

14448
22 October 2015

David Gibson
Team Leader, Social Infrastructure
Department of Planning and Environment
23-33 Bridge Street
SYDNEY NSW 2000

Attention: May Banh

Dear David

**WENONA SCHOOL PROJECT ARCHIMEDES (SSD 6925)
RESPONSE TO ADDITIONAL SUBMISSIONS**

We write regarding the above project, and the additional information requested by the Department in your email dated 2 October 2015. This response also addresses the additional public submission received on 20 October 2015.

This response should be read in conjunction with the following attached documentation:

- List of existing extra-curricular activities (**Attachment A**);
- Tree Replacement Statement and Plan prepared by 360 (**Attachment B**); and
- Updated photomontage prepared by TZG (**Attachment C**).

Response to Department's Additional Questions

1. The School is committed to entering into an agreement with a parking provider in North Sydney to offset the removal of 11 parking spaces from the site. To ensure that this agreement is executed in a timely manner, the School is willing to accept a condition of consent, consistent with the wording below:

'Prior to the final Occupation Certificate being issued, the Applicant shall provide evidence that an agreement has been entered into with North Sydney Council and / or a private land owner to provide 11 off-street parking spaces for use by Wenona School.'
2. Wenona has compiled a list of extra-curricular activities which currently take place before and after school at the existing gym and pool (Refer to **Attachment A**). The activities which take place in the existing pool on Walker Street will be transferred to the new facility. No changes are proposed to the activities which currently take place in the gym.
3. With respect to tree replacement, please refer to the statement and tree replacement plan prepared by the Landscape Architect, 360 at **Attachment B**. Due to the constraints of the site and the campus more generally, it is not feasible to replace all 10 trees that are proposed to be removed. To limit competition and potential tree death, it is proposed to plant 5 replacement trees in the central courtyard, as shown on the plan.
4. TZG has updated the photomontage to reduce the prominence of the existing trees along Miller Street (refer to **Attachment C**).

Response to Additional Public Submission

On 20 October 2015, the Department received an additional public submission from UnitingCare Ageing (UCA). The submission raises concerns regarding the impact of the proposed development on 'Georgian House' which is a decommissioned age-care facility that lies on the northern part of the UCA site, at the interface with Wenona School. The submission states that the development will have adverse amenity impacts on existing resident rooms which face the boundary with Wenona School, as well as future development on the UCA site, which is likely to comprise residential (aged care) uses.

Wenona has been in discussions with UCA regarding the School's proposed development and UCA's intentions for the redevelopment of their land. As part of this ongoing process, UCA notified the School of the closure of Georgian House in November 2013. The facility was ultimately decommissioned in mid-2014 and has remained empty since. In July 2015, UCA notified neighbours of the imminent demolition of the building, and following receipt of a dilapidation survey in October 2015, the School has been advised that demolition will occur in the next few weeks.

The absence of residents for more than 12 months and the imminent demolition of Georgian House seems inconsistent with the suggested impact on existing residents. UCA has also advised the School that beyond the imminent demolition, the future strategy for redevelopment or divestment of the site has not been determined.

The proposed alignment of Wenona's new building is imperative to the functionality of the development, providing pedestrian and loading access from Elliott Street. Whilst UCA's intentions for their land are not resolved, given the size of UCA's site and the permissible height (15 storeys / 52 metres), it is considered that Wenona's scheme (2-3 storeys at the relevant interface) would have a negligible impact on any future development on UCA's land.

I trust that this information satisfies your additional concerns, and responds adequately to the additional submission that has been received. Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or ktudehope@jbaurban.com.au.

Yours faithfully



Kate Tudehope
Principal Planner

List of Extra-Curricular Activities

Wenona School

Activities/usage of Wenona sports facilities, as of Term 4 2015, outside of “typical” school day.

Standard school classes run from 8:20am – 3:15pm Monday to Friday. The School operates additional curriculum and non-curriculum activities before and after classes, generally between the hours of 6am and 9pm, and on the weekends. Additional activities carried out in the existing gym and pool are listed below. The activities which take place in the existing pool on Walker Street will be transferred to the new facility. No changes are proposed to the activities which currently take place in the gym.

Gymnasium facility (Miller & Elliott Street)

- Tennis (hot shots & training)
- Gymnastics (rhythmic and floor)
- Athletics
- Fencing
- Basic sports skills (Yr. 3+)
- Fitness, including aerobics & Pilates
- Dancing (incl modern, jazz and classical)
- Double Dutch & skipping
- Basketball, netball & volleyball
- Football (touch drills)
- Demonstration events, such as wheelchair football

As the only large internal space at the School, the gym is also use for various other non-sporting activities including:

- Careers evenings and expos
- Community meetings and assemblies
- Musical events
- Debating and lecture presentation
- Major services (school anniversary, Christmas etc.)
- Orientation, “start of school”, and other events

Pool facility (currently Walker Street)

- Squad training
- Water polo
- Learn to swim
- Lifesaving & first aid

NB: Most of these activities involve a mix of students, boarders, students of other schools and others.

Tree Replacement Statement and Plan

360



20 October 2015

May Bahn
Planning Officer - Infrastructure
Department of Planning and Environment
23-33 Bridge Street | Sydney NSW 2000

Attn: May Bahn,

Re: Wenona School – Project Archimedes (SSD 6925)
COUNCIL CONSENT – Landscape Tree Replacement
SUBJECT PREMISES – 255-265 Miller Street, North Sydney NSW 2060

Further to the Departments concern raised regarding the replacement of existing trees identified for removal, we provide the following response. Please note that this letter is supplementary to JBA Urban Planning Consultants previous response dated 23rd September 2015, and intends to further clarify the proposed locations of the noted five (5) additional tree plantings.

There is insufficient space within the immediate subject site to accommodate additional tree planting, however a detailed investigation of the wider campus has identified two (2) suitable locations for additional supplementary tree planting to offset those identified for removal on site.

The campus is currently populated with a varied mix of tree species, with *Shinus*, *Jacaranda*, *Pyrus*, *Largestromia*, *Acer* and a mix of palm species accounting for the majority. The gardens are in good repair, well maintained and provide limited opportunity for additional planting as they are already heavily treed. For this reason, it is our determination that it is most appropriate to provisionally replace the ten (10) trees identified for removal on the subject site with five (5) additional tree plantings, this will mitigate the potential for competition and potential tree death. We propose to plant 5 x *Lophostemon confertus* within the central courtyard, as these are a local native, long lived, quick growing, evergreen tree which will provide a counterpoint to the predominance of deciduous species within the campus and balance the necessary removal of a large *Camphor laurel* (noxious weed) due to poor health and safety. Furthermore they have a non-invasive root system, and won't pose a threat to the foundations and infrastructure of the school buildings.

A supporting tree location plan has been prepared identifying the proposed tree species positions within the campus.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Baffsky', is written over a faint, circular official stamp.

Daniel Baffsky RLA
Principal
360°

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Updated Photomontage

TZG

