



Shore School Physical Education Centre

State Significant
Development
Modification
Assessment
(SSD 7507 MOD 1)

January 2020

© Crown Copyright, State of NSW through its Department of Planning, Industry and Environment 2020

Disclaimer

While every reasonable effort has been made to ensure this document is correct at time of printing, the State of NSW, its agents and employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance or upon the whole or any part of this document.

Copyright notice

In keeping with the NSW Government's commitment to encourage the availability of information, you are welcome to reproduce the material that appears in Shore School Physical Education Centre Modification 1 Assessment Report. This material is licensed under the Creative Commons Attribution 4.0 International (CC BY 4.0). You are required to comply with the terms of CC BY 4.0 and the requirements of the Department of Planning, Industry and Environment. More information can be found at: <http://www.planning.nsw.gov.au/Copyright-and-Disclaimer>.



Glossary

Abbreviation	Definition
Applicant	Sydney Church of England Grammar School (Shore)
Consent	Development Consent
Council	North Sydney Council
Department	Department of Planning, Industry and Environment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPI	Environmental Planning Instrument
LEP	Local Environmental Plan
Planning Secretary	Secretary of the Department of Planning and Environment
Minister	Minister for Planning and Public Spaces
SEARs	Planning Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SPEC	Shore Physical Education Centre
SSD	State Significant Development



Contents

Glossary	iii
1. Introduction	1
1.1 Background.....	1
1.2 Approval History	2
2. Proposed Modification.....	4
2.1 Overview.....	4
3. Strategic Context.....	7
4. Statutory Context	8
4.1 Scope of Modifications	8
4.2 Consent Authority	8
5. Engagement.....	9
6. Assessment	10
6.1 Traffic, parking and transport.....	10
6.2 Built form, urban design and environmental amenity	10
6.3 Landscaping	11
7. Evaluation	12
8. Recommendation	13
9. Determination	14
Appendices	15
Appendix A – List of Documents.....	15



1. Introduction

This report provides an assessment of an application to modify the State significant development consent (SSD) for the Shore School Physical Education Centre (SPEC) (SSD 7507).

The modification application seeks approval for minor modifications to the approved Bishopsgate car park roof terrace including re-alignment of the new barbeque and extension to the new stairs (one additional flight) to provide a connection between the roof terrace and the approved student drop-off/pick-up facilities and wider school campus.

The application has been lodged by Sydney Church of England Grammar School (Shore) (the Applicant) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.1 Background

Shore School is located in the suburb of North Sydney, approximately 700m to the east of North Sydney Train Station and 3.4km to the north of the Sydney Central Business District in the North Sydney Local Government Area. The development site (the site) comprises part of the south-eastern portion of the Shore senior school campus and the adjoining residential land parcels at 4 and 5 Hunter Crescent and 16 William Street, which are owned by Shore.

The site is irregular in shape with a frontage of approximately 110m to William Street and 48m frontage to Hunter Crescent. The site is formally described as Lot 3 DP 75717, Lots 3-7 DP 18725, Lot 3 DP 508557, Lot 1 DP 539853, Lot 1 DP 570826, and Lots B, C and D DP 975970.

Figure 1 shows an aerial photograph of the site.

