

ASSESSMENT REPORT

WENONA SCHOOL SSD 6952 MOD 1

1. INTRODUCTION

This report provides an assessment of an application seeking approval to modify a State Significant Development approval (SSD 6952) for a new education building at the Wenona School, North Sydney.

The application has been lodged by JBA Urban Planning Consultants on behalf of Wenona School Limited (the Applicant), pursuant to section 96(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks approval for internal and external changes to the approved education building within the Miller Street campus of the school.

2. SUBJECT SITE

The Wenona School comprises two campuses including the Miller Street campus with frontage to Miller Street to the west and Elliot Street to the east, and the Walker Street campus fronting Walker Street (refer to **Figure 1**).

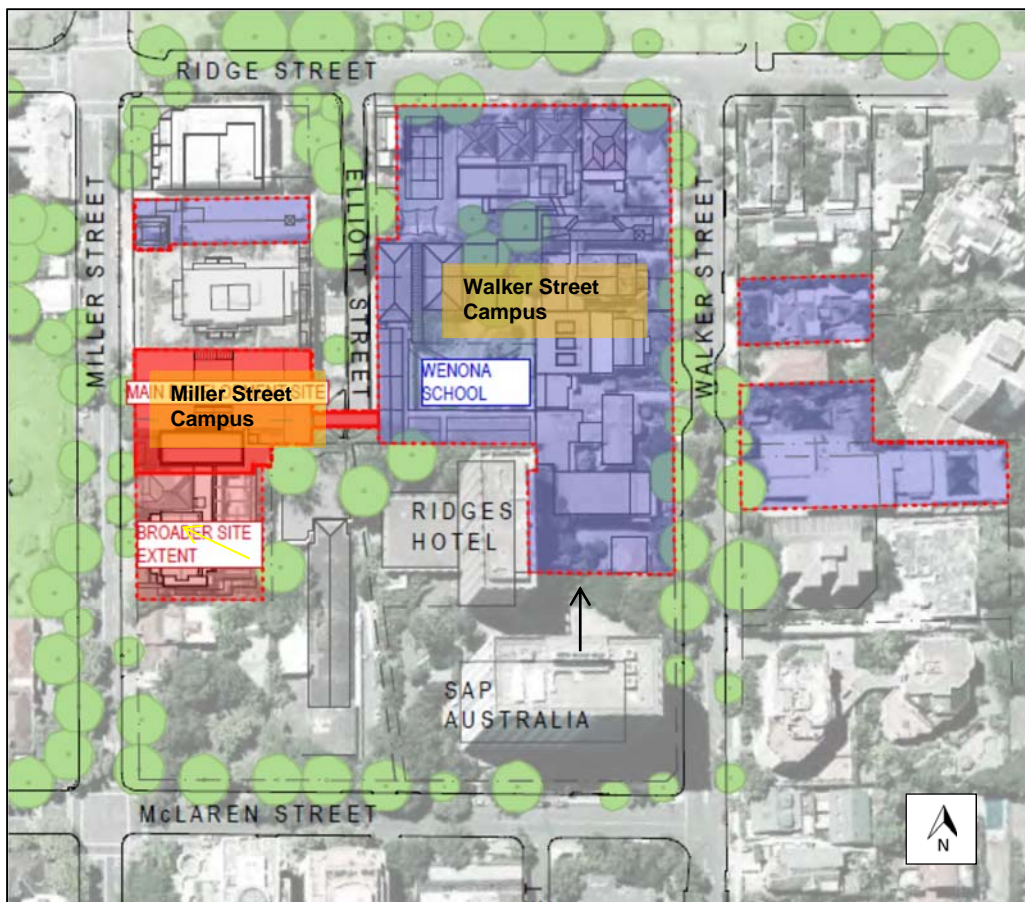


Figure 1: Site Location

3. APPROVAL HISTORY

On 18 December 2015, the Executive Director, Priority Projects Assessments, granted SSD Approval (SSD 6952) for the redevelopment of Wenona School involving construction of a six storey (three storeys above Miller Street) education building; a new pedestrian overpass crossing Elliot Street; alterations and additions to existing buildings; and associated landscaping. Refer to the approved Site Plan at **Figure 2**.

