



NSLPP MEETING HELD ON 6/10/21

Attachments:

1. Site Plan
2. Architectural plans
3. Clause 4.6 Written request (Cl. 4.3 Building height)
4. Heritage Impact Statement

ADDRESS/WARD: 1 Blue Street, North Sydney (SHORE School)

APPLICATION No: DA 183/21

PROPOSAL: Alterations and additions to the Shore School House

PLANS REF: Drawing Number DA1001 to DA9002, Revision A, Drawn by SHAC, dated 17 May 2021.

OWNER: Sydney Church of England School

APPLICANT: Church of England Grammar School (Shore)

AUTHOR: Hugh Shouldice, Assessment Officer

DATE OF REPORT: 22 September 2021

DATE LODGED: 22 June 2021

RECOMMENDATION: Approval

EXECUTIVE SUMMARY

The applicant seeks development consent from the North Sydney Local Planning Panel (NSLPP) for alterations and additions to the Shore School House on land at 1 Blue Street, North Sydney. The site is identified as a local heritage item under Schedule 5 of the NSLEP 2013. Council does not have the delegation to determine the application as the site is zoned SP2 Infrastructure. The application is therefore required to be determined by the North Sydney Local Planning Panel.

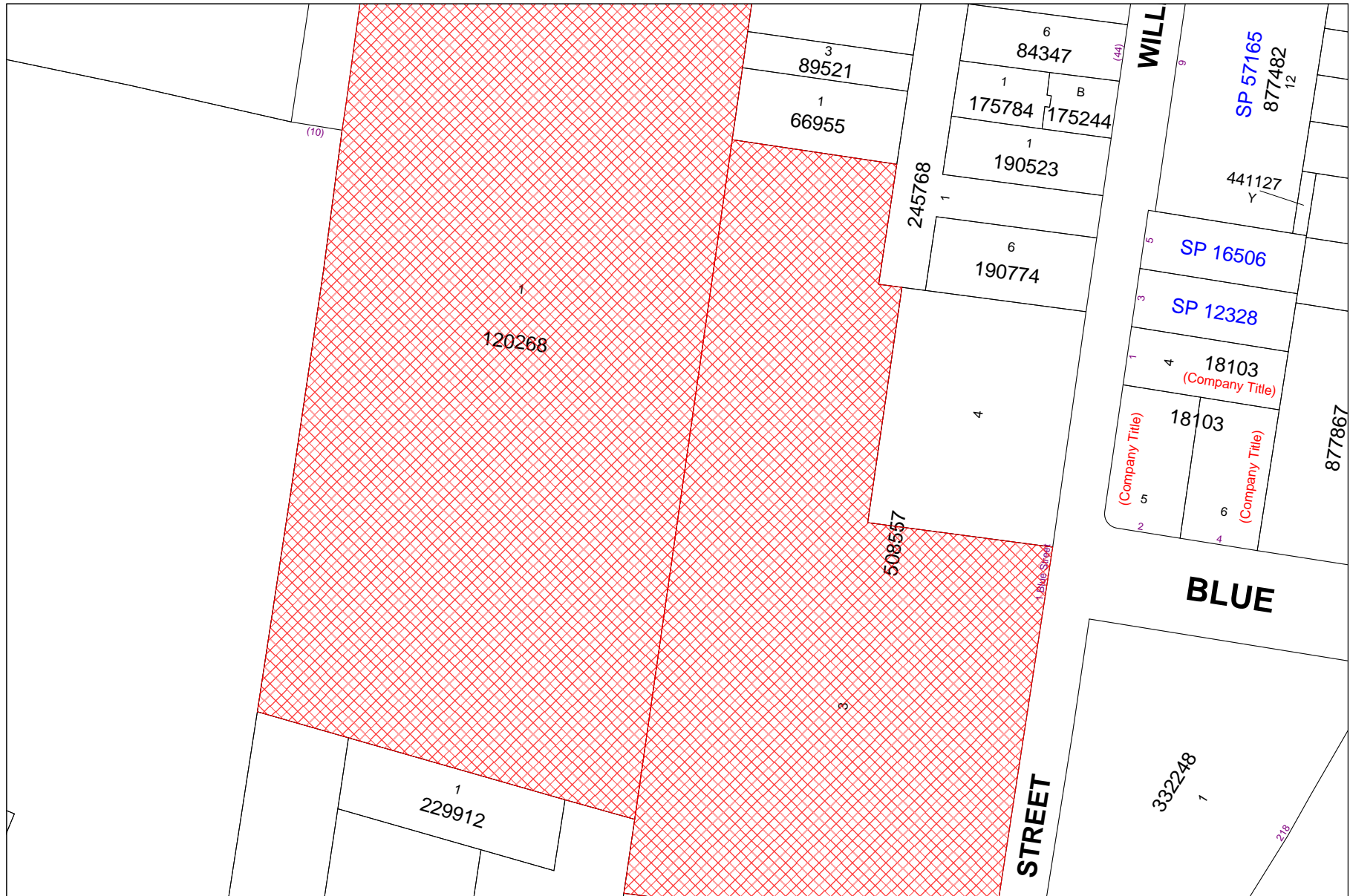
The application is reported to the NSLPP for determination as the works, whilst a majority of which are internal to the building, are located more than 10% above the maximum building height that applies to the site. The application also involves some minor demolition work to a local heritage item.

The written request prepared pursuant to Clause 4.6 in NSLEP 2103 seeking a variation to the building height development in Clause 4.3 in NSLEP 2013 is considered to be well-founded. The written request has adequately demonstrated that strict compliance with the building height development standard is considered unreasonable and unnecessary noting that the existing building breaches this standard and all new works above the standard are internal to the building. There are also considered to be sufficient environmental planning grounds to justify the breach to the standard given the works will result in improved access to the learning spaces on the upper levels of the building.

The Middle Block provides a learning space for the students has a high heritage significance. The proposal will provide for improved facilities for students without adversely impacting the heritage significance of the building or nearby properties.

Following this assessment and having regard to the provisions of Section 4.15 of the Environmental Planning & Assessment Act 1979 (as amended), the application is considered to be reasonable in the site circumstances and recommended **for approval** subject to standard and site-specific conditions of consent.

LOCATION MAP



□ Property/Applicant ● Submitters - Properties Notified

DESCRIPTION OF PROPOSAL

The applicant seeks development consent from the North Sydney Local Planning Panel (NSLPP) for alterations and additions to the Shore School House on land at 1 Blue Street, North Sydney. The site is identified as a local heritage item under Schedule 5 of the NSLEP 2013.

The proposal seeks to convert four existing classrooms and an office at level 2 of the Middle Block to four proposed flexible learning spaces and a break-out space. The proposed internal works comprise:

- New door openings between the southern classrooms
- Demolition of the office wall and wall to northeast classroom
- Construction of a new partition wall to create a breakout space and classroom
- New windows in west classrooms overlooking the stairs
- New painting, carpet and resilient flooring
- New joinery units in classrooms
- Replacement of non-original flush panel doors with timber framed glazed doors
- Retention of original walls and fireplaces, ceilings, cornices, skirtings, door frames, stairs and balustrade
- New lighting, fans and suspended acoustic panels
- New glass balustrade fixed to existing stair balustrade.

STATUTORY CONTROLS

Environmental Planning & Assessment Act 1979 (as amended)

North Sydney LEP 2013

- Zoning - SP2 Infrastructure: Educational Establishment (Shore School)
- Item of Heritage - Yes (Graythwaite – State Heritage Register)
- In Vicinity of Item of Heritage - Yes (multiple, including Shore School buildings)
- Conservation Area - No
- Environmental Planning & Assessment Regulations 1996
- Airports (Protection of Airspace) Regulations 1996
- SREP (Sydney Harbour Catchment) 2005
- SEPP 55 – Remediation of Land & Draft SEPP
- SEPP (Educational Establishments and Child Care Facilities) 2017
- Local Development

POLICY CONTROLS

North Sydney DCP 2013

North Sydney Local Infrastructure Contributions Plan 2020

DESCRIPTION OF LOCALITY

The School House is located on Lot 1 in DP 120268 and forms parts of the site comprising the Shore Senior School. The School House, the subject of the application, is located towards the centre of the site and comprises three storeys of accommodation for 75 students and four staff. The School House was originally constructed as a house in c 1830s and is an example of the inter War Romanesque style. The Shore Senior School is identified as local heritage item No. I0782 in Schedule 5 of the NSLEP 2013.



Figure 1: Site map (source SEE prepared by Robinson Planning dated

RELEVANT HISTORY

In October 2009, Sydney Church of England Grammar School (Shore) purchased the Graythwaite site with the objective of integrating the site into the existing school grounds.

Council was advised in correspondence from the Department of Planning, dated 1 October 2010, that an application had been received pursuant to Part 3A of the EP&A Act for the subject Concept Plan and Project Application for the site. Following on from a lengthy assessment process, a public hearing was held by the Planning Assessment Commission (PAC) on 22 October 2012, and Council was notified on 12 November 2012 by the Department of Planning and Infrastructure (DPI) that the Concept Plan and Stage 1 Project Application were approved by the PAC on 9 November 2012, subject to conditions and further amendments.

State Significant Development Application 7507

On 9 June 2017, the delegate for the Minister for Planning granted consent to SSD 7507 for redevelopment of the Shore Senior School involving:

- Demolition of existing pools, gymnasium, squash courts, minor structures and residential flat buildings at 4 and 5 Hunter Crescent and 16 William Street

- Construction of two buildings up to four storeys (with a shared basement level) to accommodate a swimming pool, three basketball courts with tiered seating, gymnasium, associated sporting facilities, 11 classrooms, seminar rooms, teaching support facilities and loading area.
- Alterations to the adjoining library and basketball court building
- Expansion of the Bishopsgate car park and new student drop-off/pick-up facilities and access.
- The project, known as the SPEC, is now under construction with completion planned for the middle of 2020.

On 6 February 2020, development consent was granted to DA No. 402/19 for the continued use of the existing portable building on the site as a school medical centre for a further seven (7) years (until 18 March 2027) or upon completion of a permanent medical centre as envisaged under the Concept Approval MP_149. The temporary medical building is located immediately to the west of the School House.

Previous applications

<i>App No</i>	<i>Date</i>	<i>Details</i>
DA402/19	6 Feb 2020	Development consent granted for the continued use of an existing portable building on the site as a school medical centre for a further seven (7) years (until 18 March 2027) The temporary medical building is located immediately to the west of the School House.

Current Application

<i>Date</i>	<i>Action</i>
22 June 2021	The subject application was lodged with Council.
23 June 2021	Considered by Development review panel and referral to Conservation Planer The application was not notified in accordance with Section 3.4.1 in the North Sydney Community Participation Plan 2019 as the works are predominantly internal to the existing building and will not change the existing height or materially alter the external shape or façade of the building. Furthermore, the School House is located centrally within the Shore School site and as such will not materially impact any nearby residential properties.

INTERNAL REFERRALS

Building

The proposed works the subject of this application have not been assessed in accordance with compliance with the National Construction Code of Australia. This would need to be undertaken prior to the issue of a Construction Certificate. Should significant changes be required to achieve compliance with NCC standards, a Section 4.55 application would be necessary.

HERITAGE

The application was referred to Council's Heritage Planner as the Middle Block is identified as a local heritage item under the NSLEP 2013. The comments on the proposal are outlined below:

1. Heritage status and significance

1 Blues Street is the site of Shore School. It is identified as a scheduled heritage item in NLEP 2013 (I 0782) and comprises a number of individual heritage items within the school grounds including the subject site referred to as 'Middle Block', Upton House (I0612) and Graythwaite, which is a SHR listed item - no. 617 (and local item no. I 0809 in NLEP 2013). The school grounds are not located within a heritage conservation area.

2. Heritage Assessment and Recommendations

Due to current COVID circumstances, an internal site inspection of the Middle Block has not been possible. This assessment has relied on the information and images contained in the accompanying HIS prepared by NBR Architecture.Heritage.

The subject proposal is for internal alterations to adapt the second floor of the Middle Block to provide flexible classroom spaces an interactive learning environment. This involves converting four classrooms and an office into four flexible learning spaces and breakout space. The accompanying HIS itemises the proposed works as follows:

- *New door openings between the southern classrooms*
- *Demolition of the office wall and wall t the northeast classroom*
- *Construction of a new partition wall to create a breakout space and classroom*
- *New windows in west classrooms overlooking the stairs*
- *New painting, carpet and resilient flooring*
- *New joinery units in classrooms*
- *Replacement of non-original flush panel doors with timber framed glazed doors*
- *Retention of original walls and fireplaces, ceilings, cornices, skirtings, door frames, stairs and balustrade*
- *New lighting, fans and suspended acoustic panels*
- *New glass balustrade fixed to existing stair balustrade*

An assessment of the proposed works has been undertaken in relation to NLEP 2013 Clause 5.10 Heritage conservation and NSDCP 2013 Part B, Section 13 Heritage and Conservation.

The HIS provides a comprehensive evaluation of the proposal with reference to the policies established in the Conservation Management Plan (2019) for the school. The works to adapt the existing spaces accords with the Burra Charter principles. As such, the proposed new openings to create flexible spaces are acceptable as they can be achieved by retention of appropriate nib and bulk heads that will allow the ongoing understanding of the original floor layout and potentially be reversible.

Details of how fixtures relating the glass balustrade and its fixture to the existing stair balustrade, lighting, fans and acoustic panels should be provided to Council to ensure the works are undertaken with minimal loss/damage to fabric.

The proposal is supported on heritage grounds subject to conditions.

3. Conclusion and Recommendations:

An assessment of the proposal for internal alterations at 1 Blue Street, North Sydney has been undertaken in terms of Part 5 Clause 5.10 Heritage conservation of the North Sydney LEP 2013 and NDCP 2013 Part B: Section 13 Heritage and Conservation. With reference to the above, the proposed works are supported on heritage grounds subject to the following conditions:

Non-standard

1. *That details relating to:*
 - i. *the retention of appropriate nib walls and bulk heads connecting the existing rooms sufficient to enable the ongoing interpretation of the existing room configuration and potential reversal; and*
 - ii. *the installation of the new windows*
 - iii. *how the proposed fitting and fixtures relating to the glass balustrade and its fixture to the existing stair balustrade, lighting, fans and acoustic panels shall be undertaken;*

And shall be submitted to Council accompanied by photos to clarify the location of the works prior to the issue of any CC to ensure that the works are undertaken with minimal loss/damage to fabric.

[REASON: To protect the heritage significance of the heritage item]'

Planning Comment:

The comments and conditions recommended by Council's Heritage Planner are generally agreed with and are included in the condition set.

SUBMISSIONS

The application was not notified in accordance with Section 3.4.1 in the North Sydney Community Participation Plan 2019 as the works are predominantly internal to the existing building and will not change the existing height or materially alter the external shape or façade of the building. Furthermore, the School House is located centrally within the Shore School site and as such will not materially impact any nearby residential properties.

CONSIDERATION

The relevant matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (as amended), are assessed under the following headings:

Environmental Planning and Assessment Act 1979 (as amended)

SREP – (Sydney Harbour Catchment) 2005

Having regard to the SREP (Sydney Harbour Catchment) 2005 and the Sydney Harbour Foreshores and Waterways Area DCP 2005, the proposed development is not considered to be detrimental to the Harbour and will not unduly impose upon the character of the foreshore given the site's location in North Sydney. As such, the development is acceptable having regard to the provisions contained within SREP 2005 and the Sydney Harbour Foreshores and Waterways DCP 2005.

SEPP (Educational Establishments and Child Care Facilities) 2017

Part 4 'School – specific development controls' of the SEPP is relevant to the assessment of the application.

SP2 Infrastructure is identified as a 'prescribed zone' in Clause 33 of the SEPP. Clause 35(1) of the SEPP states that "*development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone*". The proposal which is ancillary to the school use is permissible with development consent.

The proposal requires therefore development consent. Clauses 36 to 39 of the SEPP are not relevant.

Clause 35(6) of the SEPP states that –

Before determining a development application for development of a kind referred to in subclause (1), (3) or (5), the consent authority must take into consideration

- (a) the design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 4, and*
- (b) whether the development enables the use of school facilities (including recreational facilities) to be shared with the community.*

Schedule 4 Schools—design quality principles

Principle 1—context, built form and landscape

The proposed works are predominantly internal to the School House building and are unlikely to adversely impact the heritage significance of the building as detailed earlier within this report.

Principle 2—sustainable, efficient and durable

The proposed works are durable and adaptable to meet the existing and future requirements of the School in respect of student accommodation.

The proposal will provide improved access throughout the School House and will be more inclusive to students, parents or teachers with differing needs and capabilities.

Principle 4—health and safety

The proposal will improve health and safety within the building and provide for a more accessible environment for students.

Principle 5—amenity

The proposal will provide improved amenity for the students with improved learning space facilities. Middle Block is located toward the centre of the school site and as such will not impact the amenity of any adjacent development.

Principle 6—whole of life, flexible and adaptive

Middle Block is specifically designed for learning spaces.

Principle 7—aesthetics

The aesthetics of the new works will match existing ensuring it respects the heritage significance of the building.

In respect of Clause 36(6)(b) of the SEPP Middle Block is used for learning spaces and therefore will not be shared with the community.

SEPP 55 – Remediation of Land & Draft

The provisions of SEPP 55 require Council to consider the likelihood that the site has previously been contaminated and to address the methods necessary to remediate the site.

Clause 7(1) of the SEPP states Council must not consent to the carrying out of any development on the land unless it has considered the following matters:

- (a) *it has considered whether the land is contaminated, and*
- (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

The applicant has provided the following details (see HIS) in respect of the current uses of the building that is the subject of this application –

'Middle Block (Building 13 – 1888, 1894, 1920)

In July 1888, Mansfield Brothers, architects, called for tenders for the erection and completion of works at Shore. The contract for the whole of the building project was awarded in August to Duncan McRae and work commenced immediately. These comprised the construction of additions to the existing house by the provision of a new wing and an upper storey to provide for a dormitory for about 40 boys, a new dining hall on the northwestern side of the house, and lastly a large brick building containing eight classrooms, each capable of seating 40 boys (Middle Block).'

Based on the above, it is evident that the building was used for residential accommodation and an education space, which did not previously contain a potentially contaminating use, one that is referred to in Table 1 of the Contaminated Land Planning guidelines and referenced in SEPP 55. Additionally, the proposal involves mainly internal alteration and additions to the existing building with no excavation on the site. Consequently, the preparation of a Stage 1 Preliminary Site Investigation is not warranted in this instance.

NORTH SYDNEY LOCAL ENVIRONMENT PLAN (NSLEP 2013)

1. Permissibility

The site is zoned SP2 Infrastructure: *Educational Establishment* under NSLEP 2013, and the proposed development for alterations and additions to the Middle Block is permissible development given that it is ordinarily incidental or ancillary to an educational establishment, being Shore School.

2. Objectives of the zone

The objectives for the SP2 Infrastructure: *Educational Establishment* zone are stated below:

- *To provide for infrastructure and related uses.*
- *To prevent development that is not compatible with or that may detract from the provision of infrastructure.*

The proposal is satisfactory with regard to the SP2 zone objectives as the Middle Block is to be used for learning spaces at Shore School which is a use that is ordinarily incidental or ancillary to an educational establishment. The proposed works will improve the physical learning spaces within the School.

Part 4 – Principal Development Standards

Principal Development Standards – North Sydney Local Environmental Plan 2013			
	Proposed	Control	Complies
Clause 4.3 – Heights of Building	18.3m (top of roof)	8.5m	NO

3. Height of Building

The following objectives for the permissible height limit (INSERT HEIGHT LIMIT) pursuant to clause 4.3 in NSLP 2013 are stated below:

- (a) *to promote development that conforms to and reflects natural landforms, by stepping development on sloping land to follow the natural gradient,*
- (b) *to promote the retention and, if appropriate, sharing of existing views,*
- (c) *to maintain solar access to existing dwellings, public reserves and streets, and to promote solar access for future development,*
- (d) *to maintain privacy for residents of existing dwellings and to promote privacy for residents of new buildings,*
- (e) *to ensure compatibility between development, particularly at zone boundaries,*
- (f) *to encourage an appropriate scale and density of development that is in accordance with, and promotes the character of, an area.*

The proposed works internal to the building and below the existing ridge height of the building is located above the maximum building height of 8.5m that applies to the site (*refer to table above*).

A written request pursuant to Clause 4.6 in NSLEP 2013 was prepared by Robinson Urban Planning dated 9 June 2021.

Clause 4.6(3) states the following:

- (3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*
 - (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
 - (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*

The written request prepared by Robinson Urban Planning dated 9 June 2021 (**refer to Attachment 3**) has addressed the five (5) ways expressed by Preston CJ, in *Wehbe v Pittwater Council [2007] NSWLEC 827*, which is a common approach to used to demonstrate that strict compliance is unreasonable and unnecessary in the circumstances of the case.

This written request has demonstrated that strict compliance is unreasonable and unnecessary as the objectives of the standard are achieved, notwithstanding the non-compliances with the building height standard.

The written request has also demonstrated that there are sufficient environmental planning grounds for contravening the building height control.

Clause 4.6(4) states the following:

- (4) *Development consent must not be granted for development that contravenes a development standard unless:*

- (a) *the consent authority is satisfied that:*
 - (i) *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
 - (ii) *the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*
- (b) *the concurrence of the Secretary has been obtained.*

As detailed above, it is considered that the applicant's written request has adequately addressed the matters required to be demonstrated by Clause 4.6(3) in NSLEP 2013. Clause 4.6(4)(a)(i) is satisfied.

The proposed development is considered to be consistent with the objectives of the building height standard and the objectives of the SP2 (Infrastructure) – Educational Establishment) zone as discussed below.

- (a) to promote development that conforms to and reflects natural landforms, by stepping development on sloping land to follow the natural gradient** – The proposed development does not alter the natural landform of the site. The proposed works are internal and are within the existing building footprint and does not alter the existing building height.
- (b) to promote the retention and, if appropriate, sharing of existing views** – The proposed development retains existing views, noting that the proposed works are located within the existing building envelope.
- (c) to maintain solar access to existing dwellings, public reserves and streets, and to promote solar access for future development** – The proposed development would not impact solar access to existing dwellings, public reserves and streets noting that the works are predominantly internal to the building and the building is located centrally within the site.
- (d) To maintain privacy for residents of existing dwellings and to promote privacy for residents of new buildings** – The proposed development would not affect privacy for residents on adjoining properties noting that the building is located centrally within the site ensuring no unreasonable privacy impacts.
- (e) to ensure compatibility between development, particularly at zone boundaries** – The proposed development will not affect compatibility noting the works are predominantly internal with no change to the existing building height.
- (f) to encourage an appropriate scale and density of development that is in accordance with, and promotes the character of, an area** - The proposed development will not alter the scale or density of the building and as such there will be no impact on the character of the area.

As detailed earlier within this report, the proposal is considered to achieve the objectives of the SP2 (Infrastructure) – Educational Establishment. This is because the proposal will be compatible with the primary use as an Educational Establishment as it will provide for improved student accommodation within the School.

The proposed development is therefore considered to be in the public interest. Clause 4.6(4)(a)(ii) is satisfied.

There is assumed concurrence from the Secretary. Clause 4.6(4)(b) is also satisfied.

Clause 4.6(5) states the following:

- (5) *In deciding whether to grant concurrence, the Secretary must consider:*
- (a) *whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*
 - (b) *the public benefit of maintaining the development standard, and*
 - (c) *any other matters required to be taken into consideration by the Secretary before granting concurrence.*

The proposed breach to the building height development standard is unlikely to create any matter of significance for State or regional environmental planning. Furthermore, there is unlikely to be any public benefit in maintaining strict compliance with the building height control.

In conclusion, the written request seeking a variation to the building height control is considered to be well founded as it has demonstrated that compliance with the standard is unreasonable and unnecessary in the circumstances of the case, there are sufficient environmental planning grounds and the breaches to the building height are consistent with the objectives of the building height control and the SP2 (infrastructure- Education Establishment) zone and therefore in the public interest.

Part 5 – Miscellaneous Provisions

4. Heritage Conservation

The subject site is identified as a local heritage item in Schedule 5 of the NSLEP 2013. The following planning objectives apply to development of the site under Clause 5.10(1):

- (a) *to conserve the environmental heritage of North Sydney,*
- (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) *to conserve archaeological sites,*
- (d) *to conserve Aboriginal objects and Aboriginal places of heritage significance.*

The proposed development involves predominantly works to the internal of the building and as subject to compliance with the conditions recommended by Council's Conservation Planner will conserve the heritage significance of the School House building.

The relevant objectives in Clause 5.10 are therefore satisfied.

Earthworks

5. Earthworks

The proposal does not result in any significant earthworks and is unlikely to detrimentally impact drainage patterns or the structural integrity of adjoining properties noting that the building is locally centrally within the School site. The proposal is considered to satisfy the objective in Clause 6.10 in NSLEP 2013.

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

The proposal has been assessed against the relevant controls in Part B, Sections B12 'Access' and B13 'Heritage and Conservation' and B14 'Contamination and Hazardous Building Materials' in NSDCP 2013 as detailed below:

Section B12 'Access'

The application was referred to Council's Senior Building Surveyor who reviewed the Accessibility Report dated December 2019 prepared by Access and concurs with the conclusion that the proposed development is able to comply with the requirements of the Building Code of Australia 2019 & Disability (Access to Premises – Building) Standards 2010.

The applicant submitted additional information regarding the buildings existing fire safety measures confirming no significant works will be necessary to ensure compliance with the Sections C, D and E of the BCA. Appropriate conditions of consent are recommended ensuring compliance with the BCA.

Section B13 'Heritage and Conservation'

Middle Block is located on Lot 1 in DP120268 which is a part of the Shore School and identified as a local heritage item (IO782) in NSLEP 2013. The proposal is considered acceptable from a heritage perspective for the following reasons:

- The original roof forms and materials of the Middle Block are not proposed to be modified.
- The proposed works are not visible from the principal elevations of Middle Block.
- The proposed works do not adversely impact on the heritage significance of the heritage item.

The proposed alterations and additions are consistent with the relevant objectives in Part B, Section 13 in NSDCP 2013.

Part C, Section 9.4 Character Statement - 'Grathwaithe, Shore & St Josephs Neighbourhood'

The proposal will not alter the existing form, massing and scale of Middle Block. The materials and colours will match existing. The relevant provisions in Part C, Section 9.3 for the Grathwaithe, Shore & St Josephs Neighbourhood are satisfied.

LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN

The subject application has been assessed against the North Sydney Local Infrastructure Contribution Plan 2020 and is subject to payment of contributions towards the provision of local infrastructure.

Under Council's Infrastructure Contributions Plan implemented on 1 March 2021 the proposed development would be subject to a contribution pursuant to section 7.12 of the Act. The contribution is based on the cost of works which was nominated as \$294,598. The total contribution payable is \$2,946 and is required to be paid prior to the issue of the any Construction Certificate.

The contributions payable have been calculated in accordance with Council's Contributions Plan as follows:

Contribution amounts payable

Applicable contribution type		
s7.12 contribution details	Development cost:	\$294,598
<i>(payment amount subject to indexing at time of payment)</i>	Contribution:	\$2,946

Conditions requiring the payment of contributions at the appropriate time are included in the attached conditions.

ALL LIKELY IMPACTS OF THE DEVELOPMENT

All likely impacts of the proposed development have been considered within the context of this report.

ENVIRONMENTAL APPRAISAL

CONSIDERED

- | | |
|---|-----|
| 1. Statutory Controls | Yes |
| 2. Policy Controls | Yes |
| 3. Design in relation to existing building and natural environment | Yes |
| 4. Landscaping/Open Space Provision | N/A |
| 5. Traffic generation and Carparking provision | N/A |
| 6. Loading and Servicing facilities | N/A |
| 7. Physical relationship to and impact upon adjoining development (Views, privacy, overshadowing, etc.) | Yes |
| 8. Site Management Issues | Yes |
| 9. All relevant s4.15 considerations of Environmental Planning and Assessment (Amendment) Act 1979 | Yes |

PUBLIC INTEREST

The proposal is considered to be in the public interest for the reasons stated throughout this report.

SUITABILITY OF THE SITE

The proposal is considered suitable for the subject site as discussed in detail throughout this report.

CONCLUSION

The development application has been assessed against the relevant controls in SEPP (Educational Establishments and Child Care Facilities) 2017, North Sydney Local Environmental Plan 2013 and North Sydney Development Control Plan 2013 and generally found to be satisfactory.

The written request prepared pursuant to Clause 4.6 in NSLEP 2103 seeking a variation to the building height development in Clause 4.3 in NSLEP 2013 is considered to be well founded. The written request has adequately demonstrated that strict compliance with the building height development standard is considered unreasonable and unnecessary noting that the existing building breaches this standard and all new works above the standard are internal to the building. There are also considered to be sufficient environmental planning grounds to justify the breach to the standard given the works will result in improved access to the upper levels of the building.

The application will provide for improved learning facilities within Middle Block, including increased circulation space.

The works will preserve the heritage significance of the building and will not impact surrounding properties, subject to conditions.

Having regard to the provisions of Section 4.15 of the EP&A Act 1979 (as amended) the application is considered to be satisfactory and is recommended for approval subject to conditions of consent.

RECOMMENDATION

PURSUANT TO SECTION 4.16 OF ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (AS AMENDED)

THAT the North Sydney Local Planning Panel exercising the functions of Council as the consent authority, assume the concurrence of the Director General of the Department of Planning and invoke the provisions of Clause 4.6 NSLEP2013 with regards to the non-compliance with Clause 4.3 (Building Height) and **grant consent** to Development Application No. 183/2021 for alterations and additions to the Shore School House on land at No. 1 Blue Street, North Sydney, subject to the following site specific condition and attached standard conditions:-

Detail of Conservation Work

- C2. Details of the following heritage conservation work is to be provided to a suitably qualified heritage consultant and approved in writing:
 - i. Details of the retention of appropriate nib walls and bulk heads connecting the existing rooms sufficient that are sufficient to enable the ongoing interpretation of the existing room configuration and potential reversal; and
 - ii. Detail of the installation of the new windows; and

- iii. Details of how the proposed fitting and fixtures relating to the proposed glass balustrade and its fixture to the existing stair balustrade, lighting, fans and acoustic panels shall be undertaken.
- iv. Photos to clarify the location of the works and measures taken to minimize the loss/damage to existing building fabric.

Details sufficient to satisfy the engaged heritage consultant must be provided to the Certifying Authority with the Construction Certificate application.

(Reason: To protect the heritage significance of the heritage item)

HUGH SHOULDICE
ASSESSMENT OFFICER

DAVID HOY
TEAM LEADER

STEPHEN BEATTIE
MANAGER DEVELOPMENT SERVICES

NORTH SYDNEY COUNCIL
CONDITIONS OF DEVELOPMENT APPROVAL
1 BLUE STREET, NORTH SYDNEY
DEVELOPMENT APPLICATION NO. 183/21

A. *Conditions that Identify Approved Plans*

Development in Accordance with Plans/documentation

- A1. The development must be carried out in accordance with Drawing Number DA 1001 to DA9002, Revision A, Drawn by SHAC, dated 17 May 2021 and endorsed with Council's approval stamp, except where amended by the following conditions of this consent.

(Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council, Public Information)

Plans on Site

- A2. A copy of all stamped approved plans, specifications and documents (including the plans, specifications and documents submitted and approved with the Construction Certificate) must be kept on site at all times so as to be readily available for perusal by any officer of Council or the Principal Certifying Authority.

All documents kept on site in accordance with this condition must be provided to any officer of the Council or the certifying authority upon their request.

(Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council, Public Information and to ensure ongoing compliance)

No Demolition of Extra Fabric

- A3. Alterations to, and demolition of the existing building shall be limited to that documented on the approved plans.

(Reason: To ensure compliance with the approved development)

C. *Prior to the Issue of a Construction Certificate (and ongoing, where indicated).***Dilapidation Report Damage to Public Infrastructure**

- C1. A dilapidation survey and report (including photographic record) must be prepared by a suitably qualified consultant which details the pre-developed condition of the existing public infrastructure in the vicinity of the development site. Particular attention must be paid to accurately recording any pre-developed damaged areas so that Council is fully informed when assessing any damage to public infrastructure caused as a result of the development. A copy of the dilapidation survey and report is to be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate.

The developer may be held liable for all damage to public infrastructure in the vicinity of the site, where such damage is not accurately recorded and demonstrated as pre-existing under the requirements of this condition.

The developer shall bear the cost of carrying out works to restore all public infrastructure damaged as a result of the carrying out of the development, and no occupation of the development shall occur until damage caused as a result of the carrying out of the development is rectified.

A copy of the dilapidation survey and report must be lodged with North Sydney Council by the Certifying Authority with submission of the Construction Certificate documentation.

(Reason: To record the condition of public infrastructure prior to the commencement of construction)

Detail of Conservation Work

- C2. Details of the following heritage conservation work is to be provided to a suitably qualified heritage consultant and approved in writing:
- i. Details of the retention of appropriate nib walls and bulk heads connecting the existing rooms that are sufficient to enable the ongoing interpretation of the existing room configuration and potential reversal; and
 - ii. Detail of the installation of the new windows; and
 - iii. Details of how the proposed fitting and fixtures relating to the proposed glass balustrade and its fixture to the existing stair balustrade, lighting, fans and acoustic panels shall be undertaken.
 - iv. Photos to clarify the location of the works and measures taken to minimize the loss/damage to existing building fabric.

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DEVELOPMENT APPLICATION NO. 183/21**

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Details sufficient to satisfy the engaged heritage consultant must be provided to the Certifying Authority with the Construction Certificate application.

(Reason: To protect the heritage significance of the heritage item).

Structural Adequacy of Existing Building

- C3. A report prepared by an appropriately qualified and practising structural engineer, certifying the structural adequacy of the property and its ability to withstand the proposed additional, or altered structural loads during all stages of construction shall be submitted to the Certifying Authority for approval prior to issue of any Construction Certificate. The certified report must also include all details of the methodology to be employed in construction phases to achieve the above requirements. The methodology in the certified report must be complied with at all times.

(Reason: To ensure the structural integrity of the building is maintained)

Sediment Control

- C4. Where construction or excavation activity requires the disturbance of the soil surface or existing vegetation, erosion and sediment control techniques, as a minimum, are to be in accordance with the publication *Managing Urban Stormwater: Soils & Construction* (4th edition, Landcom, 2004) commonly referred to as the "Blue Book" or a suitable and effective alternative method.

A Sediment Control Plan must be prepared and submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate and prior to any works commencing. The Sediment Control Plan must be consistent with the Blue Book and disclose:

- a) All details of drainage to protect and drain the site during the construction processes;
- b) All sediment control devices, barriers and the like;
- c) Sedimentation tanks, ponds or the like;
- d) Covering materials and methods; and
- e) A schedule and programme of the sequence of the sediment and erosion control works or devices to be installed and maintained.
- f) Methods for the temporary and controlled disposal of stormwater during construction.

