

Shore Physical Education Centre

Shore, North Sydney

REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

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



15 February 2016 | 1382

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1.0 Introduction

Sydney Church of England Grammar School (**Shore**) requests the issue of Secretary's Environmental Assessment Requirements (**SEARs**) for the following proposal on its main campus on Blue Street North Sydney along with 4 and 5 Hunter Crescent and 16 William Street, North Sydney (in accordance with Schedule 2 (clause 3) of the *Environmental Planning and Assessment Regulation 2000 (EP&A Regulation)* and Schedule 1 (clause 15) of *State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)*):

1. Demolition of the existing 1970s 25m swimming pool and associated structures, gymnasium, change rooms, weights room, two squash court etc in the south-eastern corner of Shore Senior School and the residential flat buildings at 4 and 5 Hunter Crescent and 16 William Street
2. Construction of new buildings to be known as the Shore Physical Education Centre and alterations/additions to existing buildings comprising:
 - (a) Aquatic Centre accommodating a 50m indoor swimming pool
 - (b) Multipurpose Sporting Complex including three basketball courts, gymnasium, weights rooms and other training facilities, change rooms, reception area, staff facilities and amenities
 - (c) Additional classrooms, flexible learning spaces, seminar rooms, other teaching and staff spaces
 - (d) Alterations to BH Travers Stage 1 including change room and other upgrades
 - (e) 62 new car parking spaces located as follows:
 - Seven (7) spaces on the Ground Floor of the proposed Shore Physical Education Centre
 - 55 spaces within an extension to the existing Bishopsgate car park
 - (f) Loading facilities on the Ground Floor of the proposed Shore Physical Education Centre
3. New open spaces/courtyards, tree removal/replacement and landscaping of the site
4. Use of the completed buildings as an *educational establishment* including extension of Shore onto 4 and 5 Hunter Crescent and 16 William Street
5. Completion of the development in up to two stages (noting that the entire project may be completed in one stage).

The proposal is illustrated in the separate volume of plans and information prepared by Cox Richardson (**Appendix A**).

The proposal **does not** include the following:

- An increase in the existing student (and only two additional facilities management/maintenance jobs)
- Learn to swim (noting that the Year K to 2 and Early Learning Centre continue to swim at an external facility)
- New external use of the proposed facilities (noting that existing external uses accommodated on the site would continue in the proposed facilities). Notwithstanding, Shore has previously advised North Sydney Council (in 2015) that the school would welcome an opportunity to partner with the Council to facilitate appropriate community use of its recreation facilities,

including the replacement swimming pool and gymnasium.¹ Shore is consulting Council on this issue and will seek its consent

- Any changes to the Concept Approval for the Graythwaite site (MP 10_0149).

The proposal is a State Significant Development (**SSD**) as it has a Capital Investment Value (**CIV**) of \$52,076,932 as shown in the Quantity Surveyor's Report, by MBM (**Appendix B**). This exceeds the SSD threshold for *education establishment* which is \$30 million.

¹ Shore made a written submission on the North Sydney *Recreation Needs Study*, exhibited in March 2015, confirming its willingness to provide community access to the proposed facilities.

2.0 Background

2.1 Existing consent

On 19 October 1998, the Council approved DA 336/1998 which proposed a new Shore Senior School library, gymnasium and swimming pool facility on the site.

On 29 October 1999, the Council approved a Section 96 application (A3150/99) which modified the approved plans referred to in DA 336/1998 (no other conditions were modified).

The approved development comprises the following two stages:

- BH Travers Centre Stage 1 (complete):
 - Retention of the existing Lecture Theatre and re-modelling of the Foyer
 - Demolition of the existing library to existing slab level
 - Rebuilding of the library and new Library additions
 - Associated computer and information technology in a mezzanine floor within the library
 - New indoor basketball Hall on the site of the existing external court
- BH Travers Centre Stage 2 (not commenced):
 - Demolition of the existing gymnasium, squash courts and weights room
 - Demolition of the existing pool
 - New 25m indoor swimming pool with associated change rooms
 - Mezzanine level weights room
 - Double basketball hall, gymnasium and foyer
 - New front fence and landscaping to the William Street frontage
 - Associated landscaping within the School property.

The BH Travers Centre Stage 1 was completed in 2000. DA 336/1998 has therefore been commenced and the consent has not lapsed. Stage 2 of the approved has not been commenced but could proceed to construction certificate as approved.

The Hunter Crescent/William Street properties which are included in the proposal described in this report (4 and 5 Hunter Crescent and 16 William Street) were not part of the BH Travers Centre consent.

The proposed Shore Physical Education Centre is generally located within the footprint of the approved BH Travers Centre Stage 2 footprint (extended to the south to include the three Hunter Crescent/William Street properties and to the west to accommodate the new Aquatic Centre). The preliminary plans by Cox Richardson (**Appendix A**) include comparisons of the existing, approved and proposed building envelopes on the development site (see DA envelope comparison on Drawings 000011 to 000013).

2.2 Design excellence

Shore carried out a design ideas competition to select an architect for the proposal, comprising the following two-step competitive process:

1. Stage 1 (December 2013) – Shore invited 11 suitably qualified architects to respond to an Expression of Interest (**EOI**) outlining their previous /relevant experience, project team/structure, project administration, competitive advantage and their approach to design.

2. Stage 2 (August – November 2014) – Following a review of the EOI submissions, Shore shortlisted the following four architectural practices to participate in a Design Ideas Competition:

- Brewster Hjorth
- Cox Richardson
- Gardner Wetherill & Associates
- PD Mayoh.

Following a very comprehensive assessment of the entries by Shore's Technical Evaluation Panel (and taking into account each entry's satisfaction of Shore's brief, design excellence, planning considerations and cost); Cox Richardson was selected as the winning architect in November 2014.