The development has not commenced construction.

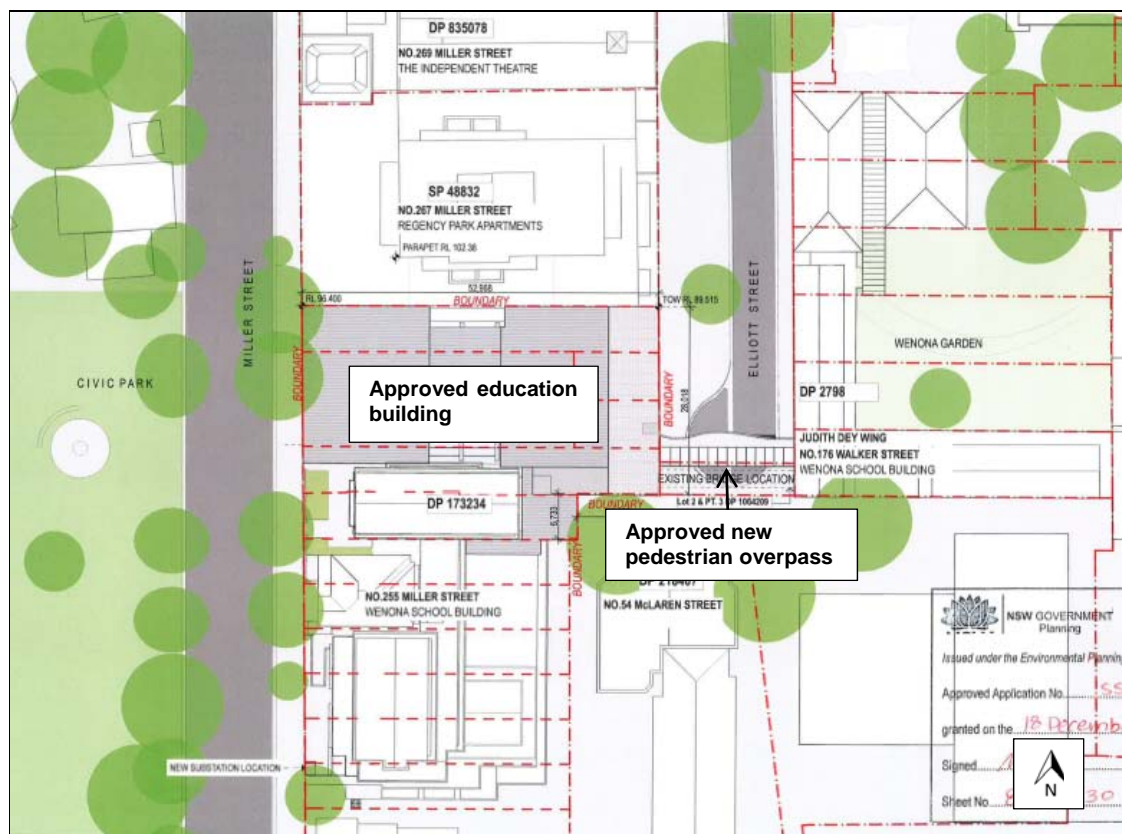


Figure 2: *Approved Site Plan*

4. PROPOSED MODIFICATION

The Applicant lodged a section 96(1A) modification application (SSD 6193 MOD 1) seeking approval for internal and external changes to the approved education building within the Miller Street campus. The proposed modifications are a result of the ongoing detailed design process to improve the functionality and appearance of the building.

The proposed modifications are summarised in **Table 1** and illustrated in **Figures 4** and **5** below.