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All works must be undertaken in accordance with the approved Sediment Control plan.

The Certifying Authority must ensure that the building plans and specifications submitted, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

(Reason: To protect the environment from the effects of sedimentation and erosion from development sites)

Waste Management Plan

C5. A Waste Management Plan is to be submitted for approval by the Certifying Authority prior to the issue of any Construction Certificate. The plan must include, but not be limited to:

- a) The estimated volume of waste and method of disposal for the construction and operation phases of the development;
- b) The design of the on-site waste storage and recycling area; and
- c) Administrative arrangements for waste and recycling management during the construction process.

The approved Waste Management Plan must be complied with at all times in the carrying out of the development.

(Reason: To encourage the minimisation of waste and recycling of building waste)

Heritage Architect to be commissioned

C6. An appropriately qualified and experienced heritage architect must be commissioned to assist the design development, contract documentation and overseeing of construction works on the site for their duration by undertaking regular inspections of the works in progress and providing advice in relation to heritage matters.

Written details of the engagement of the experienced heritage architect must be submitted to the Certifying Authority prior to the issue of any Construction Certificate.

Note: if advice provided by the heritage architect is to the effect that works requiring development consent be carried out, such works would require an application under s4.55 of the Environmental Planning and Assessment Act 1979 or further development application. This condition, and any advice given by the heritage architect, should not be construed as authorising the carrying of development with/ otherwise than in accordance with the development consent.

(Reason: To ensure that all matters relating to significant fabric and spaces are resolved and recorded using best practice for heritage conservation)

Asbestos Material Survey

- C7. A report must be prepared by a suitably qualified person in relation to the existing building fabric to be demolished and/or disturbed identifying the presence or otherwise of asbestos contamination and, if asbestos contamination is present, making recommendations as to the work required to safely address the contamination.

Any demolition works or other works identified in the report as having to be carried out must be carried out in accordance with the recommendations of the report and the following:

- a) the removal of asbestos must be undertaken by a WorkCover licensed contractor;
- b) all removal must be in strict accordance with the requirements of the WorkCover Authority in relation to the removal, handling and disposal of material containing asbestos and any Work Safe Australia requirements.
- c) during the removal of any asbestos a sign stating "DANGER ASBESTOS REMOVAL IN PROGRESS" must be erected in a visible position at the boundary of the site; and
- d) Waste disposal receipts must be provided to the Certifying Authority as proof of correct disposal of asbestos laden waste.

The report must be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate. The Certifying Authority must ensure that the report, and other plans, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

(Reason: To ensure the long term health of workers on site and occupants of the building is not put at risk unnecessarily)

Section 7.12 Contributions

- C8. A monetary contribution pursuant to the provisions of Section 7.12 of the Environmental Planning and Assessment Act 1979 is to be paid to Council, in accordance with the North Sydney Council's Contribution Plan, to provide for local infrastructure improvements.

Based on the cost of development at the date of determination, the total contribution payable to Council is \$2,946.

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Indexation

The monetary contribution required under this consent will be indexed between the date of the grant of the consent and the date on which the contribution is paid the time of payment in accordance with quarterly movements in the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

Timing of payment

The contribution must be paid to Council prior to issue of any Construction Certificate for any work approved by this consent.

A copy of the North Sydney Contribution Plan can be viewed at North Sydney Council's Customer Service Centre, 200 Miller Street, North Sydney or downloaded via Council's website at www.northsydney.nsw.gov.au

(Reason: To provide for local infrastructure identified in the North Sydney Council Local Contributions Plan 2020)

Security Deposit/ Guarantee Schedule

C9. All fees and security deposits/ guarantees in accordance with the schedule below must be provided to Council prior to the issue of any Construction Certificate:

Security deposit/ guarantee	Amount (\$)
Engineering Bond – Public Infrastructure	\$2,000.00
TOTAL BONDS	\$2,000.00

Note: The following fees applicable

Fees	
Section 7.12 Contributions	\$2,946
TOTAL FEES	\$2,946

The security required by the above schedule must be provided by way of a deposit with the Council; or other such guarantee that is satisfactory to Council (such as a bank guarantee). Any guarantee provided as security must name North Sydney Council as the nominated beneficiary and must not be subject to an expiry date.

(Reason: Compliance with the development consent)

D. Prior to the Commencement of any Works (and continuing where indicated)

Commencement of Works Notice

- D1. Building work, demolition or excavation in accordance with this development consent must not be commenced until the developer has given at least 2 days notice to North Sydney Council of the person's intention to commence building work, demolition or excavation in accordance with this development consent.

(Reason: To ensure appropriate safeguarding measures are in place prior to the commencement of any building work, demolition or excavation)

E. During Demolition and Building Work

Parking Restrictions

- E1. Existing public parking provisions in the vicinity of the site must be maintained at all times during works. The placement of any barriers, traffic cones, obstructions or other device in the road shoulder or kerbside lane is prohibited without the prior written consent of Council. Changes to existing public parking facilities/restrictions must be approved by the North Sydney Local Traffic Committee. The Developer will be held responsible for any breaches of this condition, and will incur any fines associated with enforcement by Council regulatory officers.

(Reason: To ensure that existing kerbside parking provisions are not compromised during works)

Road Reserve Safety

- E2. All public footways and roadways fronting and adjacent to the site must be maintained in a safe condition at all times during the course of the development works, with no obstructions caused to the said footways and roadways. Construction materials and plant must not be stored in the road reserve without approval of Council.. A safe pedestrian circulation route and a pavement/route free of trip hazards must be maintained at all times on or adjacent to any public access ways fronting the construction site.

Where public infrastructure is damaged, repair works must be carried out in when and as directed by Council officers (at full Developer cost). Where pedestrian circulation is diverted on to the roadway or verge areas, clear directional signage and protective barricades must be installed in accordance with AS1742-3 (1996) "Traffic Control Devices for Work on Roads". **If pedestrian circulation is not satisfactorily maintained across the site frontage, and action is not taken promptly to rectify the defects, Council may undertake proceedings to stop work.**

(Reason: Public Safety)

Temporary Disposal of Stormwater Runoff

- E3. During construction, stormwater runoff must be disposed in a controlled manner that is compatible with the erosion and sediment controls on the site. Immediately upon completion of any impervious areas on the site (including roofs, driveways, paving) and where the final drainage system is incomplete, the necessary temporary drainage systems must be installed to reasonably manage and control runoff as far as the approved point of stormwater discharge. Such ongoing measures must be to the satisfaction of the Certifying Authority.

(Reason: Stormwater control during construction)

Structures Clear of Drainage Easements

- E4. It is the full responsibility of the Developer and their contractors to: -
- a) Ascertain the exact location of the Council drainage infrastructure traversing the site in the vicinity of the works;
 - b) Take full measures to protect the in-ground Council drainage system; and
 - c) Ensure dedicated overland flow paths are satisfactorily maintained through the site.

Drainage pipes can be damaged through applying excessive loading (such as construction plant, material storage and the like). All proposed structures and construction activities are to be located clear of Council drainage pipes, drainage easements, watercourses and trunk overland flow paths on the site. Trunk or dedicated overland flow paths must not be impeded or diverted by fill or structures unless otherwise approved.

In the event of a Council drainage pipeline being uncovered during construction, all work is to cease and the Certifying Authority and Council (if it is not the Certifying Authority) must be contacted immediately for advice. Any damage caused to a Council drainage system must be immediately repaired in full as directed, and at no cost to Council.

(Reason: Protection of Public Drainage Assets)

Removal of Extra Fabric

- E5. Should any portion of the existing building, trees, or curtilage of the site which is indicated on the approved plans to be retained be damaged for whatever reason, all the works in the area of the damaged portion are to cease and written notification of the damage is to be given to Council forthwith. No work is to resume until the written approval of Council to do so is obtained. Failure to comply with the provisions of this condition may result in the Council taking further action including legal proceedings if necessary.

(Reason: To ensure compliance with the terms of this development consent)

Special Permits

- E6. Unless otherwise specifically approved in writing by Council, all works, processes, storage of materials, loading and unloading associated with the development must occur entirely on the property.

The developer, owner or builder may apply for specific permits available from Council's Customer Service Centre for the undermentioned activities on Council's property. In the event that a permit is granted by Council for the carrying out of works, processes, storage of materials, loading and unloading associated with the development on Council's property, the development must be carried out in accordance with the requirements of the permit. A minimum of forty-eight (48) hours notice is required for any permit: -

1) **On-street mobile plant**

Eg. cranes, concrete pumps, cherry-pickers, etc. - restrictions apply to the hours of operation, the area of operation, etc. Separate permits are required for each occasion and each piece of equipment. It is the developer's, owner's and builder's responsibilities to take whatever steps are necessary to ensure that the use of any equipment does not violate adjoining property owner's rights.

(Reason: Proper management of public land)

2) **Hoardings**

Permits are required to erect Class A and Class B hoardings. If an 'A' Class hoarding is to alienate a section of Council's property, that section will require a permit for the occupation of Council's property.

(Reason: Proper management of public land)

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3) Storage of building materials and building waste containers (skips) on Council's property

Permits to utilise Council property for the storage of building materials and building waste containers (skips) are required for each location. Failure to obtain the relevant permits will result in the building materials or building waste containers (skips) being impounded by Council with no additional notice being given. Storage of building materials and waste containers on open space reserves and parks is prohibited.

(Reason: Proper management of public land)

4) Kerbside restrictions, construction zones

Attention is drawn to the existing kerbside restrictions adjacent to the development. Should alteration of existing kerbside restrictions be required, or the provision of a construction zone, the appropriate application must be made and the fee paid to Council. Alternatives to such restrictions may require referral to Council's Traffic Committee and may take considerable time to be resolved. An earlier application is suggested to avoid delays in construction programs.

(Reason: Proper management of public land)

Construction Hours

E7. Construction activities and works approved under this consent must be carried out only within the hours stipulated in the following table:

Standard Construction Hours		
Location	Day	Hours
All other zones	Monday – Friday	7.00am – 5.00pm
	Saturday	8.00am – 1.00pm
	Sunday Public holiday	No work permitted

Construction activities for development approved under this consent must be carried out in accordance with the standard construction hours above and any Construction Noise Management Plan required under this consent.

In the event of breach to the approved hours of construction Council take may take enforcement action under Part 9 of the EP & A Act 1979 and in accordance with Council's adopted Compliance & Enforcement Policy.

(Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community)

Out of Hours Work Permits

E8. Where it is necessary for works to occur outside those hours allowed by these conditions, an application may be made to Council's Customer Services Centre for a permit to carry out works outside of the approved hours. If a permit is issued the works approved must be carried out in accordance with any requirements specified in the permit. Permits will only be approved if **public safety is at risk**. Applications which seek a variation to construction hours solely to benefit the developer will require the lodgement and favourable determination of a modification application pursuant to the provisions of Section 96 of the Environmental Planning and Assessment Act 1979.

Notes:

- 1) Failure to obtain a permit for work outside of the approved hours will result in on the spot fines being issued, or Council pursuing any action required (including legal proceedings) to have the out of hours work cease, without prior warning.
- 2) Applications for out of hour's works should be lodged with Council no later than seven (7) calendar days prior to the date of the intended works.
- 3) Examples of activities for which permits may be granted include:
 - the erection of awnings,
 - footpath, road and other infrastructure works which can not be carried out for public convenience reasons within normal hours,
 - the erection and removal of hoardings and site cranes, and
 - craneage of materials which cannot be done for public convenience reasons within normal working hours.
- 4) Examples of activities for which permits WILL NOT be granted include;
 - extended concrete pours
 - works which are solely to convenience the developer or client, and
 - catch up works required to maintain or catch up with a construction schedule.
- 5) Further information on permits can be obtained from the Council website at www.northsydney.nsw.gov.au.

(Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community)

Installation and Maintenance of Sediment Control

- E9. Erosion and sediment controls must be installed and maintained at all times in accordance with the Sediment and erosion control plan submitted and approved with the Construction Certificate.

Erosion and sediment measures must be maintained in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004), commonly referred to as the "Blue Book" and can only be removed when development activities have been completed and the site fully stabilised.

(Reason: To protect the environment from the effects of sedimentation and erosion from development sites)

Sediment and Erosion Control Signage

- E10. A durable sign must be erected during building works in a prominent location on site, warning of penalties should appropriate erosion and sedimentation control devices not be maintained. A sign of the type referred to in this condition is available from Council.

(Reason: To protect the environment from the effects of sedimentation and erosion from development sites)

Site Amenities and Facilities

- E11. Where work involved in the erection and demolition of a building is being carried out, amenities which satisfy applicable occupational health and safety and construction safety regulations, including any WorkCover Authority requirements, must be provided and maintained at all times. The type of work place determines the type of amenities required.

Further information and details can be obtained from the Internet at www.workcover.nsw.gov.au

(Reason: To ensure the health and safety of the community and workers on the site)

Health and Safety

- E12. All work undertaken must satisfy applicable occupational health and safety and construction safety regulations, including any WorkCover Authority requirements to prepare a health and safety plan. Site fencing must be installed sufficient to exclude the public from the site. Safety signs must be erected that warn the public to keep out of the site, and provide a contact telephone number for enquiries.

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Further information and details regarding occupational health and safety requirements for construction sites can be obtained from the internet at www.workcover.nsw.gov.au

(Reason: To ensure the health and safety of the community and workers on the site)

Prohibition on Use of Pavements

E13. Building materials must not be placed on Council's footpaths, roadways, parks or grass verges, (unless a permit is obtained from Council beforehand). A suitable sign to this effect must be erected adjacent to the street alignment.

(Reason: To ensure public safety and amenity on public land)

Plant & Equipment Kept Within Site

E14. All plant and equipment used in the undertaking of the development/ works, including concrete pumps, wagons, lifts, mobile cranes, hoardings etc, must be situated within the boundaries of the site (unless a permit is obtained from Council beforehand) and so placed that all concrete slurry, water, debris and the like must be discharged onto the building site, and is to be contained within the site boundaries.

Details of Council requirements for permits on public land for standing plant, hoardings, storage of materials and construction zones and the like are available on Council's website at www.northsydney.nsw.gov.au.

(Reason: To ensure public safety and amenity on public land)

Asbestos Removal

E15. All demolition works involving the removal and disposal of asbestos cement must only be undertaken by contractors who hold a current WorkCover Asbestos or "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence and removal must be carried out in accordance with National Occupational Health and Safety Commission.

(Reason: To ensure works are carried out in accordance with relevant WorkCover requirements)

F. Prescribed Conditions imposed under EP&A Act and Regulations and other relevant Legislation

National Construction Code

F1. All building work must be carried out in accordance with the provisions of the National Construction Code.

(Reason: Prescribed - Statutory)

Home Building Act

F2. 1) Building work that involves residential building work (within the meaning and exemptions provided in the Home Building Act 1989) for which the *Home Building Act* 1989 requires there to be a contract of insurance under Part 6 of that Act must not be carried out unless the Principal Certifying Authority for the development to which the work relates has given North Sydney Council written notice of the contract of insurance being issued and of the following:

a) in the case of work for which a principal contractor is required to be appointed:

- i) the name and licence number of the principal contractor, and
- ii) the name of the insurer by which the work is insured under Part 6 of that Act, or

(b) in the case of work to be done by an owner-builder:

- (i) the name of the owner-builder, and
- (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

2) If arrangements for doing residential building work are changed while the work is in progress such that the information submitted to Council in accordance with this conditions is out of date, work must cease and no further work may be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council), has given the Council written notice of the updated information.

Note: A certificate purporting to be issued by an approved insurer under Part 6 of the Home Building Act 1989 that states that a person is the holder of an insurance policy issued for the purposes of that Part is, for the purposes of this clause, sufficient evidence that the person has complied with the requirements of that Part.

(Reason: Prescribed - Statutory)

Appointment of a Principal Certifying Authority (PCA)

- F3. Building work, demolition or excavation in accordance with the development consent must not be commenced until the developer has appointed a Principal Certifying Authority for the building work in accordance with the provisions of the EP&A Act and its Regulations.

(Reason: Statutory; To ensure appropriate safeguarding measures are in place prior to the commencement of any building work, demolition or excavation)

Construction Certificate

- F4. Building work, demolition or excavation in accordance with the development consent must not be commenced until a Construction Certificate for the relevant part of the building work has been issued in accordance with the provisions of the EP&A Act and its Regulations.

(Reason: Statutory; To ensure appropriate safeguarding measures are in place prior to the commencement of any building work, demolition or excavation)

Occupation Certificate

- F5. A person must not commence occupation or use of the whole or any part of a new building (new building includes an altered portion of, or an extension to, an existing building) unless an Occupation Certificate has been issued in relation to the building or part. Only the Principal Certifying Authority appointed for the building work can issue an Occupation Certificate.

(Reason: Statutory)

Critical Stage Inspections

- F6. Building work must be inspected by the Principal Certifying Authority on the critical stage occasions prescribed by the EP&A Act and its Regulations, and as directed by the appointed Principal Certifying Authority.

(Reason: Statutory)

Commencement of Works

- F7. Building work, demolition or excavation in accordance with this development consent must not be commenced until the developer has given at least 2 days notice to North Sydney Council of the person's intention to commence the erection of the building.

(Reason: Statutory; To ensure appropriate safeguarding measures are in place prior to the commencement of any building work, demolition or excavation)

Demolition

- F8. Demolition work must be undertaken in accordance with the provisions of AS2601-Demolition of Structures.

(Reason: To ensure that work is undertaken in a professional and responsible manner and protect adjoining property and persons from potential damage)

Site Sign

- F9. 1) A sign must be erected in a prominent position on the site
- a) stating that unauthorised entry to the work site is prohibited;
 - b) showing the name of the principal contractor (or person in charge of the work site), and a telephone number at which that person may be contacted at any time for business purposes and outside working hours; and
 - c) showing the name, address and telephone number of the Principal Certifying Authority for the work.
- 2) Any such sign must be maintained while to building work or demolition work is being carried out, but must be removed when the work has been completed.

(Reason: Prescribed - Statutory)

G. Prior to the Issue of an Occupation Certificate**Damage to Adjoining Properties**

- G1. All precautions must be taken to prevent any damage likely to be sustained to adjoining properties. Adjoining owner property rights and the need for owner's permission must be observed at all times, including the entering onto land for the purpose of undertaking works.

(Reason: To ensure adjoining owner's property rights are protected)

Asbestos Clearance Certificate

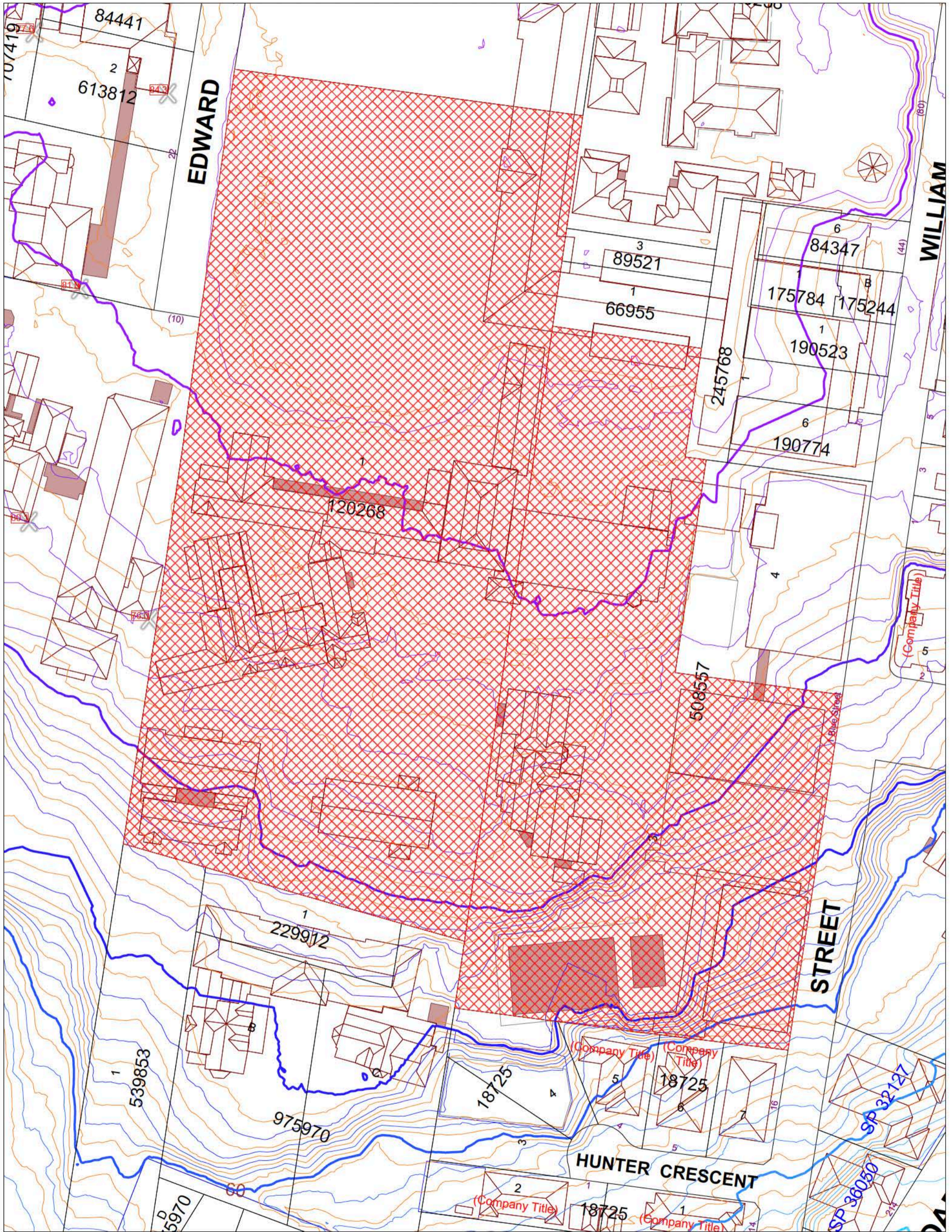
- G2. For building works where asbestos based products have been removed or altered, an asbestos clearance certificate signed by an appropriately qualified person (being an Occupational Hygienist or Environmental Consultant) must be submitted to and approved by the Certifying Authority (and a copy forwarded to Council if it is not the Certifying Authority) for the building work prior to the issue of any Occupation Certificate, the asbestos clearance certificate must certify the following: -

- a) the building/ land is free of asbestos; or
- b) the building/ land has asbestos that is presently deemed safe.

The certificate must also be accompanied by tipping receipts, which detail that all asbestos waste has been disposed of at an approved asbestos waste disposal depot. If asbestos is retained on site the certificate must identify the type, location, use, condition and amount of such material.

Note: Further details of licensed asbestos waste disposal facilities can be obtained from www.epa.nsw.gov.au

(Reason: To ensure that building works involving asbestos based products are safe for occupation and will pose no health risks to occupants)



North Sydney Council

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Further details can be obtained by calling (02) 9936 8100 or e-mail mapping@northsydney.nsw.gov.au.



Development Application

SHORE - Middle Block Classroom Alterations

Refurbishment of the Middle Building second floor
for Interactive Learning Environments (ILE)

REVISION A

SITE

Blue Street, North Sydney NSW

CLIENT

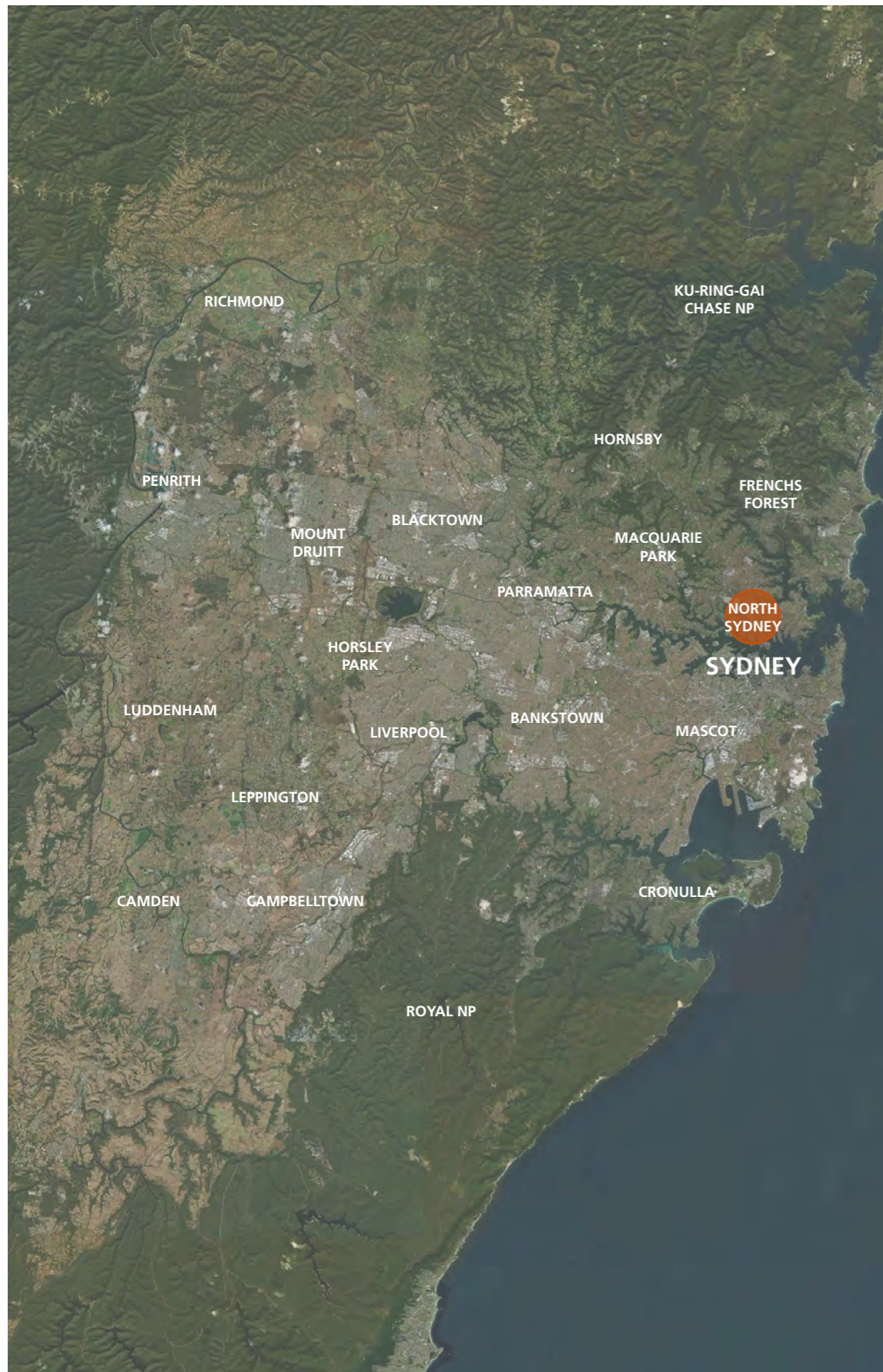
Shore School

DATE

17.05.21

PROJECT NO.

4414



KEY POINTS

LOCALITY

The original custodians of the land surrounding present day North Sydney were the Cammeraygal peoples, who inhabited the land 50,000 years prior to European arrival.

After the First Fleet arrival and establishment of Sydney in 1788, settlement of the North Shore was largely limited due to the areas rugged terrain. Located on the Hawkesbury Plateau, the area is characterised by steep valleys down to Port Jackson, sandstone ridges and dense dry sclerophyll forest. This geography limited the areas agricultural potential.

The first name used by European settlers for the area was *Hunterhill*, named after a property owned by Thomas Muir in the 1790's. Residential development progressed quickly and in 1836, the township of St Leonards was formally laid out on the site that is now North Sydney, bound by Miller, Walker, Lavender and Berry Streets. In 1890, the boroughs of St Leonards, East St Leonards, Victoria and McMahoons point merged to form North Sydney. The North Shore Railway was established the same year between Hornsby and St Leonards, with the North Sydney Tramway to McMahoons Point opening in 1886. The completion of the Sydney Harbour Bridge in 1932 provided public transport from North Sydney to the CBD.

North Sydney underwent a dramatic period of urbanisation and population growth in the early 1970's, becoming a key commercial hub. Today, North Sydney is the second largest commercial centre in New South Wales, serving as the headquarters for many advertising, marketing and information technology industries. The suburb is incredibly culturally diverse, with less than 48% of residents born in Australia.

The suburb is served by a number of both private and public schools for primary and secondary students. The closest surrounding educational facilities include Mosman Preparatory School, St Marys Primary School, North Sydney Public School, North Sydney Boys High School, North Sydney Girls High School, Wenona School and Cameragal Montessori School.

SHORE - SYDNEY CHURCH OF ENGLAND GRAMMAR SCHOOL

The Sydney Church of England Grammar School commenced on its current site in North Sydney in 1888, with the Government's intent of creating 'a school of the highest type in which the teaching throughout shall be in accordance with the principles of the Church of England.' Originally the estate of Thomas Allwright Dibbs, the property was dominated by the former mansion of Bernard Holtermann known as 'The Towers.'

Following the construction of a new dormitory, dining hall and separate classroom block, the school was officially opened on 4 May 1889 with 24 students and 6 staff. As of 2016, Shore has since grown to 1,600 students and over 160 staff across two campuses (North Sydney and Northbridge).

The north Sydney campus is comprised of 28 separate land titles, 26 educational and administrative buildings, car parking areas, school oval, recreation facilities and landscaped grounds. The site is listed as a locally significant heritage item and includes the state heritage listed 'Graythwaite' house, now repurposed as administration.

SOURCES
 Locality text:
https://en.wikipedia.org/wiki/North_Sydney,_New_South_Wales
<https://www.shore.nsw.edu.au>

Images:
 Nearmaps

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DRAWING DATE
17.05.21

DRAWING BY
JK

CHECKED BY
EB

APPROVED BY

Document Set ID: 8549924
 Version: 1, Version Date: 22/06/2021

AMENDMENT SCHEDULE

No.	DRN	CHK	DATE	COMMENT
A	JK	EB	17.05.21	DA Submission

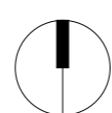
AMENDMENT SCHEDULE

No.	DRN	CHK	DATE	COMMENT

DRAWING REVISION
 Rev A

DRAWING NUMBER
 DA1001

SCALE
 NTS
 @A3



PROJECT
4414 SHORE - Middle Block Classroom Alterations
 Blue Street, North Sydney NSW

DRAWING NAME
 Location Plan

DESIGNER
 SHAC





KEY POINTS

SCHOOLS AND EDUCATIONAL FACILITIES

1. SHORE SCHOOL (SYDNEY CHURCH OF ENGLAND GRAMMAR SCHOOL)
2. AUSTRALIAN CATHOLIC UNIVERSITY
3. NORTH SYDNEY PUBLIC SCHOOL
4. MONTE SANT ANGELO MERCY COLLEGE
5. CAMMERAYGAL HIGH SCHOOL
6. ST MARYS CATHOLIC PRIMARY SCHOOL
7. WENONA SCHOOL
8. NEUTRAL BAY PUBLIC SCHOOL

SPORTS FACILITIES

- A. NORTH SYDNEY OVAL
- B. NORTH SYDNEY LEAGUES BOWLING CLUB AND ST LEONARDS PARK
- C. TENNIS COURTS
- D. FORSYTH PARK AND OVALS
- E. NORTH SYDNEY OLYMPIC POOL

RECREATION AND OPEN SPACE

- F. WAVERTON PARK
- G. BALLS HEAD RESERVE
- H. BADANGI AND OYSTER COVE RESERVES
- I. BRENNAN PARK
- J. MILSON PARK
- K. ANDERSON PARK

LEGEND

- SUBJECT SITE
- SURROUNDING SCHOOLS / EDUCATION CENTRES
- RETAIL / COMMERCIAL CENTRES
- RECREATION / OPEN SPACE
- > - MAIN ROADS / TRANSPORT CORRIDOR
- > - TRAIN

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DRAWING DATE	17.05.21
DRAWING BY	JK
CHECKED BY	EB
APPROVED BY	
Document Set ID:	8549924
Version:	1, Version Date: 22/06/2021

AMENDMENT SCHEDULE				
No.	DRN	CHK	DATE	COMMENT
A	JK	EB	17.05.21	DA Submission

AMENDMENT SCHEDULE				
No.	DRN	CHK	DATE	COMMENT

DRAWING REVISION	Rev A
DRAWING NUMBER	DA1002
SCALE	NTS @A3

PROJECT	4414 SHORE - Middle Block Classroom Alterations Blue Street, North Sydney NSW
DRAWING NAME	Context Analysis Plan
DESIGNER	SHAC





KEY POINTS

SLOPE
The site has a cross fall of more than 20 metres from the norther boundary on Mount Street to the south west corner.

HERITAGE
The school site is of local heritage significance and contains the state heritage listed Greythwaite House, including the surrounding outbuildings and gardens. The existing building stock of Shore are protected by the policies set out in its draft conservation management plan.