2.3 Project need and objectives

Shore has identified the following objectives for the proposal:

- Realisation of the follow aims of Shore:

Shore's dynamic tradition is founded on authentic and transformative Christian faith, with emphases on engaged rigour in academic work, relational service of others, growth in character, personal best in games and co-curricular activities. With this as its foundation, and within the terms of its charter, Shore seeks to be the leading comprehensive school in Australia.

Shore therefore fosters a learning community for its students and staff which:

- Promotes a Christian understanding of the world and society in which we live
- Pursues and celebrates academic performance in a culture of learning and thinking
- Challenges all to be responsible citizens with an attitude of service to others
- Welcomes new experience and learning at all stages of life
- Lives according to the Christ-like virtues of humility, perseverance, courage and love of others
- Develops individual gifts and talents and cultivates the habits of successful team membership
- Develops the health, fitness and welfare of students.

- Satisfaction of the physical education (PE) demands of the school community arising from the following:

- Increasing Senior and Preparatory School numbers (965 boys in 1991, increasing to a current enrolment of 1,470 boys in 2016) has placed a far greater demand on the North Sydney facilities, particularly in the area of PE.
- The School provides after hours recreational facilities for 207 boarders
- The introduction of PDHPE (**Personal Development, Health and Physical Education**) as a junior and HSC subject and its increasing popularity along with syllabus requirements in recent years has placed a need for additional and improved Physical Education facilities.
- Shore's PE/PDHPE staff has increased in line with the growth of the subject, from two in 1998 to 10 in 2016 requiring a larger workspace and the provision for supervisory staff required in the gymnasium or weights training areas.
- Smaller class sizes have led to more sets (classes) in each year group in a subject which places more demand on the number of available classrooms at any given time. Shore

currently has a very high percentage of classroom use which allows for little flexibility in the teaching programme. In short, there are no spare classrooms and thus no ability to refurbish any area and improve the learning environment because every resource is constantly in use.

- Basketball has increased in size and popularity over recent years, with 44 teams in 2016 compared to 24 teams in 1998. Shore is currently limited by the provision of only two indoor basketball courts. There is very little spectator seating for basketball games. The Mount Street basketball courts are substandard leaving the three outdoor Bishopsgate Courts as the main basketball facility which are unusable in inclement weather. The school also relies on off-site courts to fulfil demand. This involves the transportation of basketballers to and from training by bus rather than training being ‘on-site’.
- The outdoor swimming pool (built in the 1970s) is no longer adequate for the school’s needs and is showing the natural signs of an aging facility. It was built as a recreation facility but now needs to meet the needs of the school’s curriculum and co-curricular program. The existing pool cannot accommodate water polo or swim squad training and is precluding development of other water activities for students.
- Since the construction of the current building and facilities (1970s), there has been a significant change in the nature of training for games involving a considerable amount of weight and circuit training across all age groups, ability levels and sports. Existing demand exceeds capacity of the indoor facility is poorly ventilated and the current layout inhibits good supervision.
- Need to improve other associated facilities including change rooms, first aid, lost property, student lockers, function spaces and storage for PE and sporting equipment.
- Provision of additional on-site parking to accommodate the current demand for parking generated by weekend sport fixtures played at the school. This will relieve pressure on the surrounding streets.

2.4 Consultation

Shore is committed to consulting all stakeholders interested in the proposal and has engaged KJA, experts in community and stakeholder consultation, to coordinate their consultation strategy.

The following actions have been completed so far:

- 21 February 2015 Councillor site visit
- 25 February 2015 Presentation to Precinct Chairs
- 25 March 2015 Pre-lodgement meeting with Council planners
- 28 March 2015 Presentation to the Shore community
- 31 March 2015 Presentation to the local resident community
- 9 February 2016 Pre-lodgement meeting with Council planners

Further consultation with the local residents and landowners, Council staff, Councillors and other stakeholders will precede submission of the environmental impact statement (EIS). A full consultation strategy will be submitted with the EIS.

2.5 Project team

Table 1 sets out the project team.

Table 1 – Project team

Discipline	Consultant
Project Management	EPM Projects
Project Architect	Cox Richardson
Town Planner	Robinson Urban Planning
Landscape Architect	Oculus
Environmental, Mechanical, Electrical Consultant	Steensen Varming
Acoustic Consultant	TBA
Land Surveyor	Rygate Surveyors
Quantity Surveyor	MBM
Arboricultural Consultant	TBA
Geotechnical Consultant	JK Geotechnics
Heritage Consultant	Godden Mackay Logan
Structural, Civil, Traffic/Transport Consultant	TTW
Aquatic Engineer	Geoff Ninnies Fong & Partners
BCA and access Consultant	Philip Chun
Hydraulic & Fire Consultant	Erbas

3.0 Site location and description

The key characteristics of the site are summarised below:

Location	The proposal is to be accommodated in the south-eastern corner of Shore Senior School at North Sydney, near the corner of Hunter Crescent and William Street and extending towards Union Street. The site of the BH Travers Centre is known as 12 William Street, North Sydney. The development site also includes residential land to the south of the existing senior school campus at 4 and 5 Hunter Crescent and 16 William Street. Figure 1 shows the site location and Figure 2 shows an existing site plan, the school boundaries and development site boundaries.
Lot and DP	Lot 3 DP 508557 Lot D DP 975970 Lot 3 DP 75717 Lot 1 DP 570826 Lot B and C DP 975970 Lots 3, 4, 5, 6 and 7 DP 18725 (see Site Survey Plan, Appendix C).
Zoning	Pursuant to North Sydney Local Environmental Plan 2013 (NSLEP 2013), the site is in the following zones: • Shore Senior School - Zone SP2 – Infrastructure (Educational Establishment) • Hunter Crescent – Zone R4 – High Density Residential Figure 5 (Section 5.2.6) is an extract from NSLEP 2013 Land Zoning Map.
Heritage	Shore Senior School is identified as a heritage item with local significance (NSLEP 2013, Schedule 5 and the Heritage Map) (I0782). The following heritage items are also in the vicinity of the site: • Graythwaite including outbuilding and grounds (I0809) (listed on the State Heritage Register (SHR)). On 9 November 2012, the Planning Assessment Commission (PAC) granted the following approvals for the Graythwaite site: – Concept Approval MP 10_149 for extension of the Shore School onto the Graythwaite site. – Project Approval MP 10_150 for Stage 1 of the Concept Approval (this work is complete) • St Joseph’s Convent School and Chapel, 11 Mount Street (I0918) • St Peter’s Presbyterian Church and grounds, 218 Blues Point Road (I0792 and I0793) • Shore Preparatory School, Upton Grange, 22 Edward Street (I0812) • Numerous heritage items and conservation areas. Figure 7 (Section 5.2.6) is an extract from NSLEP 2013 Heritage Map.