Table 1 – Summary of Proposed Modifications

Proposed Modification	
External	<ul style="list-style-type: none"> relocate the vertical exhaust riser from the eastern side of the building to the southern side of the building; change the 1.1 m high concrete balustrade on the eastern elevation facing Elliot Street with a 450 mm high concrete planter and 1.1 metre high glass balustrade above; reduce the extent of glass louvers over the timber balustrade on the western elevation facing Miller Street; add doors to the fire hydrant booster system at the western elevation facing Miller Street;

	<ul style="list-style-type: none"> remove two awnings above the rooftop terrace; increase in the footprint of the plant room on the roof by 40 sqm; reconfigure the terrace gardens on Levels 3 and 5; add a rainwater tank to Level 5 of the terrace garden; modify the shape of the glass roof; provide a roof connection between the existing building to the south at 255 Miller Street and the approved building; adjust the location of the bike racks and garbage storage at Level 2; relocate the roof cowl and kitchen exhaust on the roof; remove a window at the southern elevation adjacent to the chemical storage room on Level 3; replace the timber cladding on the southern side of the pedestrian overpass with metal cladding;
<i>Internal</i>	<ul style="list-style-type: none"> minor reconfiguration of the internal layout relocate plant and the inclusion of additional toilet facilities; relocate the pool exhaust from the eastern part of the basement to the southern end of the basement; provide additional mechanical trenching in the basement to accommodate in-ground services; adjust the floor to floor ceiling heights on Levels 4 to 6 based on revised survey information; relocate the On-Site Detention (OSD) tank from under the pedestrian overpass to the southern end of the site; and confirm details of shoring and underpinning along site boundaries.
<i>Other</i>	<ul style="list-style-type: none"> A change to a conditions requiring a privacy screen to reflect revised level names and to correct a previous typographical error.



Figure 4: Miller Street Elevation - approved (top) and proposed (bottom)

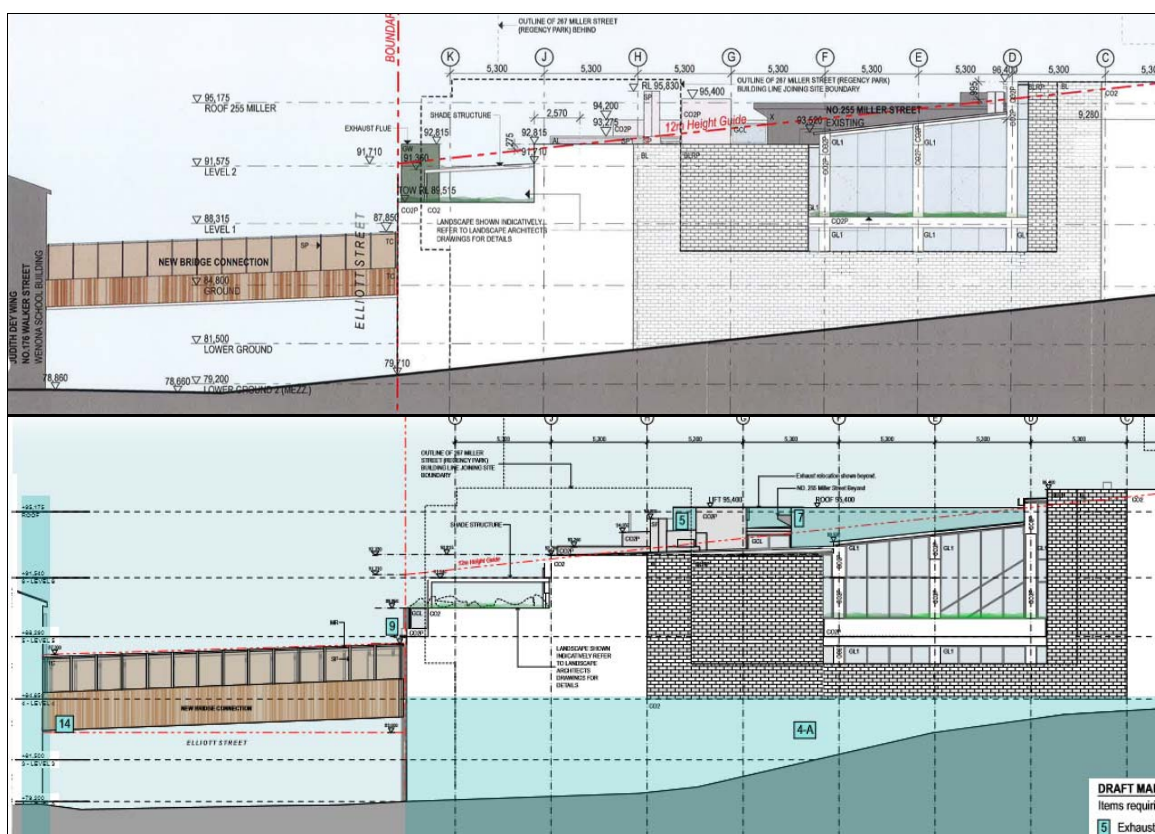


Figure 5: Northern Elevation - approved (top) and proposed (bottom)

