



# Uniting

NSW Planning & Environment  
Major Projects Assessment  
GPO Box 39, Sydney NSW 2001.  
**Attention: May Banh**

Department of Planning  
Received  
20 OCT 2015  
Scanning Room

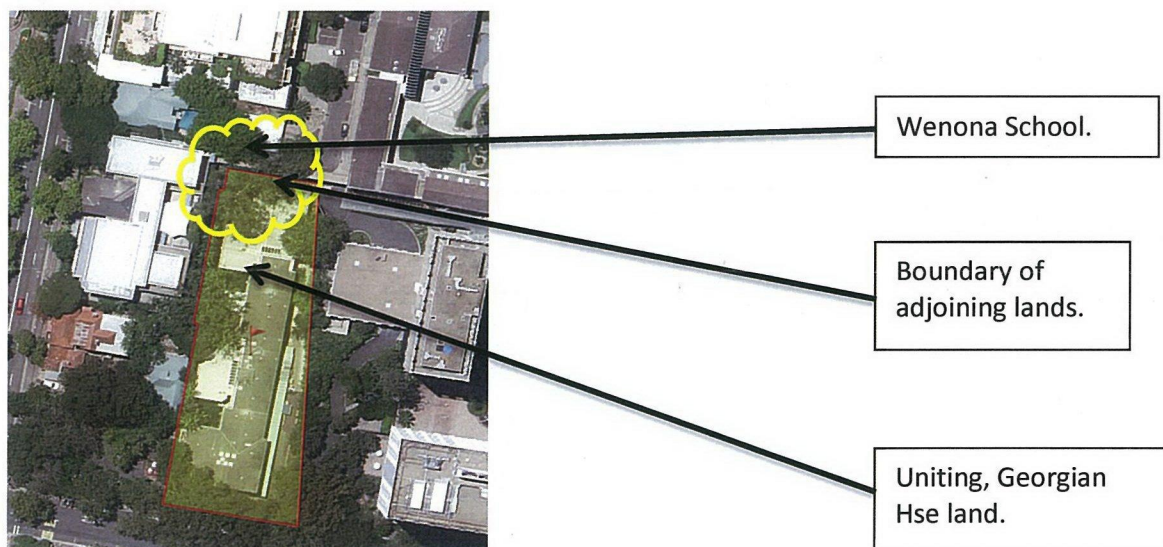
Dear May,

## **SSD 6952 - New Education Building at Wenona School – Submission & Objection**

Uniting Church Property Trust (*Uniting*) is the property owner of *Georgian House* 52 McLaren Street, North Sydney. Further to our telecon of 15<sup>th</sup> October 2015, we provide our objection to the subject development application at Wenona School. We recognise that our submission is provided after the exhibition period closed on 28th August 2015. We respectfully request that the proponent, the department and the assessment panel gives appropriate consideration to the matters raised in our submission. Our submission is in regards the built form of the proposed building on the boundary adjoining Uniting's land.

Georgian House was a 66-bed residential aged care facility. *Uniting* is considering redevelopment options for the land of which residential use is an option in line with our purpose to provide accommodation to vulnerable and disadvantaged communities.

### ***Diagram showing relationship between Georgian Hse land and Wenona School.***



### **Head Office**

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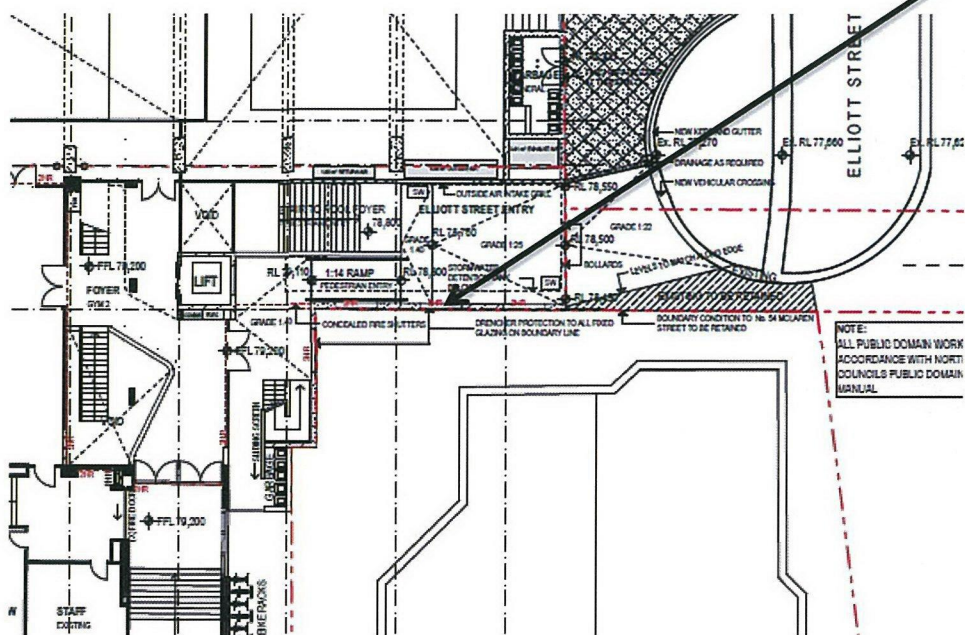
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Wenona School proposes to build its new facility on the boundary line with our land, three to four levels above ground at Elliot St.