Existing use	The portion of the site located within the existing senior school campus is currently occupied by a gymnasium and outdoor swimming pool, both constructed in the 1970s. The residential at 4 and 5 Hunter Crescent and 16 William Street is occupied by three walk-up residential flat buildings. Photographs of the existing facilities/buildings follow at Figure 3.
Adjoining uses	<i>North and west</i> Shore Senior School adjoins the development site to the north and west. <i>East</i> St Peter's Presbyterian Church (a heritage item) is to the east, beyond William Street. <i>South</i> Land on the southern side of Hunter Crescent is occupied by two storey (plus garage parking) residential flat buildings.

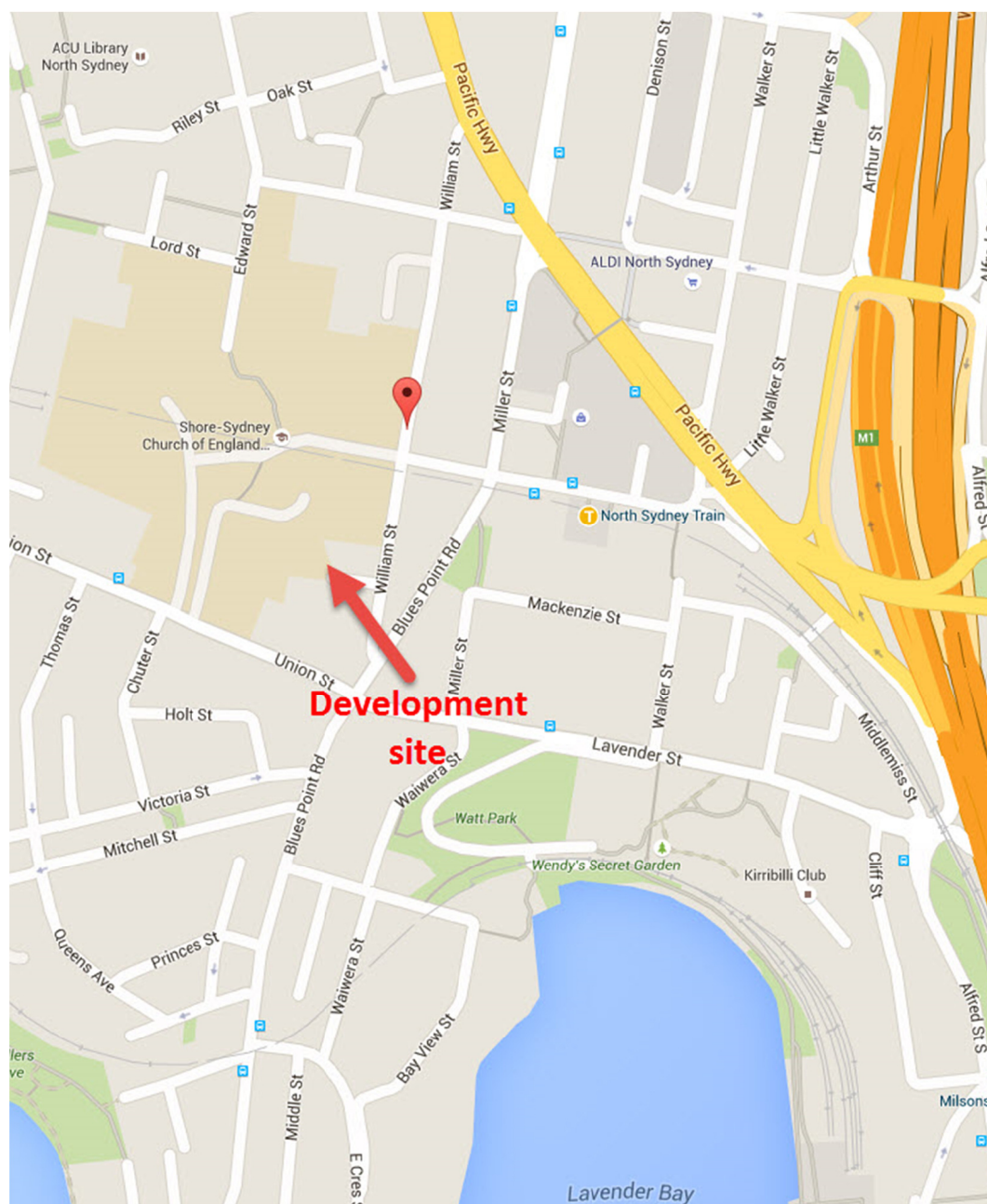


Figure 1 – Location plan



Figure 2 – Existing site plan (Source: Cox Richardson)



Existing gymnasium on the development site



Interface of existing gymnasium & BH Travers Centre Stage 1



Existing swimming pool on the development site



BH Travers Centre Stage 1



Existing residential flat buildings on Hunter Crescent and William Street

Figure 3 – Photographs of existing buildings on the development site (all existing structures are to be demolished)