LEGEND

- SUBJECT BUILDING
- EXISTING BUILDINGS
- OPEN PLAY SPACE
- HARDSTAND PLAY SPACE
- CAR PARKING/BUS BAY
- HERITAGE LISTED ITEM
- PRIMARY ROAD (TRAFFIC AND NOISE ISSUES)
- PRIVACY CONCERNS (OVERLOOKING AND NOISE ISSUES)
- SCHOOL ACCESS

CLIMATE ANALYSIS

WIND SPEED AND DIRECTION: SYDNEY HARBOUR WEATHER STATION

TEMPERATURE RANGE: SYDNEY HARBOUR

MEAN MAXIMUM TEMP RANGE: 17 - 25°C
MEAN MINIMUM TEMP RANGE: 11 - 21°C

0m 20 40 60 80 100

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17.05.21

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JK

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AMENDMENT SCHEDULE

No.	DRN	CHK	DATE	COMMENT

DRAWING REVISION
Rev A

DRAWING NUMBER
DA1004

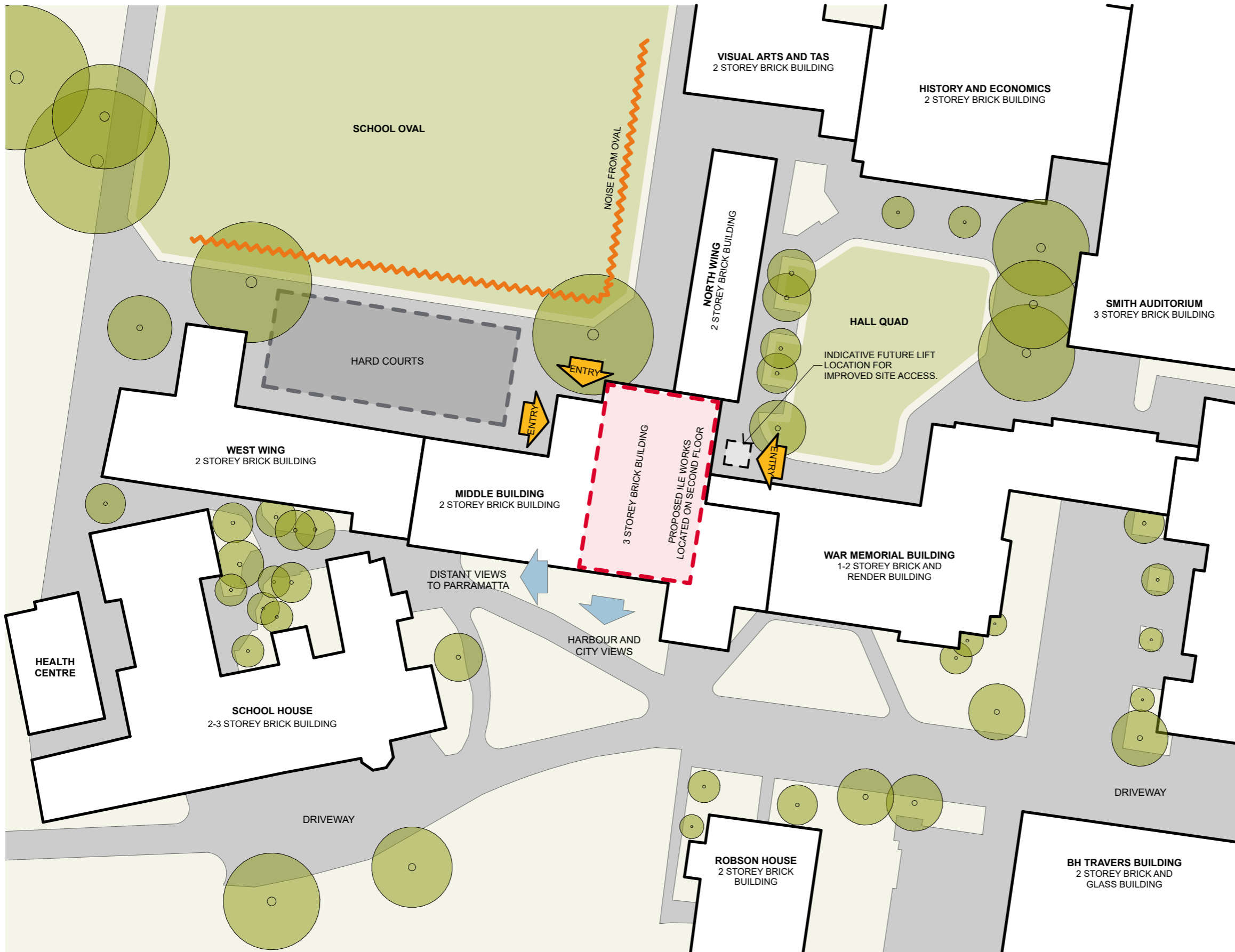
SCALE
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PROJECT
4414 SHORE - Middle Block Classroom Alterations
Blue Street, North Sydney NSW

DRAWING NAME
Site Analysis Plan

DESIGNER
SHAC



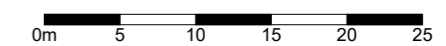


KEY POINTS

MIDDLE BLOCK	
Built	1888 (1920 second floor addition)
Architect	Mansfield Bros.
Heritage	High significance
Architectural Style	Victorian Regency
Former Use	War memorial library, carpenters workshop, classrooms, laboratory
Current Use	Classrooms, offices

LEGEND

- PROPOSED SCOPE OF WORKS
- EXISTING BUILDINGS
- OPEN PLAY SPACE
- HARDSTAND PLAY SPACE
- NOISE ISSUES
- BUILDING ACCESS



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AMENDMENT SCHEDULE

No.	DRN	CHK	DATE	COMMENT

DRAWING REVISION
Rev A

DRAWING NUMBER
DA1005

SCALE
1:500 @A3

PROJECT
4414 SHORE - Middle Block Classroom Alterations
Blue Street, North Sydney NSW

DRAWING NAME
Building Analysis Plan

DESIGNER
SHAC



KEY POINTS

ZONING
Zoned SP2 Infrastructure: Educational Est.

MAXIMUM BUILDING HEIGHT
Maximum building height of 8.5 - 12m

HERITAGE
Local and state heritage listed items. Subject building is not classified as a heritage listed item but is of cultural and conservation significance to the school.

FLOOR SPACE RATIO
Not applicable

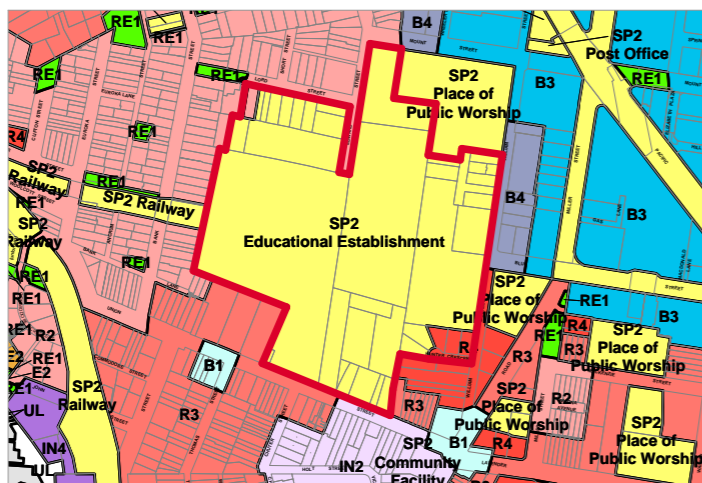
MINIMUM LOT SIZE
Not applicable

NORTH SYDNEY CENTRE
Not applicable

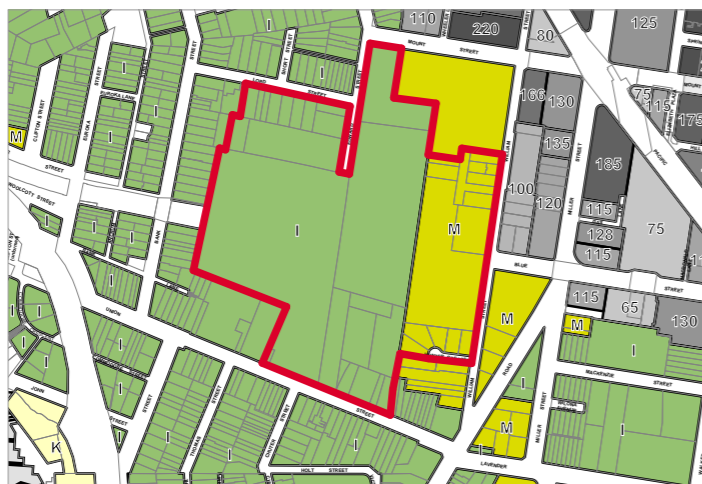
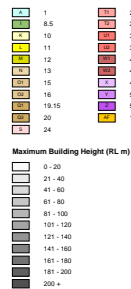
FLOOD PRONE LAND
The subject site is not identified as flood prone or flood planning land. This information is valid on the date of search only; 07.04.21, and will need to be updated in further project stages.

BUSHFIRE PRONE LAND
The subject site is not identified as bushfire prone land. This information is valid on the date of search only; 07.04.21, and will need to be updated in further project stages.

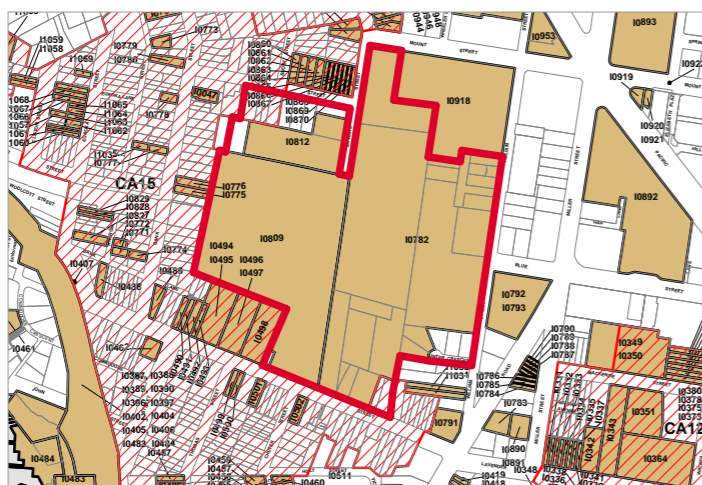
LAND ZONING



MAXIMUM HEIGHT (m)



HERITAGE



LAND ZONING - SP2 INFRASTRUCTURE: EDUCATIONAL ESTABLISHMENT

1 Objectives of zone
- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2 Permitted without consent
Environmental protection works.

3 Permitted with consent
Aquaculture; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.

MAXIMUM BUILDING HEIGHT (m) - 8.5-12

- (1) The objectives of this clause are as follows—
- (a) to promote development that conforms to and reflects natural landforms, by stepping development on sloping land to follow the natural gradient'
 - (b) to promote retention and, if appropriate, sharing of existing views,
 - (c) to maintain solar access to existing dwelling, public reserves and streets, and to promote solar access for future development,
 - (d) to maintain privacy for residents of existing dwellings and promote privacy for residents of new buildings,
 - (e) to ensure compatibility between development, particularly at zone boundaries,
 - (f) to encourage an appropriate scale and density of development that is in accordance with, and promotes the character of, an area.

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the height of Buildings Map.

HERITAGE - GENERAL ITEM (LOCAL AND STATE)

The subject site is listed as being of general heritage significance. It contains the local heritage listed Shore campus (10782) and state heritage listed 'Graythwaite House' (10809), including outbuildings and grounds. The north west corner of the site is part heritage conservation area, whilst the site is surrounded by heritage conservation areas to the south, west and north-west.

- (1) The objectives of this clause are as follows—
- (a) to conserve the environmental heritage of North Sydney,
 - (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
 - (c) to conserve archaeological sites,
 - (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

Source: North Sydney Local Environmental Plan 2013 NSW State Government

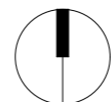
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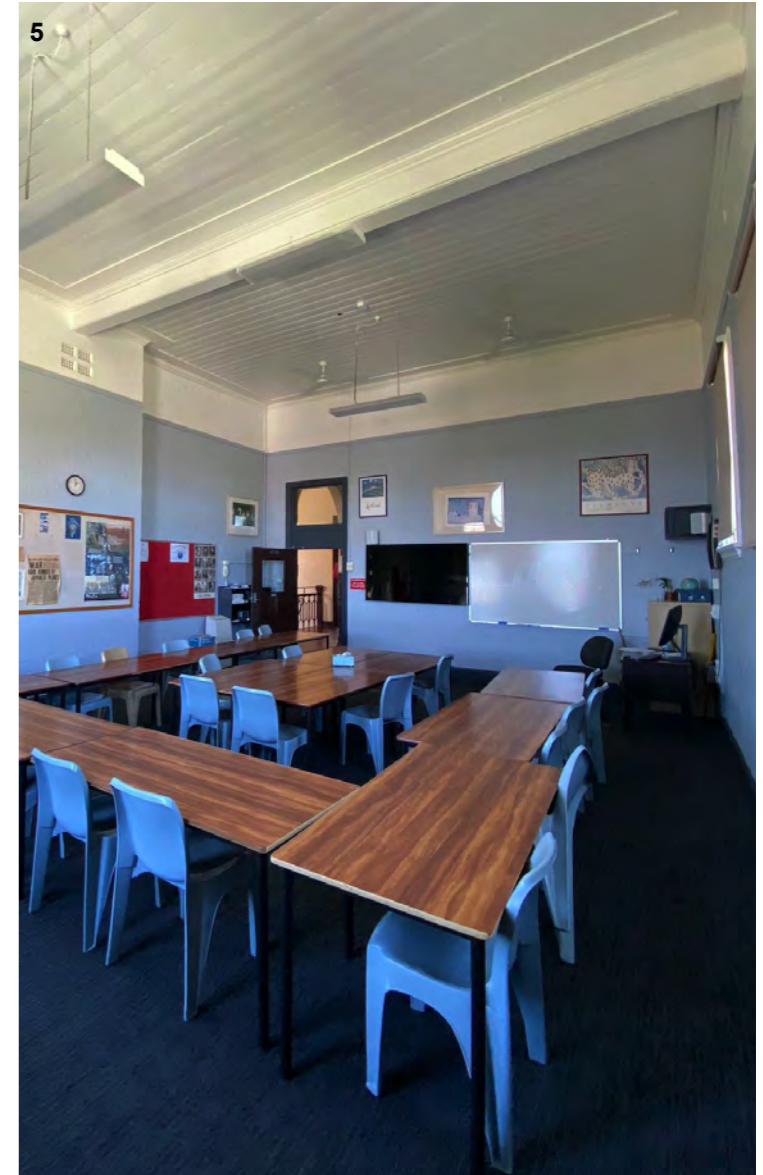
AMENDMENT SCHEDULE				
No.	DRN	CHK	DATE	COMMENT

DRAWING REVISION	Rev A
DRAWING NUMBER	DA1006
SCALE	NTS @A3



PROJECT	4414 SHORE - Middle Block Classroom Alterations Blue Street, North Sydney NSW
DRAWING NAME	Authorities Analysis
DESIGNER	SHAC





1. Middle Block and North Wing eastern elevation facing Hall Quad
 2. Middle Block south elevation with War Memorial Hall to the right
 3. Stair void between first and second floors
 4. Typical second floor classroom
 5. Typical second floor classroom
 6. Middle Block north and west elevations facing school oval

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Document Set ID:	8549924
Version:	1, Version Date: 22/06/2021

AMENDMENT SCHEDULE				
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A	JK	EB	17.05.21	DA Submission

AMENDMENT SCHEDULE				
No.	DRN	CHK	DATE	COMMENT

DRAWING REVISION	Rev A
DRAWING NUMBER	DA1007
SCALE	NTS @A3

PROJECT	4414 SHORE - Middle Block Classroom Alterations Blue Street, North Sydney NSW
DRAWING NAME	Photographic Analysis
DESIGNER	SHAC



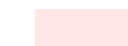
DEMOLITION NOTES

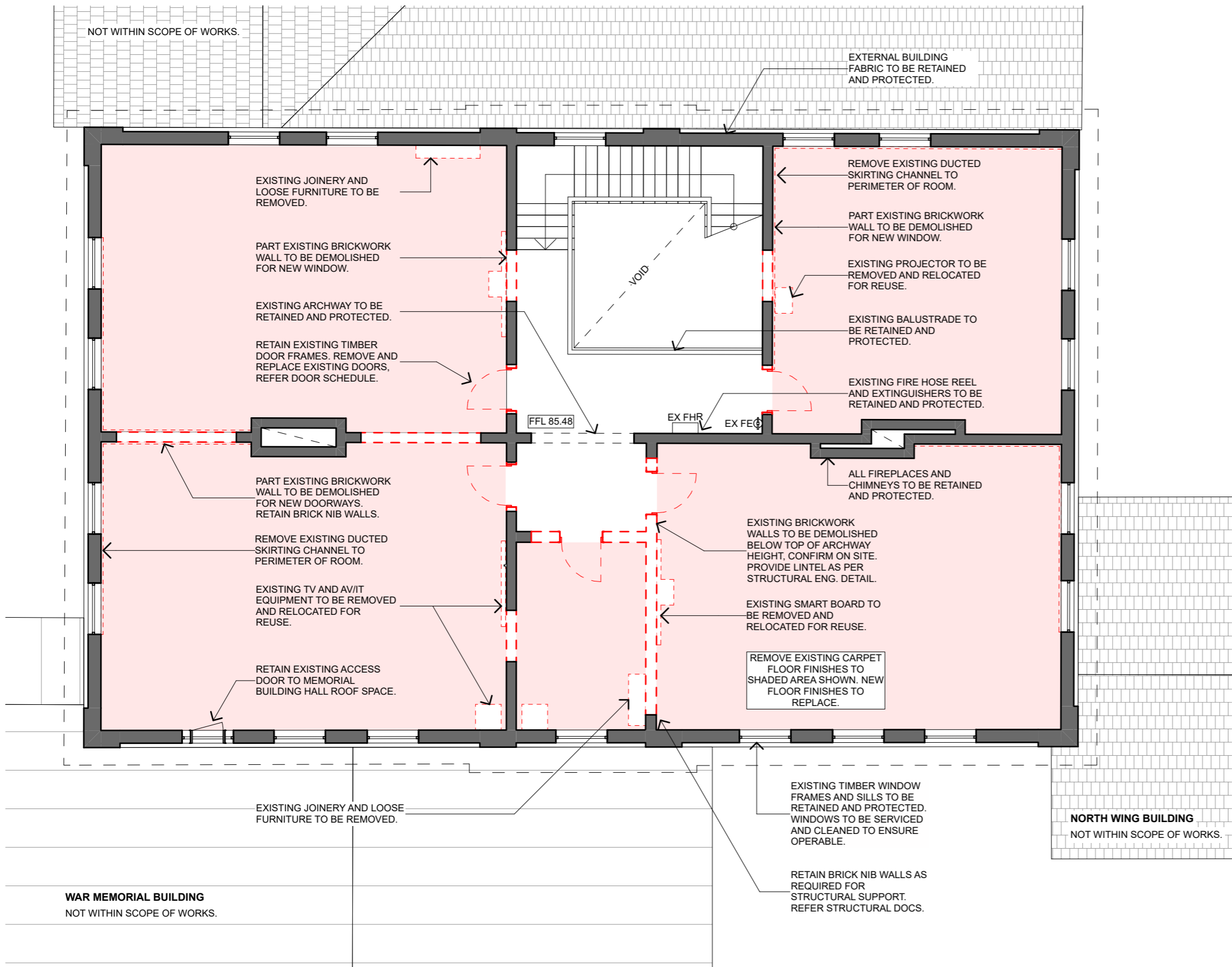
- DIMENSIONS & LEVELS SHOWN ARE DERIVED FROM AS BUILT DRAWINGS AND SITE SURVEY SUPPLIED BY THE SYDNEY CHURCH OF ENGLAND GRAMMAR SCHOOL & MAY NOT CORRESPOND TO SCALE I.E. DO NOT SCALE FROM DRAWINGS. REFER TO DETAILED SURVEY FOR MORE FURTHER INFORMATION.
- ALL DEMOLITION WORKS TO AS 2601 & ENGINEERS INSTRUCTIONS.
- PROVIDE NECESSARY MEASURES TO PROTECT ALL EXISTING WORKS TO BE RETAINED.
- REPAIR/REINSTATE/MAKE GOOD ANY DAMAGE TO WORKS TO BE RETAINED.
- DISPOSE OF ALL DEMOLISHED MATERIALS NOT FOR RE-USE IN ACCORDANCE WITH AUTHORITIES REQUIREMENTS.

DRAWING LEGEND

Code	Description
AFFL	ABOVE FINISHED FLOOR LEVEL
BAL	BALUSTRADE
CF	CEILING FAN
CON	CONCRETE
CPT	CARPET
D	DOOR NUMBER
EX	EXISTING
FE	FIRE EXTINGUISHER
FF	FIXTURE AND FITTINGS
FHR	FIRE HOSE REEL
JT	JOINERY TYPE - GENERAL
LF	LIGHT FITTING
RL	REDUCED LEVEL
RF	RESILIENT FLOORING
W	WINDOW NUMBER

DEMOLITION LEGEND

 EXTENT OF EXISTING FLOOR FINISHES TO BE REMOVED. REFER DRAWINGS.



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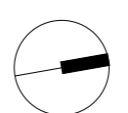
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No.	DRN	CHK	DATE	COMMENT

DRAWING REVISION
Rev A

DRAWING NUMBER
DA2001

SCALE
1:100 @A3

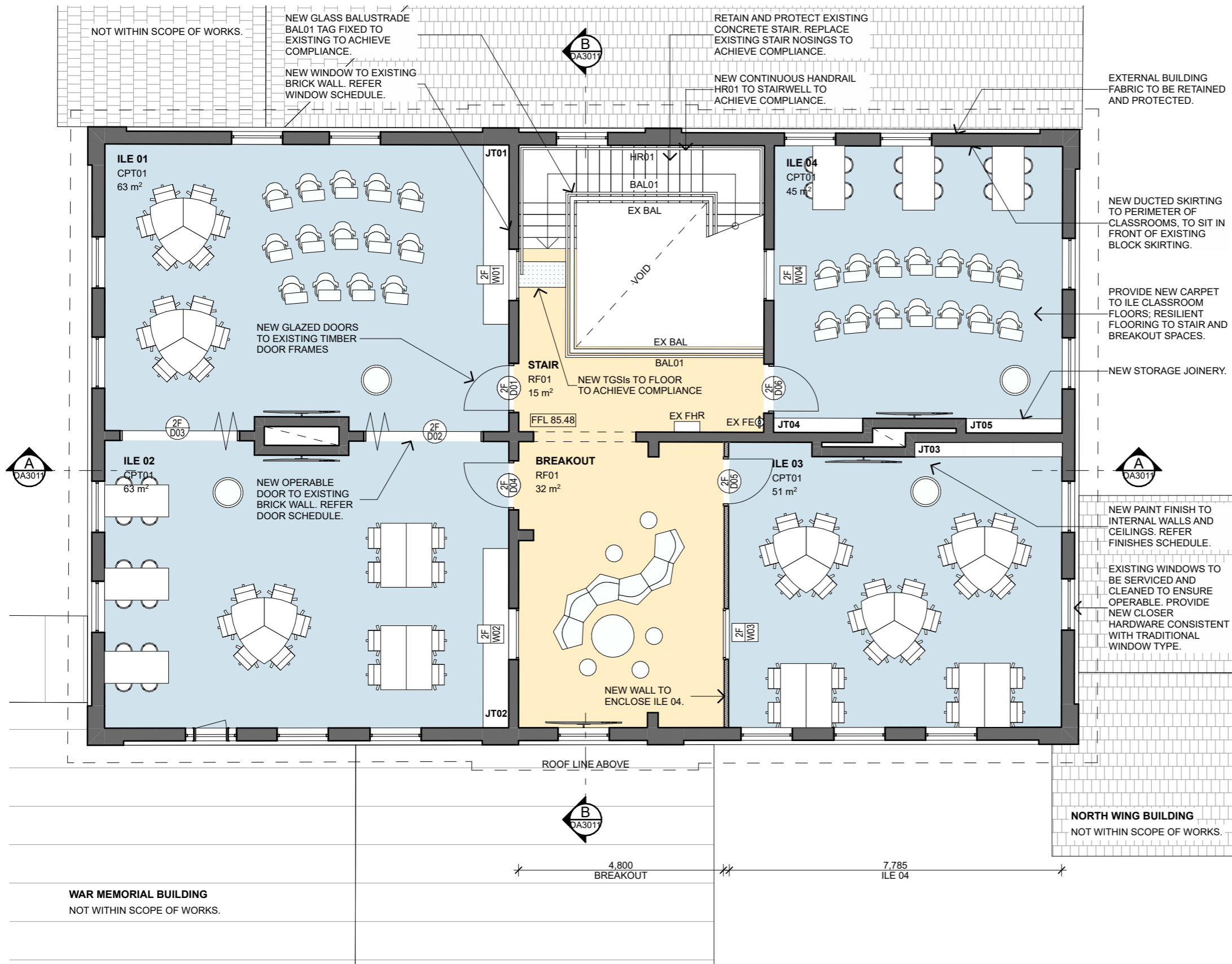


PROJECT
4414 SHORE - Middle Block Classroom Alterations
Blue Street, North Sydney NSW

DRAWING NAME
Demolition Plan: Second Floor

DESIGNER
SHAC





- NOTES**
- NOTES RELEVANT TO ALL BUILDING LEVEL FLOOR PLANS (IE GROUND FLOOR, FIRST FLOOR, ETC)
 - ALL EXISTING BUILDING LEVELS AND EXTERNAL RL'S TO BE CONFIRMED ON SITE. REFER TO CIVIL ENGINEERS DOCUMENTATION.

DRAWING LEGEND

Code	Description
AFFL	ABOVE FINISHED FLOOR LEVEL
BAL	BALUSTRADE
CON	CONCRETE
CPT	CARPET
D	DOOR NUMBER
EX	EXISTING
FE	FIRE EXTINGUISHER
FF	FIXTURE AND FITTINGS
FHR	FIRE HOSE REEL
JT	JOINERY TYPE - GENERAL
PF	PAINT FINISH
RL	REDUCED LEVEL
RF	RESILIENT FLOORING
W	WINDOW NUMBER



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17.05.21

DRAWING BY
JP

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EB

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A	JP	EB	17.05.21	DA Submission

AMENDMENT SCHEDULE

No.	DRN	CHK	DATE	COMMENT

DRAWING REVISION
Rev A

DRAWING NUMBER
DA2011

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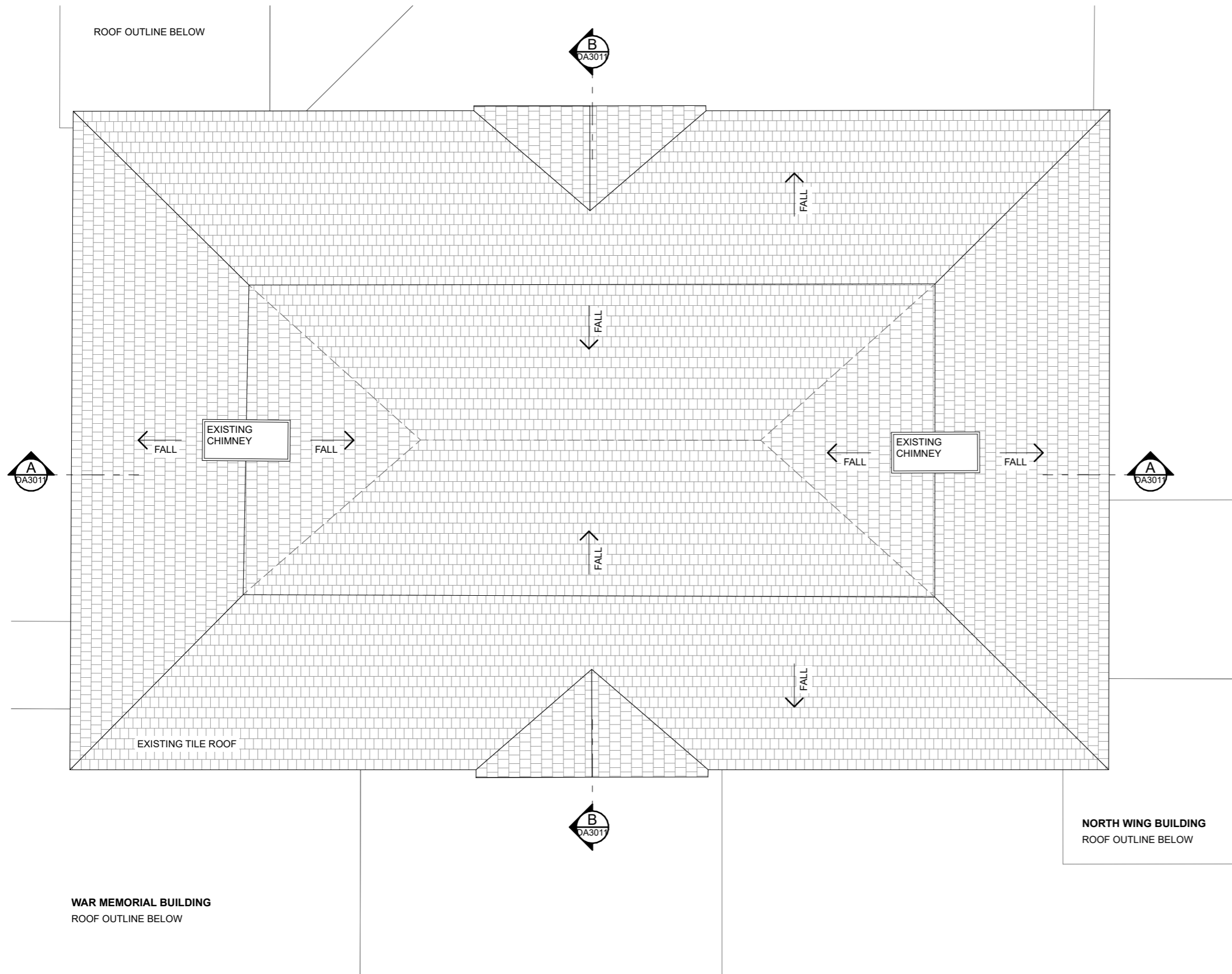
PROJECT
4414 SHORE - Middle Block Classroom Alterations
Blue Street, North Sydney NSW

DRAWING NAME
Proposed Floor Plan: Second Floor

DESIGNER



- NOTES**
1. NOTES RELEVANT TO ALL BUILDING LEVEL FLOOR PLANS (IE GROUND FLOOR, FIRST FLOOR, ETC)
 2. ALL EXISTING BUILDING LEVELS AND EXTERNAL RL'S TO BE CONFIRMED ON SITE. REFER TO CIVIL ENGINEERS DOCUMENTATION.



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AMENDMENT SCHEDULE

No.	DRN	CHK	DATE	COMMENT

DRAWING REVISION
Rev A

DRAWING NUMBER
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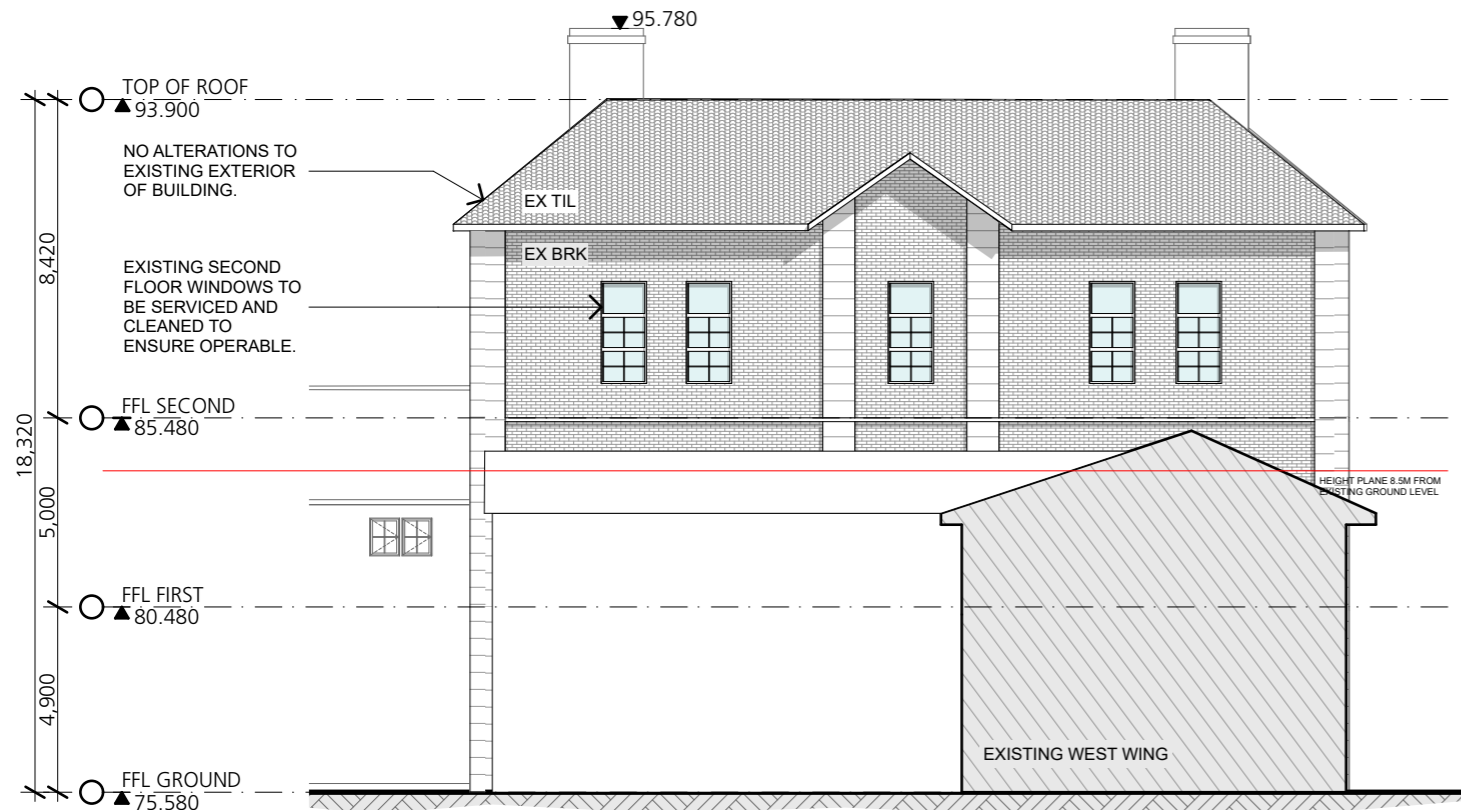


PROJECT
4414 SHORE - Middle Block Classroom Alterations
Blue Street, North Sydney NSW