5. STATUTORY CONSIDERATION

5.1 Modification of approval

Section 96(1A) of the EP&A Act requires the consent authority to be satisfied that the following matters are addressed in respect of all applications that seek modification approval:

Table 1: Section 96(1A) matters for consideration

Section 96(1A) matters for consideration	Comment
That the proposed modification is of minimal environmental impact	Section 7 provides an assessment of the impacts of the proposal. The Department is satisfied the proposal would have minimal environmental impacts.
That the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all).	The proposed modification would not result in any apparent change to the overall form and massing of the building. There would be no additional visual or amenity impact on the surrounding areas. The Department is satisfied that the proposal is substantially the same development for which consent was originally granted.
The application has been notified in accordance with the regulations	The modification application has been notified in accordance with the regulations. Details of the notification are provided in Section 6 of this report.
Any submission made concerning the proposed modification has been considered.	Council raised no concerns with the proposed modification. No other submissions were received by the Department.

5.2 Environmental Planning Instruments

The following environmental planning instruments (EPIs) apply to the site:

- State Environmental Planning Policy (State and Regional Development) 2011;
- State Environmental Planning Policy (Infrastructure);
- State Environmental Planning Policy No 55 - Remediation of Land; and
- North Sydney Local Environmental Plan (LEP) 2013.

The Department undertook a comprehensive assessment of the redevelopment against the above EPIs in its original assessment. The Department has considered the above EPIs and is satisfied that the modification does not affect the proposal's consistency with the EPIs.

5.3 Approval Authority

The Minister for Planning is the approval authority for the application. However, in accordance with the Minister's delegation, the Director, Modification Assessments may determine the application as:

- Council has not objected to the application;
- a political disclosure statement has not been made; and
- there are no public submissions in the nature of objections.

6. CONSULTATION

The Department made the modification request publicly available on its website, wrote to adjoining landowners, and consulted with the North Sydney Council (Council) about the proposed modification. Due to the minor nature of the proposed modification it was not exhibited by any other means.

Council raises no concerns with the proposed modification.

No **public** submissions were received.

7. ASSESSMENT

The key assessment issues are considered in **Table 2** below.

Table 2: Assessment of the Issues

Issue	Consideration	Recommendation
<i>Built Form and Amenity</i>	<ul style="list-style-type: none"> • The proposal involves making minor aesthetic changes to the building façade and minor changes to the approved building envelope to accommodate the relocated exhaust riser and the extension to the rooftop plant room. Figures 6 and 7 provide a comparison between the approved and proposed key building facades. • The Department has assessed the proposed changes and considers: <ul style="list-style-type: none"> – the external changes to the Miller Street façade are barely discernible in the context of the entire development, and would not materially change the appearance of the building within the streetscape; – the external changes to the Elliot Street façade are minor and would have a positive impact on the streetscape; – the revised floor to floor levels do not alter the overall height of the building; – the changes to the plant room would barely be visible from the public domain as it is centrally located on the roof; and – the relocated exhaust riser would not result in any significant visual or overshadowing impacts on the surrounding area. • The Department has also considered the potential amenity impacts associated with the revised plant. • The Department notes the Applicant submitted a revised noise assessment confirming the proposal 	No additional conditions or amendments necessary.

