

## **Section 75W Application for Modification of Concept Approval (MP No. 10\_0149) (MOD 1)**

Extension of Shore School campus onto the Graythwaite Site

### **Environmental Assessment Report**

Submitted to NSW Department of Planning and  
Infrastructure

Prepared on behalf of Sydney Church of England Grammar  
School (Shore)

17 September 2013 | 0916

## Contents

---

<b>1.0 Introduction</b>	<b>1</b>
<b>2.0 The approval</b>	<b>2</b>
<b>3.0 Proposed modifications</b>	<b>3</b>
3.1 Modifications to the approved plans	3
3.2 Modifications to the conditions of consent	3
<b>4.0 Environmental assessment</b>	<b>6</b>
4.1 Consistency with Concept Approval and Project Approval	6
4.2 Heritage	6
4.3 Tree removal	6
4.4 Vehicular link to Shore School	7
<b>5.0 Conclusion</b>	<b>8</b>

## Appendices

---

- A Modified Architectural Plans, by Mayoh Architects
- B Modified Landscape Plan, by Taylor Brammer
- C Statement of Heritage Impact (**SOHI**), by TKD Architects (incorporating the Arboricultural Assessment Addendum, by Earthscape Horticultural Services)

## 1.0 Introduction

This Environmental Assessment Report (**EAR**) has been prepared by Robinson Urban Planning Pty Ltd on behalf of the Sydney Church of England Grammar School (**Shore**) (the land owner and proponent). It describes an application to modify pursuant to s. 75W of the *Environmental Planning and Assessment Act 1979* (**EPA Act**) the Concept Approval for Application No. 10\_0149 approved on 9 November 2012 (the **Concept Approval**).

The Concept Approval relates to extension of Shore school onto the Graythwaite site located on Edward Street, Union Street, William Street and Hunter Crescent, North Sydney (the **site**). The modification proposes minor changes to the staging of development. Specifically, the modification proposes:

### 1. Staging

Moving the following approved works from Stage 2 to Stage 1:

- Demolition of the Ward Building
- Construction of the driveway link between the Graythwaite and Shore Senior School sites

### 2. Tree removal

Removal of the following two trees located in the vicinity of the Ward Building

- T60 a Small-leaf Fig
- T51 a Washington Palm

The modifications are proposed to improve the setting of Graythwaite House, to better connect the Shore Senior School and Graythwaite sites at completion of Stage 1 and to facilitate soil remediation of the site around the Ward Building.

The following concurrent applications have been prepared:

- s. 75W application (MOD 2) to modify the Project Approval for Stage 1 (MP No. 10\_150) (the **Project Approval**) to align the Concept and Project Approvals
- Development Application (**DA**) to North Sydney Council for associated driveway and landscaping works on the Shore Senior School site.

This EAR identifies the relevant aspects of the Concept Approval and describes the proposed modifications. It is accompanied by the following plans and information:

- |                   |  |
|-------------------|--|
| <b>Appendix A</b> | Modified Architectural Plans, by Mayoh Architects which cloud the proposed modifications (see Section 3.2.2)   |
| <b>Appendix B</b> | Modified Landscape Plans, by Taylor Brammer which cloud the proposed modifications (see Section 3.2.2)   |
| <b>Appendix C</b> | Statement of Heritage Impact ( <b>SOHI</b> ), by TKD Architects which incorporates an Arboricultural Assessment Addendum, by Earthscape Horticultural Services |

## 2.0 The approval

---

The approval is described below:

Application No. MP10\_0149

Land Sydney Church of England Grammar School Campus and Graythwaite site, Edward Street, Union Street, William Street and Hunter Crescent, North Sydney (Lot 2 in DP539853 and Part of Lot 1 in DP 120268). The proposal also includes related development on the following lots:

Lot 1 in DP 539853	Lot 1 in DP 57339
Lot D in DP 975970	Lot C in DP 975970
Lot 3 in DP 75717	Lot 3 in DP 570829
Lot 1 in DP 570826	Lot 2 in DP 18725
Lot 1 in DP 60719	Lot 3 in DP 18725

