

ENVIRONMENTAL ASSESSEMENT REPORT
SECTION 75W APPLICATION FOR MODIFICATION OF PROJECT APPROVAL
SUBMITTED TO NSW DEPARTMENT OF PLANNING AND INFRASTRUCTURE

Stage 1 of the extension of Shore school campus onto the Graythwaite site

Sydney Church of England Grammar School Campus and
Graythwaite site, Edward Street, Union Street, William Street and
Hunter Crescent, North Sydney

MP 10_0150 (MOD 1)

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

12 MARCH 2013

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Appendices

- A** Statement of Heritage Impact, by TKD Architects

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 the Project Approval for Application No. 10_0150 approved on 9 November 2012 (the **Project Approval**) pursuant to s. 75W of the *Environmental Planning and Assessment Act 1979* (**EPA Act**).

The Project Approval relates to Stage 1 of the approved extension of Shore school onto the Graythwaite site located on Edward Street, Union Street, William Street and Hunter Crescent, North Sydney (the **site**). The Stage 1 Project Approval relates to use of the buildings and site as an educational establishment, conservation and refurbishment works to existing buildings and gardens and associated works.

The s.75W application described in this EAR proposes minor internal and external modifications to the approved refurbishment of Graythwaite House, the Stables Building, the Coach House and Tom O'Neill Centre and minor changes to the approved landscape design. The modifications are proposed to achieve Code compliance and to improve servicing and use of the buildings. Minor changes to the wording of two conditions of consent are also proposed.

The proposed design changes are generally in accordance with the approved Concept Plan for the site (MP No. 10_0149, dated 9 November 2012) (the **Concept Approval**).

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

- | | |
|------------------------|---|
| Separate Volume | <ul style="list-style-type: none">- Modified Architectural Plans, by TKD Architects which cloud the proposed modifications (see list at Section 3.2)- Modified Landscape Plan, by Taylor Brammer (see list at Section 3.2) |
| Appendix A | Statement of Heritage Impact (SOHI), by TKD Architects (which includes an Addendum to the original Arborist Report) |

2.0 THE APPROVAL

Major Project Number 10_0150

On land comprising Shore School and the Graythwaite site

Local Government Area North Sydney Council

For the carrying out of

- Use of the Graythwaite site and buildings as an educational establishment, being an extension to the adjoining Shore school campus;
- Conservation and refurbishment of Graythwaite House, the Coach House, Tom O'Neill Centre and associated garden area;
- Minor demolition works;
- Drainage and stormwater improvements, site levelling and landscaping (particularly on the middle and lower terraces) including tree retention, removal and transplantation;
- Use of the Graythwaite middle and lower terraces as a play and educational space;
- Transport, traffic, parking and access improvements to the Graythwaite site and existing Shore school campus;
- Miscellaneous works including site fencing and lighting (to Graythwaite House and the driveway);
- Landscape works along the western side boundary adjoining properties that have an interface with the West Building (west building part of stage 3);
- No increase in student or staff population.

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 Project Approval comprise the following (as shown clouded on Modified Architectural Plans, by TKD Architects and listed later at Section 3.2):

1. Graythwaite House complex

Exterior

- Glass awning above door DG 7.2 on the east elevation of the Kitchen Wing
- Modifications to the design of the approved disabled access walkway to the entry on the eastern verandah of the house
- Modified lift façade treatment and lowered lift shaft height.

Basement

- Demolition of non-original timber stairs and installation of new BCA compliant basement stairs and fire-rated enclosing lobby, required for Code compliance.

Ground Floor

- G13 Entry Hall: demolition and replacement of deteriorated, structurally unsound timber framed section of floor
- Rooms G2, G3, G4 and G6: removal of an original door (G4), installation of new doors within an existing opening (G6) and new partitions (G2, G3 and G4)
- Stables Museum G19c: Forming of an opening with a sandstone wall and installation of new glazed doors to form an airlock
- Stables Museum G19a and b: Partial demolition of non-original internal brick to enlarge an existing opening.

First Floor

- Foundation Office F11, F12: Demolition of original wall between the rooms to create an office space
- Stables Museum F17b: Removal of flooring and floor structure and the installation of new partition wall to form an airlock
- Minor interior alterations including installation of new doors and partitions to rooms F5, F9, F11 and F17b.

Attic and Roof

- Widow's Walk: New roof deck and associated structural steel framing

- Attic: Minor interior alterations including new roof space maintenance access doors in each room, and partial removal of the original wall between rooms A3 and A4.