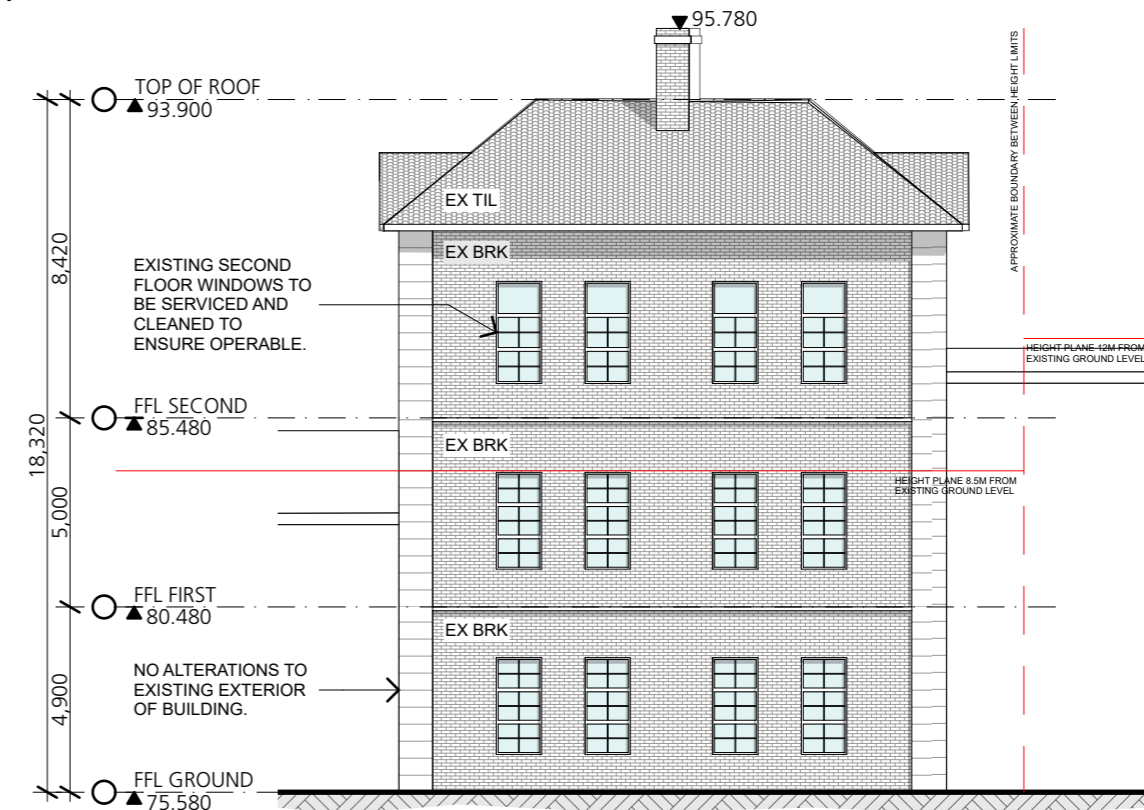
DRAWING NAME
Roof Plan

DESIGNER
SHAC

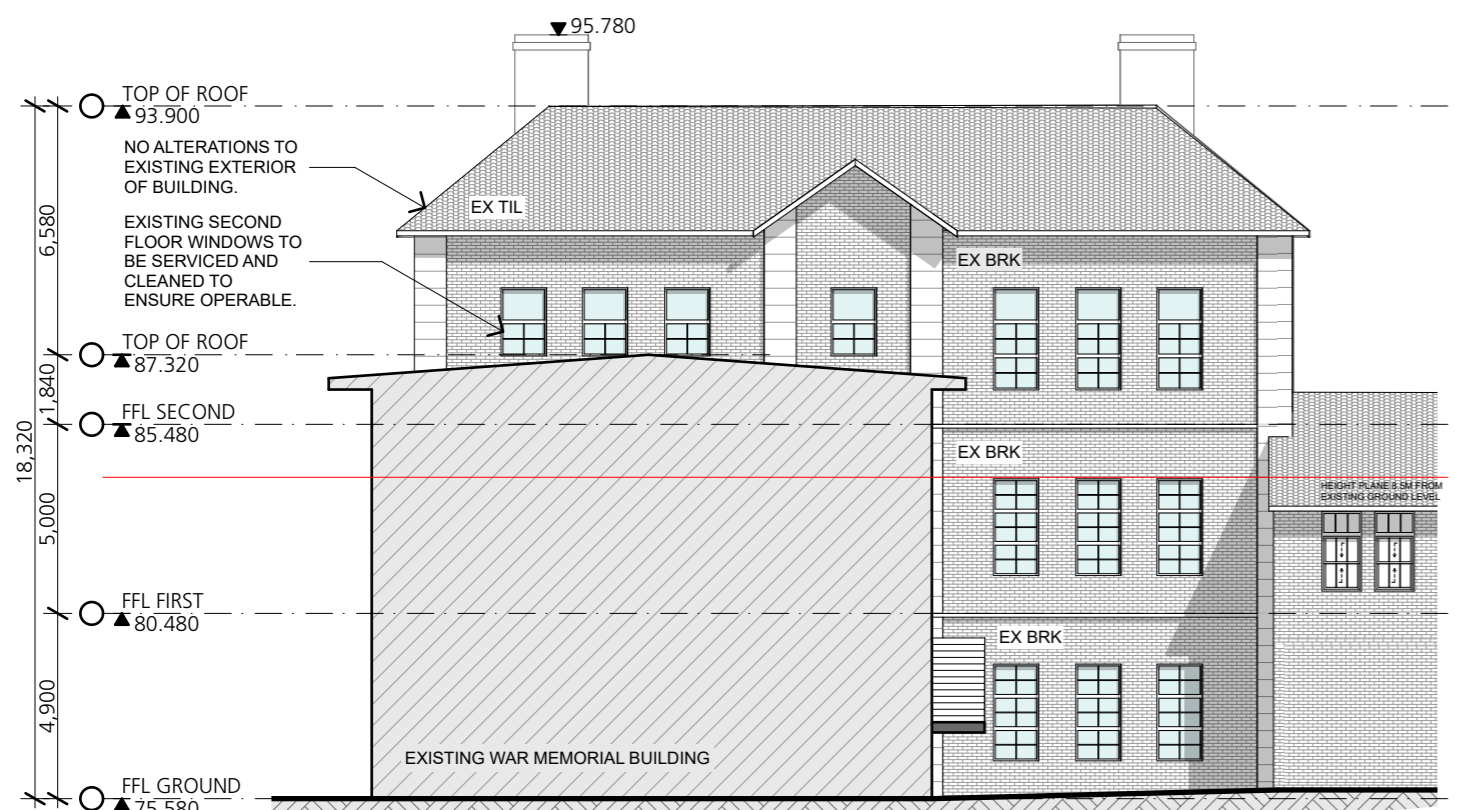




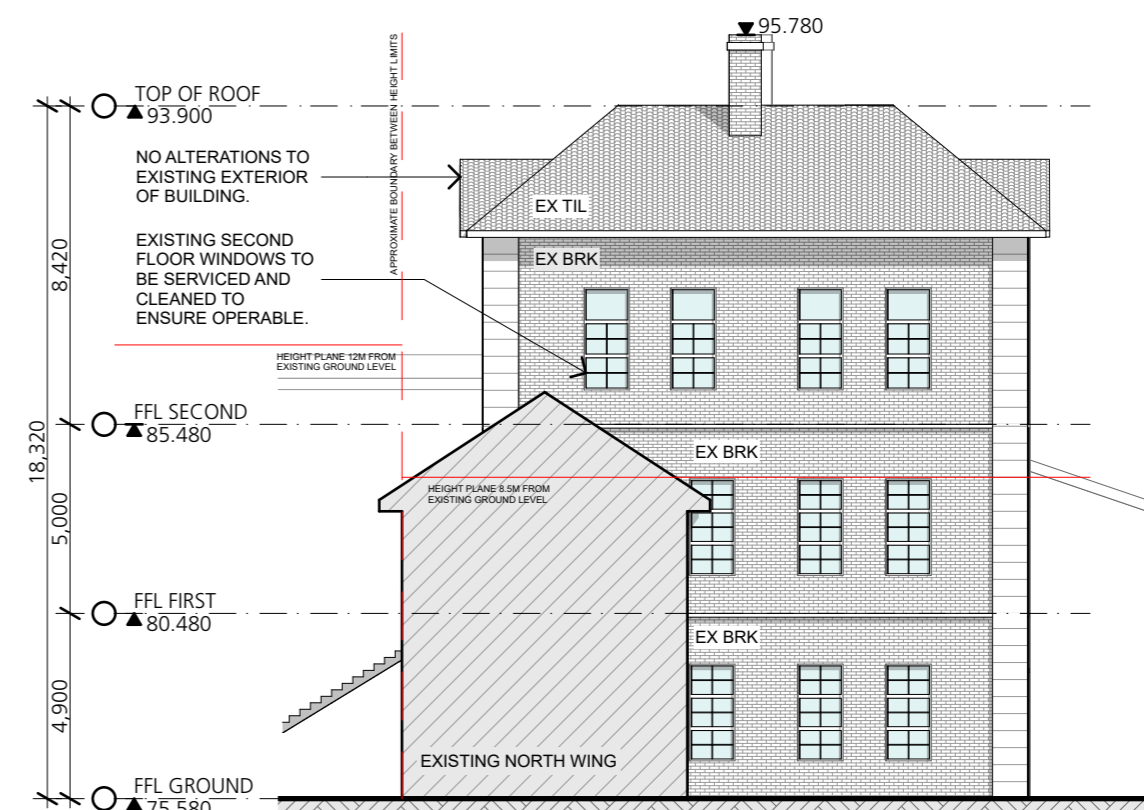
West Elevation



South Elevation



East Elevation



North Elevation



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No.	DRN	CHK	DATE	COMMENT

DRAWING REVISION

Rev A

DRAWING NUMBER
DA3001

SCALE
1:200
@A3

PROJECT
4414 SHORE - Middle Block Classroom Alterations
Blue Street, North Sydney NSW

DRAWING NAME
Elevations

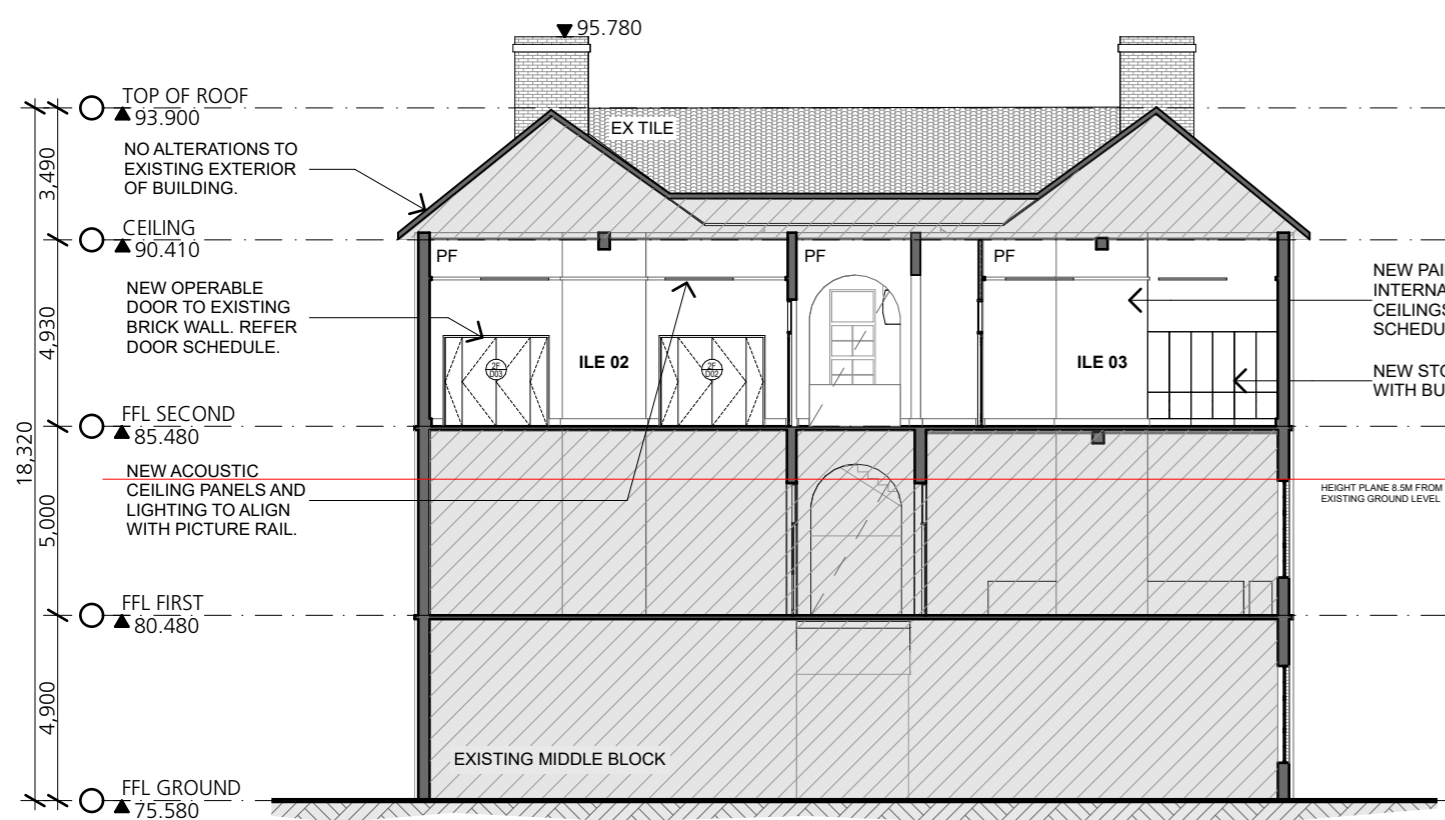
DESIGNER
SHAC



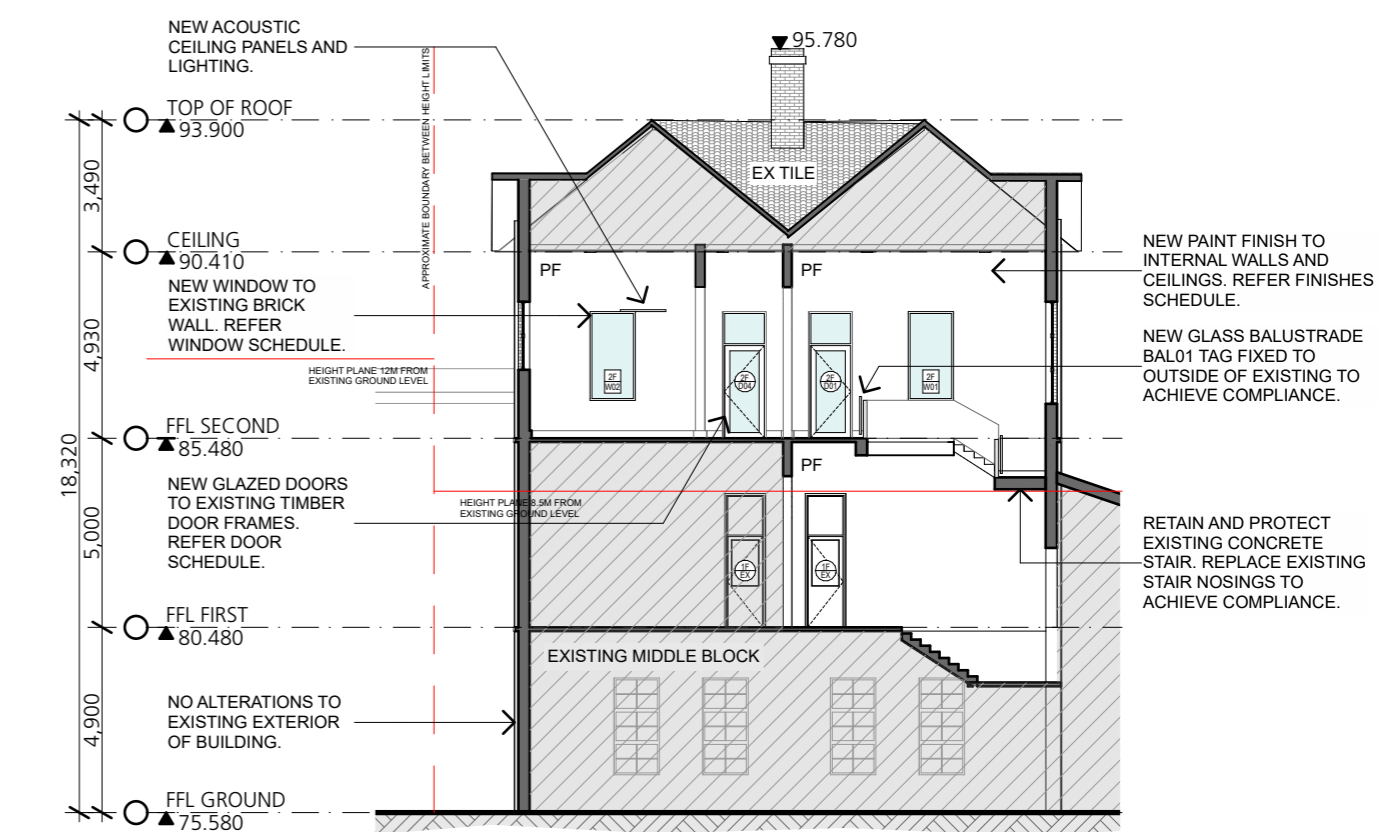
- NOTES**
- NOTES RELEVANT TO ALL BUILDING LEVEL FLOOR PLANS (IE GROUND FLOOR, FIRST FLOOR, ETC)
 - ALL EXISTING BUILDING LEVELS AND EXTERNAL RL'S TO BE CONFIRMED ON SITE. REFER TO CIVIL ENGINEERS DOCUMENTATION.

DRAWING LEGEND

Code	Description
AFFL	ABOVE FINISHED FLOOR LEVEL
BAL	BALUSTRADE
CON	CONCRETE
CPT	CARPET
D	DOOR NUMBER
EX	EXISTING
FE	FIRE EXTINGUISHER
FF	FIXTURE AND FITTINGS
FHR	FIRE HOSE REEL
JT	JOINERY TYPE - GENERAL
PF	PAINT FINISH
RL	REDUCED LEVEL
RF	RESILIENT FLOORING
W	WINDOW NUMBER



Section A



Section B



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AMENDMENT SCHEDULE

No.	DRN	CHK	DATE	COMMENT

DRAWING REVISION
Rev A

DRAWING NUMBER
DA3011

SCALE
1:200
@A3

PROJECT
4414 SHORE - Middle Block Classroom Alterations
Blue Street, North Sydney NSW

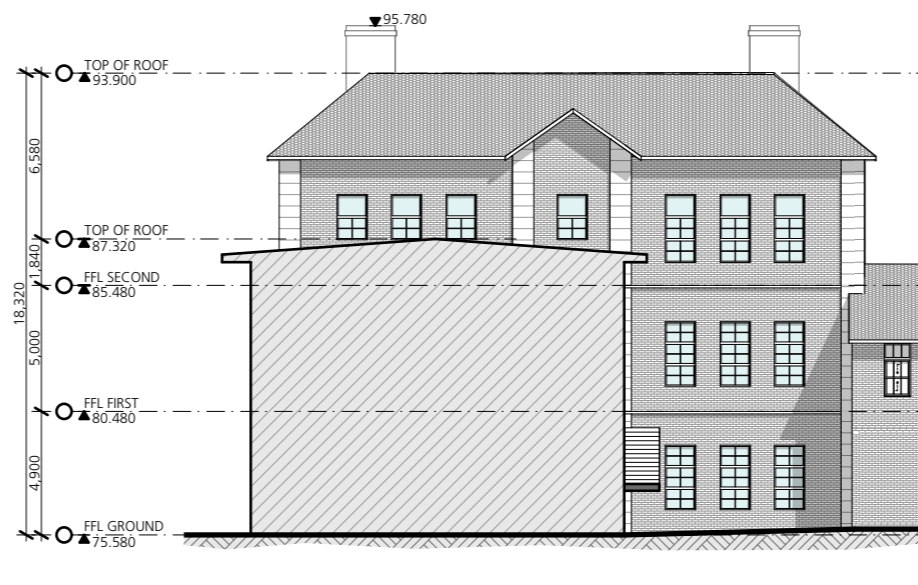
DRAWING NAME
Sections

DESIGNER
SHAC

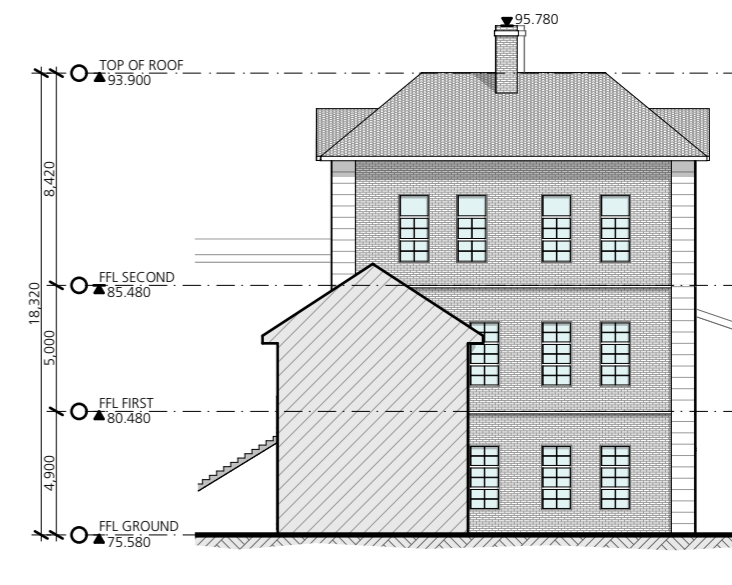




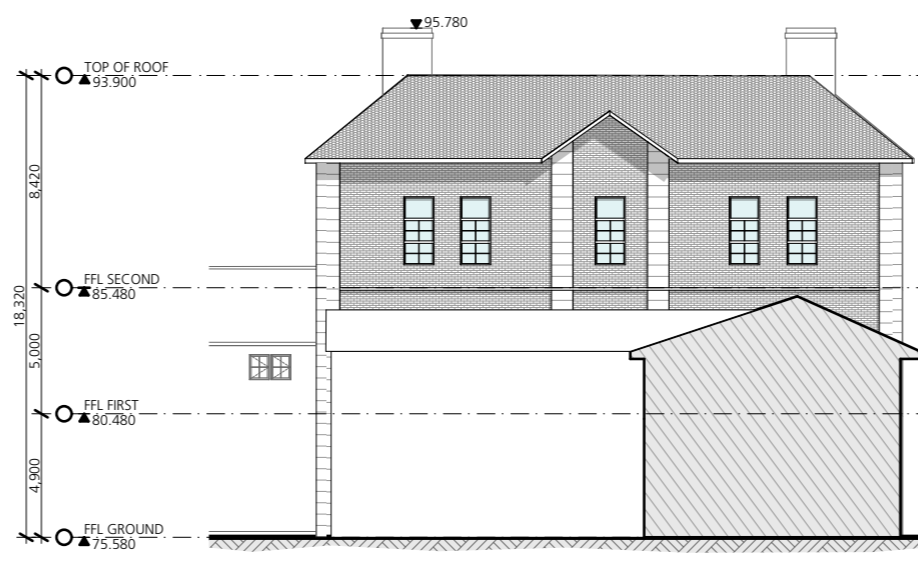
Site Plan
1:5000



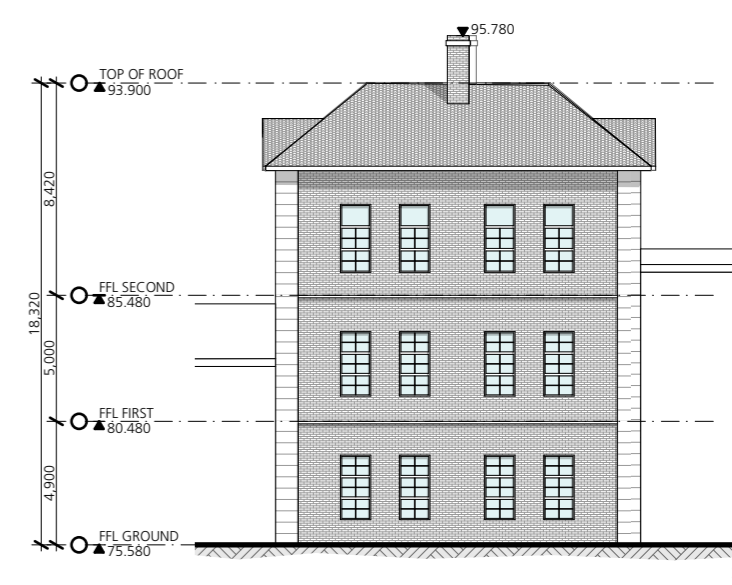
Middle Block: East Elevation



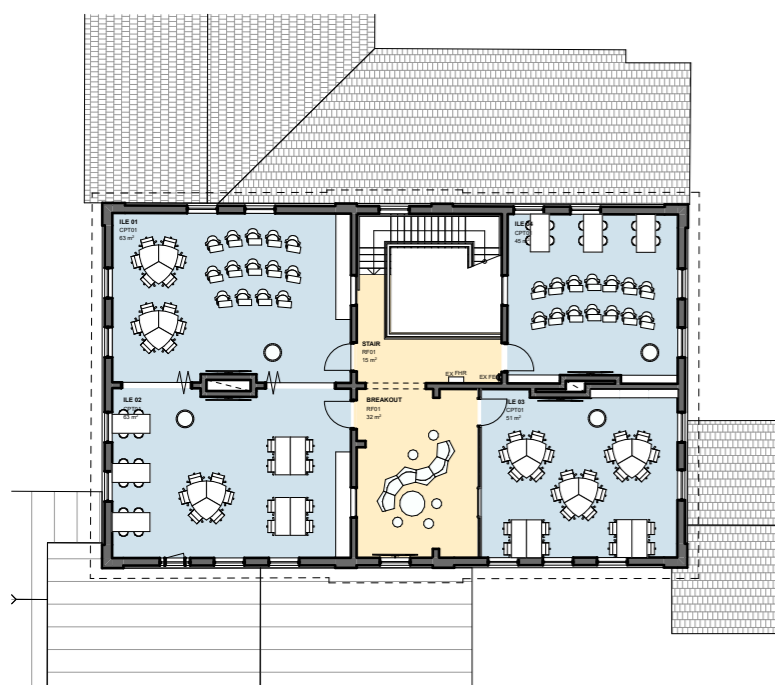
Middle Block: North Elevation



Middle Block: West Elevation



Middle Block: South Elevation



Middle Block: Second Floor Plan
1:300

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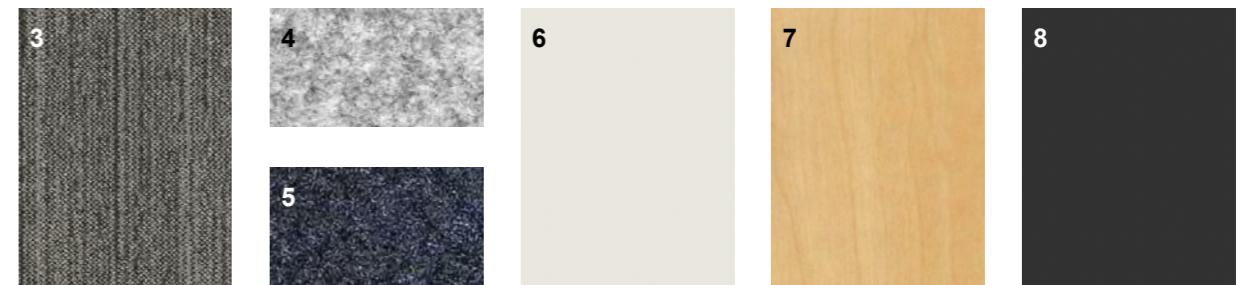
AMENDMENT SCHEDULE				
No.	DRN	CHK	DATE	COMMENT

DRAWING REVISION	Rev A
DRAWING NUMBER	DA9001
SCALE	NTS @A3

PROJECT	4414 SHORE - Middle Block Classroom Alterations Blue Street, North Sydney NSW
DRAWING NAME	Notification Plan
DESIGNER	SHAC



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- 1. Interior perspective of ILE 03
- 2. Interior perspective of the Breakout space, looking through to ILE 02
- 3. ILE carpet tile finish
- 4. ILE acoustic ceiling panel and operable door finish
- 5. Breakout space acoustic ceiling panel finish
- 6. Typical paint finish throughout (Natural White)
- 7. Timber laminate finish to furniture and joinery
- 8. Typical window and door frame finish throughout (Monument)

DRAWING DATE
17.05.21

DRAWING BY
JK

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EB

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Version: 1, Version Date: 22/06/2021

AMENDMENT SCHEDULE				
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A	JK	EB	17.05.21	DA Submission

AMENDMENT SCHEDULE				
No.	DRN	CHK	DATE	COMMENT

DRAWING REVISION
Rev A

DRAWING NUMBER
DA9002

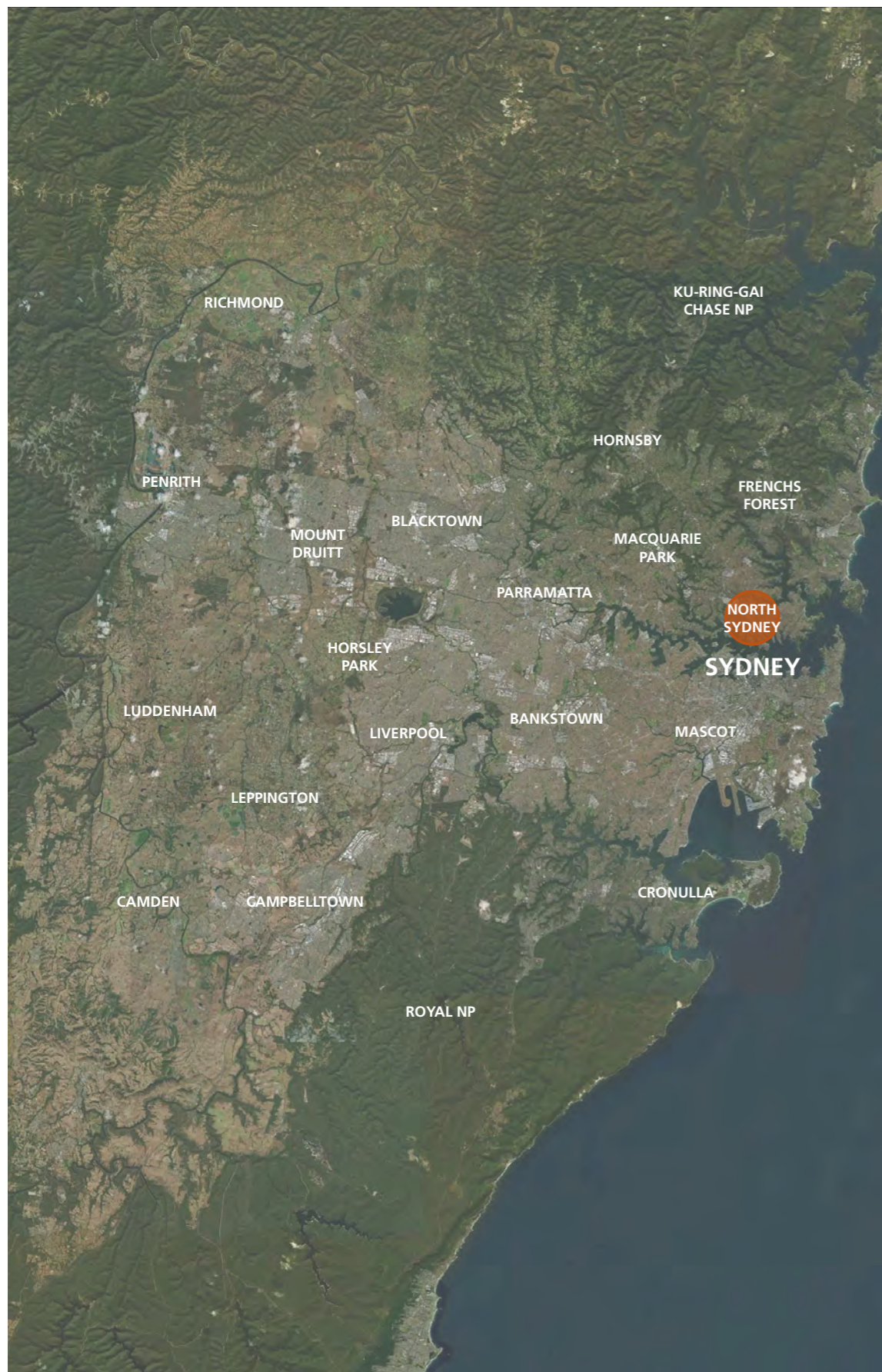
SCALE
NTS
@A3

PROJECT
4414 SHORE - Middle Block Classroom Alterations
Blue Street, North Sydney NSW

DRAWING NAME
Interior Perspectives and Finishes

DESIGNER
SHAC





KEY POINTS

LOCALITY

The original custodians of the land surrounding present day North Sydney were the Cammeraygal peoples, who inhabited the land 50,000 years prior to European arrival.

After the First Fleet arrival and establishment of Sydney in 1788, settlement of the North Shore was largely limited due to the areas rugged terrain. Located on the Hawkesbury Plateau, the area is characterised by steep valleys down to Port Jackson, sandstone ridges and dense dry sclerophyll forest. This geography limited the areas agricultural potential.

The first name used by European settlers for the area was *Hunterhill*, named after a property owned by Thomas Muir in the 1790's. Residential development progressed quickly and in 1836, the township of St Leonards was formally laid out on the site that is now North Sydney, bound by Miller, Walker, Lavender and Berry Streets. In 1890, the boroughs of St Leonards, East St Leonards, Victoria and McMahon's point merged to form North Sydney. The North Shore Railway was established the same year between Hornsby and St Leonards, with the North Sydney Tramway to McMahon's Point opening in 1886. The completion of the Sydney Harbour Bridge in 1932 provided public transport from North Sydney to the CBD.

North Sydney underwent a dramatic period of urbanisation and population growth in the early 1970's, becoming a key commercial hub. Today, North Sydney is the second largest commercial centre in New South Wales, serving as the headquarters for many advertising, marketing and information technology industries. The suburb is incredibly culturally diverse, with less than 48% of residents born in Australia.

The suburb is served by a number of both private and public schools for primary and secondary students. The closest surrounding educational facilities include Mosman Preparatory School, St Marys Primary School, North Sydney Public School, North Sydney Boys High School, North Sydney Girls High School, Wenona School and Cameragal Montessori School.

SHORE - SYDNEY CHURCH OF ENGLAND GRAMMAR SCHOOL

The Sydney Church of England Grammar School commenced on its current site in North Sydney in 1888, with the Government's intent of creating 'a school of the highest type in which the teaching throughout shall be in accordance with the principles of the Church of England.' Originally the estate of Thomas Allwright Dibbs, the property was dominated by the former mansion of Bernard Holtermann known as 'The Towers.'

Following the construction of a new dormitory, dining hall and separate classroom block, the school was officially opened on 4 May 1889 with 24 students and 6 staff. As of 2016, Shore has since grown to 1,600 students and over 160 staff across two campuses (North Sydney and Northbridge).

The north Sydney campus is comprised of 28 separate land titles, 26 educational and administrative buildings, car parking areas, school oval, recreation facilities and landscaped grounds. The site is listed as a locally significant heritage item and includes the state heritage listed 'Graythwaite' house, now repurposed as administration.