LGA North Sydney Council

Project Concept Plan for the extension of Shore school campus onto the Graythwaite site in three stages. The proposal includes

- Conservation And Refurbishment Of Graythwaite House Complex, Coach House, Tom O'Neill Centre And Associated Garden Areas;
- Development Of 3 New Buildings With A Total GFA About 6080m2 To Accommodate Additional Students And Staff;
- Additional Car Parking Spaces And Other Transport, Parking, Traffic And Access Improvements And A New Student Pick-Up Facility; And
- Miscellaneous works including drainage, landscaping, site fencing and gates.

Date Approval (by Planning Assessment Commission (PAC)) 9 November 2012

### 3.0 Proposed modifications

#### 3.1 Modifications to the approved plans

The proposed modifications to the Concept Approval comprise the following as shown clouded on the Modified Architectural Plans by Mayoh Architects and the Modified Landscape Plans by Taylor Brammer (listed later at Section 3.2.2):

##### 1. Staging

Moving the following approved works from Stage 2 to Stage 1:

- Demolition of the Ward Building
- Construction of the driveway link between the Graythwaite and Shore Senior School sites

##### 2. Tree removal

Removal of the following two trees located in the vicinity of the Ward Building:

- *Ficus obliqua* (Small-leaf Fig) (T60)
- *Washingtonia robusta* (Washington Palm) (T51)

#### 3.2 Modifications to the conditions of consent

Application is made to modify Condition A1 and A2 in the Concept Approval as set out below (new words are shown in red and deleted words in ~~strike through~~):

##### 3.2.1 Condition A1

###### **Development Description**

A1. The proposal as described in the EA is for the extension of Sydney Church of England Grammar School onto the Graythwaite site in three stages, including but not limited to:

###### Stage 1:

- use of the Graythwaite site as play and recreation space
- conservation and refurbishment of Graythwaite House Complex, Coach House, Tom O'Neill Centre and associated garden areas
- drainage and stormwater improvements, site levelling and landscaping of the site
- seven at-grade car parking spaces and other transport, parking, traffic and access improvements (across 3 stages)
- miscellaneous works including site fencing and gates
- no increase in student or staff population
- increased planting along the western side boundary of the Graythwaite site adjoining Bank Street houses, which would have an interface with the West Building (west building part of stage 3)
- **demolition of the Ward Building and temporary landscaping on this part of the site**
- **driveway connection to Shore School**

###### Stage 2:

- development of two new buildings with a maximum combined GFA of 3,394.7 sqm including:
  - North Building, 1 storey, including a basement level with a GFA of 175 sqm
  - East Building, 3 storeys, including 2 basement levels containing 41 car parking spaces with a GFA of 3,219.70 sqm

- ~~future removal of the Ward Building~~
- development of a new student pick up facility on the existing Shore senior school campus linking Union Street to Hunter Crescent
- capacity or potential to accommodate up to 100 additional students and 10 additional staff.

**Stage 3:**

- construction of the West Building, 2 – 4 storeys with a maximum GFA of 2,681.10 sqm
- capacity or potential to accommodate up to 350 additional students and 35 additional staff
- development of a new building to replace the Tom O'Neill Centre of a similar height and footprint to the existing building.

Approval is granted subject to the modifications detailed in Part B of this Schedule.

**3.2.2 Condition A2****Development in Accordance with Plans and Documentation**

A2. The development shall be generally in accordance with the following plans and documentation:

- (a) Environmental Assessment titled Revised Environmental Assessment Report (Volumes 1A, 1B, 2 and 3) Concept Plan (MP10\_0149) and Project Application (MP10\_0150), Extension of Shore School onto the Graythwaite site at 20 Edward Street, North Sydney, and Appendices prepared by Robinson Urban Planning Pty Ltd, dated 28 October 2011
- (b) Preferred Project Report titled Preferred Project Report and Statement of Commitments, Extension of Shore School onto the Graythwaite site at 20 Edward Street, North Sydney, and Appendices prepared by Robinson Urban Planning Pty Ltd, dated March 2012

(c) ~~The following plans:~~

(c) Amended by Section 75W Modification prepared by Robinson Urban Planning dated 17 September 2013.