<i>Issue</i>	<i>Consideration</i>	<i>Recommendation</i>
	<p>would not result in any additional operational noise impacts beyond those already assessed and approved.</p> <ul style="list-style-type: none"> • The Department also considers the existing conditions of consent would appropriately mitigate and manage any potential amenity impacts associated with the revised plant. • The Department is therefore satisfied the proposal would not result in any adverse built form or amenity impacts. 	
<i>Gross Floor Area</i>	<ul style="list-style-type: none"> • The proposed internal changes would increase the gross floor area (GFA) of the educational building by 56 sqm, from a total of 6,863 sqm to 6,919 sqm. • The proposed changes would increase the Floor Space Ratio (FSR) of the development from 2.06:1 to 2.07:1 or by 0.5%. • However, the additional floor area is primarily a result of rationalising the plant, and converting plant area (which is not included in the definition of GFA) to other areas, such as internal circulation space and area for facilities such as lockers and desks. • The Department therefore notes the proposed changes would not result in any significant changes to the approved building envelope and would improve the internal function and amenity of the building for teachers and students. • The Department also notes the North Sydney LEP 2013 was recently amended to remove the maximum FSR control which previously applied to the site. Accordingly, the proposed change to the FSR does not result in any inconsistencies with Council's LEP. • The Department is therefore satisfied the addition GFA is minor and it would not result in any adverse impacts. 	No additional conditions or amendments necessary.
<i>Excavation Works</i>	<ul style="list-style-type: none"> • The proposed modification seeks to provide additional details regarding the shoring and underpinning works along the site's boundaries during excavation. The works include anchors protruding into the neighbour's property at 267 Miller Street. • Owners consent has been provided from the affected landowner. In addition, the application was notified to the adjoining neighbours and no concerns were raised in relation to the proposal. • As the works protrude onto the neighbouring site, the approval is recommended to be amended to include the adjoining land. • The Department is also satisfied the development consent contains appropriate conditions to manage construction impacts associated with the excavation and shoring works, including a requirements for the provision of pre-construction and post-construction dilapidation reports, prepared by a qualified structural engineer for the adjoining properties. The Department also notes the revised Preliminary Construction Management Plan includes a provision for consultation with potentially affected neighbours before construction commences. 	The approval is recommended to be amended to include the adjoining land.
<i>Landscaping</i>	<ul style="list-style-type: none"> • The proposal seeks to modify the outdoor learning spaces and garden terraces from levels 3 to 6. • The changes involve reconfiguration of the garden beds, water feature, planter boxes and plant species, 	No additional conditions or amendments necessary.

Issue	Consideration	Recommendation
	<p>and the inclusion of additional outdoor furniture. The proposal also seeks approval to replace the paving on Level 3 with timber decking.</p> <ul style="list-style-type: none"> • The Department is satisfied the proposed changes are minor and would improve the amenity and utilisation of the approved outdoor spaces. 	
<i>On-Site Detention System</i>	<ul style="list-style-type: none"> • The proposal seeks to relocate the on-site detention (OSD) tank from under the pedestrian bridge to the south-eastern boundary of the site. • The Applicant submitted a revised assessment for the relocation and reconfiguration of the approved OSD tank. • The Department notes the size of the tank would not change and would continue to cater for the 100 year Average Recurrence Interval storm event. • The Applicant's Stormwater Statement confirms the new OSD system is consistent with Council's requirements. • The Department is therefore satisfied the new location of the OSD tank would not result in any adverse impacts. 	No additional conditions or amendments necessary.



Figure 6 – Miller Street Façade Approved (left) and Proposed (right)



Figure 7 – Elliot Street Façade Approved (left) and Proposed (right)

8. CONCLUSION

The Department has assessed the modification application and supporting information in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes that the proposed modification is appropriate on the basis that:

- the variations to the approved building envelope are minor and would not alter the overall height, bulk or scale of the development;
- it would not result in any adverse visual or amenity impacts on the surrounding area; and
- the internal changes would improve the internal functionality of the building for teachers and students.

Consequently, the proposal is in the public interest and it is recommended that the modification be approved subject to conditions.

9. RECOMMENDATION

It is recommended that the Director, Modification Assessments, as delegate of the Minister for Planning:

- considers the findings and recommendations of this report;
- approves the application under section 96(1A), subject to conditions; and
- signs the notice of modification (**Appendix A**).

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APPENDIX A: INSTRUMENT OF MODIFICATION

The Instrument of Modification can be found on the Department's website at the following address:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6952

APPENDIX B: SUPPORTING INFORMATION

The following supporting documents and supporting information to this assessment report can be found on the Department of Planning and Environment's website as follows:

1. Modification request

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6952

2. Submissions

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6952