SOURCES
 Locality text:
https://en.wikipedia.org/wiki/North_Sydney,_New_South_Wales
<https://www.shore.nsw.edu.au>

Images:
 Nearmaps

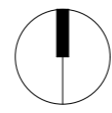
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DRAWING DATE	17.05.21
DRAWING BY	JK
CHECKED BY	EB
APPROVED BY	
Document Set ID:	8549924
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AMENDMENT SCHEDULE				
No.	DRN	CHK	DATE	COMMENT
A	JK	EB	17.05.21	DA Submission

AMENDMENT SCHEDULE				
No.	DRN	CHK	DATE	COMMENT

DRAWING REVISION	Rev A
DRAWING NUMBER	DA1001
SCALE	NTS @A3



PROJECT	4414 SHORE - Middle Block Classroom Alterations Blue Street, North Sydney NSW
DRAWING NAME	Location Plan
DESIGNER	SHAC





KEY POINTS

SCHOOLS AND EDUCATIONAL FACILITIES

1. SHORE SCHOOL (SYDNEY CHURCH OF ENGLAND GRAMMAR SCHOOL)
2. AUSTRALIAN CATHOLIC UNIVERSITY
3. NORTH SYDNEY PUBLIC SCHOOL
4. MONTE SANT ANGELO MERCY COLLEGE
5. CAMMERAYGAL HIGH SCHOOL
6. ST MARYS CATHOLIC PRIMARY SCHOOL
7. WENONA SCHOOL
8. NEUTRAL BAY PUBLIC SCHOOL

SPORTS FACILITIES

- A. NORTH SYDNEY OVAL
- B. NORTH SYDNEY LEAGUES BOWLING CLUB AND ST LEONARDS PARK
- C. TENNIS COURTS
- D. FORSYTH PARK AND OVALS
- E. NORTH SYDNEY OLYMPIC POOL

RECREATION AND OPEN SPACE

- F. WAVERTON PARK
- G. BALLS HEAD RESERVE
- H. BADANGI AND OYSTER COVE RESERVES
- I. BRENNAN PARK
- J. MILSON PARK
- K. ANDERSON PARK

LEGEND

- SUBJECT SITE
- SURROUNDING SCHOOLS / EDUCATION CENTRES
- RETAIL / COMMERCIAL CENTRES
- RECREATION / OPEN SPACE
- > - MAIN ROADS / TRANSPORT CORRIDOR
- > - TRAIN

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Document Set ID:	8549924
Version:	1, Version Date: 22/06/2021

AMENDMENT SCHEDULE				
No.	DRN	CHK	DATE	COMMENT
A	JK	EB	17.05.21	DA Submission

AMENDMENT SCHEDULE				
No.	DRN	CHK	DATE	COMMENT

DRAWING REVISION	Rev A
DRAWING NUMBER	DA1002
SCALE	NTS @A3

PROJECT	4414 SHORE - Middle Block Classroom Alterations Blue Street, North Sydney NSW
DRAWING NAME	Context Analysis Plan
DESIGNER	SHAC



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KEY POINTS

SLOPE
The site has a cross fall of more than 20 metres from the norther boundary on Mount Street to the south west corner.

HERITAGE
The school site is of local heritage significance and contains the state heritage listed Greythwaite House, including the surrounding outbuildings and gardens. The existing building stock of Shore are protected by the policies set out in its draft conservation management plan.

LEGEND

- SUBJECT BUILDING
- EXISTING BUILDINGS
- OPEN PLAY SPACE
- HARDSTAND PLAY SPACE
- CAR PARKING/BUS BAY
- HERITAGE LISTED ITEM
- PRIMARY ROAD (TRAFFIC AND NOISE ISSUES)
- PRIVACY CONCERNS (OVERLOOKING AND NOISE ISSUES)
- ↑ - SCHOOL ACCESS

CLIMATE ANALYSIS

WIND SPEED AND DIRECTION: SYDNEY HARBOUR WEATHER STATION

TEMPERATURE RANGE: SYDNEY HARBOUR

MEAN MAXIMUM TEMP RANGE: 17 - 25°C
MEAN MINIMUM TEMP RANGE: 11 - 21°C

0m 20 40 60 80 100

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17.05.21

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Rev A

DRAWING NUMBER
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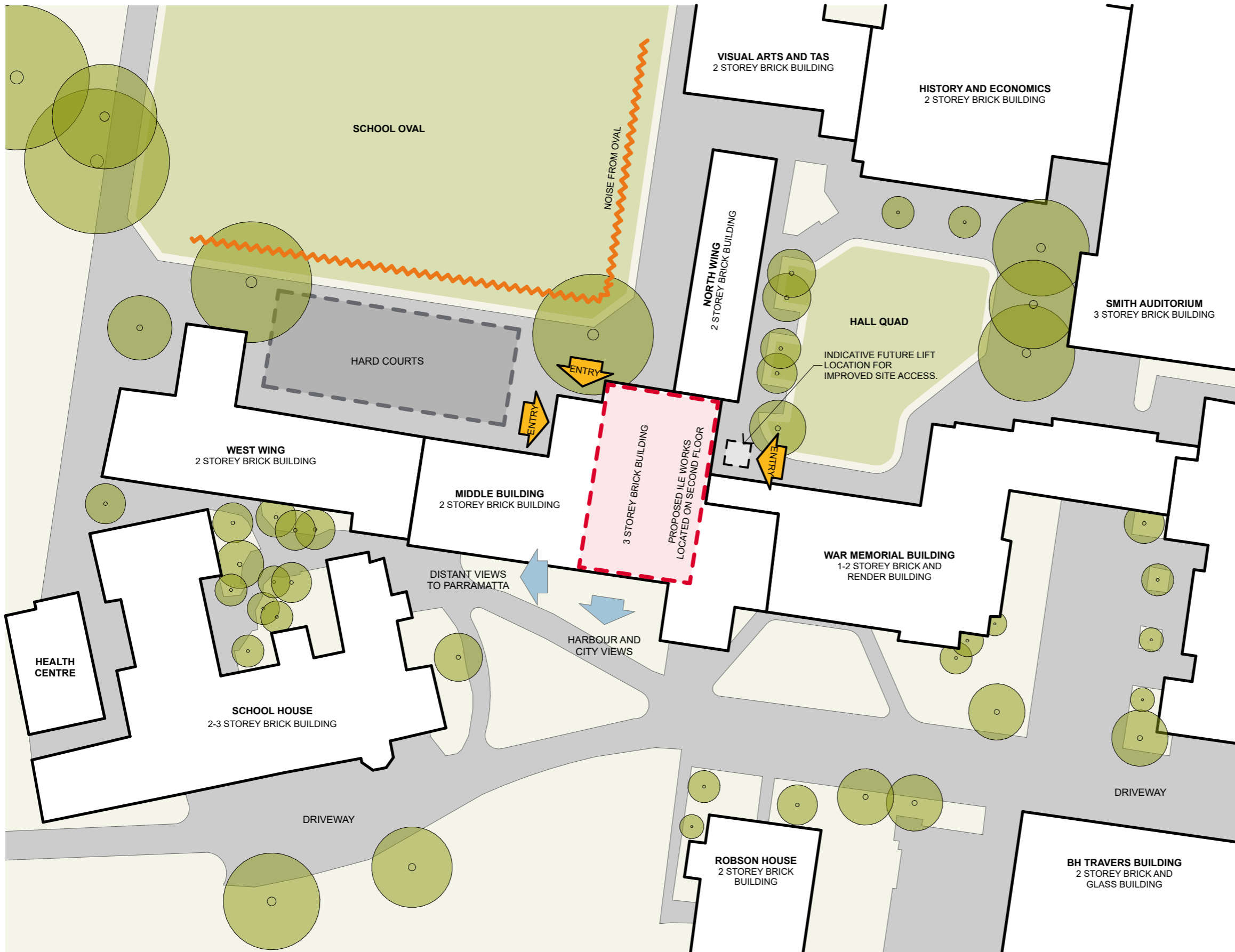
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PROJECT
4414 SHORE - Middle Block Classroom Alterations
Blue Street, North Sydney NSW

DRAWING NAME
Site Analysis Plan

DESIGNER
SHAC



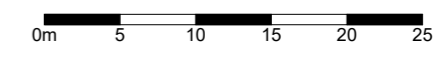


KEY POINTS

MIDDLE BLOCK	
Built	1888 (1920 second floor addition)
Architect	Mansfield Bros.
Heritage	High significance
Architectural Style	Victorian Regency
Former Use	War memorial library, carpenters workshop, classrooms, laboratory
Current Use	Classrooms, offices

LEGEND

- PROPOSED SCOPE OF WORKS
- EXISTING BUILDINGS
- OPEN PLAY SPACE
- HARDSTAND PLAY SPACE
- NOISE ISSUES
- BUILDING ACCESS



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AMENDMENT SCHEDULE

No.	DRN	CHK	DATE	COMMENT

DRAWING REVISION
Rev A

DRAWING NUMBER
DA1005

SCALE
1:500
@A3

PROJECT
4414 SHORE - Middle Block Classroom Alterations
Blue Street, North Sydney NSW

DRAWING NAME
Building Analysis Plan

DESIGNER
SHAC



KEY POINTS

ZONING
Zoned SP2 Infrastructure: Educational Est.

MAXIMUM BUILDING HEIGHT
Maximum building height of 8.5 - 12m

HERITAGE
Local and state heritage listed items. Subject building is not classified as a heritage listed item but is of cultural and conservation significance to the school.

FLOOR SPACE RATIO
Not applicable

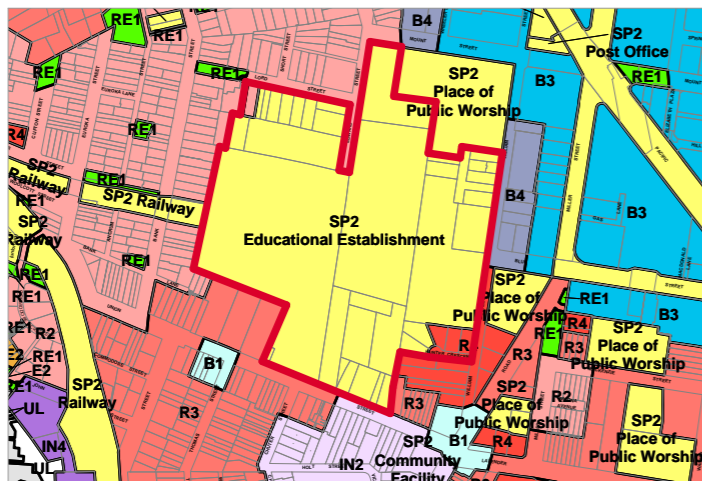
MINIMUM LOT SIZE
Not applicable

NORTH SYDNEY CENTRE
Not applicable

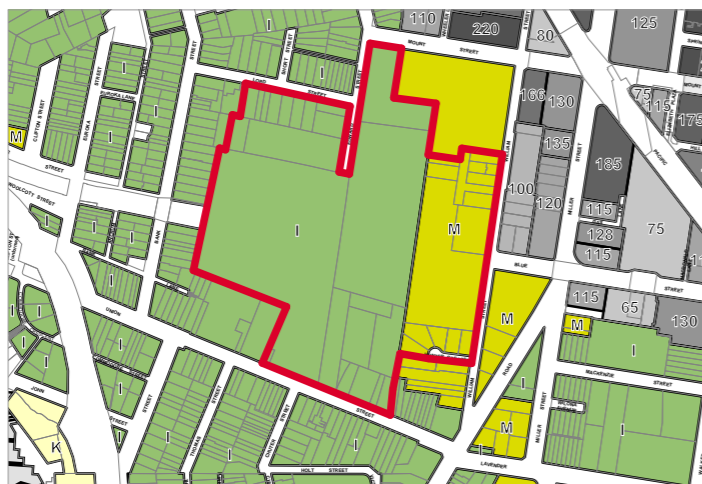
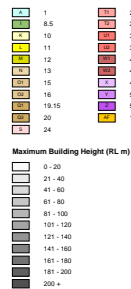
FLOOD PRONE LAND
The subject site is not identified as flood prone or flood planning land. This information is valid on the date of search only; 07.04.21, and will need to be updated in further project stages.

BUSHFIRE PRONE LAND
The subject site is not identified as bushfire prone land. This information is valid on the date of search only; 07.04.21, and will need to be updated in further project stages.

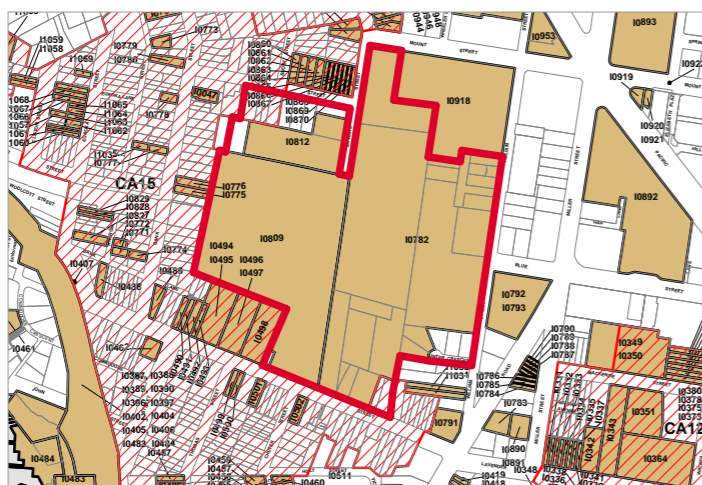
LAND ZONING



MAXIMUM HEIGHT (m)



HERITAGE



LAND ZONING - SP2 INFRASTRUCTURE: EDUCATIONAL ESTABLISHMENT

1 Objectives of zone
- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2 Permitted without consent
Environmental protection works.

3 Permitted with consent
Aquaculture; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.

MAXIMUM BUILDING HEIGHT (m) - 8.5-12

- (1) The objectives of this clause are as follows—
- (a) to promote development that conforms to and reflects natural landforms, by stepping development on sloping land to follow the natural gradient'
 - (b) to promote retention and, if appropriate, sharing of existing views,
 - (c) to maintain solar access to existing dwelling, public reserves and streets, and to promote solar access for future development,
 - (d) to maintain privacy for residents of existing dwellings and promote privacy for residents of new buildings,
 - (e) to ensure compatibility between development, particularly at zone boundaries,
 - (f) to encourage an appropriate scale and density of development that is in accordance with, and promotes the character of, an area.

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the height of Buildings Map.

HERITAGE - GENERAL ITEM (LOCAL AND STATE)

The subject site is listed as being of general heritage significance. It contains the local heritage listed Shore campus (10782) and state heritage listed 'Graythwaite House' (10809), including outbuildings and grounds. The north west corner of the site is part heritage conservation area, whilst the site is surrounded by heritage conservation areas to the south, west and north-west.

- (1) The objectives of this clause are as follows—
- (a) to conserve the environmental heritage of North Sydney,
 - (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
 - (c) to conserve archaeological sites,
 - (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

Source: North Sydney Local Environmental Plan 2013 NSW State Government

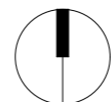
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DRAWING BY	JK
CHECKED BY	EB
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Document Set ID:	8549924
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No.	DRN	CHK	DATE	COMMENT
A	JK	EB	17.05.21	DA Submission

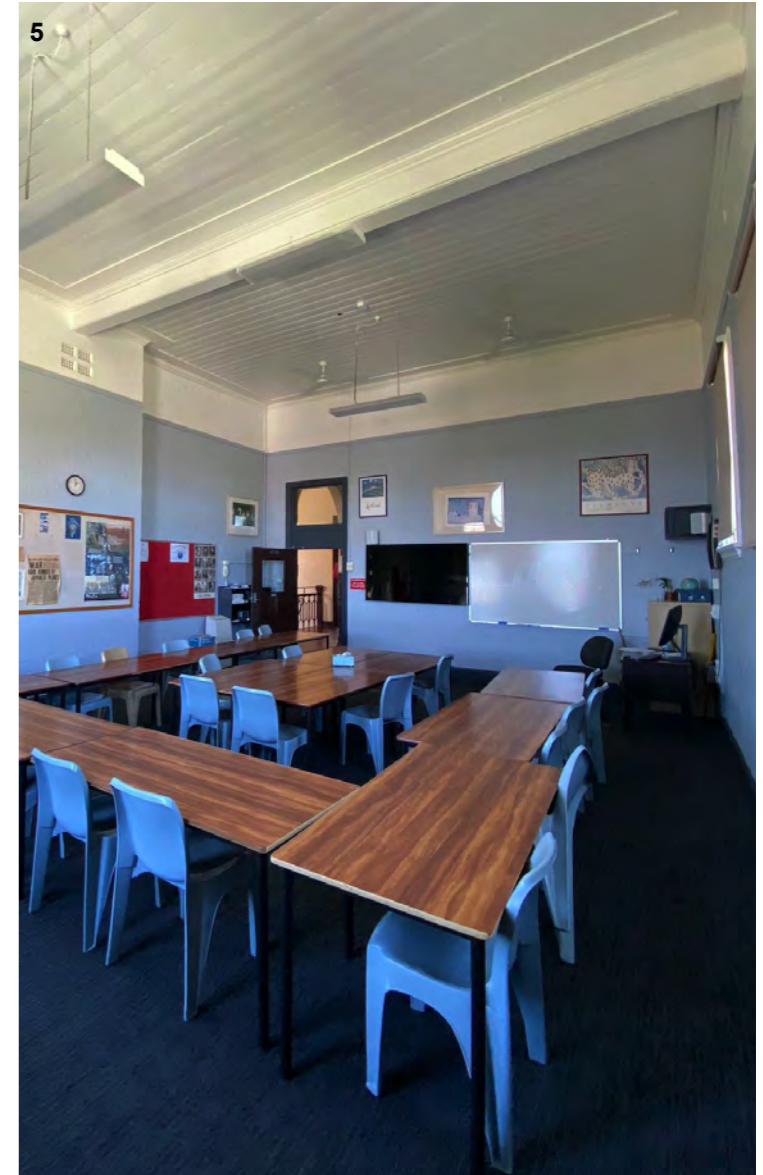
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No.	DRN	CHK	DATE	COMMENT

DRAWING REVISION	Rev A
DRAWING NUMBER	DA1006
SCALE	NTS @A3



PROJECT	4414 SHORE - Middle Block Classroom Alterations Blue Street, North Sydney NSW
DRAWING NAME	Authorities Analysis
DESIGNER	SHAC





- 1. Middle Block and North Wing eastern elevation facing Hall Quad
- 2. Middle Block south elevation with War Memorial Hall to the right
- 3. Stair void between first and second floors
- 4. Typical second floor classroom
- 5. Typical second floor classroom
- 6. Middle Block north and west elevations facing school oval

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Document Set ID:	8549924
Version:	1, Version Date: 22/06/2021

AMENDMENT SCHEDULE				
No.	DRN	CHK	DATE	COMMENT
A	JK	EB	17.05.21	DA Submission

AMENDMENT SCHEDULE				
No.	DRN	CHK	DATE	COMMENT

DRAWING REVISION	Rev A
DRAWING NUMBER	DA1007
SCALE	NTS @A3

PROJECT	4414 SHORE - Middle Block Classroom Alterations Blue Street, North Sydney NSW
DRAWING NAME	Photographic Analysis
DESIGNER	SHAC



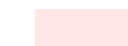
DEMOLITION NOTES

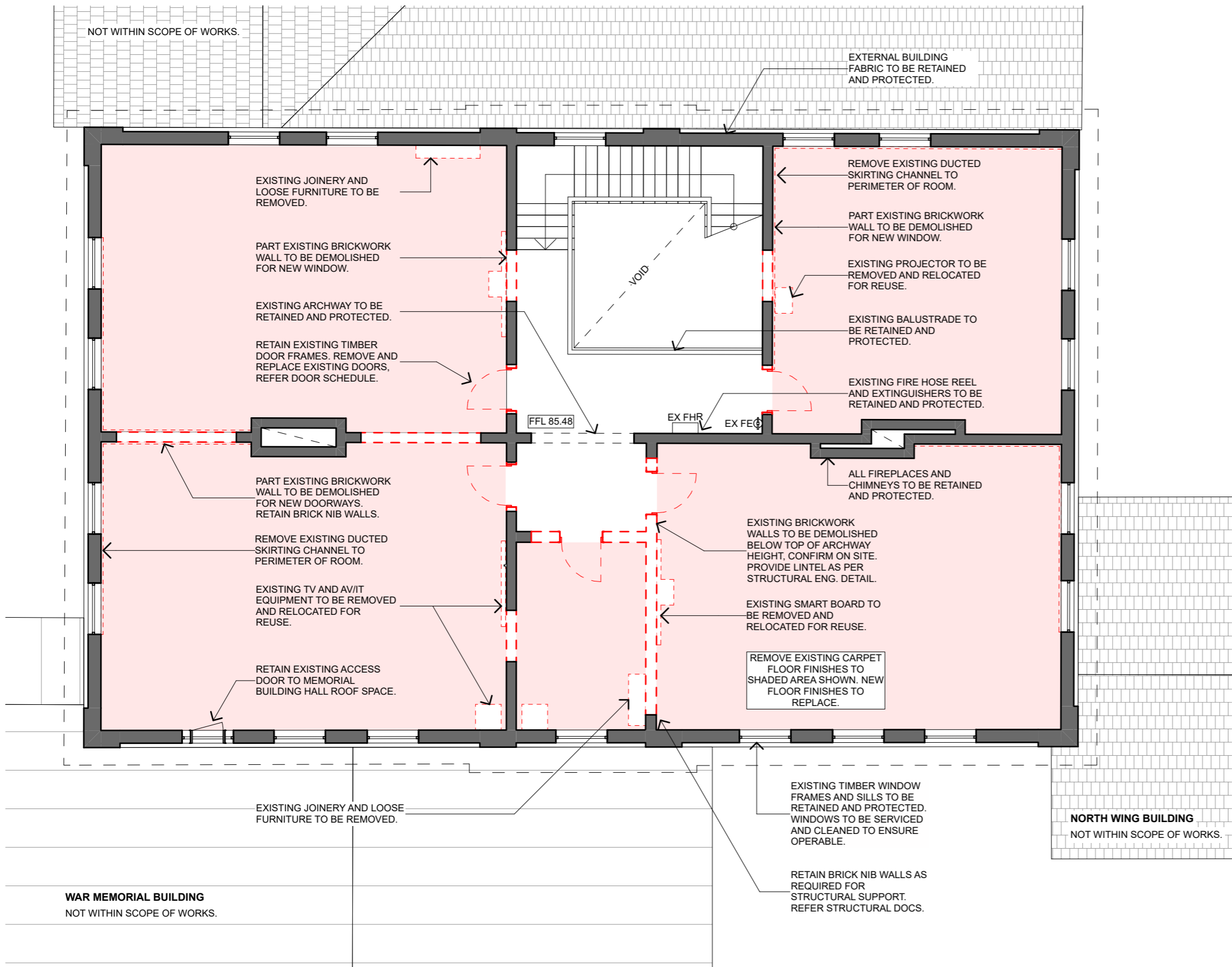
- DIMENSIONS & LEVELS SHOWN ARE DERIVED FROM AS BUILT DRAWINGS AND SITE SURVEY SUPPLIED BY THE SYDNEY CHURCH OF ENGLAND GRAMMAR SCHOOL & MAY NOT CORRESPOND TO SCALE I.E. DO NOT SCALE FROM DRAWINGS. REFER TO DETAILED SURVEY FOR MORE FURTHER INFORMATION.
- ALL DEMOLITION WORKS TO AS 2601 & ENGINEERS INSTRUCTIONS.
- PROVIDE NECESSARY MEASURES TO PROTECT ALL EXISTING WORKS TO BE RETAINED.
- REPAIR/REINSTATE/MAKE GOOD ANY DAMAGE TO WORKS TO BE RETAINED.
- DISPOSE OF ALL DEMOLISHED MATERIALS NOT FOR RE-USE IN ACCORDANCE WITH AUTHORITIES REQUIREMENTS.

DRAWING LEGEND

Code	Description
AFFL	ABOVE FINISHED FLOOR LEVEL
BAL	BALUSTRADE
CF	CEILING FAN
CON	CONCRETE
CPT	CARPET
D	DOOR NUMBER
EX	EXISTING
FE	FIRE EXTINGUISHER
FF	FIXTURE AND FITTINGS
FHR	FIRE HOSE REEL
JT	JOINERY TYPE - GENERAL
LF	LIGHT FITTING
RL	REDUCED LEVEL
RF	RESILIENT FLOORING
W	WINDOW NUMBER

DEMOLITION LEGEND

 EXTENT OF EXISTING FLOOR FINISHES TO BE REMOVED. REFER DRAWINGS.



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Document Set ID:	8549924
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AMENDMENT SCHEDULE				
No.	DRN	CHK	DATE	COMMENT

DRAWING REVISION	Rev A
DRAWING NUMBER	DA2001
SCALE	1:100 @A3

PROJECT	4414 SHORE - Middle Block Classroom Alterations Blue Street, North Sydney NSW
DRAWING NAME	Demolition Plan: Second Floor
DESIGNER	SHAC

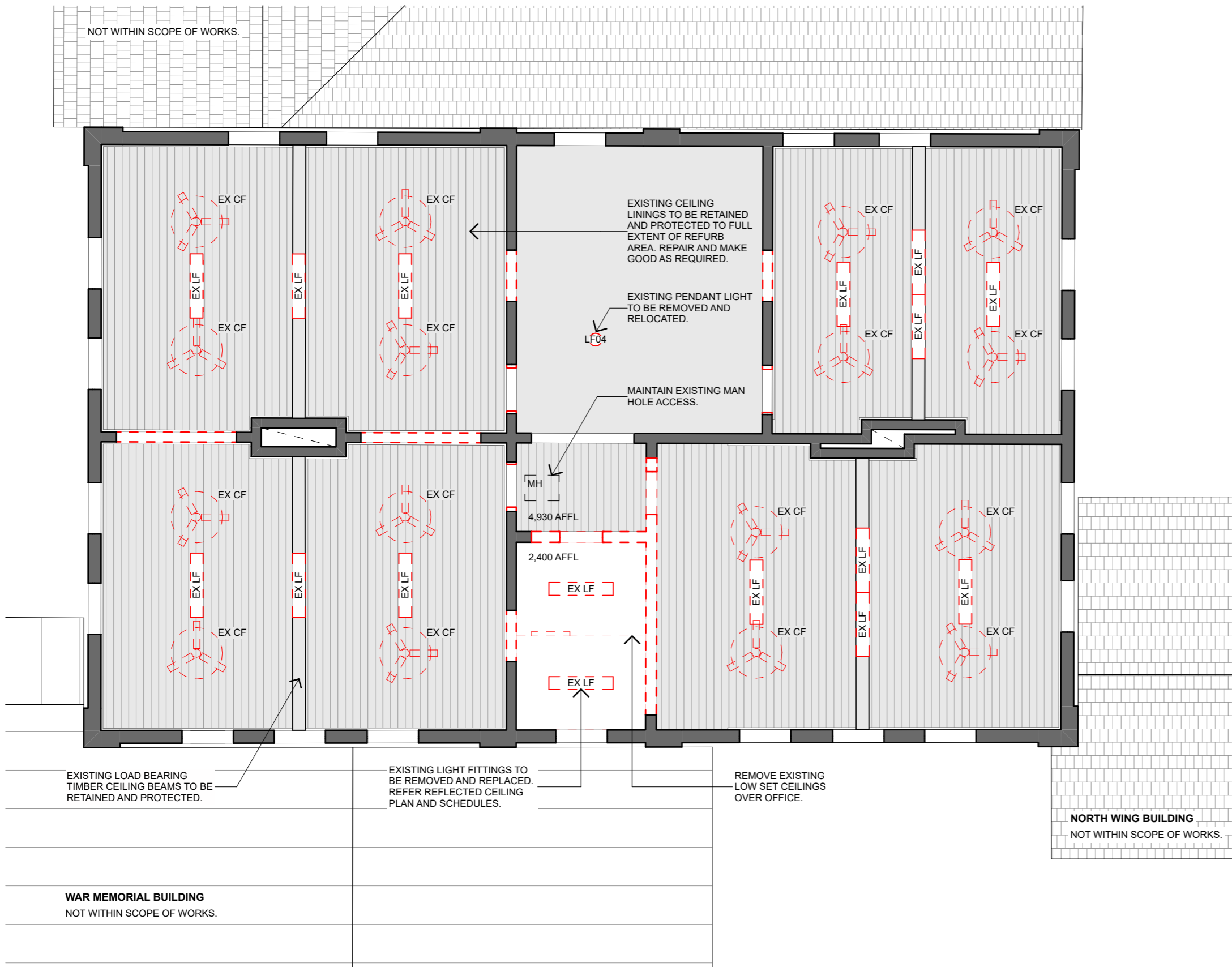


DEMOLITION NOTES

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2. ALL DEMOLITION WORKS TO AS 2601 & ENGINEERS INSTRUCTIONS.
3. PROVIDE NECESSARY MEASURES TO PROTECT ALL EXISTING WORKS TO BE RETAINED.
4. REPAIR/REINSTATE/MAKE GOOD ANY DAMAGE TO WORKS TO BE RETAINED.
5. DISPOSE OF ALL DEMOLISHED MATERIALS NOT FOR RE-USE IN ACCORDANCE WITH AUTHORITIES REQUIREMENTS.

DRAWING LEGEND

Code	Description
AFFL	ABOVE FINISHED FLOOR LEVEL
BAL	BALUSTRADE
CF	CEILING FAN
CON	CONCRETE
CPT	CARPET
D	DOOR NUMBER
EX	EXISTING
FE	FIRE EXTINGUISHER
FF	FIXTURE AND FITTINGS
FHR	FIRE HOSE REEL
JT	JOINERY TYPE - GENERAL
LF	LIGHT FITTING
RL	REDUCED LEVEL
RF	RESILIENT FLOORING
W	WINDOW NUMBER



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JK

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A	JK	EB	17.05.21	DA Submission

AMENDMENT SCHEDULE

No.	DRN	CHK	DATE	COMMENT

DRAWING REVISION
Rev A

DRAWING NUMBER
DA2002

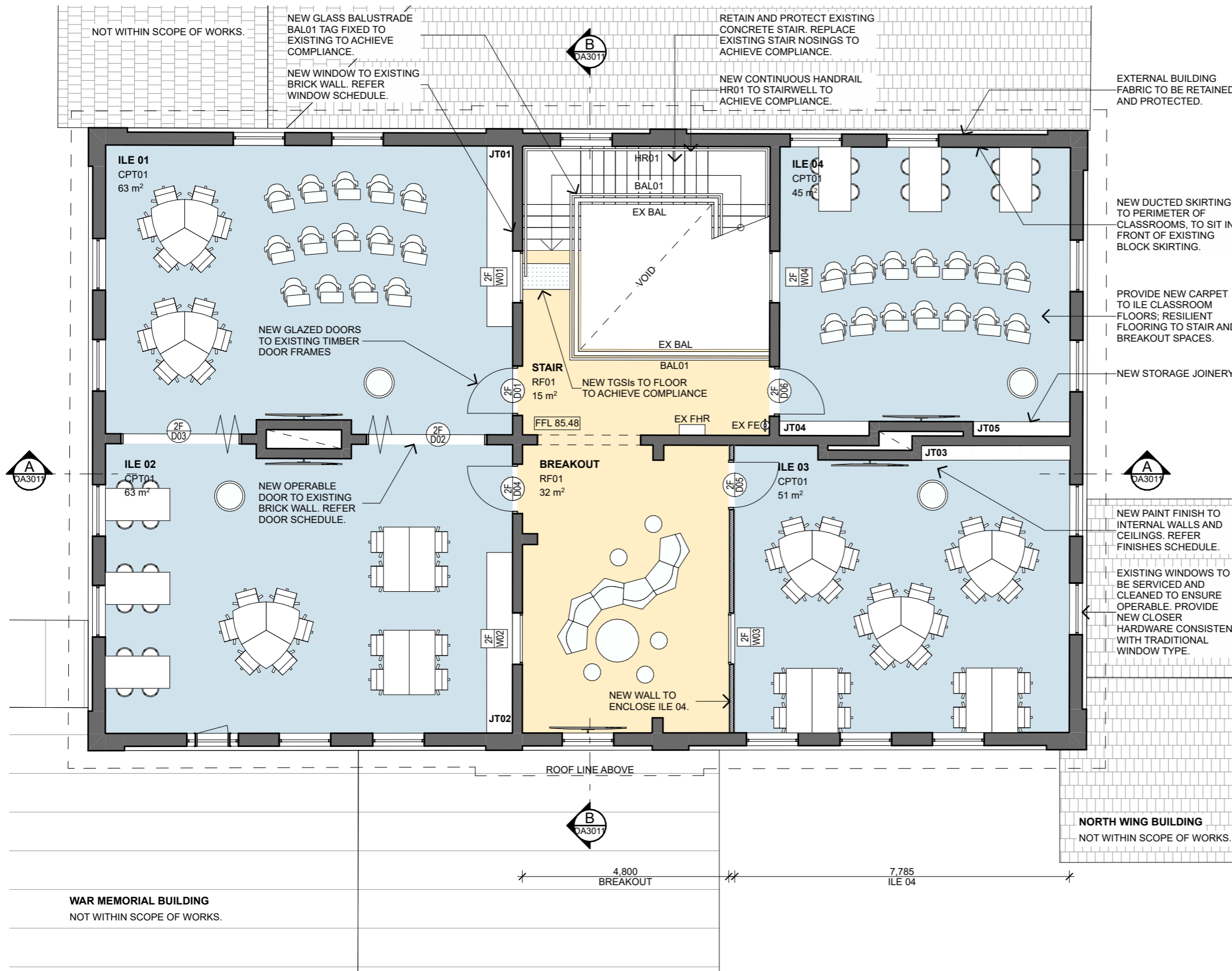
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PROJECT
4414 SHORE - Middle Block Classroom Alterations
Blue Street, North Sydney NSW

DRAWING NAME
Demolition Ceiling Plan: Second Floor

DESIGNER
SHAC





- NOTES**
- NOTES RELEVANT TO ALL BUILDING LEVEL FLOOR PLANS (IE GROUND FLOOR, FIRST FLOOR, ETC)
 - ALL EXISTING BUILDING LEVELS AND EXTERNAL RL'S TO BE CONFIRMED ON SITE. REFER TO CIVIL ENGINEERS DOCUMENTATION.

