

# Summary Report St Catherine's School, Waverly

**315, 317-319A Bronte Road, Waverly**

Primary Innovation Centre comprising a Science and  
Technology Centre with associated outdoor spaces.

Submitted to  
Office of Infrastructure Coordinator General  
On Behalf St Catherine's School Waverly

July 2009 ■ 09286

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## Appendices

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- A NSW Nation Building and Jobs Plan (State infrastructure Delivery) Act 2009 – Education Projects Checklist
- B BGA (BER) Participant Agreement Primary Schools for the 21<sup>st</sup> Century by The AIS of NSW Block Grant Authority Limited, dated 7 May 2009, Project Delivery Program, and Cost Breakdown by BER Primary NSW, 2 April 2009
- C Project Delivery Program by John Cockings + Associates Architects, 22 June 2009
- D Section 149 Certificate No.16835 dated 15 April 2009, No 16816 dated 15 April 2009, and No.16815 dated 15 April 2009
- E Survey Plan Drawing No.4060-08 Revision B by Geomat Engineering Pty Ltd, 9 April 2009
- F Plan ICG01- Site Photographs by John Cockings + Associates Architects, June 2009
- G Architectural Plans: ICG02 Location + Site Plan and ICG03 Proposed Plans, Sections, Elevations by John Cockings + Associates Architects, July 2009
- H Architectural Design Statement by John Cockings + Associates Architects, July 2009
- I ICG04 Landscape Plan by John Cockings + Associates Architects, July 2009
- J ICG05 Existing + Proposed Shadows; ICG06 Existing + Proposed Shadows; ICG07 Existing + Proposed Shadows –View to Nursing Home 319-321 Bronte Rd; ICG08 Existing + Proposed Shadows –View to Nursing Home 319-321 Bronte Rd; ICG09 Existing + Proposed Shadows –South Pavilion; and ICG10 Existing + Proposed Shadows –South Pavilion all by John Cockings + Associates Architects, dated June 2009.
- K Plan ICG11 + 12 3D Model by John Cockings + Associates Architects, June 2009

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- L Plan ICG13 - Schedule of Finishes by John Cockings + Associates Architects, July 2009
- M PIC Animation by John Cockings + Associates Architects, June 2009
- N Record of meetings with Waverly Council
- O Advice of Servicing Authorities: Letter from Energy Australia by Joe Borg, 23 June 2009 and Feasibility Letter from Sydney Water, 18<sup>th</sup> June 2009
- P Statement of Heritage Impact by NBRS + Partners, May 2009 and Statement of Heritage Impact, Charing Cross Conservation Area by NBRS + Partners, June 2009
- Q Arborist Report by Glenyss Laws, 2 July 2009
- R Construction Management Plan by Taylor Construction Group
- S Building Code of Australia Assessment Report by Metropolitan Building Consultants, dated July 2009

## 1.0 Introduction

This Summary Report has been prepared to support an application for St Catherine's School, Waverly (St Catherine's) to the Infrastructure Coordinator General seeking an exemption to compliance with existing development control legislation and seeking an authorisation to undertake the project. This application is made in accordance with the provisions and requirements of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 (NBJP Act).

This report is also prepared in accordance with the NBJP Act Planning Approvals User Guide (12 May 2009 version), the Education Projects Checklist and the Application Form as current on 12 June 2009.

All relevant documentation required by the User Guide, the Application Form and Checklist are appended to this report – see Table of Contents.

## 2.0 The Site

St Catherine's is located at 26 Albion Street, and 315, 317-319A Bronte Road, Waverly. The site is legally described as Lot 1 DP80046, Lot 560 DP 752011, Lot 1 DP 76210, Lot 7 DP 62041, and Lot 1 DP 231580. The project is proposed to be undertaken on Lot 1 DP 76210, Lot 7 DP 62041, and Lot 1 DP 231580 315, 317-319A Bronte Road, Waverly. The land comprising the school site as a whole and the area of the project the subject of the application is shown on the location and site plan drawing ICG02.

Lot 1 DP 76210 is a battleaxe allotment fronting Bronte Road. It provides an easement for access (Right of Carriageway and Right of Footway) to adjacent 313 Bronte Road (Lot 6 DP 61403). The access handle and existing crossing to Bronte Road will be used to provide construction access to the work area. No works are proposed to be undertaken on 313 Bronte Road or within the axe handle to Lot 1. Owners Consent of 313 Bronte Road is not required for the application.