(d) The following plans:

**Architectural (or Design) Drawings prepared by Mayoh Architects in association with Tanner Architects**

Drawing No.	Revision	Name of Plan	Date
A.000	H J	Cover Page & Staging Diagram	02/11/2012 12.09.13
A.003	H	Proposed Site Plan	02/11/2012
A.006	H	Vehicle Access Plan (Proposed)	02/11/2012
A.007	H	Pedestrian Access Plan (Proposed)	02/11/2012
A.100	G	Level 1 Plan, RL 63.67 – 67.78	16/09/2011
A.101	G	A.101 G Level 2 Plan, RL 67.17 – 71.24	16/09/2011
A.102	G	Level 3 Plan, RL 70.67 – 74.24	16/09/2011
A.103	G	Level 4 Plan, RL 74.14 – 77.28	16/09/2011
A.104	G	Roof / Floor Plan, RL 80.78	16/09/2011
A.161	G	Sections A B + C	16/09/2011

<b><i>Landscape (or Design) Drawings prepared by Taylor Brammer</i></b>			
<b><i>Drawing No.</i></b>	<b><i>Revision</i></b>	<b><i>Name of Plan</i></b>	<b><i>Date</i></b>
LT.001	£ <b>G</b>	Landscape Master Plan	<del>16/09/2011</del> <b>11.09.13</b>
LT.002	£ <b>G</b>	Landscape Plan – North	<del>20/09/2011</del> <b>11.09.13</b>

~~(d)~~ **(e)** Statement of Commitments in Schedule 4

~~(e)~~ **(f)** The modifications contained within this approval as set out in “Part B – Modifications to the Concept Plan” in this schedule (Schedule 2), and further environmental assessment requirements set out in Schedule 3.

## 4.0 Environmental assessment

### 4.1 Consistency with Concept Approval and Project Approval

The proposed modifications to the Concept Approval do not alter the form or content of the approved Concept Plan works. Notably, demolition of the Ward Building and construction of a driveway link to the Shore Senior School site have already been approved. The modification merely brings these works forward to Stage 1.

A separate s. 75W application has been submitted to modify the Project Approval to align the Concept and Stage 1 Project Approvals. The Stage 1 Project Approval s. 75W modification includes landscaping of the former Ward Building footprint pending construction of the East Building in Stage 2.

### 4.2 Heritage

TKD Architects has prepared a SOHI (**Appendix C**) that assesses the heritage impact of the proposed modifications (the SOHI also considers the concurrent s. 75W relating to the Project Approval). In relation to both s. 75W applications, the SOHI concludes as follows (showing in bold the paragraphs that relate to the Concept Approval modifications):

***The minor modifications to the approved Part 3A Stage 1 Works for Graythwaite are proposed for the enhancement of the site and landscape and better functioning and presentation of the Stables Building.***

***In the case of the removal and replacement of the Port Jackson Fig tree (tree T60), its removal is proposed to address its unstable condition and to allow for the safe decontamination of the surrounding ground. The historic nature of the tree's location and species will be interpreted in a replacement tree of the same species in the location. The proposed removal of the Washington Palm tree (tree T51) is not considered to have a negative heritage impact; instead its removal will aid in the understanding of the historic cultural landscape of the Graythwaite site.***

***Demolition of the Ward Building during the present Stage 1 works, approved as part of the Stage 2 works, will provide an enhanced setting for Graythwaite within its immediate environs.***

*Proposed works to the Stables Building are proposed to improve its external appearance - through the relocation of a mechanical services vent - and improve its internal functioning - through the removal of the non-original internal wall. The proposed removal of the dividing wall will provide a substantial advantage, creating a clear open space, a positive outcome for the continued functioning of the building.*

*There are no negative heritage impacts arising from the proposed change to the northern boundary fence to a steel palisade fence.*

