

# Memorandum

TO: Sydney Eastern City Planning Panel

FROM: Randwick City Council

DATE: 19 May 2021

FILE: PPSSEC-55  
DA/259/2020

SUBJECT: Demolition of existing Building A, B, C and existing Internal playground area.; removing of existing demountable building; refurbishment of building D and E (including Aspect classrooms); Construction of a new administration block, pedestrian entry, new amenities, playground area and landscaping.
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The purpose of this memorandum is to advise the Sydney Eastern Planning Panel (SECPP) of recommended changes to conditions and details in the detailed assessment report following on from the applicant's review of the report.

## Changes to conditions

- Condition 1

The referenced plans refer to "Revision A" for figures 5 and 6, which must be updated to read "Revision B".

- Existing condition 86 reads:

### **Number of Students and Staff**

*The number of students in total allowed to attend the school is to be a maximum of 330*

*The number of staff in total allowed at the school is to be a maximum of 30.*

*Any increase in or changes to be made to these numbers is to be the subject of a fresh application to Council for assessment and approval.*

Condition 86 is recommended to be amended as follows:

### **Number of Students and Staff**

*The number of students in total allowed to attend the school is to be a maximum of 440*

*The number of staff in total allowed at the school is to be a maximum of 30.*

*Any increase in or changes to be made to these numbers is to be the subject of a fresh application to Council for assessment and approval.*

It is noted that no increase in the maximum number of students or staff is proposed, which based off the maximum number of students allowed per classroom equates to 440. The traffic report submitted with the application was prepared on this basis, which was assessed and supported by Council's Traffic

Engineer. In addition, it is noted that no past consent has provided a cap on student or staffing numbers, therefore this development proposal grants the opportunity to do so based on maximum capacity and what has been assessed as acceptable in terms of parking.

- Existing condition 9(o) reads:

*Similarly, the Project Arborist must provide confirmation that the slab of the VRF Condenser Plan will be provided above existing ground levels; or, will be relocated a minimum distance of 4 metres to the east of its currently proposed position, with details of compliance to be provided.*

Condition 9(o) should be amended as follows:

*Similarly, the Project Arborist must provide confirmation that the slab of the VRF Condenser Plan will be provided above existing ground levels.*

The reason for recommending deletion of the last section of the condition is that should the slab be relocated 4m this will end up within the Headmaster's office.

#### Updates on report comments

- Under Section 8.4 of the report in response to clause 6.11 - Design Excellence, the officer's response currently reads as:

*In summary, the panel indicates that there are alternatives to the proposed design that may result in a proposal of superior quality. **Notwithstanding, the***

The highlighted section is a typo and should be disregarded.

- Under Section 8.3 of the report in response to Principle 3 – Accessible and Inclusive of the SEPP Educational Establishments, the officer's response currently reads as:

*The proposed development involves alterations and additions to the existing building and construction of a new building. The proposal shall not impact upon the overall wayfinding or navigation of the existing school. The proposed development shall not alter the existing main entry and egress of the school on the existing three (3) street frontages, which permit the safety and security of the school to be maintained. The upgrading of the existing building and construction of the new building shall ensure compliance with the relevant accessibility provisions and that equitable access to all persons will be obtained to the new building.*

The comments should be noted to be amended to read as:

*The proposed development involves alterations and additions to the existing building and construction of a new building. The proposal shall not impact upon the overall wayfinding or navigation of the existing school. The proposed development shall not alter the existing main entry and egress of the school on the existing three (3) street frontages **to an extent that has negligible impact on the sites ability to** permit the safety and security of the school to be maintained. The upgrading of the existing building and construction of the new building shall ensure compliance with the relevant accessibility provisions and that equitable access to all persons will be obtained to the new building.*



Kind regards

William Jones  
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Randwick City Council