Photographs of the site and the location of the proposed development are also included at **Appendix F**. An aerial photograph and site locality plan showing the distribution of existing built form are included with this report – see **Appendix H**.

The site lies within a predominantly residential locality. To the east, south and west the site is bounded by low and medium residential dwellings including a nursing home located to the south east of the site.

## 3.0 Project Details

St Catherine's has secured \$2,500,000 of funding for the project – see documentation of funding approval at **Appendix B**. In addition to the funding St Catherine's is providing further funding for the construction of the works. A breakdown of which elements of the project are funded under the Building the Education Revolution (BER) program and other funding is also provided at **Appendix B**. The works are shown on the architectural plans at **Appendix H** and comprise the construction of a Primary Innovation Centre comprising of two linked components including:

- Southern pavilion which is a two storey structure with a multi use hall at ground floor and a studio, media training facility and classroom on the first floor;

- Northern pavilion which comprises a three storey structure with a science laboratory classroom at the ground floor, a classroom at first floor and an art studio at the second floor level;
- A science garden is to be located outside adjacent to the science laboratory;
- The two pavilions are linked at the upper floor level by a bridge and at ground level by a ramp and landscaping;
- Landscaping is interacts with the building and is to provide a learning environment and will include a water feature fed by rainwater tanks;
- Access to the building will be integrated with the ground level circulation space around existing buildings.
- No trees are to be removed.

The multi use hall in the southern pavilion has been designed to be POPE compliant as required by the BER funding but the application does not seek POPE approval. This will be separately pursued through Waverly Council.

An Architectural Design statement has been prepared (**Appendix G**) which documents the design philosophy behind the Primary Innovation Centre and describes the interaction of each of the elements.

The project will not increase the student population of the school. The works will provide increased amenity and improved learning environment for existing students. The proposed built works are located more than 5 metres from the site's boundaries and are less than 12 metres in height.

## 4.0 SEPP Infrastructure (ISEPP)

The proposed project cannot be classified as be 'Exempt Development' under clause s 20(1) and 30 of the ISEPP, as the nature of the proposed works are not able to given the extent of works are not minor development works.

The proposed project has been designed to satisfy the development standards relating to complying development under ISEPP however, as the site the subject of the works (315, 317-319A Bronte Road) is located within a Heritage Conservation Area and part of the school site (26 Albion Street) contain an item of local heritage significance (Isabel Hall) the development cannot be Complying Development under clause 31A of the ISEPP. On this basis the proposed development would require development approval under Part 4 of the EP&A Act, 1979.

The project's total \$4.5 million capital investment value falls short of the \$30 million capital investment value threshold identified in the NSW Major Projects SEPP. Therefore, the project does not qualify as a Major Project under Part 3A of the NSW EP & A Act, 1979.

In consultation undertaken with Waverly Council (Council) on 11 and 22 June 2009 Council officers estimated that based on current DA approval time frames it would take approximately 8 weeks to notify and conduct an assessment of a development application for the school. The application would then be referred to the elected Council for determination. This process would add it was estimated a further 4 weeks to the process.

This estimation of a 12 week assessment period however is in contrast with the schools experience of seeking development consent through Council for other works. Most recently for the construction of 10 hardstand car parking spaces, practice court, landscaping and drainage works (315 Bronte Road) which took in

excess of 26 to be assessed and determined by Council. The consent issued was not acted on as the conditions imposed on the development consent made the project unviable. This consent is not relied upon for the purpose of the current project.

Council Officers also provided the following feedback in relation to the proposed development (**Appendix N**):

- They saw no significant issues with the proposed development.
- Stormwater drainage measures would be applied to the proposed works and not the whole school.
- With the use of onsite detention, reuse of rainwater and the use of water tanks then the system can be connected to the Council's street system.
- The proposed development will attract a 2% levy under Council's Section 94A section 94 Plans.

Waverly Council officers were very cooperative and professional in the meeting and consultation process.

Clause 102 of ISEPP requires where development for an educational establishment is proposed on land that is adjacent to a road corridor for a freeway or the like, the consent authority is required to consider the likely noise impacts to the proposed development. Further, consideration is required to be made of any guidelines relating to this matter as issued by the Director General.

Clause 3.11 of the Checklist (**Appendix A**) requires the preparation of a Noise Impact Assessment where the project is located adjacent to a road with an average daily traffic volume of 40,000 vehicles or more. The section of Bronte Road adjacent to the site **carries less than** 40,000 vehicles and as such a noise impact assessment is not required.