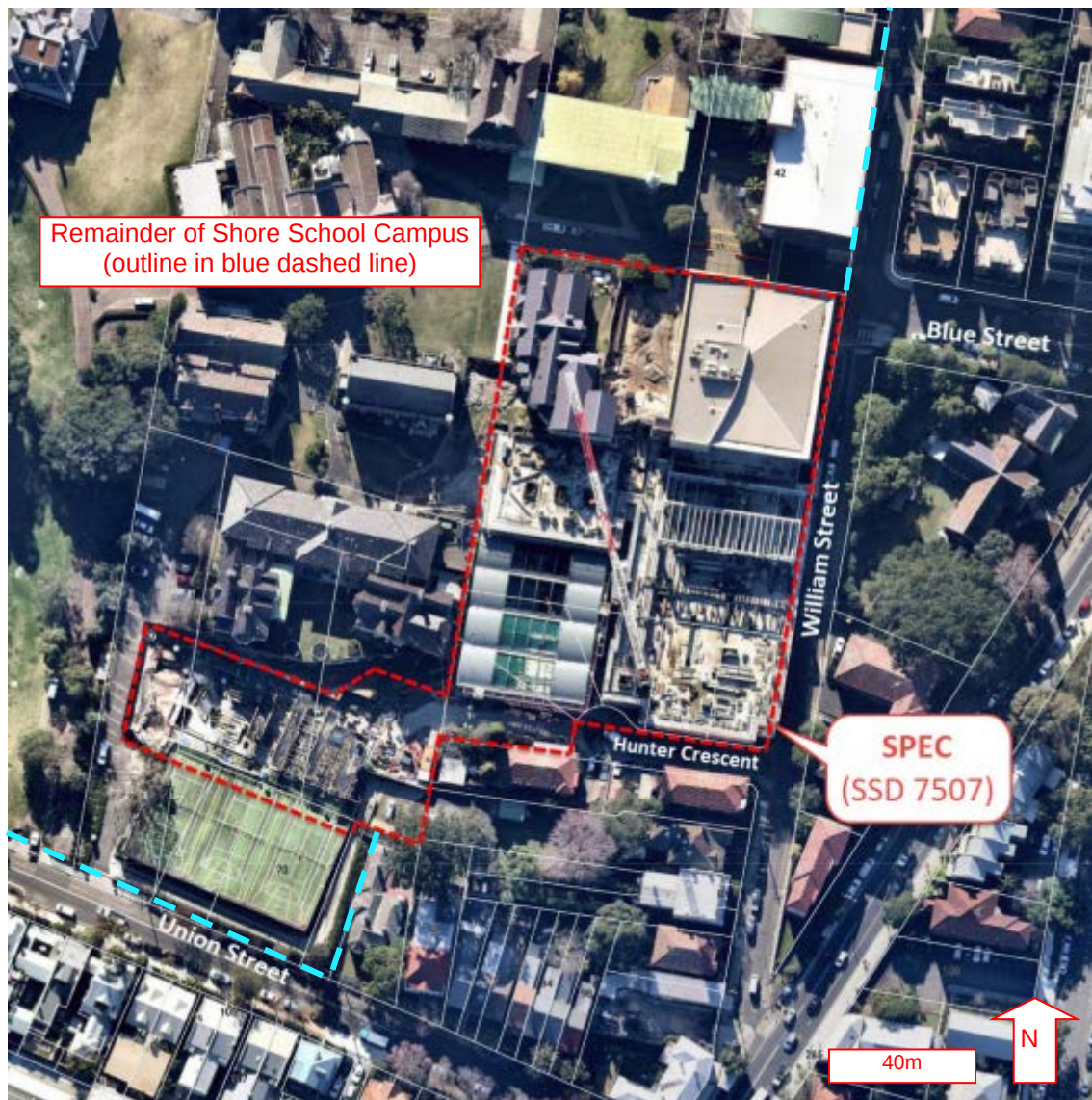


Figure 1 | Site Location (Source: Applicant's Modification Application 2019)

The site is located in an established inner urban area amongst a mix of uses including educational establishment, light industrial, place of worship, residential and other mixed uses. To the east of the site is William Street, beyond which is place of public worship, including St Peters Presbyterian Church North Sydney, and high density residential development. To the north of the site is Shore School, beyond which is place of public worship, including Mary MacKillop Place. To the west of the site is Shore School, beyond which is low and medium density residential development. To the south of the site is Shore School (tennis Courts) and medium and high density residential development, beyond which is light industrial and medium density residential development.

1.2 Approval History

On 9 June 2017, development consent was granted by Executive Director, Priority Projects Assessments for the development of the SPEC (SSD 7507). The development consent permits the following:

- demolition of existing pools, gymnasium, squash courts, minor structures and residential flat buildings at 4 and 5 Hunter Crescent and 16 William Street.
- construction of two buildings up to four storeys (with a shared basement level) to accommodate a swimming pool, three basketball courts with tiered seating, gymnasium, associated sporting facilities, 11 classrooms, seminar rooms, teaching support facilities and loading area.
- alterations to the adjoining library and basketball court building.
- expansion of the Bishopsgate carpark and new student drop-off/pick-up facilities and access.

The development consent has not been modified. Works have commenced and are advanced on site as shown in **Figure 1**.



2. Proposed Modification

2.1 Overview

On 3 December 2019, the Applicant lodged a modification application to amend the consent under section 4.55(1A) of the EP&A Act. The proposed modification seeks to make minor modifications to the approved Bishopsgate car park and roof terrace.

The location of the Bishopsgate car park roof terrace is shown in **Figure 2**.