Condition B8 Reflectivity

- TKD Architects recommend the use of Pigmento zinc cladding for the upper portion of the Graythwaite House lift shaft. The preferred zinc cladding has a reflectivity 22% whereas Condition B8 of the Project Approval prescribes a maximum reflectivity of 20%. Zinc was selected because it is a high quality material commensurate with the exceptional aesthetic significance of Graythwaite House. The selected colour is the one which best complements the building's sandstone exterior. It is TKD Architects' view that the use of an alternative zinc colour, with a reflectivity of less than 20%, would not be the best heritage/architectural outcome.

2. Coach House

Exterior

- West elevation: Removal of a non-original door and steps and reconstruction of a timber-framed window, matching the original
- East elevation: Replacement of non-original (c1970s) timber-framed doors with timber framed glazed door and sidelight.

Ground Floor

- G1: Demolition of a non-original concrete slab and replacement with a new timber framed floor to assist in minimising rising damp.

3. Tom O'Neill Centre

Use

- Previously proposed to be adapted for music class rooms, the building is now proposed to be used to store the School's archival collection.

External

- Minor demolition and external alterations including removal of the non-original verandah and infilling of a non-original door opening.

Ground Floor

- Demolition of non-original walls.

4. Landscape

Minor design refinements to the landscape design relate to the connection of the Graythwaite site and the adjacent Senior School site, provision of services and interpretative reconstruction works, including:

- Installation of a hydrant tank and enclosure on the eastern side of the driveway
- New garden arbour within the proposed formal garden to the east of the Tom O'Neill Centre
- Brick drain along either side of the driveway
- Additional timber paling fences at the substation and along the north-west site boundary
- New pathway on the eastern boundary providing pedestrian access to the adjoining Senior School
- Additional planting along the side boundary to Kailoa (44 Union St)
- Removal and replacement of Camphor Laurel trees at the bottom of the driveway with *Brush Box*.

3.2 Modifications to the conditions of consent

Application is made to modify Condition A2 and B8 in the Project Approval as set out below (new words are shown in **red** and deleted words in ~~striketrough~~):

3.2.1 Condition A2

Development in Accordance with Plans and Documentation

A2. The development will be undertaken 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) & 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 the Section 75W Modification prepared by Robinson Urban Planning Pty Ltd dated 7 March 2013**

~~(d)~~ (d) The following plans:

Architectural (or Design) Drawings prepared Tanner Architects			
Drawing No.	Revision	Name of Plan	Date
AR.DA.0001	B C	Cover & Location Plan	21/09/2011 1/3/2013
AR.DA.0002	B C	Site Plan	21/09/2011 1/3/2013
AR.DA.0003	B C	Graythwaite House – Demolition Basement and Ground Floors	21/09/2011 1/3/2013

AR.DA.1001	B C	Graythwaite House Basement and Ground Floor Plans	24/09/2011 1/3/2013
AR.DA.1002	B C	Graythwaite House First and Attic Floor Plans	24/09/2011 1/3/2013
AR.DA.1003	B C	Graythwaite House Roof Plan	24/09/2011 1/3/2013
AR.DA.2001	B C	Graythwaite House Elevations	24/09/2011 1/3/2013
AR.DA.2002	B C	Graythwaite House Sections	24/09/2011 1/3/2013
AR.DA.2003	B C	Graythwaite House Elevations	24/09/2011 1/3/2013
AR.DA.3001	B C	Coach House – Proposed Plans, Sections and Elevations	24/09/2011 1/3/2013
AR.DA.4001	B C	Tom O'Neill Centre – Proposed Plans and Elevations	24/09/2011 1/3/2013
AR.DA. S75W.14	P1	Union Street Fence and Gate Details	via letter dated 24/10/2012
Landscape (OR Design) Drawings by Taylor Brammer drawings prepared by Turf Design			
Drawing No.	Revision	Name of Plan	Date
LT.003	D G	Tree Removal and Retention Plan	18/10/2011 21/2/2013
LT.004	C D	Existing Tree Schedule – Heritage Significance & Action	18/10/2011 21/2/2013
LT.005	C D	Landscape Hardworks	16/09/2011 21/2/2013
LT.006	C D	Landscape Softworks	16/09/2011 21/2/2013
LT.007	C D	Landscape Tree Plan	16/09/2011 21/2/2013
LT.008	C D	Landscape Lighting Plan	16/09/2011 21/2/2013
LT.009	A	Landscape Details	24/11/2010
LT.0010	B	Early Works Planting	17/10/2011
LT.0011	B	Early Works Landscape Details	17/10/2011

~~(d)~~(e) Any modifications which are 'Exempt and Complying Development' as identified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA.