4.0 The proposal

4.1 Overview

The proposal comprises the following:

3. Demolition of the existing 1970s 25m swimming pool and associated structures, gymnasium, change rooms, weights room, two squash court etc in the south-eastern corner of Shore Senior School and the residential flat buildings at 4 and 5 Hunter Crescent and 16 William Street
4. Construction of new buildings to construct the Shore Physical Education Centre and alterations/additions to existing buildings comprising:
 - (a) Aquatic Centre accommodating a 50m indoor swimming pool
 - (b) Multipurpose Sporting Complex including three basketball courts, gymnasium, weights rooms and other training facilities, change rooms, reception area, staff facilities and amenities
 - (c) Additional classrooms, flexible learning spaces, seminar rooms, other teaching and staff spaces
 - (d) Alterations to BH Travers Stage 1 including change room and other upgrades
 - (e) 62 new car parking spaces located as follows:
 - Seven (7) spaces on the Ground Floor of the proposed Shore Physical Education Centre
 - 55 spaces within an extension to the existing Bishopsgate car park.
 - (f) Loading facilities on the Ground Floor of the proposed Shore Physical Education Centre
5. New open spaces/courtyards, tree removal/replacement and landscaping of the site
6. Use of the completed buildings as an *educational establishment* including extension of Shore onto 4 and 5 Hunter Crescent and 16 William Street
7. Completion of the development in up to two stages (noting that the entire project may be completed in one stage).

The proposal is illustrated in the separate volume of plans and information prepared by Cox Richardson (**Appendix A**).

Figure 3 shows a proposed site plan.

4.2 Height

Table 2 compares the existing, approved and proposed *building height*² on the development site, noting compliance with the relevant height standards under NSLEP 2013.

² Pursuant to NSLEP 2013:

building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like

ground level (existing) means the existing level of a site at any point



Figure 4 – Proposed site plan (Source: Cox Richardson)

4.3 Gross floor area

Table 3 shows that the proposed gross floor area³ (**GFA**) on the development site is approximately 13,103m².

With an approximate existing GFA of 4,958m² on the development site, the net additional GFA is 8,145m². As noted later at Section 5.2.6, there is no floor space ratio (**FSR**) standard for the development site. All existing and proposed GFA figures are to be confirmed in the EIS.

4.4 Access, parking and loading

The proposal includes the following access, parking and loading strategies:

- Vehicular access:
 - New Bishopsgate car parking area – Accessed from the existing driveway to Union Street
 - Multipurpose Sports Complex car parking and loading – Accessed from Hunter Crescent

- Pedestrian access

Primary pedestrian access to the proposed development is to be from the Senior School central driveway (which acts as extension of Blue Street). A new pedestrian spine from Blue Street to Hunter Crescent (running between the Aquatic Centre and Multipurpose Sports Building) is an integral component of the proposal, improving and prioritising pedestrian movements

- 62 new car parking spaces located as follows:

- Seven (7) spaces on the Ground Floor of the proposed Shore Physical Education Centre
- 55 spaces within an extension to the existing Bishopsgate car park.

Details on the proposed allocation and use of new car parking spaces will be addressed in the EIS.

- On-site loading facilities are proposed within the Ground Floor Level of the Multipurpose Sporting Complex.

4.5 Use of the proposed facilities

As explained above, the proposal **does not** include:

- An increase in the existing student (and only two additional facilities management/maintenance jobs)

³ Pursuant to NSLEP 2013:

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

(a) the area of a mezzanine, and

(b) habitable rooms in a basement or an attic, and

(c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

(d) any area for common vertical circulation, such as lifts and stairs, and

(e) any basement:

(i) storage, and

(ii) vehicular access, loading areas, garbage and services, and

(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and

(g) car parking to meet any requirements of the consent authority (including access to that car parking), and

(h) any space used for the loading or unloading of goods (including access to it), and

(i) terraces and balconies with outer walls less than 1.4 metres high, and

(j) voids above a floor at the level of a storey or storey above.

- Learn to swim (noting that the Year K to 2 and Early Learning Centre continue to swim at an external facility)
- New external use of the proposed facilities (noting that existing external uses accommodated on the site would continue in the proposed facilities). Notwithstanding, Shore has previously advised North Sydney Council (in 2015) that the school would welcome an opportunity to partner with the Council to facilitate appropriate community use of its recreation facilities, including the replacement swimming pool and gymnasium.⁴ Shore is consulting Council on this issue and will seek its consent
- Any changes to the Concept Approval for the Graythwaite site (MP 10_0149).

⁴ Shore made a written submission on the North Sydney *Recreation Needs Study*, exhibited in March 2015, confirming its willingness to provide community access to the proposed facilities.

Table 2 – Existing, approved and proposed height

Proposed building	Existing height	Approved height (DA 336/1998)	Proposed height	NSLEP 2013 height standard
Height in metres (m)				
• Multipurpose Sports Complex	10.28 – 14.63	11.06 – 15.50	8.50 – 16.30	x 12
• Aquatic Centre	-	-	8.20 – 9.70	x 8.5
• Bishopsgate parking structure	3.17	-	3.78 - 4.37 (Including cooling towers at rear)	✓ 8.5
RL				
• Multipurpose Sports Complex	Gym RL 73.63 Residential flat buildings RL 69.95 (max)	RL 75	RL 63.90 – RL 75.40	
• Aquatic Centre	-	-	RL 68.10	
• Bishopsgate parking structure	RL 59.94	-	RL 64.50 - RL 65.10 (Including cooling towers at rear)	

Table 3 – Proposed GFA increase

Proposed building	Proposed GFA (m ²)	GFA of existing buildings to be demolished (m ²)	Net additional GFA (m ²)
• Multipurpose Sports Complex	8,163	3,875	4,288
• Aquatic Centre	3,233	1,083	2,150
• Bishopsgate parking structure	1,707	-	1,707
Total	13,103	4,958	8,145

5.0 Planning context

5.1 Strategic planning

The following strategic plans are relevant to the proposal and the consistency of the proposal will be addressed in the EIS:

- NSW 2021 State Plan
- A Plan for Growing Sydney.