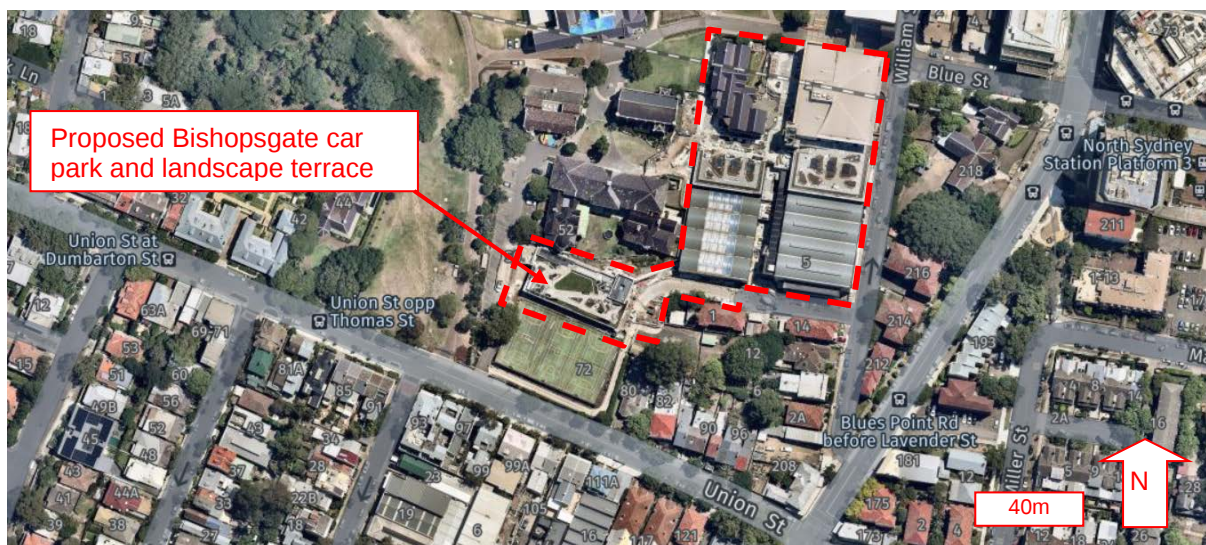


Figure 2 | Location of car park and roof terrace (Source: Nearmap 2020)

The modifications include:

- 1. Reorientation of Barbecue area with shelter:** A proposed barbeque area in the south-western corner of the roof terrace of the car park (for use of boarders of the school) is to be reoriented so that it runs perpendicular to the southern wall of the car park building rather than on a splay as approved. The shelter is also to be constructed of steel rather than timber as originally proposed and minor changes are proposed to the surrounding landscape layout.
- 2. Extension of stairs to roof terrace:** A set of stairs within the car park is to be extended to the roof terrace to provide access between new student drop-off/pick-up facilities and roof terrace. This would provide for better pedestrian connections between the drop-off/pick-up facility within the car park and the roof terrace which offers safe access for students to the wider school campus. A concrete enclosure is proposed to provide weather and fire protection to the stairs on the roof terrace level and would rise 2.7m above the approved roof terrace. The stairs would be located immediately west of the reorientated barbeque shelter.

The approved layout is shown in **Figure 3** and proposed layout in **Figure 4**. An approved section is shown in **Figure 5** proposed section in **Figure 6** and detailed section in **Figure 8** and **Figure 8**.