DRAWING LEGEND

Code	Description
AFFL	ABOVE FINISHED FLOOR LEVEL
BAL	BALUSTRADE
CON	CONCRETE
CPT	CARPET
D	DOOR NUMBER
EX	EXISTING
FE	FIRE EXTINGUISHER
FF	FIXTURE AND FITTINGS
FHR	FIRE HOSE REEL
JT	JOINERY TYPE - GENERAL
PF	PAINT FINISH
RL	REDUCED LEVEL
RF	RESILIENT FLOORING
W	WINDOW NUMBER



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17.05.21

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A	JP	EB	17.05.21	DA Submission

AMENDMENT SCHEDULE

No.	DRN	CHK	DATE	COMMENT

DRAWING REVISION
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DRAWING NUMBER
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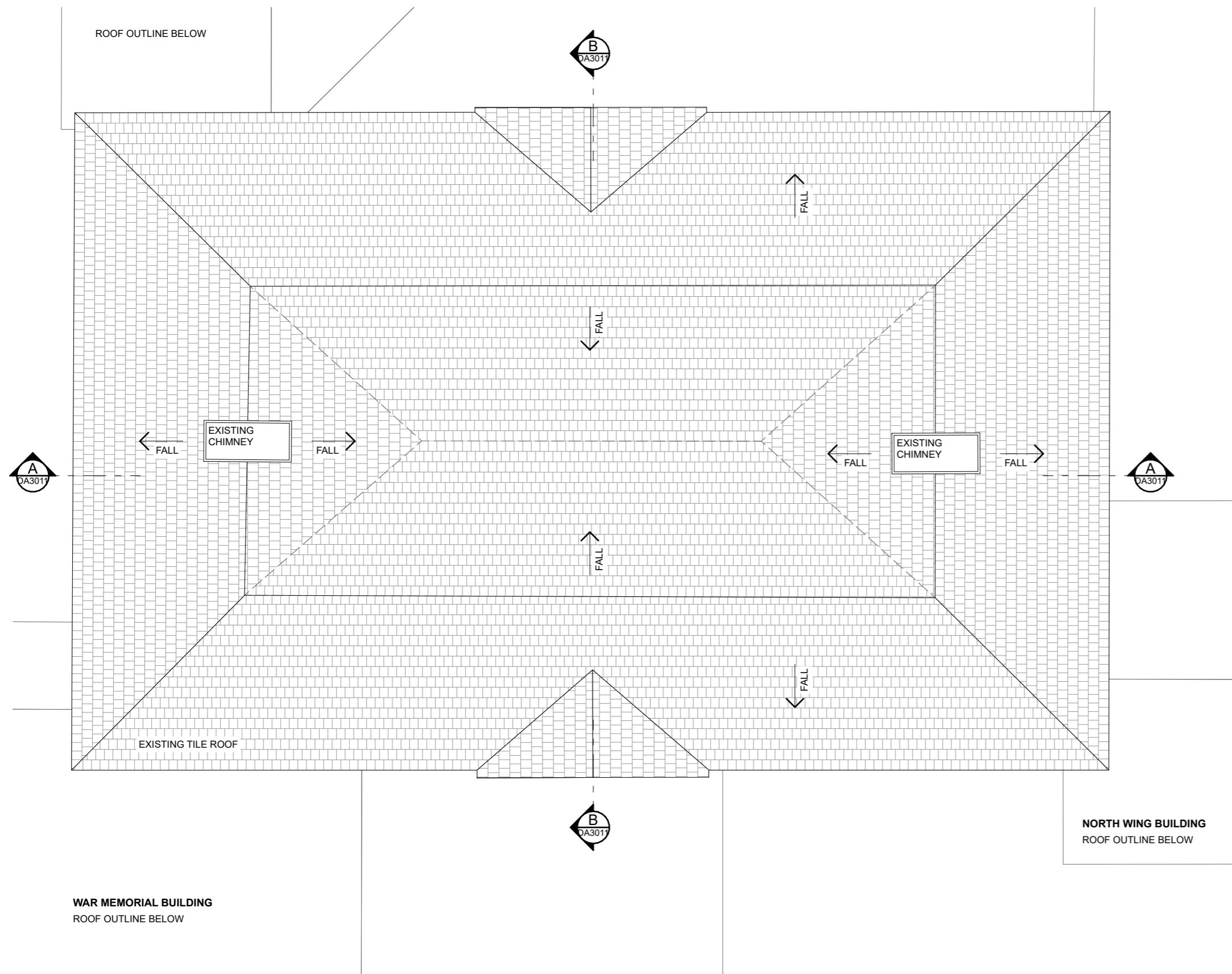
PROJECT
4414 SHORE - Middle Block Classroom Alterations
Blue Street, North Sydney NSW

DRAWING NAME
Proposed Floor Plan: Second Floor

DESIGNER
SHAC



- NOTES**
1. NOTES RELEVANT TO ALL BUILDING LEVEL FLOOR PLANS (IE GROUND FLOOR, FIRST FLOOR, ETC)
 2. ALL EXISTING BUILDING LEVELS AND EXTERNAL RL'S TO BE CONFIRMED ON SITE. REFER TO CIVIL ENGINEERS DOCUMENTATION.



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17.05.21

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DRAWING REVISION
Rev A

DRAWING NUMBER
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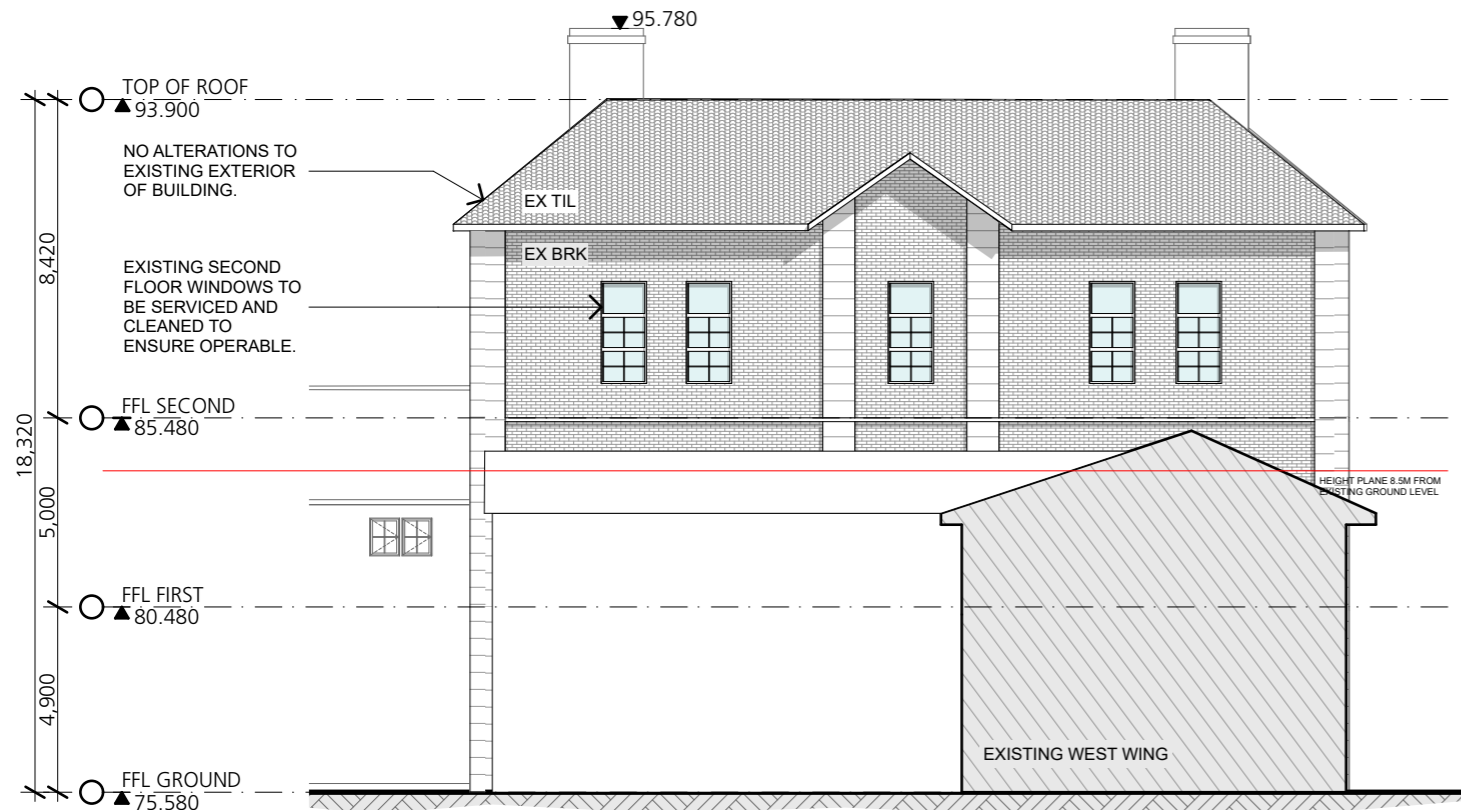
PROJECT
4414 SHORE - Middle Block Classroom Alterations
Blue Street, North Sydney NSW

DRAWING NAME
Roof Plan

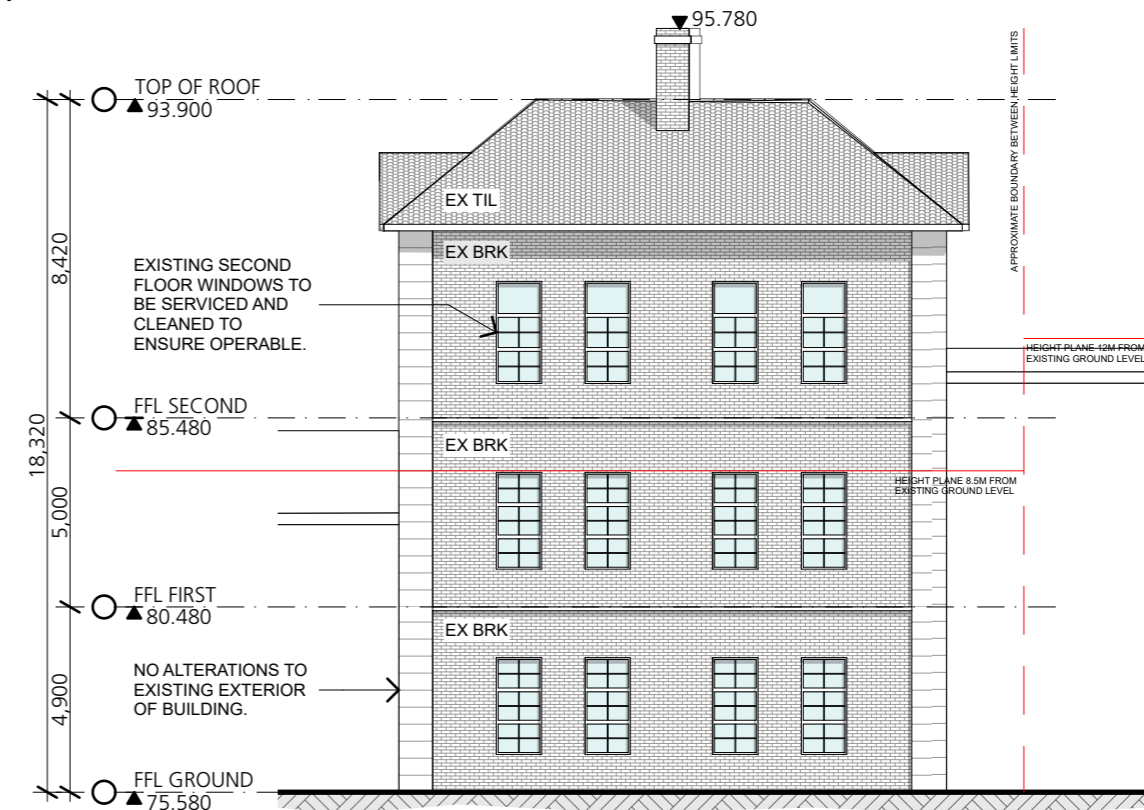
DESIGNER

SHAC

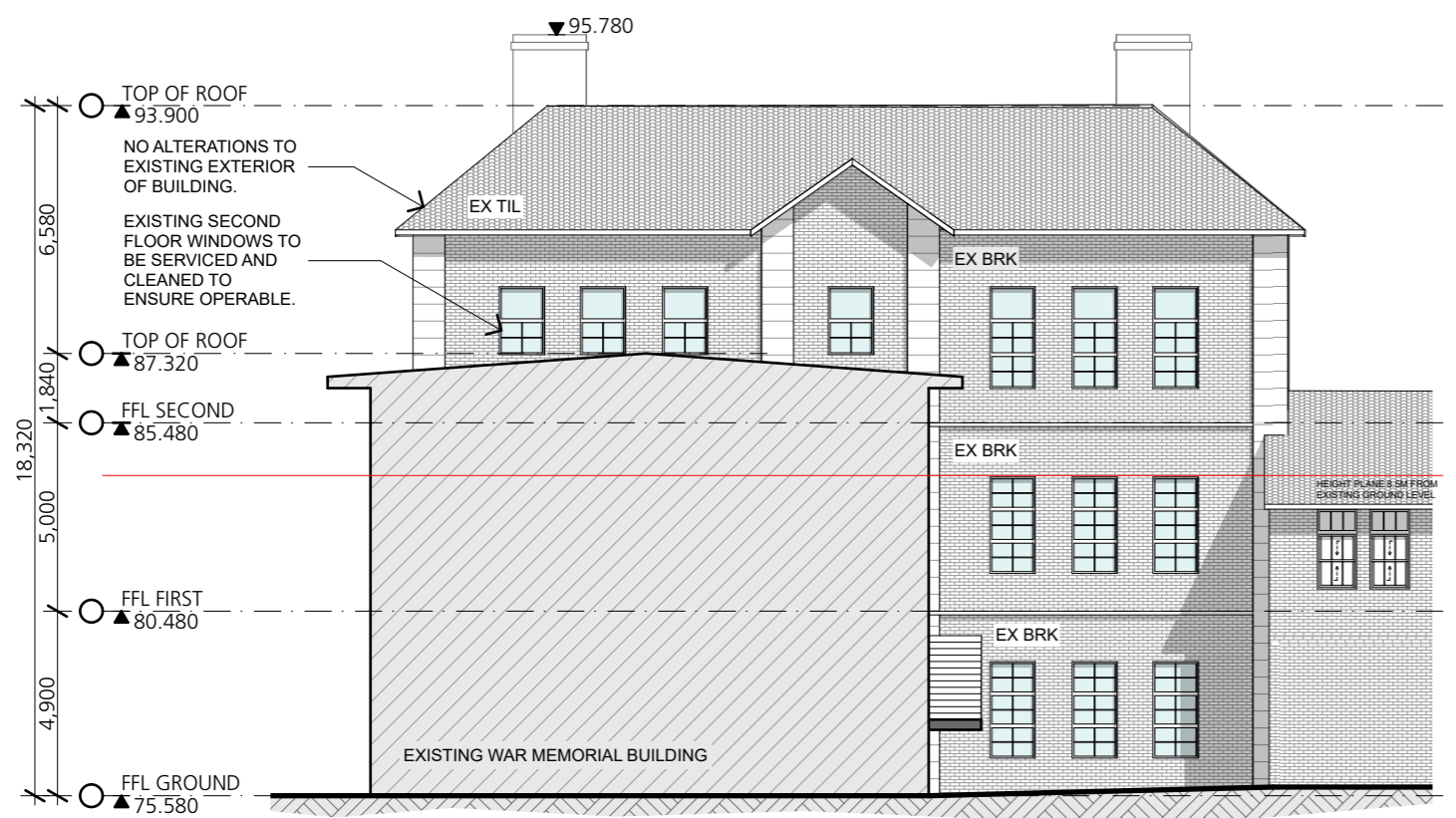




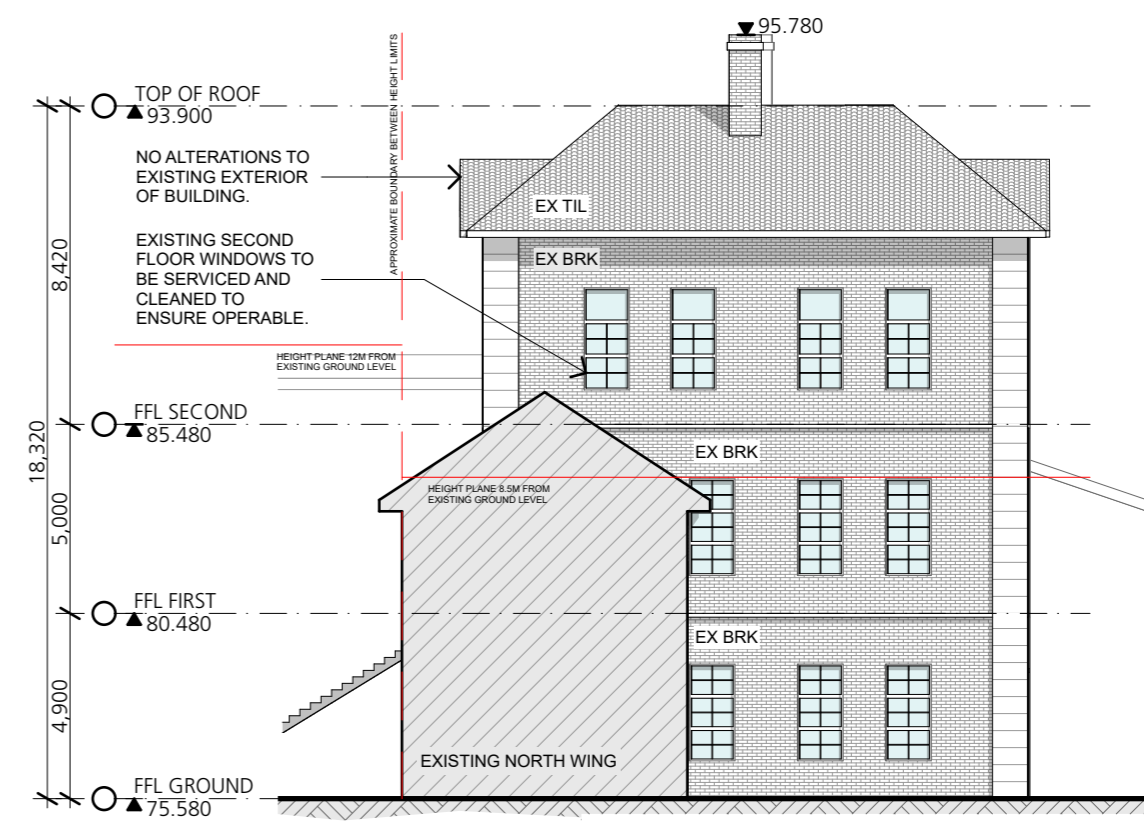
West Elevation



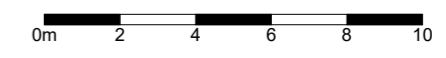
South Elevation



East Elevation



North Elevation



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17.05.21

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No.	DRN	CHK	DATE	COMMENT

DRAWING REVISION
Rev A

DRAWING NUMBER
DA3001

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PROJECT
4414 SHORE - Middle Block Classroom Alterations
Blue Street, North Sydney NSW

DRAWING NAME
Elevations

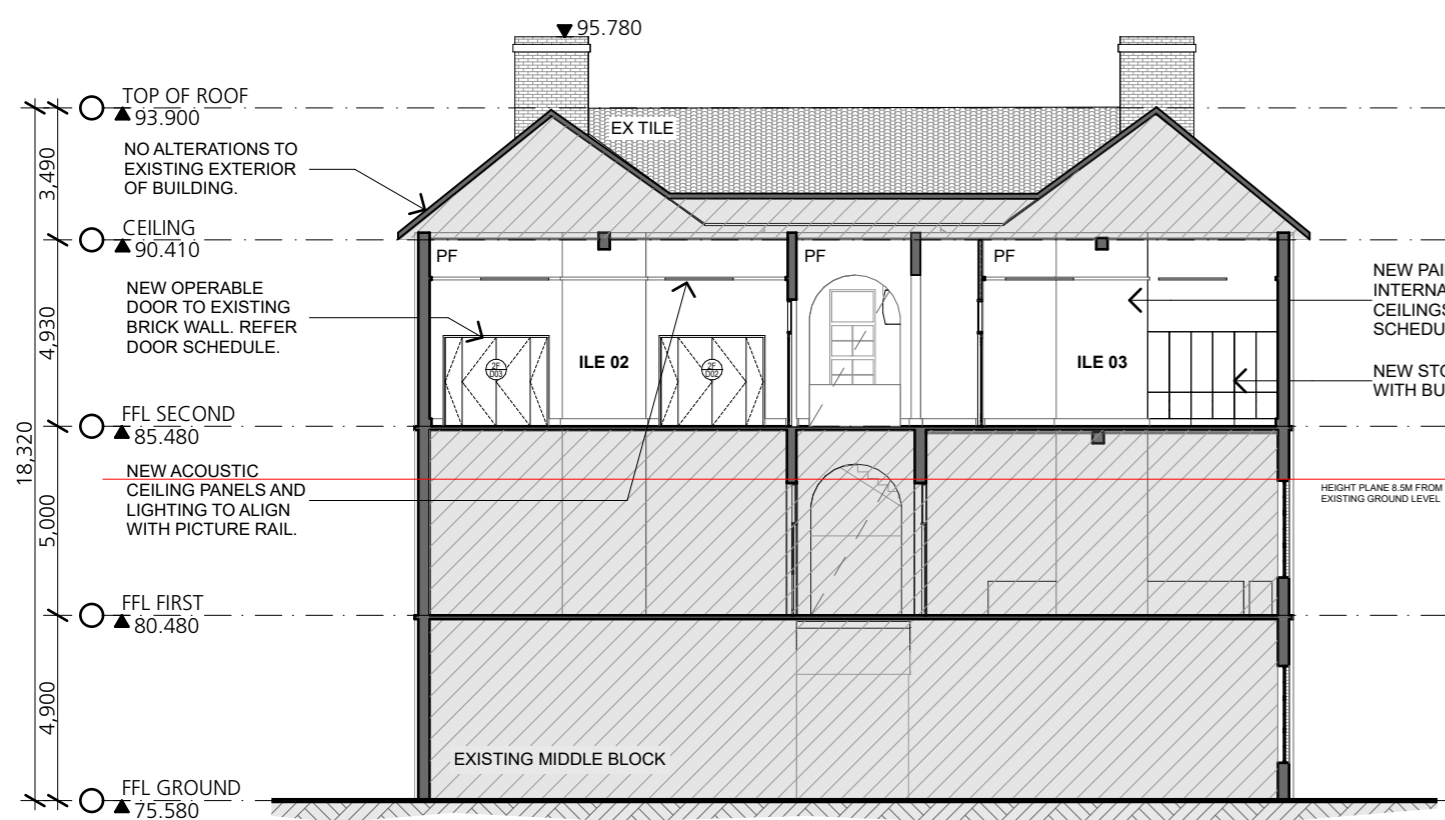
DESIGNER
SHAC



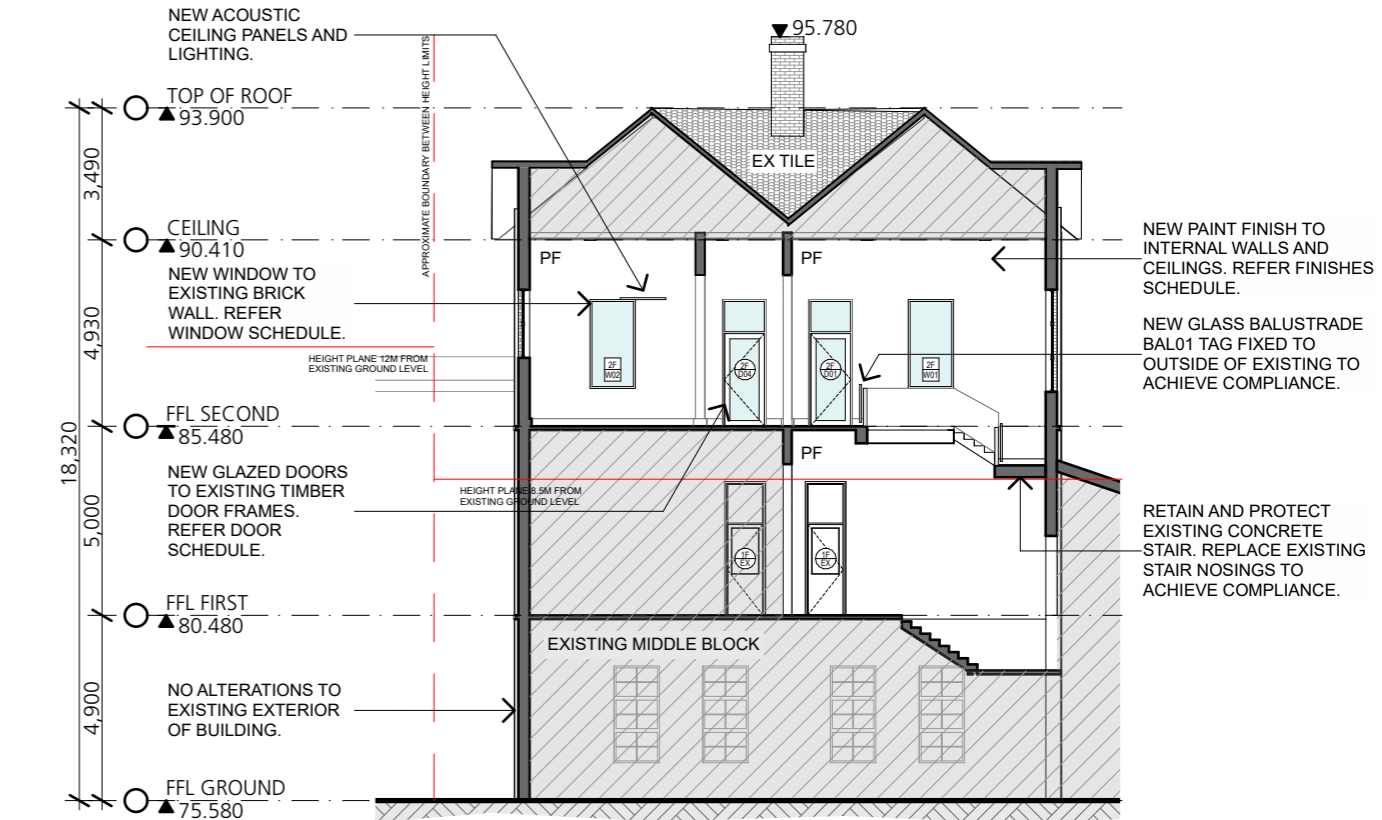
- NOTES**
- NOTES RELEVANT TO ALL BUILDING LEVEL FLOOR PLANS (IE GROUND FLOOR, FIRST FLOOR, ETC)
 - ALL EXISTING BUILDING LEVELS AND EXTERNAL RL'S TO BE CONFIRMED ON SITE. REFER TO CIVIL ENGINEERS DOCUMENTATION.

DRAWING LEGEND

Code	Description
AFFL	ABOVE FINISHED FLOOR LEVEL
BAL	BALUSTRADE
CON	CONCRETE
CPT	CARPET
D	DOOR NUMBER
EX	EXISTING
FE	FIRE EXTINGUISHER
FF	FIXTURE AND FITTINGS
FHR	FIRE HOSE REEL
JT	JOINERY TYPE - GENERAL
PF	PAINT FINISH
RL	REDUCED LEVEL
RF	RESILIENT FLOORING
W	WINDOW NUMBER



Section A



Section B



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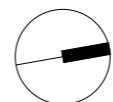
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Rev A

DRAWING NUMBER
DA3011

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PROJECT
4414 SHORE - Middle Block Classroom Alterations
Blue Street, North Sydney NSW

DRAWING NAME
Sections

DESIGNER
SHAC



DOOR TYPE	INTERNAL GLAZED 01	INTERNAL GLAZED 02	OPERABLE WALL 01
DOOR NUMBER	D01, D04, D06	D05	D02, D03
DESCRIPTION	GLAZED SWING DOOR AND TRANSOM IN EXISTING TIMBER FRAMED OPENING.	GLAZED SWING DOOR AND TRANSOM.	CENTRE STACKING OPERABLE WALL.
OPENING W x H	1,150x3,350	1,150x3,350	2,800x2,400
FRAME TYPE + FINISH	EXISTING TIMBER FRAME; MONUMENT PAINT FINISH	ALUMINIUM FRAME; DULUX DURALLOY MONUMENT (2729067S) SATIN FINISH.	ALUMINIUM FRAME; DULUX DURALLOY MONUMENT (2729067S) SATIN FINISH.
LEAF TYPE + FINISH	LEAF WIDTH TO SUIT EXISTING FRAME, CONFIRM DIMENSIONS ON SITE (850mm MIN CLEARANCE TO AS 1428.1); GRADE A SAFETY GLASS TO AS 1428.1.	1,100mm WIDE LEAF (850mm MIN CLEARANCE TO AS 1428.1); GRADE A SAFETY GLASS TO AS 1428.1	2,750mm WIDE LEAF; ACOUSTIC RATED OPERABLE DOOR SET; ACOUSTIC PANEL DOOR FINISH
HARDWARE PERFORMANCE	DORMAKABA DOOR CLOSER; ACOUSTIC DOOR SEAL; CYLINDER; ESCAPE OFFICE LOCK SET; DOOR KEYING TO MATCH SHORE MASTERKEY SPEC (HILLDEBRANDT LOCKSMITHS)	DORMAKABA DOOR CLOSER; ACOUSTIC DOOR SEAL; CYLINDER; ESCAPE OFFICE LOCK SET; DOOR KEYING TO MATCH SHORE MASTERKEY SPEC (HILLDEBRANDT LOCKSMITHS)	ACOUSTIC DOOR SEAL; PULL HANDLES; DROPBOLT.
SECTION J COMPLIANCE	N/A	N/A	N/A
SIGNAGE	VF01 - AS 1428.1 COMPLIANT BAND; VF02 - SIGNAGE DETAIL.	VF01 - AS 1428.1 COMPLIANT BAND; VF02 - SIGNAGE DETAIL.	N/A
COMMENTS	WIC01	WIC01	DOOR HEIGHT TO ALIGN WITH EXISTING DOORS, CONFIRM DIMENSION ON SITE.
QUANTITY	3	1	2

WINDOW TYPE	INTERNAL 01
WINDOW NUMBER	W01, W02, W03, W04
OPENING W x H	1,200x2,350
SILL HEIGHT ABOVE STORY (mm)	1,000
FRAME TYPE + FINISH	ALUMINIUM FRAME; DULUX DURALLOY MONUMENT (2729067S) SATIN FINISH.
GLAZING	FIXED; GRADE A SAFETY GLASS TO AS 1428.1.
SECTION J COMPLIANCE	N/A
SIGNAGE	VF02 - SIGNAGE DETAIL.
COMMENTS	WIC01
QUANTITY	4

WINDOW / DOOR NOTES

- CONFIRM ALL DIMENSIONS OF WINDOWS AND DOORS ON SITE PRIOR TO ORDER, FABRICATION OR CONSTRUCTION. REPORT ANY DISCREPANCIES TO SUPERINTENDENT FOR DIRECTION PRIOR TO PROCEEDING.
- PROVIDE ALL SEALS, PACKERS, RUBBERS, FLASHINGS, ADAPTERS, FIXINGS AND ACCESSORIES NECESSARY TO COMPLETE WORKS TO SATISFACTION OF SUPERINTENDENT.
- GLASS WOOL FIBRE INSULATION TO BE PACKED INTO VOIDS OF ALL NEW WINDOW ASSEMBLY EXTRUSIONS.
- ALL ACTIVE DOOR LEAVES TO MEET ACCESSIBLE REQUIREMENTS OF AS 1428.1 AND HAVE A MINIMUM 850mm CLEAR OPENING ON A CONTINUOUS PATH OF TRAVEL.
- REFER TO DOOR HARDWARE SCHEDULE FOR SELECTED DOOR HARDWARE, AND FINISHES SCHEDULE FOR DOOR FRAME FINISHES. NOTE: HARDWARE INDICATED IS AN OUTLINE REQUIREMENT ONLY - FULL EXTENT OF HARDWARE IS SUBJECT TO DEVELOPMENT AND DESIGN BY CONTRACTOR AND IS TO BE SUBMITTED TO THE ARCHITECT FOR ACCEPTANCE.
- ALL DOOR SIGNAGE IS TO BE IN ACCORDANCE WITH RELEVANT SCHOOL SPECIFICATION. REFER TO FIXTURES AND FITTINGS SCHEDULE.
- PROVIDE WINDOW CLOSERS TO ALL EXISTING WINDOWS TO MEET CHILD SAFETY REQUIREMENTS. NOTE: HARDWARE INDICATED IS AN OUTLINE REQUIREMENT ONLY - FULL EXTENT OF HARDWARE IS SUBJECT TO DEVELOPMENT AND DESIGN BY CONTRACTOR AND IS TO BE SUBMITTED TO THE ARCHITECT FOR ACCEPTANCE.