5.2 Statutory planning

5.2.1 *Environmental Planning and Assessment Act, 1979 (EP&A Act)*

The EP&A Act establishes the assessment framework for SSD. Under s. 89D of the EP&A Act, the Minister for Planning is the consent authority for SSD. Section 78A (8A) requires that a DA for SSD is to be accompanied by an EIS.

5.2.2 SEPP (State and Regional Development) 2011 (SRD SEPP)

The SRD SEPP identifies development which is declared to be State Significant. Clause 15 of Schedule 1 specifies the following as SSD:

Development for the purposes of educational establishments (including associated research facilities) that has a capital investment value of more than \$30 million.

As the proposal comprises improvements to an *educational establishment* with an estimated CIV of \$52,076,932 as shown in the Quantity Surveyor's Report, by MBM (**Appendix B**).

Under s. 89D of the EP&A Act, the Minister for Planning (or his delegate) is the consent authority for SSD. Section 78A(8A) of the EP&A Act requires that a DA for SSD is to be accompanied by an EIS.

5.2.3 SEPP (Exempt and Complying Development Codes) 2008 (ECDC SEPP)

Pursuant to the ECDC SEPP (Requirements for complying development for all environmental planning instruments), the proposal cannot be carried out as complying development as Shore School is an item of environmental heritage, the proposal relates in part to land that is not within an existing school and the proposal does not comply with all of the relevant development standards.

5.2.4 SEPP (Infrastructure) 2007 (ISEPP)

Educational establishments

Permissibility

As detailed later in Section 5.2.6, NSLEP 2013 does not permit *educational establishments* on the Hunter Crescent/William Street properties (which are in Zone R4). However, pursuant to the ISEPP:

- Clause 28(1) - Development for the purpose of an *educational establishment* may be carried out by any person with consent on land in a *prescribed zone* (Zone R4 is a *prescribed zone*)
- Clause 28(2)(b) - Development for the purpose of the expansion of existing *educational establishments* is permitted on land adjacent to the existing *educational establishment*.

The proposed expansion of Shore School onto the Hunter Crescent /William Street properties would rely on clause 28 of the ISEPP to establish permissibility.

Development applications

Clause 32 of the ISEPP specifies the relevant standards that apply to DAs for school development, noting that the specified standards prevail if there is an inconsistency with the provision of a development control plan. It states:

32 Determination of development applications

(1) *(Repealed)*

(2) *Before determining a development application for development for the purposes of a school, the consent authority must take into consideration all relevant standards in the following State government publications (as in force on the commencement of this Policy):*

(a) *School Facilities Standards—Landscape Standard—Version 22 (March 2002),*

(b) *Schools Facilities Standards—Design Standard (Version 1/09/2006),*

(c) *Schools Facilities Standards—Specification Standard (Version 01/11/2008).*

(3) *If there is an inconsistency between a standard referred to in subclause (2) and a provision of a development control plan, the standard prevails to the extent of the inconsistency...*

Railway corridors

The North Shore Railway runs below Shore School in an east-west direction and within the development site. Pursuant to Division 15 of the ISEPP, development within or above a rail corridor which involves excavation and other works (including those that penetrate the ground to a depth of 2 metres or more) requires the concurrence of the rail authority.

Traffic generating development

As there is no proposed increase in students and only 62 additional car parking spaces, clause 104 of the ISEPP (traffic generating developments) does not apply and there is no formal requirement for referral to Roads and Maritime Services (RMS).

5.2.5 SEPP (Affordable Rental Housing) 2009

SEPP ARH repealed SEPP No 10 – Retention of Low Cost Rental Accommodation.

The proposal to demolish the existing residential flat buildings in Hunter Crescent/William Street and expand Shore Senior School onto this land may be subject to the ARH SEPP, Part 3 – Retention of affordable Rental Housing as the buildings are Strata Subdivided (see SEPP ARH, Clause 49(2)). The relevance of the ARH SEPP will be considered in the EIS.

5.2.6 North Sydney LEP 2013

A summary of the relevant provisions under NSLEP 2013 follows:

Zoning

Shore Senior School is in Zone SP2 – Infrastructure (Educational Establishment) (refer to **Figure 5**). The zoning table to NSLEP 2013 states the following in relation to this zone and confirms that use of the development site as an *educational establishment*⁵ is permitted with consent:

Zone SP2 Infrastructure

1 Objectives of zone

- *To provide for infrastructure and related uses.*
- *To prevent development that is not compatible with or that may detract from the provision of infrastructure.*

⁵ Pursuant to NSLEP 2013:

educational establishment means a building or place used for education (including teaching), being:

(a) a school, or

(b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

4 Prohibited

Any development not specified in item 2 or 3

The Hunter Crescent/William Street properties are in Zone R4 – High Density Residential. The zoning table to NSLEP 2013 states the following in relation to this zone:

Zone R4 High Density Residential

1 Objectives of zone

- *To provide for the housing needs of the community within a high density residential environment.*
- *To provide a variety of housing types within a high density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To encourage the development of sites for high density housing if such development does not compromise the amenity of the surrounding area or the natural or cultural heritage of the area.*
- *To ensure that a reasonably high level of residential amenity is achieved and maintained.*

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Attached dwellings; Boarding houses; Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; Entertainment facilities; Home-based child care; Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Shop top housing

4 Prohibited

Any development not specified in item 2 or 3

Educational establishments not nominated as a use permitted with consent in Zone R4 (being the Hunter Crescent properties), but pursuant to the ISEPP (clause 28) an educational establishment would be permitted with consent (see Section 5.2.4 above).