~~(e)~~(f) Otherwise provided by the conditions of this approval.

3.2.2 Condition B8

Reflectivity

B8. The light reflectivity from any building materials used on the facades of buildings within the site shall not exceed 20% and shall be designed so as not to result in glare that causes any nuisance or interference to any person or place **(other than the approved zinc cladding to the upper section of the lift shaft which may have a light reflectivity of 22%)**. A report demonstrating compliance with these requirements is to be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.

4.0 ENVIRONMENTAL ASSESSMENT

4.1 Consistency with Concept Approval and Project Approval

The proposed modifications to the Project Approval for Stage 1 do not substantially alter the form or content of the approved Stage 1 works. As modified, Stage 1 is also generally consistent with the Concept Approval for the site.

4.2 Heritage

TKD Architects has prepared a SOHI (Appendix A) assessing the heritage impact of the proposed modifications. The SOHI concludes that:

The proposed modifications and additional minor works to the approved Part 3A Project Application for Graythwaite are required to achieve Code compliance and for the improved servicing and enhanced use of the buildings and landscape. Principally the changes are minor internal alterations within Graythwaite House and the Tom O'Neill Centre, variously comprising new partitions, forming of new openings within walls or partial removal of walls, to allow for their better functional use. The loss of original or early fabric associated with these works is minor in extent and will not diminish the significance of the Graythwaite site overall.

The proposed changes to the approved landscape works are refinements to the original design and, in the case of the arbour within the Formal Garden, comprise active reconstruction works as they interpret the design of an early garden structure.

The proposed additions and modifications will:

- assist in the successful adaptive reuse of the buildings and site into the future and thus a successful conservation;*
- result in minimal loss of significant fabric;*
- not affect the interpretation of the heritage significance of the Graythwaite site and buildings;*
- enhance the setting of Graythwaite; and*
- regain significant features of Graythwaite House, including the Entry Hall and Widow's Walk.*

Considered overall, the proposed additional or modified works 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 that each of the affected buildings would make to the overall significance of the site, while delivering benefits to their future and continued use.

4.3 Tree removal

Four Camphor Laurel trees (tree numbers T13, T30, T34 and T37) at the lower section of the driveway are proposed to be removed and replaced with a Brush Box variety (a species more consistent with the approved landscape plan for Graythwaite).

Three of the subject trees (T13, T30 and T34) have been assessed as being in poor condition with a limited life expectancy. The fourth tree (T37) is in slightly better condition (refer to arborist's report, Appendix A of the SOHI). A fifth Camphor Laurel (T8) is a specimen in reasonable condition and is proposed to be retained.

The four trees to be removed have wide spreading root networks which are causing uplifting and damage to the driveway kerb, gutter and asphalt. Their removal and replacement with Brush Box, which have less invasive root networks, is necessary in order to create a smooth, even gradient in the road surface.

Camphor Laurels, while generally recognised as an environmental weed, are protected under North Sydney Council's Tree Preservation Order.

4.4 Privacy

The additional planting proposed along the boundary to Kailoa will provide a screen and improve for visual privacy for the adjoining residents. The selected species (a mature Ornamental Plum) will match the existing trees planted on the Graythwaite property.

4.5 Reflectivity

As noted in Section 3.1, TKD Architects has selected a zinc cladding that has a reflectivity of 22% necessitating a modification of Condition B8 which sets a 20% maximum reflectivity. The selected zinc is considered to be the most appropriate option from an architectural and heritage point of view. The zinc will be applied to the upper part of the lift shaft and will only be visible from public vantage points to the north. As there are no major roads or adjoining residences to the north, use of a material with a reflectivity of more than 20% will not give rise to any adverse glare nuisance or interference for any person or place.

5.0 CONCLUSION

This s. 75W application to modify the Project Approval for Stage 1 of the Concept Approval for the Graythwaite site proposes a number of minor changes that respond to design development issues and user needs. As modified, the project is substantially the same as the Concept Approval and Project Approval and has comparable environmental impacts. The s. 75W application therefore has planning merit and is worthy of consent.