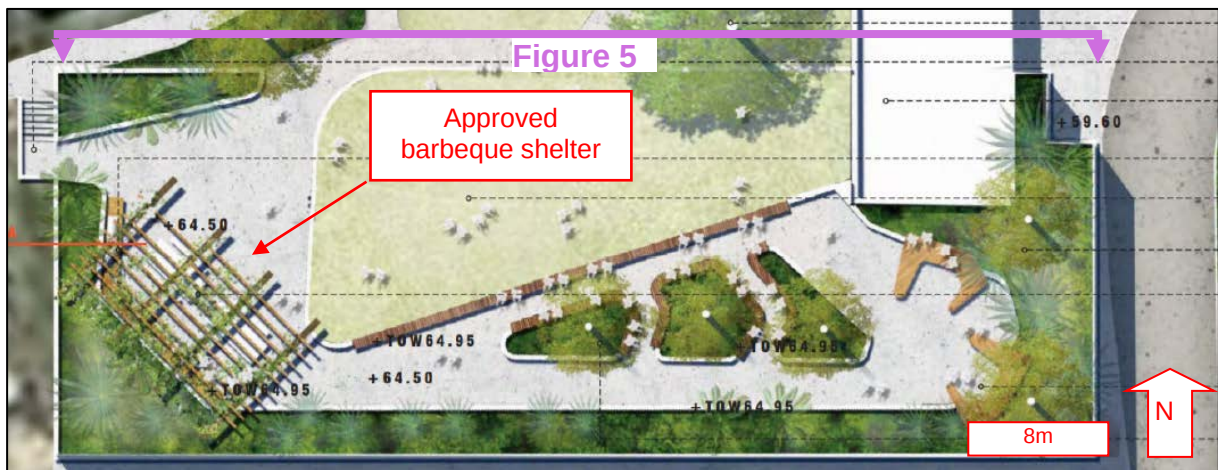


Figure 3 | Approved roof terrace layout plan (Source: Original Modification Application 2017)

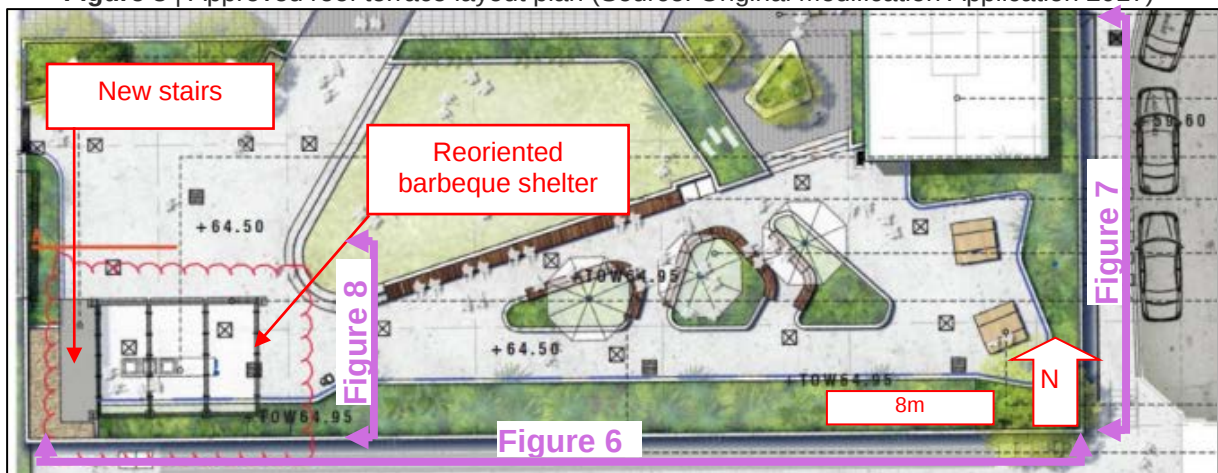


Figure 4 | Proposed roof terrace layout plan (Source: Applicant's Modification Application 2019)



Figure 5 | Approved roof terrace east-west section looking south (Source: Original Modification Application 2017)

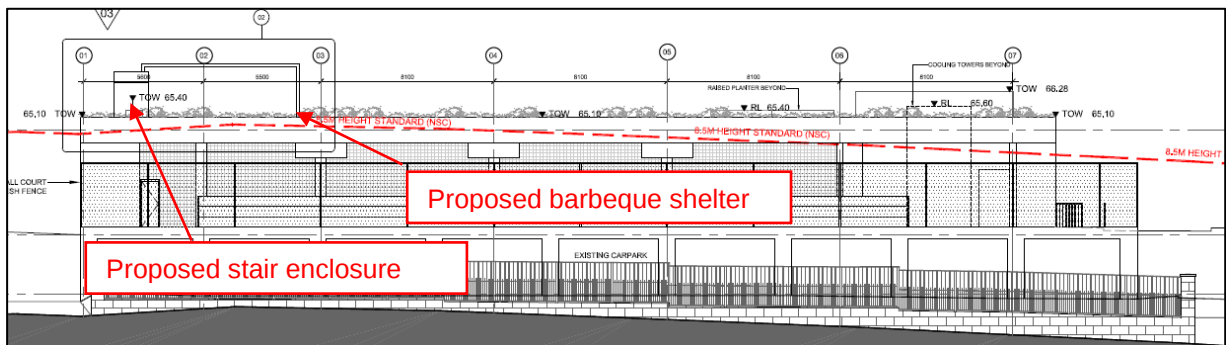


Figure 6 | Proposed west-east section through carpark and roof terrace looking north (Source: Applicant's Modification Application 2019)