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Rev A

DRAWING NUMBER
DA7001

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PROJECT
4414 SHORE - Middle Block Classroom Alterations
Blue Street, North Sydney NSW

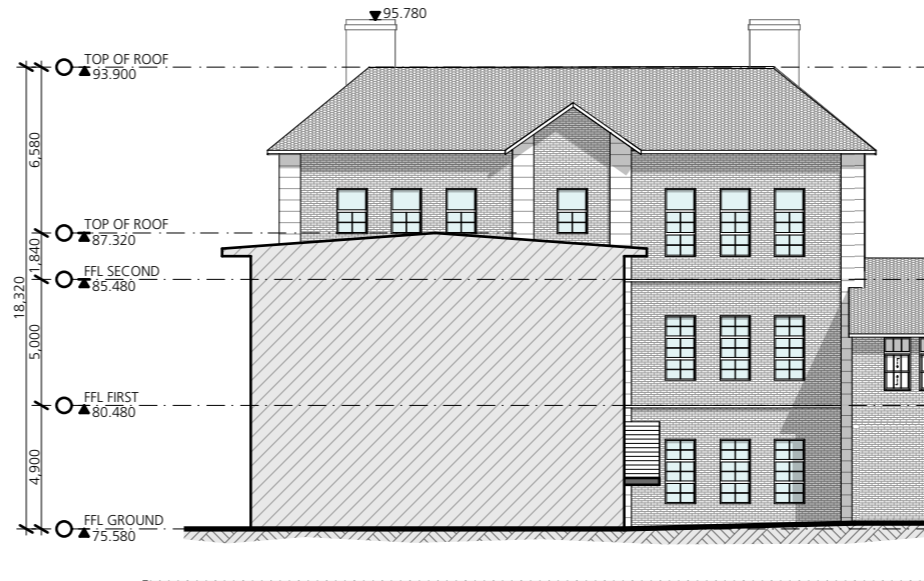
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Window and Door Schedule

DESIGNER
SHAC

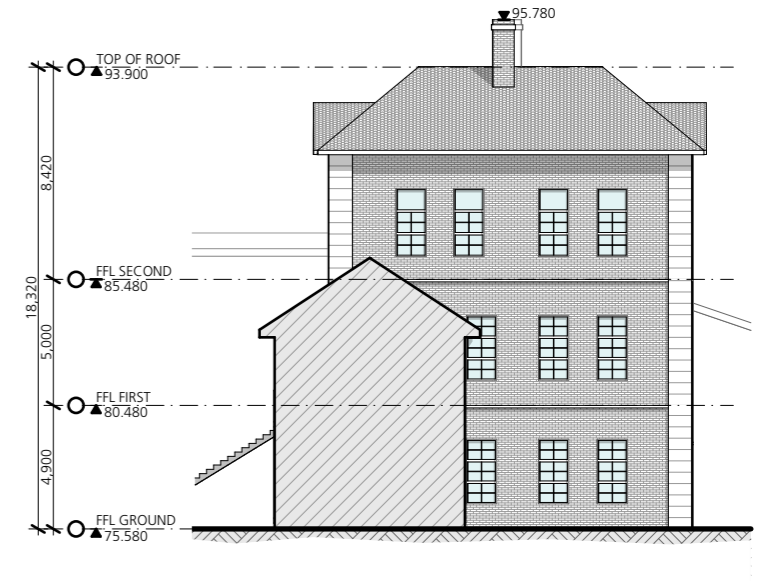




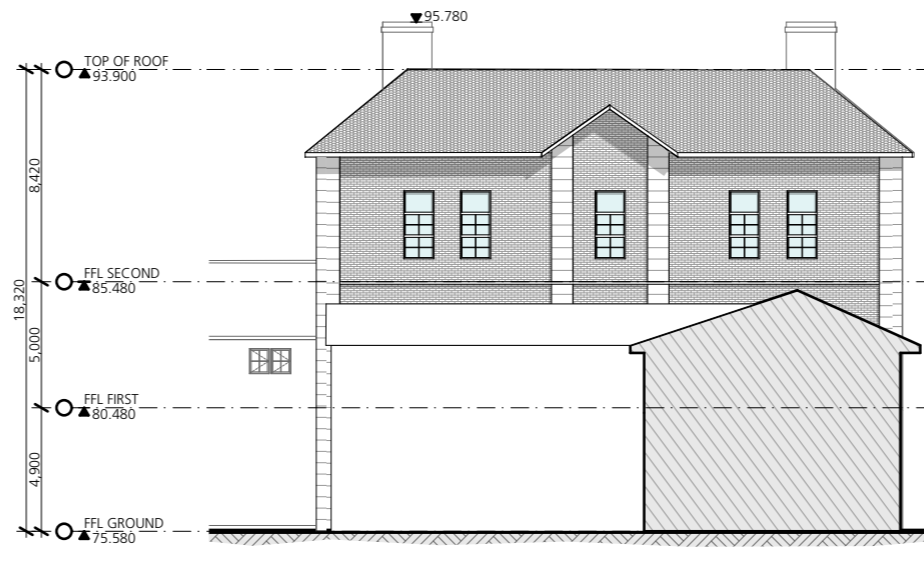
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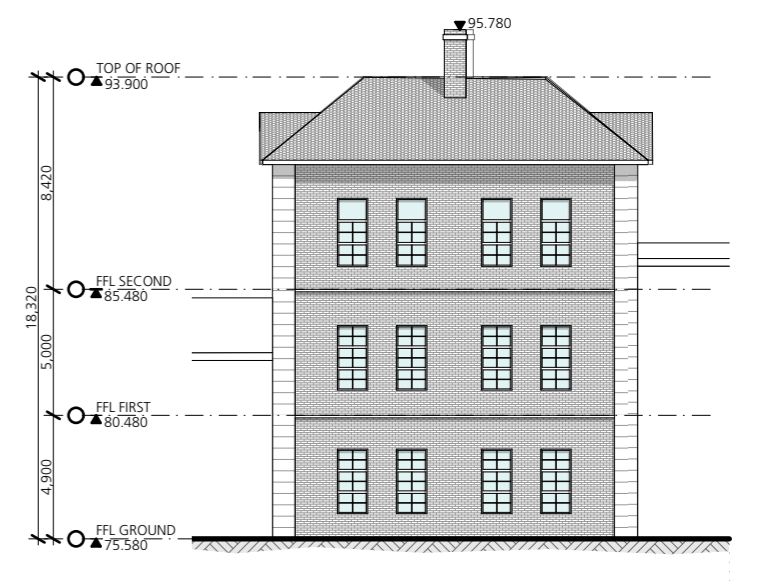
Middle Block: East Elevation



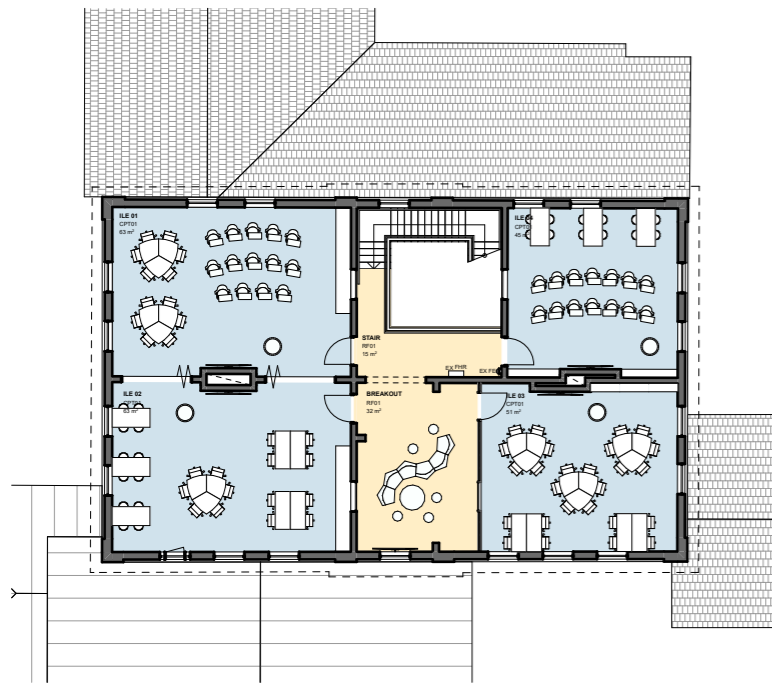
Middle Block: North Elevation



Middle Block: West Elevation



Middle Block: South Elevation



Middle Block: Second Floor Plan
1:300

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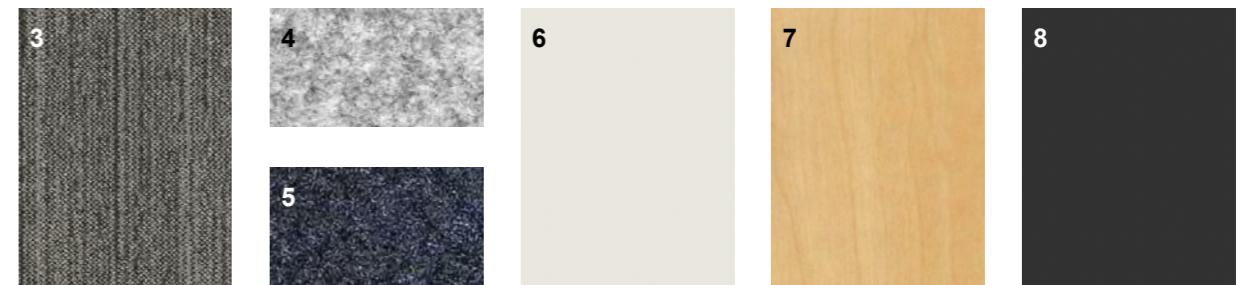
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DRAWING REVISION	Rev A
DRAWING NUMBER	DA9001
SCALE	NTS @A3

PROJECT	4414 SHORE - Middle Block Classroom Alterations Blue Street, North Sydney NSW
DRAWING NAME	Notification Plan
DESIGNER	SHAC



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- 1. Interior perspective of ILE 03
- 2. Interior perspective of the Breakout space, looking through to ILE 02
- 3. ILE carpet tile finish
- 4. ILE acoustic ceiling panel and operable door finish
- 5. Breakout space acoustic ceiling panel finish
- 6. Typical paint finish throughout (Natural White)
- 7. Timber laminate finish to furniture and joinery
- 8. Typical window and door frame finish throughout (Monument)

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AMENDMENT SCHEDULE				
No.	DRN	CHK	DATE	COMMENT

DRAWING REVISION	Rev A
DRAWING NUMBER	DA9002
SCALE	NTS @A3

PROJECT	4414 SHORE - Middle Block Classroom Alterations Blue Street, North Sydney NSW
DRAWING NAME	Interior Perspectives and Finishes
DESIGNER	SHAC



HERITAGE IMPACT STATEMENT

Middle Block Classroom Alterations



Shore (North Sydney Campus)

19 MAY 2021

Cover Image: Middle block south elevation (Source: NBRS Architecture, April 2021)

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Andrew Duffin: NSW Reg No. 5602

This report has been prepared under the guidance of the Expert Witness Code of Conduct in the Uniform Civil Procedure Rules and the provisions relating to expert evidence

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ISSUED	REVIEW	ISSUED BY
13 April 2021	Draft for Review	Alice Steedman
19 May 2021	Final report	Alice Steedman

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HERITAGE IMPACT STATEMENT FOR MIDDLE BLOCK CLASSROOM ALTERATIONS

1.0 INTRODUCTION

1.1 BACKGROUND

This Heritage Impact Statement has been prepared in accordance with the standard guidelines of the NSW Heritage Division to accompany an application for proposed works Middle Block, Shore (North Sydney Campus) at William Street, North Sydney. The site comprises a 3 storey classroom building located in the centre of the Shore campus.

The proposal involves internal alterations to the second (top) floor of Middle Block to provide flexible classroom spaces for an interactive learning environment.

Details of the development proposal have been prepared by SHAC.

The subject property is listed as an item of local heritage significance on Schedule 5 of the *North Sydney Local Environmental Plan (LEP) 2013* as Shore Sydney Church of England Grammar School, William Street, North Sydney, item number 0782. It is also located in the vicinity of a number of other listed items as listed in Section 1.4 below.

Accordingly, this Heritage Impact Statement reviews the proposal in terms of the relevant heritage provisions of the *North Sydney LEP 2013* and the requirements of the *North Sydney Development Control Plan (DCP) 2013*, and the Impact Assessment Criteria guidelines endorsed by the NSW Heritage Council.

In addition, this report formally evaluates the proposal against the policies outlined in the Conservation Management Plan (CMP), prepared by NBRSArchitecture in 2019.

1.2 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the guidelines set out in the *Australia ICOMOS Charter for Places of Cultural Significance*, 2013, known as The Burra Charter, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, NSW Heritage Manual.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of The Burra Charter. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

1.3 SITE LOCATION

The site is located on the western side of William Street, between Mount Street and Union Street, North Sydney. The site runs through to Edward and Lord Streets at the rear. It is identified as Lots 3 and 4, DP 18725; Lot 1, DP 66955; Lot 3, DP 75717; Lot 6, DP 84347; Lot 1, DP 89521; Lot 1, DP 120268; Lot B, DP 175244; Lot 1, DP 175784; Lot 1, DP 190523; Lot 6, DP 190774; Lot 1, DP 229912; Lot 1, DP 245768; Lots 3 and 4, DP 508557; Lot 1, DP 539853; Lot 1, DP 570826; Lot 1, DP 610432; Lots B–D, DP 975970 by the NSW Land and Property Information (LPI).

Of these above lots, the proposal is located on Lot 1 DP 120268 contained within the heritage item.



Figure 1: Aerial map with the subject site circled red. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)

Figure 2: Street map with the subject site circled red. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)

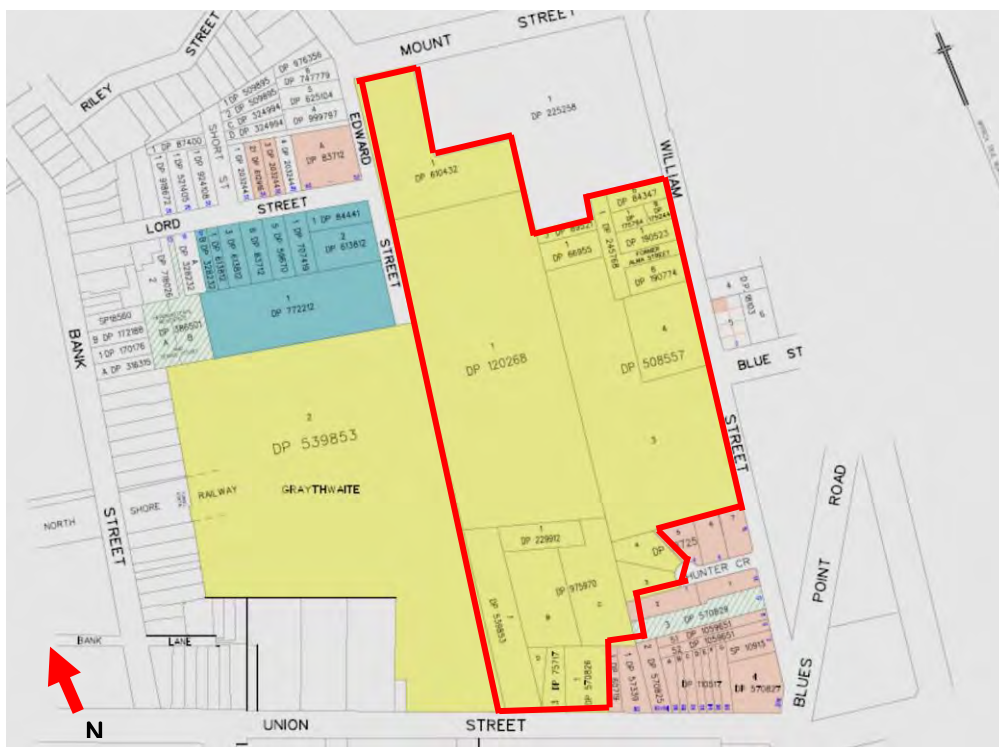


Figure 3: Survey plan showing allotments. School land in use shown yellow and Prep School shown blue. Boundary of Heritage Item 0782 is highlighted in red. (Source: Shore)



Figure 4: Aerial map with the subject site of Shore outlined red with individually listed items highlighted. The location of the proposed development is circled yellow. (Source: NSW LPI, SIX Maps, maps.six.nsw.gov.au)

1.4 HERITAGE MANAGEMENT FRAMEWORK

The subject site is listed as an item of local heritage significance on Schedule 5 of the *North Sydney LEP 2013* as:

- Shore Sydney Church of England Grammar School, William Street, North Sydney, item number 0782,

The Shore grounds also include Graythwaite and Upton House. Graythwaite is listed on the NSW State Register as an item of State Significance, SHR No. 0617 and included in the *North Sydney LEP 2013* as item no. 0809. Upton Grange, 22 Edward Street, North Sydney, is included in the *North Sydney LEP 2013* as an item of local significance item No. 0812.

Shore (including Graythwaite and Upton House) is also located in the vicinity of numerous heritage items:

- St Marys Presbyterian Church and grounds and St Marys Presbyterian Church Manse, 218 Blues Point road, North Sydney, item no. 0793 and 0792, respectively.
- St Joseph's Convent School and Chapel, 7-11 Mount Street, North Sydney, item no. 0918.
- "Waiwera", 6 and 8 William Street, North Sydney, item no.s 1031 and 1032, respectively.

Shore (including Graythwaite and Upton House) is in the vicinity of a number of Heritage Conservation Areas which each contain a number of individual heritage items as listed below.

- CA15 – Union Bank and Thomas Streets, located to the west and south of Graythwaite and extending to the north of Edward Street, and including:
 - Item no.s 0494, 0495, 0496, 0497, 0498 (south of Graythwaite)
 - Item no.s 0775 and 0776 (west of Graythwaite)
 - Item no.s 0860, 0862, 0862, 0863, 0864, 0865, 0866, 0867, 0868, 0869, 0870 (north of Building 4 - Preparatory School)
 - Item no.s 0813 and 0814 (northeast of building 5 and basketball courts at the corner of Edward and Mount Street)
- CA12 – Lavender Bay, located to the southeast of the site and separated by intermediate development and distance.
- CA17 – Edward Street, located to the north of Mount Street and including:
 - Item no.s 0810, 0811 and 0917 (north of the basketball courts on the corner of Edward and Mount Streets)

Other heritage listed items in the vicinity of the subject proposal are visually and physically separated from the site by intervening development, local topography, roadways and distance, and do not warrant assessment as part of this report.

1.5 AUTHORSHIP

This report was prepared by Alice Steedman, Associate and Senior Heritage Architect, of **NBRS**ARCHITECTURE. The history and policies in which the proposal is evaluated against has been sourced from the Draft Conservation Management Plan (CMP), prepared by NBRSArchitecture in 2019.

1.6 LIMITATIONS

This report is limited to the assessment of potential impacts on the European cultural heritage values of the site and does not include Aboriginal and Archaeological assessment. This report only addresses the relevant planning provisions that relate to heritage.

1.7 COPYRIGHT

Copyright of this report remains with the author, **NBRS**ARCHITECTURE. Unless otherwise noted, all images are by the author.

2.0 DOCUMENTARY EVIDENCE

A historical summary of the overall development of the Shore North Sydney Campus site was written by Léonie Masson, Historian, as part of the Draft Conservation Management Plan (CMP) for the campus by **NBRS**ARCHITECTURE in June 2019.¹ The historical summary in the CMP provides the wider historical context of the campus including its overall development from Pre-European times until today. The following historical summary focuses on 'Middle Block' which was originally constructed in 1888 as the first classroom school building for the new Church of England Grammar School.

Middle Block is now defined as comprising the old Classroom Block constructed 1888, its third storey addition constructed 1919/20 and the additions constructed to its western side including the 1894 two-storey laboratory and carpentry shop.

2.1.1 MIDDLE BLOCK (BUILDING 13 – 1888, 1894, 1920)

In July 1888, Mansfield Brothers, architects, called for tenders for the erection and completion of works at Shore. The contract for the whole of the building project was awarded in August to Duncan McRae and work commenced immediately. These comprised the construction of additions to the existing house by the provision of a new wing and an upper storey to provide for a dormitory for about 40 boys, a new dining hall on the north-western side of the house, and lastly a large brick building containing eight class rooms, each capable of seating 40 boys (Middle Block).

The cost of the alterations and additions carried out in 1888-89 was approximately £8500.² The new school was officially opened on 4 May 1889 by the Governor of NSW, Lord Carrington.³ An extract from the North Sydney detail survey in April 1893 is reproduced at Figure 5 showing the outline of the buildings on the site including the Classroom Block.

In 1894, a wing comprising a laboratory and carpenter's shop, storeroom and office, was built in a westerly direction from the classroom block. The additions were built by P Hayes of Newtown for the sum of £640. The additional buildings were officially opened on 18 May 1894 by the Dean of Sydney and occupied early in the second term of the year.

The buildings consist of the Physical Laboratory on the ground floor, while above is the workshop. Each room has accommodation for twenty-four workers, the Laboratory being fitted with six working benches, each accommodating four, while the workshop contains four benches, each with room for six. These latter are fitted with patent instantaneous grip vices, and with drawers to contain the necessary apparatus, of which there is a plentiful supply.

The laboratory is fitted with such tools as are necessary for the construction of simple apparatus, and has already borne fruit in the shape of barometers, thermometers and other, to the uninitiated, more mysterious constructions, Mr D C Selman is in charge of the department, with Mr Edgcombe as Instructor in woodwork.⁴

The 1892 classroom block and 1894 additions are clearly visible in an 1898 photograph of Shore from the oval (Figure 6).

¹ NBRSArchitecture, *Conservation Management Plan, Shore (North Sydney Campus) Sydney Church of England Grammar School, William Street, North Sydney*, June 2019.

² Council Minutes, 5 April 1888, 19 June 1888 and 24 August 1888; and Report of Sydney Church of England Grammar School, North Shore in Proceedings of the Eight Synod, p145 (referenced in Geoffrey Sherington, *Shore*, George Allen & Unwin, 1983, p24

³ "New Church of England Grammar School – Formal Opening", *Sydney Morning Herald*, 6 May 1889, p5

⁴ Torchbearer MONTH 1894, p?

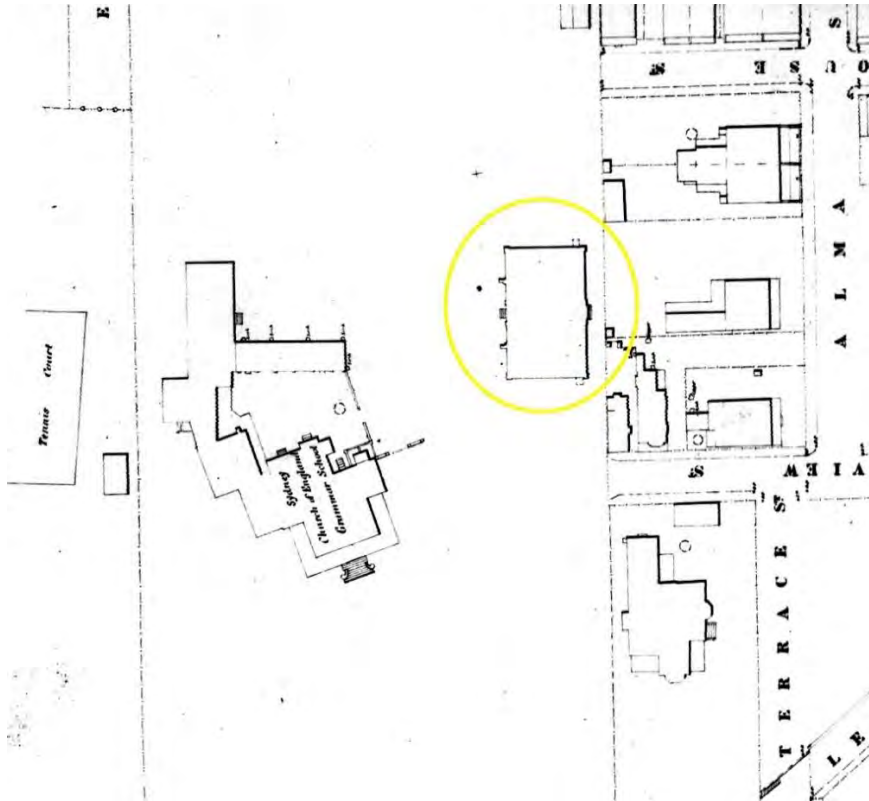


Figure 5 – Extract from Detail Survey North Sydney Sheet 23, 4 April 1893 showing Shore grounds. Classroom Block circled yellow thereon. (Source: North Sydney Heritage Centre, David Earle Local Studies Collection)

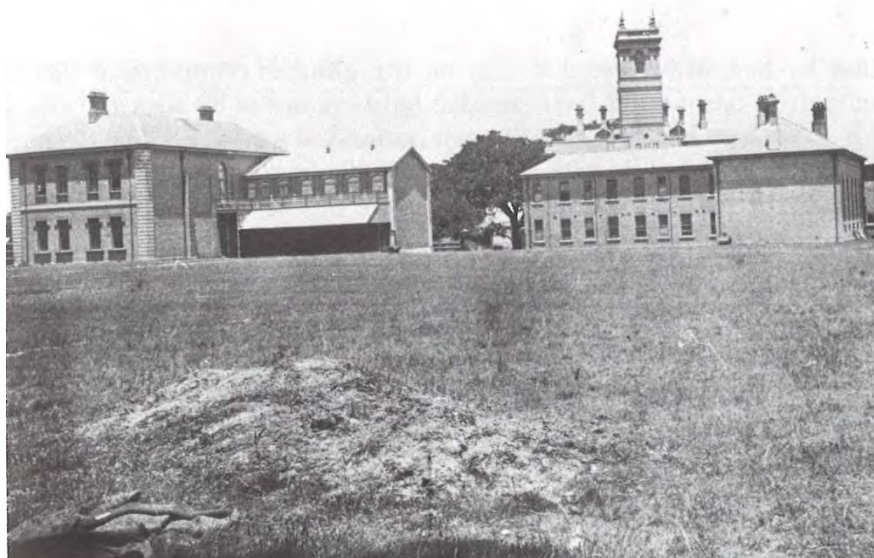


Figure 6 – Shore and Oval, 1898 showing from left to right the original two-storey classroom block, wing of laboratories and school office, and on the top floor, the carpentry 'shop' opened in 1894, and on the right the school hall and boarders' studies opened in 1892. (Source: Shore Archives, BC19/25)

Minor alterations were undertaken to the 1894 additions in 1912 as an *"increase in our numbers has necessitated the formation of a new class and of a class-room to receive it"*.⁵ The works comprised the conversion of the old carpentry room into two rooms, with one of the classrooms devoted to Humanities studies. The following year, alterations were carried out in the Laboratory to provide additional floor and cupboard space.⁶

In 1918, the School Council decided to erect a third storey on the top of the classroom block. At the same time, Shore received a memorial gift of £500 from L Blackwood in memory of his son, *"as a nucleus for a new laboratory in memory of James Blackwood, sometime senior prefect of the School, and Pockley Prize winner, Latin Medallist at both University Public Examinations, and, later, private soldier of the King"*. No further action was taken on both schemes as in early 1919 all New South Wales schools were closed at the beginning of the year during the outbreak of the influenza epidemic. Late in the year, Shore received £10,000 from the estate of the late Sir Samuel McCaughey, a wealthy pastoralist, who died in July 1919.⁷ These funds allowed the Council to execute the scheme for additional buildings on the campus, *"which would have been undertaken earlier, but for the losses caused by the epidemic"*.

In December, the Torchbearer announced that extensive alterations and additions were to be made to the classroom block during the school vacation comprising an additional floor to the main classroom block and creation of a new chemical laboratory, and two floors of School House dormitories providing accommodation for 37 boarders.

The additional storey was created by jacking up the existing roof and building the third floor beneath it. This work was supervised by an Old Boy, Hugh Massie (1899-1907) of Kent & Massie, architects. The building tender was awarded to Williamson & McIntyre. The total cost of the project came in at £41,012. The new classrooms, *"with sound-proofed floors and electric light"* were completed and occupied in March 1920.

Shore Headmaster was pleased to announce on Annual Speech Day in December 1920 that the additional storey on the main building was completed as scheduled and ready for occupation in the second term of the year, and *"gives us in all ways a suitable environment for the exalted folk whose privilege it is to work there"*. The James Blackwood Memorial Laboratories were completed the following year comprising two fully equipped laboratories, one for chemistry and one for physics, replacing the old combined laboratory and classroom. The two rooms were located under the library. They were officially dedicated on 1 May 1921 by the Archbishop of Sydney.

⁵ TB 1912, p118

⁶ TB 1913, p326

⁷ "Bequests £1,250,000, Late Sir Samuel McCaughey, £600,000 for Universities, Churches and Charities Benefit", *Sydney Morning Herald*, 1 August 1919, p7



Figure 7 – Northern elevation of Shore showing from left to right original two-storey classroom block (Building 13), workshop and laboratory, memorial library, boarders studies and hall (now building 14) - pre-1920. (Source: Shore Archives, west_742)



Figure 8 – The classroom block and laboratories, about 1922 after the additional floor was erected. (Source: Shore Archives, BC19/20)



Figure 9 – Northern elevation of the Classroom Block and Laboratories after the addition of the new cloisters, 1938. (Source: Shore Archives, 003583)

Figure 9 shows Middle Block in 1938 following the construction of the new cloisters along the northern elevation of the building complex extending from the newly built West Wing to the Main Classroom Block.

In 1960, substantial rebuilding works were undertaken to the western additions to Old Classroom Block. Two photographs showing early stages in the work are reproduced in Figure 10 which accompanied the following description of building works as published in the December edition of the Torchbearer:

The work has involved the completed renovation of the area around the Arch, together with improvements to the ground floor of the old block. In this area, the floor level has been lowered slightly so that all the ground floor of the School is on the same level. Rooms 11 and 13 have been enlarged, fluorescent lighting installed, the walls cement rendered and the floors replaced with polished parquet.

The other works involves removal of the Library steps, and movement of the library wall out to the Room 21 alignment. This room is connected to the Masters Common Room by an overhead walk and is an extension of that area. Rooms 15, 16 and the old wooden verandah and staircase have gone, the rooms having been replaced by the new Library on the normal floor level of the new wing. Room 10 has been renovated and is not on the same level. The main staircase of the old block has been removed, and a new flight of stairs leads down to the library level from the first floor of the Old Block. To compensate for the removal of the three staircases, two new ones have been provided, next to the northern wall of the Hall and down into the Quadrangle beside the Sergeant Major's office from the balcony.

The ground floor area has been substantially altered. The bursar's office has moved across the Arch, and is replaced by offices for senior masters. A new bookshop and sports room are opposite the SM's office, which has been much enlarged.

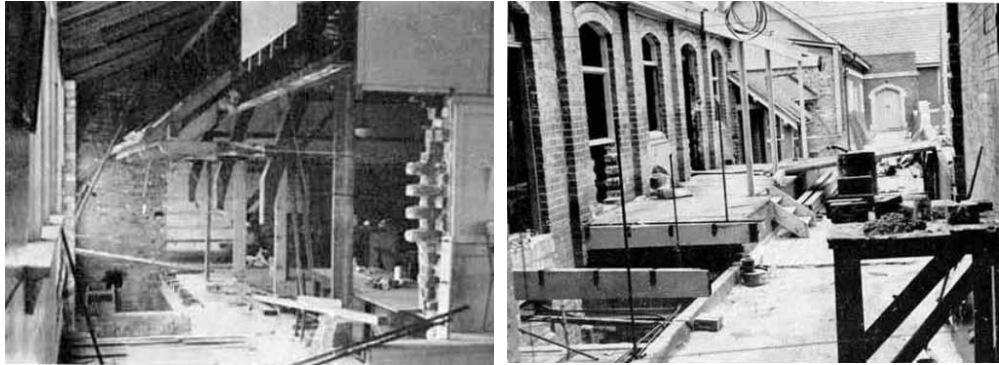


Figure 10 – New buildings at Shore. (Source: Torchbearer, December 1960, after p128)

The new Memorial Library was dedicated on 11 October 1961 by the Reverend SCS Begbie. It was now situated east of the old Library and taking up formerly numbered rooms 15 and 16. Begbie simultaneously unveiled a commemorative plaque, which reads: *"The original School Library, now part of the Masters' common room (Building 14), was built as a memorial to Old Boys who served in wars in South Africa and China 1900-1902..."*



Figure 11 – A corner in the new Memorial Library. (Source: Torchbearer, June 1962, p32)

3.0 PHYSICAL EVIDENCE

3.1 SITE CONTEXT

The following site context description was prepared as part of the Draft Conservation Management Plan for the Shore North Sydney Campus (June 2019)⁸:

Shore (North Sydney Campus) comprises educational and residential buildings from the 1870s through to the present, representing buildings constructed before the opening of the school and the continuing growth of the school and changes to educational facilities and building technologies since that time.

The predominant scale of buildings is two-three-storeys, constructed in the early-20th century and Inter-War period. The late-20th century buildings along the eastern boundary extend to five storeys creating a dense built edge to William Street. Since the establishment of Shore in 1889, a number of buildings of architectural distinction have been built, designed by prominent architects connected with the school and the Anglican Church.

The built environment within the campus shows a distinctive practice of using red-brown face brickwork as the dominant material of external load-bearing walls and paved courtyard associated with new buildings and facilities. Gabled roofs with slate finish is predominantly used for buildings constructed prior to the mid-20th century. The dominant architectural styles are Inter-War Gothic and Inter-War Georgian Revival with elements of Arts and Crafts and Art Deco influence.

There are important vistas within the campus precinct: along the school streets such as the former street alignments of View, Alma and Bishopsgate Streets. There are also important formalised landscaped spaces such as the school oval, the Chapel lawn, the courtyard north of War Memorial Hall and the landscaped area from School House across the south of Middle block and War Memorial Hall.

The positioning of Shore on the ridge allows panoramic views looking south, southeast and southwest from the southern portion of the Senior school across the campus to the Sydney CBD, Sydney Harbour, Parramatta River and the suburbs beyond. These views are significant for the association with the historically important Sydney panoramas which were significant technological developments for their time and allow us to mark change in our environment. The viewing position of the panoramas from the former Holtermann's tower within School House is extant but has limited access.

Middle Block dates from 1888 and was built as a classroom block for the opening of Shore the following year to a design by prominent architect George Mansfield. Additions to the west in 1894 and its third floor added in 1920, generally retained the Victorian Regency style of the original structure. It abuts the War Memorial Hall to the east, North Wing and West Wing and generally form parts of this conglomeration of buildings which demonstrate the growth of the school from 1888 to the mid twentieth century.

The buildings are constructed in face brickwork with sandstone sills and quoining. The Classroom Block (1888 and 1920) is in a lighter coloured face brickwork with contrasting polychrome brickwork and sandstone.

⁸ NBRSArchitecture, Conservation Management Plan, Shore (North Sydney Campus) Sydney Church of England Grammar School, William Street, North Sydney, June 2019.



Figure 12: View of the subject site and its immediate context. The subject building is indicated by the red arrow (Source: Google Earth, 2021)

3.2 DESCRIPTION OF THE EXTERIOR

The 1888 construction of Middle Block is in polychrome face brickwork with sandstone sills and label moulds and pale brick quoins. A sandstone stringcourse is located above the second storey windows. The upper-level addition (1920) is discernible by its darker brick colour used for walls, quoins, sills and border detail to the windows. Window detailing is generally consistent with all being timber framed pivot hung windows. The windows of the ground floor have a bottom hamper with three four-pane sashes and at first floor each window has three four-pane sashes. The top floor has two four pane sashes with a single pane top sash.

The hipped roof is clad in glazed terracotta tiles and has copper rainwater goods.



Figure 13: South elevation of Middle block with War Memorial Hall to the right and the former carpentry shop and library to the left.



Figure 14: South elevation of Middle block with War Memorial Hall to the right



Figure 15: East elevation of Middle block with laboratory wing to the right and War Memorial Hall to the left



Figure 16: West elevation of Middle block

3.3 DESCRIPTION OF THE INTERIOR

Internally the building is arranged around a brick stairwell with concrete stair and steel balustrade. It is located in the central western portion of the building. External stairways provide access to level 1 from the east and west and join to a central landing from which classrooms on each floor are accessed.

The second floor has four classrooms, two to each north and south and a small office to the east opposite the landing.

The classrooms have painted face brickwork walls with simple timber picture rails and timber skirtings. The classrooms have matchboard ceilings with timber cornices. Timber floors in the classroom and office are carpeted with a small area of floorboards visible outside the office. The office and stairwell have plasterglass ceilings with the office having a lowered bulkhead. Various pin boards and white boards are located on the walls in each room.

Doors are non-original flush panel with fixed board or glazing to highlights. The original doors frames and transoms are extant. Windows are generally missing original hardware and are operated with strings. The balustrade on the stair has been slightly modified by the inclusion of an additional horizontal rail above the balustrade.

