

Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning 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.



Chris Ritchie
A/Director
Industry, Key Sites and Social Projects

Sydney 2 MAY

2014

SCHEDULE 1

Project Approval:

MP10_0150 granted by Planning Assessment Commission as delegate of the Minister for Planning 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

Modification:

MP10_0150 MOD 3:

- modify acoustic report referred to in condition E1

SCHEDULE 2

CONDITIONS OF APPROVAL

- 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) Amended by Section 75W Modification prepared by Robinson Urban Planning dated 17 September 2013;
- (e) Amended by Section 75W Modification prepared by Robinson Urban Planning dated 23 April 2014; and
- (f) The following plans:

Architectural (or Design) Drawings prepared by Tanner Architects			
Drawing No.	Revision	Name of Plan	Date
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
Landscape (or Design) Drawings prepared by Taylor Brammer			
Drawing No.	Revision	Name of Plan	Date
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

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

- Delete condition E1 and replace with the following:

Noise Control – Plant and Machinery

E1. Prior to the issue of an Occupation Certificate for the building a report is to be prepared by a qualified acoustic engineer and submitted to the Certifying Authority confirming that the installation and performance of the mechanical systems complies with:

- (a) the noise emission assessment (Part 4) of Acoustic Impact Assessment included in the EA (SLR Consulting Australia Pty Ltd, Report Number 10-8964 R1, dated 28 September 2011, Revision 3)
- (b) the Building Code of Australia
- (c) Australian Standard AS1668 and other relevant codes
- (d) the project approval and any relevant modifications
- (e) any dispensation granted by the New South Wales Fire Brigade.