## 5.0 Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009

The Building Procurement program prepared by John Cockings sets out the steps required to be undertaken to deliver the project by 20 December 2010, the BER completion date for the project (see **Appendix C**). The program illustrates a 13 month construction program which is preceded by the approval and documentation stages and tender process. The program is unable to incorporate a potential 12 week approval and assessment process (best case) or a potential 26 assessment and approval process for a development application lodged with Waverly Council and still meet the completion deadline required by the COAG funding.

Accordingly, an order exempting the project from development control legislation is made in accordance with Section 23(1)(b) of the NBJP Act. Further this application seeks an authorisation under Section 24 of the NBJP Act to enable construction to commence and be completed in accordance with the Construction Program established by John Cockings and Associates to comply with the COAG funding guidelines.

## 6.0 Checklist Findings

The Education Projects Checklist (at **Appendix A**) identified that there were a number of issues to be addressed in relation to the project such as heritage issues as the site on which the works will be undertaken are within a heritage

conservation area. Further information is submitted in support of the application identified in the table of contents and discussed in this section.

## Heritage

As discussed above the site the subject of the application 315, 317-319A Bronte Road does not contain a heritage item but is located within the Charing Cross Conservation Area.

The works are to be located away from Bronte Road behind existing residential dwellings (317 and 319A Bronte Road) which are to be retained for school purposes. The works will not be visually prominent when viewed from Bronte Road and will not detract from the streetscape.

While the southern pavilion is located adjacent to the existing school buildings including Isabel House, there will be no adverse impact on the item.

The issues relating to potential Heritage Impact are addressed in the reports by NBRS and Partner see **Appendix O**.

## Landscaping and Tree Retention

No trees are required to be removed to accommodate the proposed project. Two trees are located adjacent to the southern pavilion within the proposed landscaped area.

An arborist report has been prepared by Glenyss Law (**Appendix P**) which documents the health of the trees and presents recommendations for their retention during the construction phase and integration with the proposed landscaping works.

## Funding

As discussed above the project is to be partly funded through BER funding and partly funded by the school. The BER Funding approval is provided at **Appendix B** together with a breakdown of the cost of the project and allocation of funding.

## Project Design

The project has been designed to satisfy the development standards for complying development under ISEPP. The buildings have been designed to follow the irregular southern boundary, which provides compliance as well as separation from the adjoining nursing home to the south.

The project is of variable width and less than 12 metres in height. The project will not be constructed over an existing easement or within one metre of a public sewer.

The works will rely on an alternative building solution to satisfy the requirements of the Building Code of Australia. Metropolitan Building Consultants have prepared a Building Assessment Report (**Appendix Q**). The report identifies construction types, compliance with the BCA and issues that require an alternative solution. The final alternative solution will be prepared by the relevant experts as part of the design phase involved in the preparation of the construction certificate documentation. The report satisfies the requirements of clause 3.5 of the Checklist.

The two pavilions have been designed not to overshadow the adjoining residential buildings. A series of shadow diagrams prepared by John Cockings and Associates documents the existing and proposed shadows and demonstrates that there will be no adverse impact in shadowing terms as a result of the project.



The school currently has a vehicular access to Bronte Road. This access will be maintained and will be used for construction purposes. This access was used when works were undertaken to the Isabel Hall building. A construction management plan has been prepared by Taylor Consulting Group (**Appendix R**) which demonstrates how the construction is to be undertaken without impacting upon adjoining properties or the local road network.

The project will not alter the schools vehicular access and parking arrangements nor will it increase school population.

## Infrastructure Services

Question 3.9 of the checklist requires there to be written documentation provided from the relevant service authorities to confirm ability of each project to connect to the required services. Correspondence has been received from Energy Australia and Sydney Water (**Appendix S**).

The advice received from the Council is presented at **Appendix N** and within this report. Council officers provided valuable feedback with regard to the proposed stormwater measures for the development.

## 7.0 Conclusion

The proposed Primary Innovation Centre is consistent with the project design criteria set out under the Education Projects Checklist.

The proposed development has environmental planning merit in the following respects:

- The project's layout will support an existing educational establishment with a facility that is functional and efficient;
- The proposed project will not impact on the residential amenity of the locality, with no overshadowing or additional traffic impacts;
- Will not impact on the local heritage item on site nor the streetscape within the Heritage Conservation Area adjacent to the site;
- Will integrate the new works within the existing school environment; and
- The development is suitable for the site and has demonstrable social and public benefits.

Given the above environmental planning merits, it is recommended that the St Catherine's School project should be authorised under the NBJP Act as described in this application.