

# 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**  
**Industry, Social Projects and Key Sites**

Sydney 22 October

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 (as modified by MOD 1)

**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 2:** The modification request includes:

- changes to the staging of works;
- revised landscaping and tree removal;
- alterations to refurbishment works; and
- revised fencing.

## SCHEDULE 2

### CONDITIONS OF APPROVAL

The above approval is modified as follows:

**Delete Condition A1 and A2 and replace with the following:**

**Development Description**

A1. The development as described in the EA includes:

- 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;
- demolition of the Ward Building and other 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.

Approval is granted to carry out the development as described in the EA subject to the modifications detailed in this Schedule. Development must be carried out consistently with the conditions in Schedule 2 and the Statement of Commitments in Schedule 3.

**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) Amended by Section 75W Modification prepared by Robinson Urban Planning dated 17 September 2013.
- (e) The following plans:

<b>Architectural (or Design) Drawings prepared by Tanner Architects</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
AR.DA.0001	E	Cover & Location Plan	11 / 09 / 2013
AR.DA.0002	E	Site Plan	11 / 09 / 2013
AR.DA.0003	D	Graythwaite House – Demolition Basement and Ground Floor Plans	11 / 09 / 2013
AR.DA.1001	D	Graythwaite House Basement and Ground Floor Plans	11 / 09 / 2013
AR.DA.1002	D	Graythwaite House First and Attic Floor Plans	11 / 09 / 2013
AR.DA.1003	C	Graythwaite House Roof Plan	01 / 03 / 2013
AR.DA.2001	D	Graythwaite House Elevations	11 / 09 / 2013
AR.DA.2002	D	Graythwaite House Sections	11 / 09 / 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
<b>Landscape (or Design) Drawings prepared by Taylor Brammer</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
LT.003	I	Tree Removal and Retention Plan	11 / 09 / 2013



LT.004	E	Existing Tree Schedule – Heritage Significance & Action	11 / 09 / 2013
LT.005	E	Landscape Hardworks	11 / 09 / 2013
LT.006	E	Landscape Softworks	11 / 09 / 2013
LT.007	E	Landscape Tree Plan	11 / 09 / 2013
LT.008	E	Landscape Lighting Plan	11 / 09 / 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

- (f) 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.
- (g) 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 steel palisade fence along the northern boundary of the Graythwaite site (near the headmaster's house) and a new timber paling fence 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.

**Insert Condition B14:**

**Retention of Washington Palm**

- B14. The Washington Palm tree (identified as T51 in the arborist report) must be retained on the Graythwaite site. Should retention of the tree at its current location prove to be untenable either in terms of the ongoing health of the tree or the realisation of the approved redevelopment of the site, the tree is to be transplanted to an alternative location on the site using appropriately qualified persons and accepted methodology.

**Insert Condition E9:**

**Installation of Bollards on Driveway Extension**

- E9. Prior to the issue of the Occupation Certificate, removable bollards are to be installed on the driveway extension between the Graythwaite site and Shore senior school campus. The removable bollards are to enforce the primary pedestrian function of the driveway extension and to ensure that the driveway is not used by general school traffic (staff, visitor and student vehicles). The bollards may be removed to allow limited emergency and maintenance vehicle access between the Graythwaite site and Shore senior school campus.

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**END OF MODIFICATIONS – MP10\_0150 MOD 2**