

Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation effective from 1 October 2011, I approve the modification of the project application referred to in schedule 1, subject to the conditions in schedule 2.



Heather Warton
Director
Industry, Social Projects and Key Sites

Sydney 22 October 2013

SCHEDULE 1

Concept Approval:

MP10_0149 granted by Planning Assessment Commission as delegate of the Minister for Planning and Infrastructure on 9 November 2012.

For the following:

Concept Plan for the extension of Shore school campus onto the Graythwaite site in three stages, including:

- 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.

Proposed Modification:

MP10_0149 MOD 1: The modification request includes:

- changes to the staging of works;
- revised landscaping and tree removal;
- alterations to refurbishment works; and
- revised fencing.

SCHEDULE 2

CONDITIONS OF APPROVAL

The above approval is modified as follows:

Delete Condition A1 and A2 and replace with the following:

Development Description

A1. Except as modified by this approval, concept plan approval is granted 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:

- construction of two new buildings with a 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
- construction 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 GFA of 2,681.10 sqm
- capacity or potential to accommodate 350 additional students and 35 additional staff
- demolition of the Tom O'Neill Centre and construction of a replacement building of a similar height and footprint to the former building.

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) 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	J	Cover Page & Staging Diagram	12 / 09 / 2013
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	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

Landscape (or Design) Drawings prepared by Taylor Brammer			
Drawing No.	Revision	Name of Plan	Date
LT.001	G	Landscape Master Plan	11 / 09 / 2013
LT.002	G	Landscape Plan – North	11 / 09 / 2013

- (e) Statement of Commitments in Schedule 4
- (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.

END OF MODIFICATIONS – MP10_0149 MOD 1