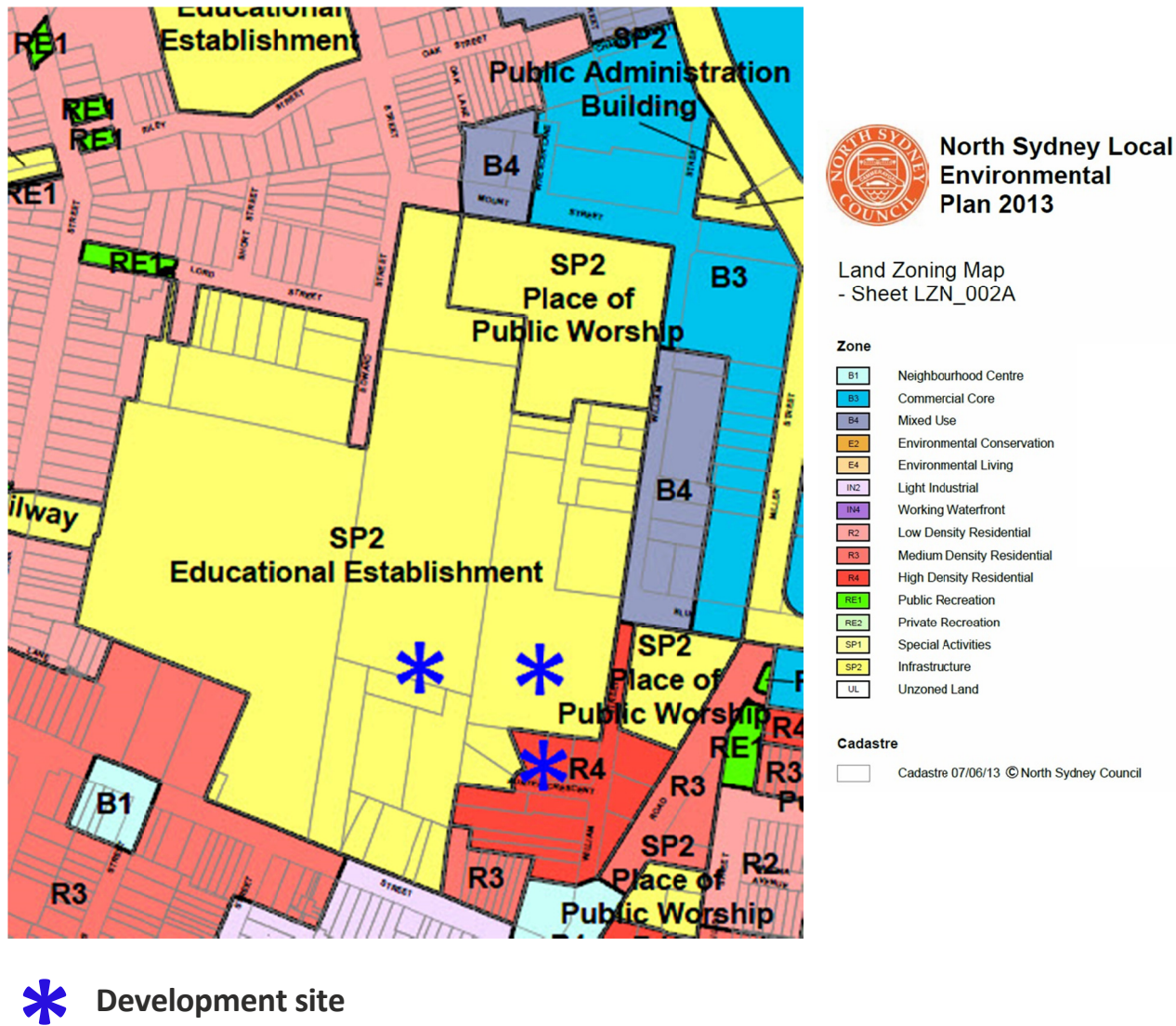


Figure 5 – NSLEP 2013, Land Zoning Map

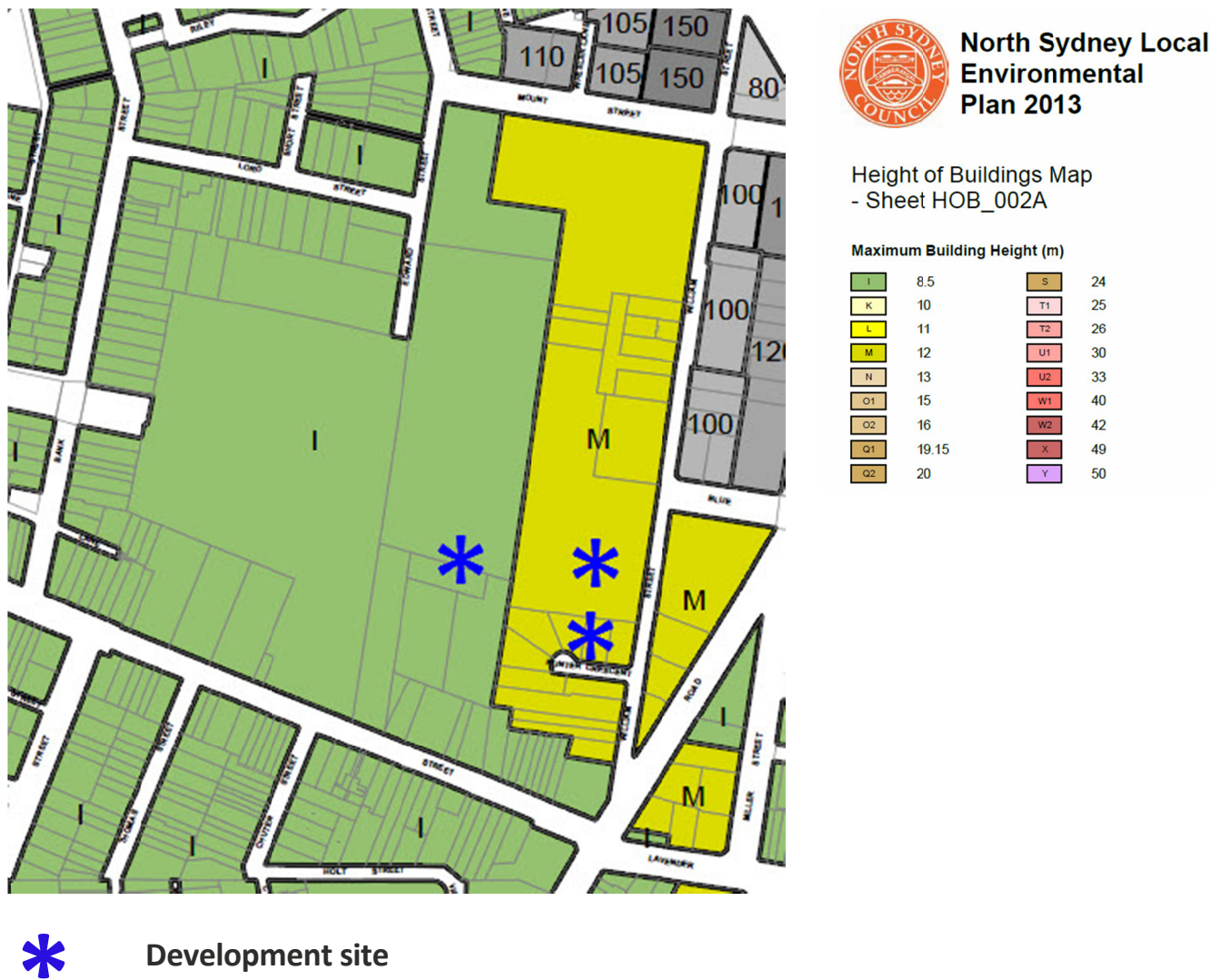


Figure 6 – NSLEP 2013, Height of Buildings Map

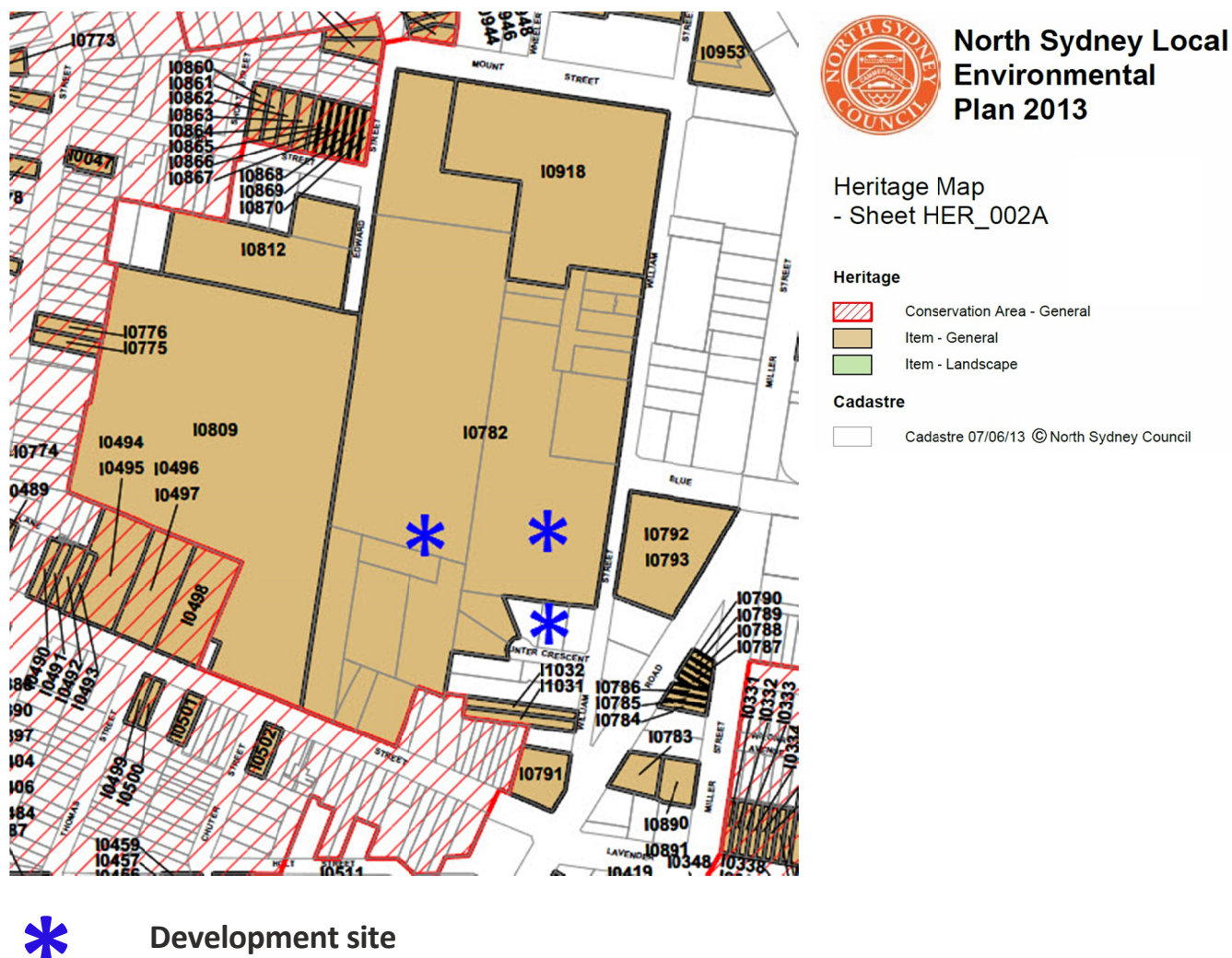


Figure 7 – NSLEP 2013, Heritage Map

Height of Buildings

Pursuant to clause 4.3 and the height of buildings map to NSLEP 2013, 12m and 8.5m building height standards apply to the development site (refer to **Figure 6**).