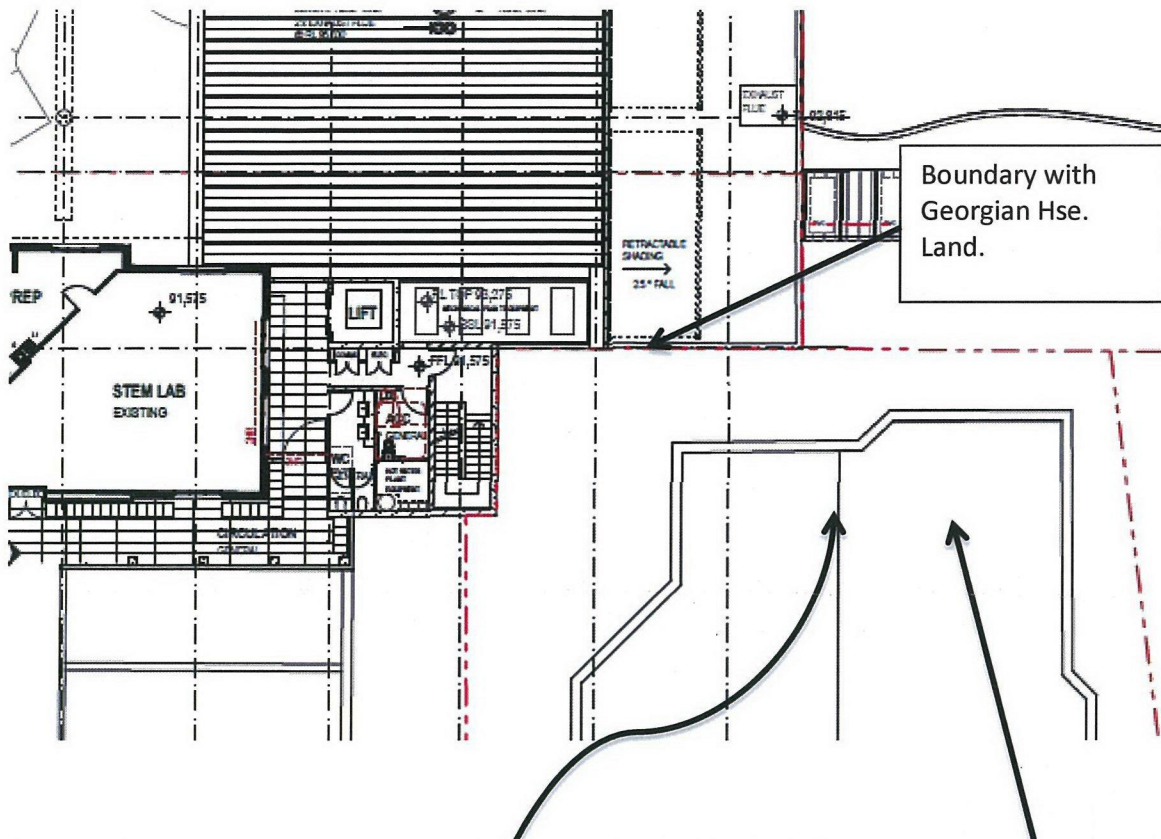
Boundary with  
Georgian Hse  
land.

**Lower ground 2 mezz plan at Elliot St**

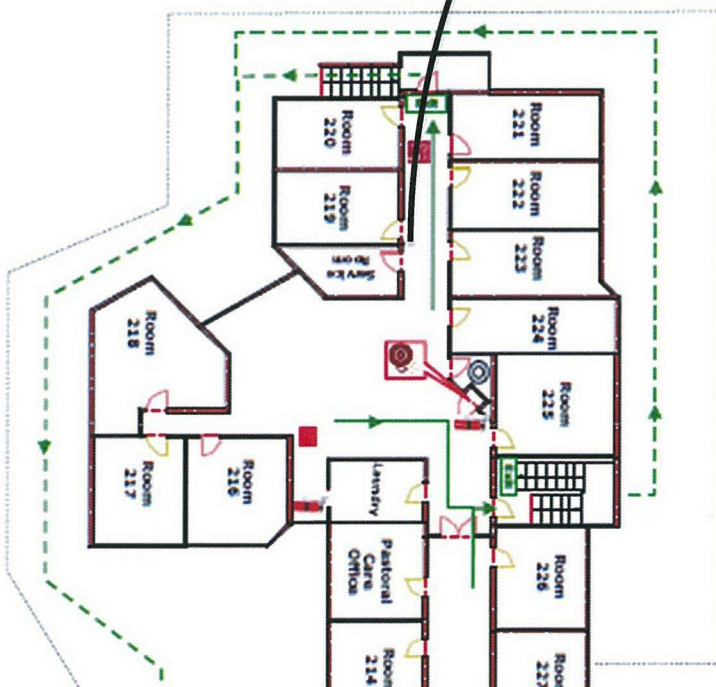


### Level 2 plan





*The existing Georgian House has resident rooms located in the building at its north end.*



The *North Sydney Development Control Plan 2013* (Part B Section 2.4.3, P6 to P10) states that '*... buildings containing non-residential activities (i.e. Wenona School) must have a set-back a minimum of 3m from the property boundary where adjoining site has balconies or windows to main living areas of dwellings ... located at the same level ...*'. It further provides controls for building height plane requirements (P7).

We note:

- there are existing resident rooms facing the boundary with Wenona School which are main living areas and
- we provide residential type accommodation and it is likely that with a redevelopment we would have residential spaces with balconies or windows to main living areas of dwellings located at the same level and facing the boundary.

We request that consideration be given to applying the boundary set-back between the adjoining lands of Wenona School and Uniting as stated in the *North Sydney Development Control Plan* in providing a satisfactory boundary interface between non-residential and residential uses.

Yours sincerely

Regards



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