***Considered overall, the proposed minor additional and modified works, including the proposed earlier demolition of the Ward Building in Stage 1, will not result in any additional adverse impacts on the heritage significance of the Graythwaite site and buildings, and would result in only negligible or minimal impacts on the contribution of the items to the overall significance of the site, while delivering benefits to the sites future and continued use.***

### 4.3 Tree removal

#### 4.3.1 *Ficus obliqua* (Small-leaf Fig) (T60)

A Small leaf fig tree (T60) at the upper section of the driveway is proposed to be removed and replaced with a tree of the same species. As detailed in the attached Arboricultural Assessment



Addendum (appended to the SoHI, **Appendix C**), Earthscape Horticultural Services notes that T60:

- Displays multiple defects, rendering the tree potentially hazardous
- Has a Safe Useful Life Expectancy (**SULE**) of less than 5 years
- Has a Low Retention Value.

Removal of the tree is also necessary to enable remediation of this part of the site (which involves the removal of between 250mm and 500mm depth of soil within a large portion of the Tree Protection Zone to remove soil contaminants).

Earthscape Horticultural Services conclude that:

*This tree is one of a number of Figs of various species planted throughout Graythwaite c.1875 and is considered to be of high Heritage Significance due to its association with the early development of Graythwaite. However, this value is substantially diminished due to the structural integrity and SULE of the tree. Given its current health and condition and the required remediation works, the removal of the tree is considered warranted subject to appropriate replacement planting with a similar species, sympathetic with the heritage values of the site and era of the original landscape.*

Given the above, removal and replacement of T60 is reasonable.

#### 4.3.2 *Washingtonia robusta* (Washington Palm) (T51)

A Washington Palm (T51) is located just south of the Ward Building. The Arboricultural Assessment Addendum (appended to the SoHI, **Appendix C**) notes that the tree:

- Exhibits good health and condition with a SULE of more than 40 years.
- Has a moderate Retention Value
- Has no special ecological or heritage significance
- Is probably self sown c1970 (from the four other Washington Palms on the southern side of Graythwaite) and as such does not appear to have any heritage significance (supported by the 2011 Conservation Management Plan as detailed in the SoHI (**Appendix C**))
- Given the size of the tree at present, any loss of amenity resulting from the removal of the tree to accommodate the proposed works could be replaced in the short term (next five to ten years) with new tree planting.

Given the above, removal of T51 is reasonable.

#### 4.4 Vehicular link to Shore School

The approved concept plan already includes a driveway link between the Graythwaite and Shore Senior School sites (as shown on A.006 by Mayoh Architects as a MANAGED VEHICLE ACCESS OVER SHARED PEDESTRIAN AREAS).

This s.75W (and the companion s.75W to modify the Project Approval) brings construction of the driveway forward to Stage 1 to improve connectivity between the sites. The detailed design of the driveway will ensure that it provides for connection to:

- The approved formal Graythwaite site driveway from Union Street
- The approved East Building basement (being Stage 2 of the Graythwaite Project)
- Future/proposed driveway works on the adjoining Shore Senior School site (a separate DA will be lodged to North Sydney Council for associated driveway and landscaping works on the Shore site).

## 5.0 Conclusion

---

This s. 75W application to modify the Concept Approval for the Graythwaite site proposes a number of minor changes that respond to design development issues and user needs. In particular, demolition of the Ward Building and construction of the driveway link to the Shore Senior school site at Stage 1 of the project will improve the setting of Graythwaite House and connectivity between the Graythwaite and Shore Senior School sites.

As modified, the project is substantially the same as the Concept and Project Approvals and has comparable environmental impacts. The s. 75W application therefore has planning merit and is worthy of consent.

## **Appendix A**

Modified Architectural Plans, by Mayoh Architects

## Appendix B

Modified Landscape Plan, by Taylor Brammer

## Appendix C

Statement of Heritage Impact (**SOHI**), by TKD Architects (incorporating the Arboricultural Assessment Addendum, by Earthscape Horticultural Services)