Table 2 above compares the existing, approved and proposed height with the relevant height standards. Given the proposed departures from the height standards to NSLEP 2013, the EIS will include a clause 4.6 exception to the standards.

FSR

Pursuant to clause 4.4 and the FSR map to NSLEP 2013, there is no FSR standard applying to any part of the site.

Exception to development standards

Clause 4.6 enables the consent authority to approve an exception to development standards provided that certain tests are satisfied.

Heritage

Pursuant to clause 5.10 and Schedule 5 of NSLEP 2013, the Shore Senior School is an item of environmental heritage and there are several heritage items in the vicinity (refer to **Figure 7**). The EIS will include a heritage impact statement (**HIS**) prepared by Godden Mackay Logan.

5.2.7 North Sydney DCP 2013 (NSDCP 2013)

The following sections in NSDCP 2013 are relevant to the proposal:

- **Section 9 - Lavender Bay Planning Area** as the proposed use relates to the Shore educational establishment (Section 9.4 - Graythwaite, Shore & St Josephs Neighbourhood).
- **Section 10 - Car Parking and Transport** which includes the following maximum car parking controls:
 - Educational establishments - 1 space / 6 staff
- **Section 13 - Heritage & Conservation.**

6.0 Potential environmental issues

6.1 Built form and streetscape

The EIS will address the height, density, bulk and scale of the proposal within the context of the site and locality and will demonstrate how the proposal integrates with the local environment, and that the form, layout and siting of the proposal achieves optimal design and amenity outcomes.

6.2 Heritage and design

GML has been engaged to prepare a Heritage Impact Assessment which consider heritage impacts for items on the site and heritage items and conversation areas in the vicinity.

Cox Richardson has extensive expertise in heritage and the design of education and sports facilities. Proposed new buildings on the site will be sited and designed to respect the curtilage and outlook from significant heritage buildings on and near the site.

6.3 Transport, traffic and parking

TTW has been engaged to prepare a detailed transport and traffic study to accompany the EIS addressing the following matters:

- Potential traffic generating and mitigating characteristics of the proposal
- Existing traffic and parking conditions on and around the surrounding the site
- Suitability of the proposed parking in terms of supply and layout
- Pedestrian, bicycle and loading requirements
- Suitability of the proposed access arrangements
- Transport impact of the proposal

6.4 Landscape design and tree retention/removal

A complete arborist report will be included in the EIS.

Oculus has been engaged to prepare a detailed landscape plan for the proposal, including tree replacement proposals.

6.5 Residential amenity for adjoining residents

The EIS will include detailed assessments in relation to the following potential residential amenity impacts:

- Views/outlook
- Privacy
- Noise from proposed plant and activities
- Solar access
- Use and hours of operation
- Light spill.

6.6 ESD

Shore has a commitment to sustainability in the planning, design and management of all new buildings on campus. Due to the nature of the project consisting of not only buildings but also campus areas, the standard sustainability rating and tool systems are inherently unsuitable when applied to project. The design team and School have committed to creating a custom Sustainability Framework for the Shore Physical Education Centre that addresses these areas.

The Sustainability Framework will use Green Star Environmental tool as a basis and will draw from the best national and international environmental rating systems and general good design practice where relevant.

Through the framework, the project is aiming to demonstrate Australian Environmental Leadership for sustainable design. Key to this approach is a 'from first principles design' in the minimisation / reduction of energy use, materials, waste, water consumption etc. The ESD framework will also address other key sustainability criteria such as occupant comfort, amenity, ecology, user awareness and education.

6.7 Drainage and stormwater

Adequate stormwater management infrastructure will be proposed to address the impact of the new buildings including requirements for infiltration and rainwater capture.

6.8 Railway tunnel

Survey investigations have been completed to ascertain the exact location of the railway tunnel and the proposal has been designed accordingly. More details will be included in the EIS.

6.9 Construction impacts

The EIS will address and consider the following potential construction impacts:

- Noise and vibration
- Soil, groundwater and geotechnical attributes of the site and environs
- Access, parking and traffic
- Stormwater and airborne pollutant control
- Servicing and infrastructure for the development.

6.10 Utilities and Infrastructure

The existing buildings on the development site are currently serviced with electricity, gas, sewer, water, stormwater and telecommunications. Any potential shortfalls in supply (and required upgrades) will be identified as part of the EIS process.

6.11 Social and economic benefits

The proposal will have a positive social and economic impact by:

- Improving educational facilities for existing and future Shore students (with future community use to be subject to a separate application to Council)
- Construction jobs (estimated to be 137 full time equivalent jobs) and expenditure
- Two new operational jobs (facilities management/maintenance).

6.12 BCA and accessibility

All new buildings will be designed to comply with the relevant provisions of the BCA and regulations for impaired access.

6.13 Development contributions

North Sydney Section 94 Contributions Plan (adopted 3 June 2013) does not levy section 94 contributions for educational establishments.

6.14 Consultation

Shore (and its project team) is presently consulting North Sydney Council, the local community and other stakeholders to explain the proposal and seek their views. Relevant agencies and utilities providers will be consulted throughout the EIS process.

A consultation report will be included in the EIS.

7.0 Conclusion

This submission relates to the proposal by Shore to lodge a DA seeking consent for the Shore Physical Education Centre. The proposal comprises a SSD as described in Schedule 1 of the SRD SEPP.

This submission provides sufficient information to allow the issues of SEARS.

Appendix A

Request for SEARs plans and perspectives, by Cox Richardson

Appendix B

Quantity Surveyor's calculation of CIV, by MBM (1 February 2016)

Appendix C

Site Survey, by Rygate Surveyors (2/12/2013)

