

# 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  
Metropolitan and Regional Projects North

Sydney 13 June

2013

### SCHEDULE 1

**Project Approval:**

MP10\_0150 granted by Planning Assessment Commission as delegate of the Minister for Planning and Infrastructure on 9 November 2012.

**For the following:**

Stage 1 of the extension of Shore school onto the Graythwaite site, including:

- 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'Neil Centre and associated garden area
- transport, traffic, parking, access, drainage, stormwater, fencing, lighting and landscaping works

**Proposed Modification:**

MP10\_0150 MOD 1: The modification request includes:

- alterations to refurbishment works
- revised landscaping and tree removal
- revised car parking arrangements
- revised fence and gate
- revised requirements regarding light reflectivity from building materials

## SCHEDULE 2

### CONDITIONS OF APPROVAL

The above approval is modified as follows:

#### PART A - ADMINISTRATIVE CONDITIONS

**Delete Condition A2 and replace with the following:**

##### **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) The following plans:

Architectural (or Design) Drawings prepared Tanner Architects			
Drawing No.	Revision	Name of Plan	Date
AR.DA.0001	D	Cover & Location Plan	17 / 04 / 2013
AR.DA.0002	D	Site Plan	17 / 04 / 2013
AR.DA.0003	C	Graythwaite House – Demolition Basement and Ground Floors	01 / 03 / 2013
AR.DA.1001	C	Graythwaite House Basement and Ground Floor Plans	01 / 03 / 2013
AR.DA.1002	C	Graythwaite House First and Attic Floor Plans	01 / 03 / 2013
AR.DA.1003	C	Graythwaite House Roof Plan	01 / 03 / 2013
AR.DA.2001	C	Graythwaite House Elevations	01 / 03 / 2013
AR.DA.2002	C	Graythwaite House Sections	01 / 03 / 2013
AR.DA.2003	C	Graythwaite House Elevations	01 / 03 / 2013
AR.DA.3001	C	Coach House – Proposed Plans, Sections and Elevations	01 / 03 / 2013
AR.DA.4001	C	Tom O'Neill Centre – Proposed Plans and Elevations	01 / 03 / 2013
AR.DA.-S75W.14	P1	Union Street Fence and Gate Details	Via letter dated 24/10/2012
AR.DA.6001	A	Edward Street Gate – Stone Wall	02 / 04 / 2013
Landscape (or Design) Drawings prepared by Taylor Brammer			
Drawing No.	Revision	Name of Plan	Date
LT.003	H	Tree Removal and Retention Plan	22 / 04 / 2013
LT.004	D	Existing Tree Schedule – Heritage Significance & Action	21 / 02 / 2013
LT.005	D	Landscape Hardworks	21 / 02 / 2013
LT.006	D	Landscape Softworks	21 / 02 / 2013
LT.007	D	Landscape Tree Plan	21 / 02 / 2013
LT.008	D	Landscape Lighting Plan	21 / 02 / 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

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

**Delete Condition A9 and replace with the following:**

##### **Boundary Fence**

- A9. (a) This approval includes the provision of a new timber paling fence along the northern boundary of the Graythwaite site (near the headmasters house) and around the substation in the south of the Graythwaite site.



- (b) No approval is granted to the timber paling fence along the western boundary of the Graythwaite site with Bank Street residences as proposed in the Section 75W Modification prepared by *Robinson Urban Planning Pty Ltd* dated 7 March 2013.
- (c) This approval requires the provision of a boundary fence along the western boundary of the Graythwaite site with Bank Street residences, however the fence is to be the subject of negotiations between the proponent and Bank Street residences, and the school is to pay reasonable costs.

## **PART B – PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE**

### **Delete Condition B8 and replace with the following:**

#### **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.

### **Insert Condition B13**

#### **Car Parking**

- B13. (a) This approval allows for the provision of an interim location for six at-grade car parking spaces to the west of Graythwaite House, with the relocation of these spaces to a permanent location to the south-east of Graythwaite House (between Graythwaite House and the future East Building) to be implemented as part of the detailed design in the future development application for Stage 2.
- (b) The interim car parking spaces shall be provided within a turf margin, with the exception of an accessible car space, which must be provided on hard stand space.
- (c) The final permanent location of the six at-grade car parking spaces must be resolved as part of the detailed design in the future development application for Stage 2 in consultation with the Heritage Council of NSW and North Sydney Council. The car spaces are to be removed from their interim location and established in their approved permanent location prior to issue of an occupation certificate for the East Building.
- (d) The proponent must make good and reinstate the approved landscaping following relocation of the interim spaces to their permanent location.

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## **END OF MODIFICATIONS – MP10\_0150 MOD 1**