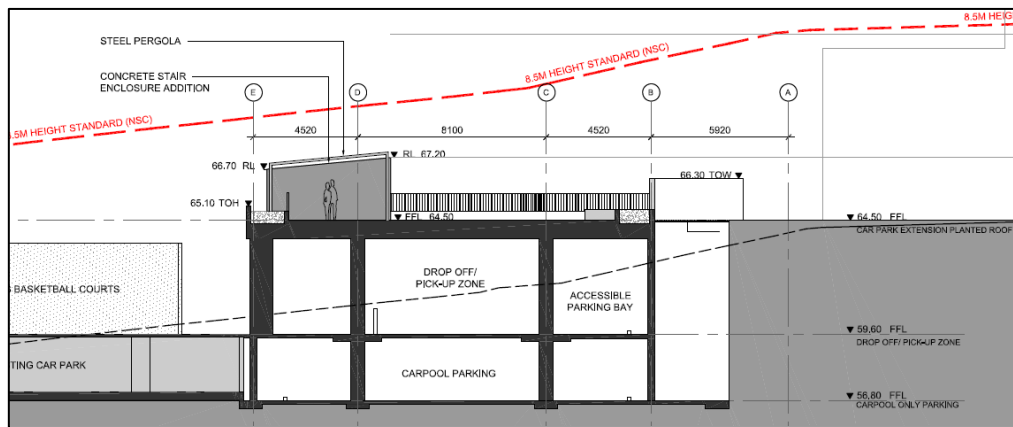


Figure 7 | South-north section through carpark and roof terrace looking west
(Source: Applicant's Modification Application 2019)

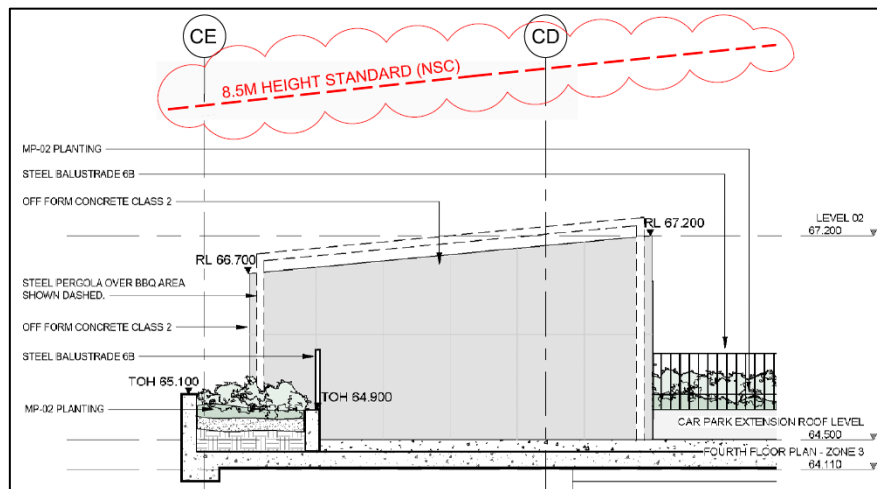


Figure 8 | Detailed section of stair overrun and barbeque shelter (Source: Applicant's Modification Application 2019)



3. Strategic Context

The Department considers the development, to which the modification relates, remains consistent with its applicable strategic context given that:

- it is consistent with A Metropolis of Three Cities – The Greater Sydney Region Plan as it would provide improved school facilities to cater for growing demand for school enrolments.
- it is consistent with the State Infrastructure Strategy Update 2018-2038 as it proposes investment in the non-government school sector to provide improved learning environments for students.
- it is consistent with the NSW Future Transport Strategy 2056 as it would provide improved school facilities in an accessible location.
- it is consistent with the vision outlined in the Greater Sydney Commission's North District Plan as it would assist in meeting demand for school facilities and support the provision of services and social infrastructure to meet people's changing needs.



4. Statutory Context

4.1 Scope of Modifications

The Department has reviewed the scope of the modification application and considers that the application can be characterised as a modification involving minimal environmental impacts as the proposal:

- would not increase the environmental impacts of the project as approved;
- is substantially the same development as originally approved; and
- would not involve any further disturbance outside the already approved disturbance areas for the project.

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring a new development application to be lodged.

