly. It is noted that some minor revisions have been made to the Level 3 terrace, which includes amendments to the play equipment and the reduction of the fixed seating. Refer to <b>Attachment E</b> for the revised plans.</p> |
| B8  | <p>All future development application(s) associated with the Concept proposal for demolition and/or any repairs/maintenance works to the existing building must:</p> <ul style="list-style-type: none"> <li>a) include a detailed Heritage Impact Statement (as relevant), prepared by a suitably qualified consultant, that considers the impact of the future stages of the development on the existing heritage listed building; and</li> <li>b) include any additional heritage interpretation strategy(ies), if relevant, in addition to the requirements of Schedule 3.</li> </ul>  | <p>A Heritage Impact Assessment was prepared by Curio Projects and lodged with the original DA package (Appendix E).</p> <p>No further assessment is required as part of this response.</p>  |
| B9  | <p>All future development application(s) associated with the Concept proposal (as relevant) must demonstrate how the principles of Ecologically Sustainable Development have been incorporated into the design, construction and on-going operation of the school.</p>  | <p>An ESD report has been prepared and is included at <b>Attachment F</b>.</p>   |
| B10 | <p>All future development application(s) associated with the Concept proposal (as relevant) must be accompanied by a Traffic Impact Assessment (TIA), prepared by a suitably qualified consultant, that assesses the traffic, transport and pedestrian impacts on the road and footpath networks and nearby intersection capacity. The TIA must:</p> <ul style="list-style-type: none"> <li>a) be consistent with the assessment conducted under this development consent;</li> <li>b) include additional mitigation measures, as required, for the school to operate at its full capacity;</li> <li>c) be supported by a Green Travel Plan (GTP), which is GTP established by the Stage 1 (Schedule 3 condition E14) and include any updates, as necessary considering the student capacity;</li> <li>d) be supported by an Operational Traffic and Access Management Plan (OTAMP), prepared by a suitably qualified consultant and consistent with the requirements in Schedule 3 condition E15, with any additional mitigation /management measures that are required;</li> <li>e) confirm that up to six shuttle buses would be provided to transport students to/from offsite recreational facilities in the future; and</li> <li>f) include analysis of the need for school bus services and the probable location of bus zones.</li> </ul> | <p>An updated Traffic Impact Assessment has been provided in <b>Attachment G</b>. The primary changes to the report include the detailing of the shuttle bus services that will transfer students on and off site to recreational facilities in the future.</p>                        |

|     |   |  |
|-----|---|--|
| B11 | All future development application(s) associated with the Concept proposal must include an updated Construction Pedestrian Traffic Management Plan (CTPMP), prepared by a suitably qualified consultant, detailing vehicle routes, number of trucks, hours of operation, access and pedestrian arrangements and traffic control measures, consistent with the CTPMP required for Stage 1 in Schedule 3 condition 0  | An updated Construction Management Plan has been included at <b>Attachment H</b> to respond to the conditions.   |
| B12 | All future development application(s) associated with the Concept proposal must include a Construction Environmental Management Plan (CEMP).  |  |
| B13 | All future development application(s) associated with the Concept proposal (as relevant) must include a confirmation, by a suitably qualified person, that: <ul style="list-style-type: none"> <li>a) no changes are proposed to the stormwater management approved by Stage 1 (Schedule 3); and</li> <li>b) the Flood Emergency Management Plan (FEMP) approved under Stage 1 (Schedule 3) would be applicable to the site or provide additional mitigation and management measures in the approved FEMP, considering an increase in students and uses.</li> </ul> | TTW has confirmed that that no changes are proposed to the stormwater management and flood management plan. This statement is included at <b>Attachment I</b> .  |
| B14 | All future development application(s) associated with the Concept proposal must include an updated Operational Management Plan (including all sub-plans) that is consistent with the requirements in Stage 1 (Schedule 3 condition E34).  | An updated Operational Management Plan has been included at <b>Attachment J</b> . It has been updated to ensure it is consistent with Schedule 3 Condition E34.  |
| B15 | All future development application(s) associated with the Concept proposal (as relevant) must address the existing capacity and any augmentation requirements of the development on the provision of utilities, including staging of infrastructure through the preparation of an Infrastructure Management Plan.   | A Utilities Statement has been prepared and is made available at <b>Attachment K</b> . It addresses the existing capacity and augmentation requirements of the development.<br><br>It is also noted that Sydney Water has confirmed that the existing infrastructure is adequate for the operation of the school. Refer to <b>Appendix L</b> . |

## 2.2 Crime Prevention Through Environmental Design

Given the subject development only comprises the internal fitout of Levels 3 to 6, it will remain consistent with the assessment undertaken against the principles of Crime Prevention through Environmental Design (CPTED) provided within the Concept Plan and Stage 1 SSDA. Notwithstanding, **Table 3** below provides a supplementary assessment against the CPTED principles, which confirms that the development is compliant.

**Table 3** Consistency with CPTED Principles

| Principle      | Response  |
|----------------|---|
| Access Control | Levels 3 to 6 will ensure circulation around and through the facilities needs to be clear in the definition of where people can and cannot go. The following design responses are included to implement access control: <ul style="list-style-type: none"> <li>• The building form and location restricts access.</li> <li>• The main entries to the site will be controlled by school staff, and locked outside of access hours.</li> <li>• The landscape design responds to pedestrian movement paths and guides people to entries and public spaces.</li> <li>• On-site vehicle access will be supervised by staff during key periods and otherwise secured with electronic roller doors.</li> </ul> |
| Surveillance   | Natural and technical surveillance are important in the case of a school, where surveillance is required from teachers to students, and from students to students. The following design responses are included to provide clear surveillance: <ul style="list-style-type: none"> <li>• Pathways and circulation areas are wide and open, while smaller, constrained corridors with blind corners are minimised.</li> </ul>  |

- Staff Rooms, the Library and Administration functions are distributed throughout the levels which will assist with an adult presence throughout.
- The Entry Administration area approved under the Concept SSDA will provide a secure entry into the school.
- Appropriate number of staff will be required for playground duty during recess and lunch.
- After-hours external lighting is consistent with increased lighting at facility entries.

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**Territorial Reinforcement**

Areas that are well-maintained and well-used generate a feeling of “ownership” and thus reduce opportunities for criminal activity. Public areas need to clearly define their intended use and encourage community activity. The following design measures have been implemented to provide territorial reinforcement:

- The location of the main entrance gate provides an informal gathering space for the school community. Upon entry into the campus, wayfinding is clear through the hierarchy of internal circulation spaces.
- School spaces are within a distinct self-contained structure with no public access.

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**Space Management**

Areas need to be attractive and well-maintained with regular removal of waste, removal of graffiti, repair of vandalism and the repair of broken equipment/furniture. This applies to both public and communal “private” areas. The following design measures have been implemented to provide space management:

- Management methodologies have an emphasis on damage, graffiti and maintenance to ensure the facility presents a clean, cared-for environment.
  - Selection of materials, furniture and fittings will have an emphasis on reducing vandalism to assist in space management.
  - Gathering spaces are integrated into the design, minimising vandalism.
- 

We trust the above and attached additional information addresses the comments raised by Council and allows the finalisation of the assessment report. We look forward to receiving confirmation of when this matter will be determined.

Should you have any queries about this matter, please do not hesitate to contact the undersigned.

Yours sincerely,



**Matthew Thrum**  
 Urbanist  
 mthrum@ethosurban.com

**Sarah Castro**  
 Senior Urbanist  
 scastro@ethosurban.com