4.2 Consent Authority

The Minister for Planning and Public Spaces is the consent authority for the application under 4.5(a) of the EP&A Act. However, under the Minister's delegation dated 11 October 2017, the Director, Social and Infrastructure Assessments may determine the application as:

- the relevant local council has not made an objection;
- a political disclosure statement has not been made; and
- public exhibition of the application was not required and therefore no public submissions objecting to the proposal were received.



5. Engagement

The Department did not give notification of the application due to the minor nature of the proposed modifications. The modification application was however made publicly available on the Department's website. No submissions were received.



6. Assessment

In assessing the merits of the proposal, the Department has considered:

- the modification application and associated documents;
- the environmental assessment and conditions of approval for the original project and subsequent modifications;
- relevant environmental planning instruments, policies and guidelines; and
- the requirements of the EP&A Act.

The Department has considered the potential impacts of the proposed modification as set out below.

6.1 Traffic, parking and transport

The proposed modification would not alter the approved traffic, parking and access arrangements and would not therefore change the impacts of the proposal on the surrounding road network. The Department considers that the extension of the stairwell to the roof terrace would result in improved safety for users of the site and a better outcome for pedestrian connectivity.

6.2 Built form, urban design and environmental amenity

The Department considers that the proposed development would be substantially the same as the approved development. The proposed barbeque shelter would be in the same general location as that originally proposed and its reorientation would not result in a perceivable visual change from outside of the site.

The Department acknowledges that the proposed stairwell would result in additional solid built form on the roof terrace. However, the small extent of the stairwell, distance from adjoining properties (40m to Union Street to the south, 60m to properties to the east and 100m to adjoining properties to the west) and topography of the site means that the proposed would not be easily visible from outside of the site. Furthermore, the simple concrete material used to enclose the terrace and its location adjacent to the barbeque shelter would mean that it would be a recessive feature within the context of the car park and wider school structures. On this basis the Department considers that the proposal would not have any unacceptable detrimental visual impacts.

The Department notes that the stairwell would result new shadows, however these would be fully contained within the site and would not impact any adjoining properties. The Department therefore concludes that the proposal would not result in adverse environmental impacts on surrounding properties.

6.3 Landscaping

The proposed changes to landscaping would result in a small reduction in planted areas on the roof terrace with a small garden to the west of the proposed stairwell to be treated with gravel rather than planting. The proposed modification would not have any other impacts to landscaping or trees on the site.

The Department notes that planted landscaping is still proposed along most of the southern, eastern and western edges of the roof terrace and significant landscaping would be retained across the remainder of the school site. As a result, the Department considers that the proposed changes to landscaping would not detrimentally alter the appearance of the site or amenity of nearby properties.



7. Evaluation

The Department has reviewed the proposed modification, assessed the merits of the modified proposal, and all environmental issues associated with the proposal have been thoroughly addressed.

The Department accepts that the proposed modification would have minimal environmental impacts as there would be no significant change to the form, content or use of the approved SPEC.

Consequently, the Department considers that the development as modified would be substantially the same as that originally approved.

The Department considers the proposal would facilitate a better outcome for pedestrian safety through the provision of a connection between the car park and roof terrace (and wider school) and thereby achieving greater separation between pedestrians and vehicles. The Department considers this would result in a positive outcome for students, boarders and other users.

Overall, the Department considers the development is in the public interest and the modification application should be approved.



8. Recommendation

It is recommended that the Director, Social and Infrastructure Assessments as delegate of the Minister for Planning and Public Spaces:

- **considers** the findings and recommendations of this report;
- **determines** that the application SSD 7507 MOD 1 falls within the scope of section 4.55(1A) of the EP&A Act;
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to grant approval to the application;
- **modifies** the consent SSD-7507; and
- **signs** the attached approval of the modification.

Recommended by:

Kathryne Glover

Planning Officer

Social and Infrastructure Assessments

Recommended by:

Jason Maslen

Team Leader

School Infrastructure Assessments



9. Determination

The recommendation is **Adopted** by:

Karen Harragon

Director

Social and Infrastructure Assessments

28 January 2020



Appendices

Appendix A – List of Documents

1. Modification Application

<https://www.planningportal.nsw.gov.au/major-projects/project/25991>

2. Modifying Instrument

<https://www.planningportal.nsw.gov.au/major-projects/project/25991>

3. Consolidated Consent

<https://www.planningportal.nsw.gov.au/major-projects/project/25991>