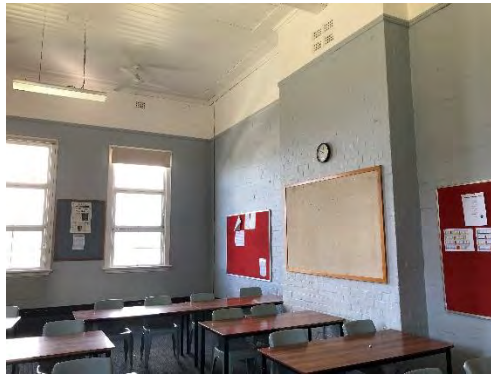


Figure 17: Southeast corner second floor classroom



Figure 18: north west corner second floor classroom



Figure 19: Detail showing painted brick wall and picture rail

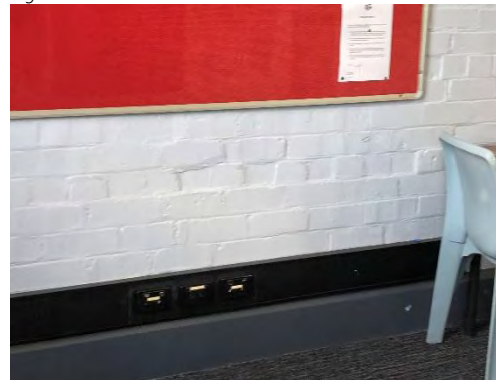


Figure 20: detail showing wear to wall



Figure 21: Matchboard ceiling with timber cornice in classroom

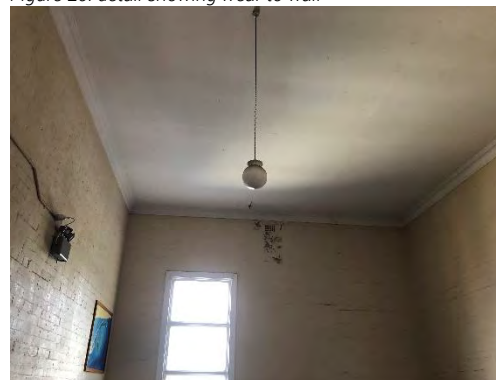


Figure 22: Plasterglass ceiling in stair well



Figure 23: Balustrade with additional top railing



Figure 24: Entry to office to east of stairwell

3.4 VIEWS

Primary views of Middle Block are those from the south, being the main thoroughfare through the centre of the site, and from the chapel lawn opposite the building. Transverse views are available of the east and west facades from the adjacent courtyard spaces. The north façade adjoins a further classroom building and is mostly obscured.

Views from the building are available to the south across the harbour and city and southwest towards Paramatta. Views are available across the school grounds to the north, east and west.

The Draft Conservation Management Plan for Shore North Sydney Campus contains the following revised Statement of Significance:

Shore North Sydney Campus, a Church of England Grammar School established in North Sydney in 1889 is of cultural heritage significance for the following reasons:

Shore North Sydney Campus has historical significance as a boarding school established in 1889 by the Church of England and having operated continuously on the site since that time. Shore demonstrates the progressive expansion of the school site including the construction of new purpose-built educational facilities and the adaptation of established residential buildings in the vicinity for school purposes;

Shore contains extant remnants of "The Towers", a building constructed for prominent immigrant Otto Holtermann and associated with the production of historically significant Sydney city and harbour panoramic photographs produced by Charles Bayliss;

Shore has a core of buildings dating from its early development up to 1958 which have substantially formed its recognisable cultural environment and are significant in its contribution to the Shore community's sense of place;

Shore has strong associations with its former headmasters and with those members of the community who have contributed to the establishment and development of the school;

It is also associated with the work of a number of prominent architects who have designed its buildings including George Mansfield, William Wilkinson Wardell, Edward Jeaffreson Jackson, John Burcham Clamp, Rupert Minnett, John Shirley, Leslie Wilkinson, John Brogan, and PD Mayoh and Associates;

It contains individual buildings which are of substantial aesthetic merit but also contribute to a relatively cohesive campus. Two notable exceptions are War Memorial Hall (1953) attributed to Leslie Wilkinson and Rupert Minnett and LC Robson Memorial Reading Room (1964) designed by John Brogan which are exemplars of their architectural style;

Shore has strong and enduring associations with its community. It contains memorials to its former students who lost their lives in international conflicts; and,

Through its, archives and oral histories, and its potential archaeological resource, the campus has the potential to contribute to a wider understanding of the human occupation and development of the site and area's cultural history. (Draft Conservation Management Plan Shore North Sydney Campus, NBRSArchitecture, 2018, pp. 208-9)

The Conservation Management Plan grades Middle Block as high significance as the first classroom building constructed on the site. There has been no detailed evaluation of the levels of significance of spaces and components within the building.

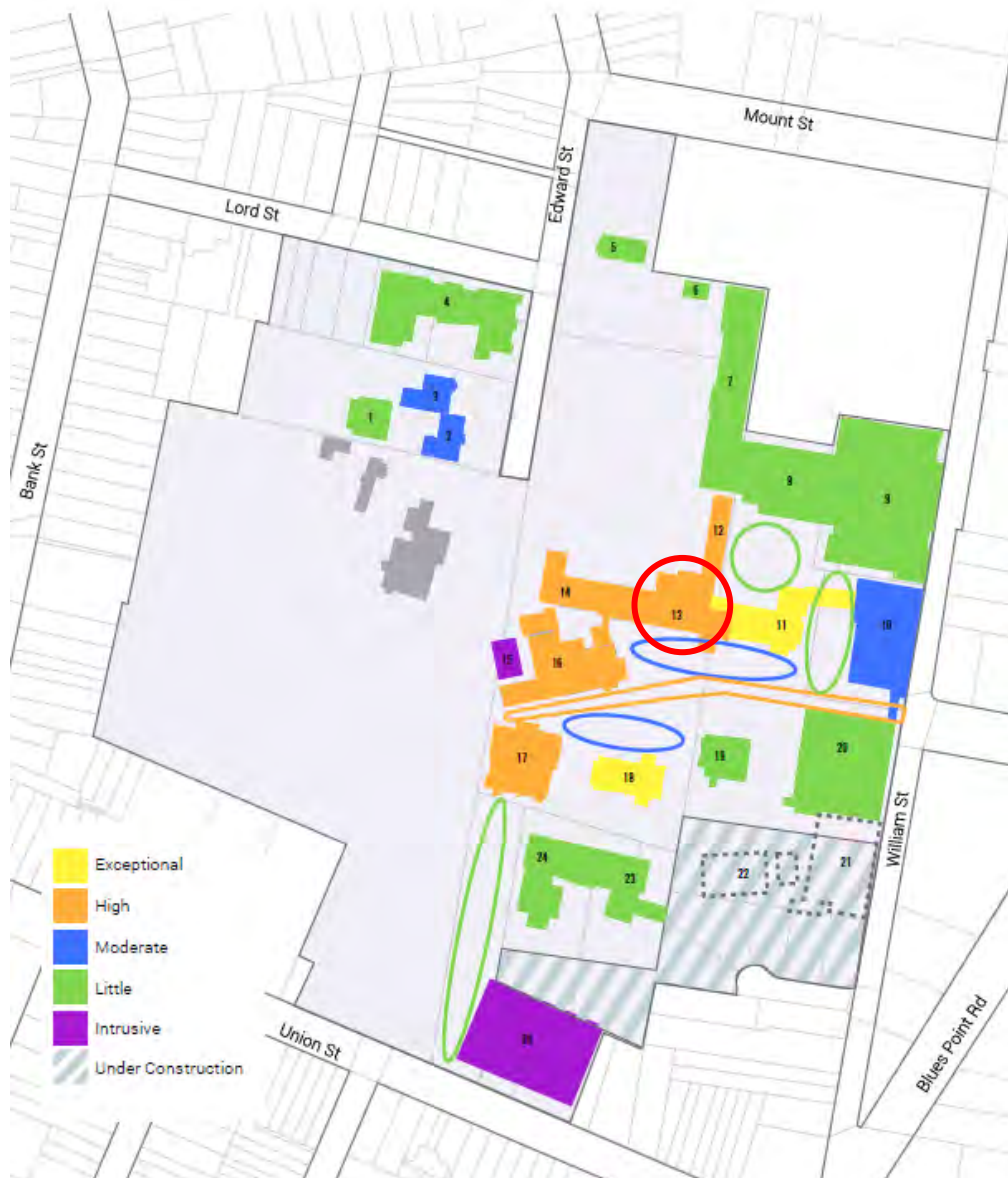


Figure 26: Significance Gradings Diagram (Draft Conservation Management Plan Shore North Sydney Campus, Subject building circled red. NBRSArchitecture, 2018)

4.3 SIGNIFICANCE OF ITEMS IN THE VICINITY

The following Statement of Significance for the Upton Grange, 22 Edward Street, (North Sydney LEP item No. 0812) is sourced from the NSW Heritage Database, reference number 2180831.

Fine example of a Victorian gothic mansion. Associated with a number of prominent colonial identities, including the Lords, the Hixsons, William Wardell and the Windeyers. Relic of the period of mansion development on the North Shore. Part of an area rich in exceptional nineteenth century buildings.

The following Statement of Significance for the Graythwaite is sourced from the NSW Heritage Database, reference number 5051393 (State Register no.0617):

Graythwaite is an early example of a prominent North Shore residence which has been altered extensively over its life to reflect the social standing and status of its changing ownership. The early development of the property is associated with Thomas Walker, Deputy Commissary General. His substantial two storey residence 'Euroka' built in the mid 1830s is encapsulated within 'Graythwaite' and together with the detached stables are arguably the earliest remaining fabric of the early settlement of North Sydney.

The sandstone stables are the oldest examples of stables outbuilding in North Sydney and provides evidence of the importance of the horse for transport. The property also has strong associations with the Dibbs family and particularly Thomas Allwright Dibbs, manager of the Commercial Banking Company of Sydney, who was also ex-officio appointee to the Royal Commission on the Public Service of 1887-90.

Its present use as a convalescent home reflects the compassion and generosity of Thomas Allwright Dibbs to provide a caring place for Australian soldiers on their return from the Great War. The grounds on which 'Graythwaite' is located retains intact its size and configuration of the 1873 subdivision. It retains remnants of the extensive garden curtilage developed from that period and during Dibbs' ownership and retains those magnificent harbour views and vistas to the south and west.

This 2.7 hectare property is an unusually large land parcel considering its close proximity to the CBD of North Sydney which retains substantial land terracing reinforced with mature landscaping. The buildings grand Victorian Italianate architectural form located on the highest part of the property reflects a major renovation, within the Victorian period 1880-1885 during Thomas Allwright Dibbs' ownership, to capture outstanding views and vistas of Sydney Harbour and beyond. The landmark qualities of this building is no longer apparent when viewed from its main street frontage, but the outward views and vistas from the building to the south and west are unparalleled and extensive. Building alterations and additions that have occurred since 1936 and 1952 for use as a Red Cross Hospital have compromised historic fabric and the aesthetic significance of the earlier residential building complex.

'Graythwaite' is valued by the surrounding community for its historical significance as an example of North Shore residential for the wealthy. Its significance has also been established socially through its use as a convalescent home, a hostel for long term disablement and then a geriatric hospital. The main building (although altered for hospital use since 1916) retains detailed finishes, fireplaces and hardware from the Victorian period usually lost in buildings of this type in private ownership. It also contains timber floor and ceiling framing of pit sawn origins with ceilings framing connections using timber pegged tenons, further establishing its early origins and importance of 'Euroka' as one of the earliest surviving structures in the North Sydney area.

The former stables outbuilding with loft is a remnant of early vernacular form and formed part of the original building group on land granted to Thomas Walker in 1832. The residence and stables buildings contain remnants of all phases of the property's development and this is reflected in its high archaeological, educational and research potential. The property has been recognised by others to contain one of the largest and most significant collections of late 19th century cultural plantings in the North Sydney area.



Figure 27: Upton House (NBRSArchitecture 2018)



Figure 28: Graythwaite (NBRSArchitecture 2011)



Figure 29: Tom O'Neil Centre (NBRSArchitecture, 2011)



Figure 30: Coach House (NBRSArchitecture, 2011)

5.0 THE PROPOSAL

The proposed development, designed by SHAC, aim to convert four (4) classrooms and an office on the second floor into four (4) flexible learning spaces and a break-out space.

The proposed works include:

- New door openings between the southern classrooms
- Demolition of the office wall and wall to northeast classroom
- Construction of a new partition wall to create a breakout space and classroom
- New windows in west classrooms overlooking the stairs
- New painting, carpet and resilient flooring
- New joinery units in classrooms
- Replacement of non-original flush panel doors with timber framed glazed doors
- Retention of original walls and fireplaces, ceilings, cornices, skirtings, door frames, stairs and balustrade
- New lighting, fans and suspended acoustic panels
- New glass balustrade fixed to existing stair balustrade

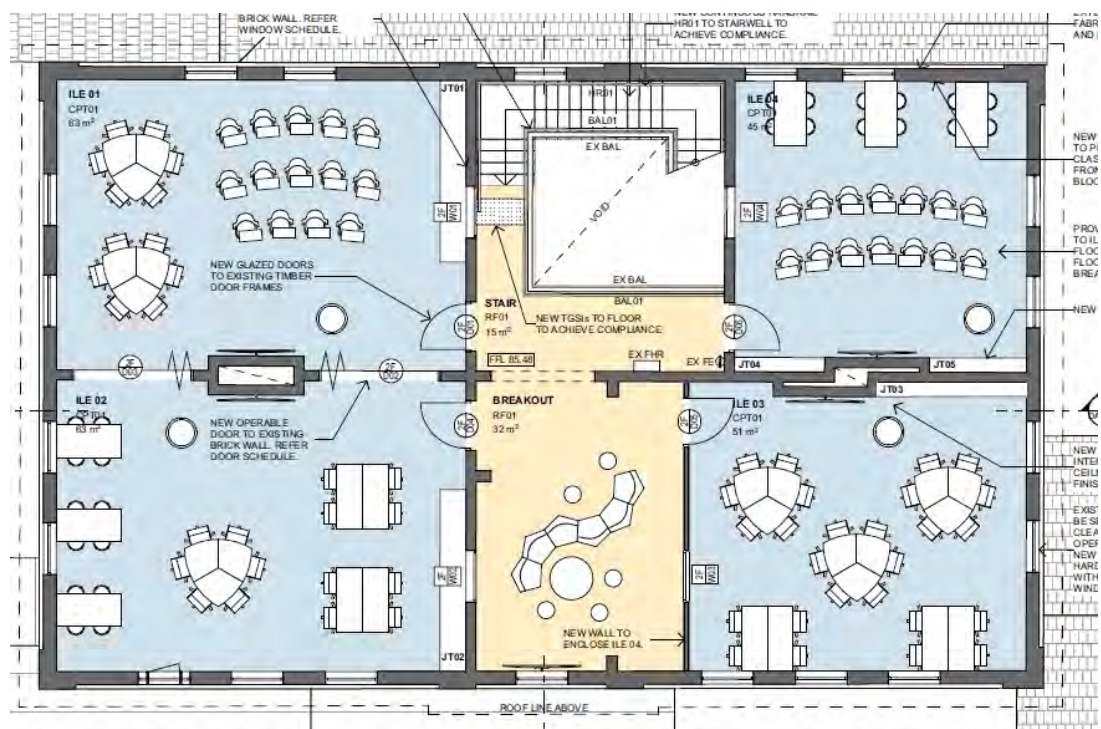


Figure 31: Proposed floor plan Elevation. (Source: SHAC Architects)



Figure 32: Proposed north-south section Elevation. (Source: SHAC Architects)



Figure 33: Proposed east-west section Elevation. (Source: SHAC Architects)

5.1 DOCUMENTATION EVALUATED

The following drawings, prepared by SHAC, were reviewed as part of the preparation of this report:

DRAWING NO.	DRAWING TITLE	ISSUE	DATE
DA001	Cover Page	A	17.05.2021
DA1001	Location Plan	A	17.05.2021
DA1002	Context Analysis Plan	A	17.05.2021
DA1003	Existing Site Plan	A	17.05.2021
DA1004	Site Analysis Plan	A	17.05.2021
DA1005	Building Analysis Plan	A	17.05.2021
DA1006	Authorities Analysis	A	17.05.2021
DA1007	Photographic Analysis	A	17.05.2021
DA2001	Demolition Plan: Second Floor	A	17.05.2021
DA2002	Demolition Ceiling Plan: Second Floor	A	17.05.2021
DA2011	Proposed Floor Plan: Second Floor	A	17.05.2021
DA2031	Roof Plan	A	17.05.2021
DA3001	Elevations	A	17.05.2021
DA3001.1	Sections	A	17.05.2021
DA7001	Window and Door Schedule	A	17.05.2021
DA9001	Notification Plan	A	17.05.2021
DA9002	Interior Perspectives and Materials	A	17.05.2021

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 INTRODUCTION

This Heritage Impact Statement has been prepared in relation to the following impact assessment criteria: *North Sydney Local Environmental Plan (LEP) 2013*; *North Sydney Development Control Plan (DCP) 2013*; and, New South Wales Heritage Office (now NSW Heritage Division) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*, contained within the NSW Heritage Manual. This report also assesses the proposal against the policies established in the Conservation Management Plan (CMP) for the site, prepared by NBRSArchitecture, dated June 2019 and the findings of the School House Heritage Assessment prepared by NBRSArchitecture, August 2019.

6.2 OVERVIEW OF POTENTIAL HERITAGE IMPACTS

PROPOSED WORKS	HERITAGE IMPACT
Internal modification to the second floor layout involving: <ul style="list-style-type: none"> • New door openings between the southern classrooms • Demolition of the office wall and wall to northeast classroom and a new partition wall to create a breakout space and classroom • Demolition of non-original doors • New internal windows in west classrooms overlooking the stairs • Retention of original walls and fireplaces, ceilings, cornices, skirtings, door frames, stairs and balustrade 	<ul style="list-style-type: none"> • Acceptable heritage impact <p>The works involve limited modification to the existing layout to provide flexible learning spaces with retention and of existing historic detailing and volume of the space.</p> <p>Where new openings are made, wall nibs and downstands are retained so the original planning of the spaces will remain evident.</p>
<ul style="list-style-type: none"> • New painting, carpet and resilient flooring • New joinery units in classrooms • New lighting, fans and suspended acoustic panels • New glazed timber framed doors in original openings 	<ul style="list-style-type: none"> • Acceptable heritage impact <p>The works are required to upgrade the classrooms to provide a contemporary education environment.</p>
<ul style="list-style-type: none"> • New glass balustrade fixed to existing stair balustrade • New stair nosings and tactiles 	<ul style="list-style-type: none"> • Acceptable heritage impact <p>The works are required for compliance and do not involve the loss of any significant fabric.</p>

6.3 EVALUATION AGAINST CMP POLICIES

The proposal is assessed below against the relevant policies set out in the Draft Conservation Management Plan (CMP) for the site, prepared by NBRSArchitecture, dated June 2019, and included in italics below:

Policy 8 Fabric of High Significance

Fabric and spaces of high significance shall be retained, preserved, restored and/or reconstructed providing sufficient detailed information is available. No significant fabric should be removed, or action taken to confuse the sense of space.

Minor adaptation and alteration may be acceptable, provided that the overall configuration of the space is retained, and its character and value preserved. If spaces of high significance have been affected by previous intrusive alterations and additions, intrusive elements should be removed. Excepting this, proposed works to these spaces should be limited to maintenance and repair of damaged fabric.

Discrete structural adaptation may be considered if it is in-keeping with the overall aims of the Conservation Policy, has a minimal impact on the significant fabric and does not obscure or damage important evidence of significant materials and finishes.

There should be no new works in open spaces that will adversely affect the setting of the place or obscure important views to and from the site.

Fabric of high significance shall only be considered for removal or alteration where there is no prudent or feasible alternative which would ensure the ongoing conservation of the place. Decisions regarding this action should take into account the use and significance of the place as a whole in evaluating alternative actions. Such evaluation should always involve appropriate input from conservation professionals experienced in the relevant area of expertise.

Removed fabric of high significance shall be recorded photographically and graphically in its original form and detail, including its location within the structure. Removed items shall be labelled and stored safely against possible future reinstatement. The resulting records shall be lodged with the Conservation Management Plan for future reference and review.

All works in areas of high significance shall be archivally recorded.

Comment:

The proposed works have been developed with the advice of a heritage consultant and retain and conserve original fabric and detailing.

There is acceptable modification to the planning of the space as wall nibs and downstands remain to indicate original layout of the spaces. The openings between rooms and to the stairwell are discrete.

The exterior is unmodified.

Policy 13 General Approach to Alterations and Additions

The following general approach shall be taken to alterations and minor additions:

- *Understand the heritage values associated with the place*
- *Ensure new alterations and additions are sympathetic to the heritage significance of the place*
- *Respect the context and location*
- *Make a subtle visual distinction between old and new*
- *Ensure alterations and additions are reversible*
- *Structural alterations which would have a strong adverse effect on the heritage significance of a building are unacceptable*

- *Ensure compatibility of new materials and construction methods with existing fabric*
- *Seek the advice of specialised professionals and contractors*

Comment:

The second floor is a 1920s addition to the school's original classroom block. The concrete stair around which the classrooms are arranged dates from the 1920s adaptation.

The proposal does not include any external modifications which would impact surrounding buildings of greater significance.

The alterations are reversible in that new wall is of lightweight construction and original detailing will remain to allow full reinstatement of removed walls and skirtings. The proposed glass balustrade is tab fixed to the existing and could be removed if desired in the future.

Policy 15 General Approach to New or Upgraded Services

Proposed adaptation or changes which would require the introduction of major new services which would have a strong adverse effect on the heritage significance of a building are unacceptable.

The following general approach shall be taken to the introduction of new or upgraded services:

- *Use of existing service ducts, ceiling spaces and sub-floor spaces;*
- *Replace fittings with like-for-like;*
- *Install new services in areas of little significance;*
- *Seek the advice of specialised professionals.*

Comment:

New services are minimal. Fans and lighting are replaced with suspended fixings to better serve the volume of the space. New ducted skirting is proposed around the rooms following the line of the existing plain timber skirting rather than proposing an additional element on the wall surface.

Policy 24 Brickwork

All internal and external brickwork should be conserved and should not be covered by cladding, wall coverings, coatings or paint where this has no historical precedent, leads to damage of, or detracts from significant fabric

When brickwork is to be repaired consideration should be given to reusing existing bricks or, if this is not viable, new bricks should match existing in porosity and appearance. Repairs and reconstruction of brickwork should match the original coursing and patterning evident in the existing bricks, including where brickwork has been used for detailing such as around windows and in buttressing, string coursing and corbels. New brick units are to match the replaced or repaired element in porosity, size, colour, texture and hardness.

Pointing to brickwork should match adjoining areas of original pointing detail. Repoint only where existing mortar is unsound or where sufficient mortar is missing to cause water to lie in the joint. Joints shall be prepared so that repointing can occur to a depth greater than width of joint. Extreme caution should be used in considering the use of power tools (especially angle grinders) to remove old pointing as irreversible damage can occur to heritage fabric. New mortar should be softer and more porous than the surrounding brickwork units to enable the egress of moisture.

Comment:

The existing brickwork is painted and will remain as a painted finish in the new proposal. Finishing of new openings will use demolished materials to ensure compatibility. Pointing will match adjacent surface.

Policy 33 Windows

Original glass in areas of exceptional significance shall be retained where possible.

Installation of glazing shall use traditional methods of putty or timber glazing beads. Silicone sealant shall not be used.

It may be appropriate to modify window sashes in areas of high and moderate significance to accommodate thicker glass types. This shall be confirmed with the heritage architect on a case-by-case basis and involve the consideration of feasible alternatives.

Part replacement/repair of components shall be considered rather than replacement of the entire window or entire components. This shall include replacement of sash components or part thereof or in-situ part replacement of sills and the like.

If windows or their component parts are to be replaced, the new components shall match the material and detail of the existing.

Original hardware should be retained and conserved. New hardware, including casements, sash lifts, hinges, locks, bolts should match existing. New hardware may be installed to meet the requirements of current building codes and standards. Redundant hardware should be retained where appropriate and rendered inoperable if necessary.

Only specialist contractors with proven ability and recognised expertise shall be engaged to carry out repair, maintenance, conservation, restoration or reconstruction of significant window joinery.

Comment:

New window hardware will be selected to suit pivot hung window types. Existing window frames, sashes and glazing will remain.

Policy 35 Doors

Original doors and glazing in areas of exceptional significance shall be retained.

It may be appropriate to modify door frames or door leaves in areas of high and moderate significance to achieve compliance in access, acoustics or fire resistance. This shall be confirmed with the heritage architect on a case-by-case basis and involve the consideration of feasible alternatives.

If doors are to be replaced the new frames and door leaves shall match the form and detail of the existing. Installation of glazing shall use traditional methods of putty or timber glazing beads. Silicone sealant shall not be used.

Original hardware should be retained and conserved. New hardware should match existing where appropriate. New hardware may be installed to meet the requirements of current building codes and standards. Redundant hardware should be retained where appropriate and rendered inoperable if necessary.

Only specialist contractors with proven ability and recognised expertise shall be engaged to carry out repair, maintenance, conservation, restoration or reconstruction of significant door joinery.

Comment:

There are no original doors or door hardware. Original door frames will be retained where walls are retained. New timber -framed glass doors are proposed within the existing door frames and highlight windows will be reglazed.

New doors and windows will be aluminium framed of contemporary design and detail.

Policy 1 Metalwork

Metal work, including wrought iron fencing, gates, window grilles and any decorative elements; brass fixtures, fittings and decorative elements; decorative and functional lead or copper elements shall be retained in-situ and conserved. The repair and continued maintenance of these elements require specialist knowledge and expertise.

Where missing or damaged beyond repair, elements should be replaced with matching material and detail including reforming of elements to match if not commercially available.

Comment:

Original steel balustrades will be retained and conserved. Glass panels will be tab fixed externally to achieve compliance.

Policy 2 Timber Floors

Damaged or overly worn timber floorboards may be replaced with new timber boards to match the dimensions, species and profile of the existing boards. Additional staining may be required to give the desired patina of age to match adjacent surfaces.

Loose boards should be re-fixed or re-laid.

Existing polished finish should be maintained as part of a regular maintenance program. Traditional timber finishes such as oils and waxes are preferred to the use of contemporary sealants.

Comment:

Original timber floorboards will be retained and protected below carpet and resilient flooring.

Policy 41 Internal Timber Detailing

Original internal timber detailing such as skirtings, skirting blocks, architraves, picture rails, plaque rails, cornices, sills, quads and mouldings shall be retained and restored wherever possible.

Timber features of exceptional and high significance such as internally exposed timber roof structures and timber ceiling linings shall not be concealed through the introduction of secondary ceilings or visually diminished through careless introduction of building services.

Repairs to timber detailing shall be in like-for-like materials and profiles. See Policy on materials selection.

Repairs shall only remove as much original fabric as is necessary to be replaced. Fixing methods such as splicing, scarfing and wedging should be implemented. The use of steel bracing, plates or bolts may be necessary for mechanical fixing and strengthening of structural members and in joinery.

Epoxy timber fillers shall be used with caution and generally only in small quantities.

Repairs shall be carried out by experienced carpenters, joiners, cabinetmakers and conservators.

Only previously painted timber shall be painted. Original colours and finishes shall be reinstated wherever possible.

Some slight visual difference will be tolerated. For polished or clear finished surfaces, traditional timber finishes such as oils and waxes should be used in preference to contemporary sealants.

Comment:

Original timber detailing including ceilings and cornices, picture rails, skirtings, windows and door frames will be retained and restored in the proposed works.

Policy 52 Structural Advice

Advice from an engineer with considerable experience in heritage buildings shall be obtained on all projects involving structural modification and repairs to significant buildings.

Comment:

Advice has been obtained from a structural engineer in the development of the proposal.

Policy 3 New Openings

No new external openings shall be permitted in fabric identified as being of exceptional significance. This may also apply to formerly external walls which are now internal depending on the situation.

In all other cases, new openings or modification to openings in fabric of exceptional, high and moderate significance shall be carefully considered in the context of the significance of the place and its spaces and fabric. The advice of a heritage architect shall be sought.

Comment:

New openings have been carefully considered and retain nibs and downstands where large openings are proposed.

Policy 57 Design of New Services

The installation of new services which are likely to detract from significance, for example by changing the character of a significant space or by causing damage to significant fabric, shall be avoided. Seek heritage architect's advice in the integration of new services in significant buildings.

Where the installation of new services requires intervention into existing fabric, these services should be located within fabric of lesser significance so that damage to fabric of higher significance is avoided.

New services should be carefully installed so as to cause minimal damage to fabric. Where it is deemed likely that adjacent fabric may be damaged during the installation of new services, this fabric should be protected during installation works.

Comment:

New services to walls will be surface mounted and use existing service runs where possible.

Policy 58 Removal of Services

Redundant services which are intrusive should be carefully removed. Removal should be carefully carried out so as not to damage significant fabric.

Where the removal of major services is required, the methodology of removal should take into account the significance of the fabric affected.

Comment:

Existing services are surface mounted and will be carefully removed where required to be replaced for the new works.

Policy 4 Heating, Cooling and Air Conditioning

The installation of powerful heating and cooling systems which may cause dryness, cracking or internal condensation should be avoided. Supplementary humidity control may be appropriate.

Air conditioning plant, ducting, grilles etc can detract from the significance of a building and cause significant damage to building fabric. Professional advice from a heritage architect should be sought in the introduction of mechanical services to buildings.

Comment:

No new mechanical heating or cooling is proposed as part of the works.

Policy 5 Lighting

A coordinated approach to external and internal lighting throughout the site should be adopted. A suite of contemporary fittings sympathetic to the character of the buildings and their functions should be selected.

Existing spaces graded as being of exceptional or high significance, and spaces that have been restored in a way which recovers that level of significance, should be equipped with lighting fittings of a form which will best suit the architectural character of the particular space. If necessary to meet required light levels, such fittings may be supplemented by concealed or unobtrusive lighting that can be installed without damaging significant fabric or the character of the space.

Significant original fittings shall be identified and conserved.

Comment:

Existing ceiling mounted lights are proposed to be replaced with suspended light fittings to provide improved lighting at desk level within the classrooms. A new pendant fitting is also proposed in the stair well. There is no evidence of original fittings. The new fittings will be of a quality contemporary design.

Policy 6 Compliance

Alterations required for code compliance should, where possible, be designed in order to minimise adverse impact to significant spaces and fabric.

Where compliance with statutory requirements (eg Australian Standards, BCA, Fire, Access to Premises Standard, DDA, etc) is likely to have an adverse impact on significant fabric, formal advice on alternative means of compliance shall be sought from the heritage architect, fire engineer, access consultant and/or building certifier.

Comment:

A glass balustrade is proposed to be fixed to the internal face of the steel balustrade in order to achieve compliance. Fixings will be fully reversible.

Compliant stair nosings and tactiles will also be applied to the concrete stair. Previously installed stair nosings are not compliant and will be removed.

Policy 61 Heritage Paint Schemes

A coordinated approach should be adopted to the arrangement of colours and finishes throughout each building. Whenever painting is contemplated for external fabric of significant buildings and in internal spaces of exceptional or high significance, only authenticated heritage colour schemes should be adopted. These should be based on historical research and paint scrapes and should be undertaken by a suitably qualified consultant in order to accurately determine the colours suitable for reinstatement or interpretation.

Internal colour schemes in spaces of moderate and little significance can be based on original or early colour schemes or new schemes adopted with consideration that all new work shall not detract from surrounding fabric of exceptional or high significance.

New internal colour schemes should conserve the character of significant spaces.

Only approved paint systems shall be applied. Previously unpainted surfaces shall not be painted.

Comment:

The proposed works are limited to the interior of the second floor of Middle Block. It is not proposed that repainting of the entire building be undertaken at this time.

Policy 64 Unpainted Surfaces

All exterior and interior unpainted surfaces originally intended to be unpainted, notably stonework and brickwork, should remain unpainted.

Comment:

Brickwork within the building is already painted and will be repainted in the proposal. All other surfaces are painted and will be repainted.

Policy 66 Floor Coverings

Early floor coverings are important evidence of early finishes and any extant remnants shall be retained and conserved. If retention in-situ is not viable, archival recording may be considered on a case-by-case basis. Seek heritage architect's advice.

Installation of new floor coverings shall not be adhered directly to timber floors using glues or wet adhesives. Soft or hardboard underlay should be pinned to floorboards and form the basis of screeds and fixings of new floorcoverings.

In some cases, depending on the significance of the fabric, floorboards may be removed to integrate wet area flooring to a similar level to surrounding finished floor levels. Seek heritage architect's advice.

Comment:

New floor coverings are proposed. Floor coverings will be laid on hardboard underlay over floorboards. There are no wet areas proposed.

Policy 867 New Work

New work should be identifiable as new, either through a differentiation of design and detailing or, in the case of reconstructed works, date stamping.

Comment:

New work is executed in contemporary materials and does not confuse an understanding of the original materials and detailing of the place.

6.4 EVALUATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The following assessment is based on the assessment criteria set out in the NSW Heritage Office (now Heritage Division) publication 'Statements of Heritage Impact', contained within the NSW Heritage Manual. The standard format has been adapted to suit the circumstances of this application.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

The use of the second floor classroom retains and promotes their active use as part of contemporary school facilities and allows a wider appreciation of the building.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

The removal of walls to create interconnected classrooms and the breakout space has been carefully planned to retain wall nibs and downstands to maintain an understanding of the original layout of the spaces. Original finishes and detailing has been retained.

6.4.1 MINOR PARTIAL DEMOLITION (INCLUDING INTERNAL ELEMENTS)

- *Is the demolition essential for the heritage item to function?*
- *Are important features of the item affected by the demolition (eg fireplaces in buildings)?*
- *Is the resolution to partially demolish sympathetic to the heritage significance of the item (eg creating large square openings in internal walls rather than removing the wall altogether)?*
- *If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?*

Comment:

Minor demolition is proposed to improve interconnectedness between classrooms and create adequate floor area for a break-out space. There are no important features such as fireplaces affected by the proposed demolition. Nib walls and downstands create square openings rather than removing entire walls so the original intent and planning of the spaces is retained.

6.4.2 MINOR ADDITIONS

- *How is the impact of the addition on the heritage significance of the item to be minimised?*
- *Can the additional area be located within an existing structure? If not, why not?*
- *Will the additions visually dominate the heritage item?*
- *Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*
- *Are the additions sympathetic to the heritage item? In what way (eg form, proportions, design)?*

Comment:

All additions are internal. Minor additions include the construction of a framed wall between a classroom and the break-out space and the installation of new doors and windows in internal walls.

The additions do not visually dominate the heritage item and are not located on any known archaeological deposits.

6.4.3 NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM (INCLUDING ADDITIONAL BUILDINGS AND DUAL OCCUPANCIES)

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to heritage item?*
- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*
- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*
- *Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?*
- *Will the additions visually dominate the heritage item? How has this been minimised?*
- *Will the public, and users of the item, still be able to view and appreciate its significance?*

Comment:

The proposed development is entirely internal and does not impact adjacent heritage items.

6.4.4 REPAINTING

- *Have previous (including original) colour schemes been investigated? Are previous schemes being reinstated?*
- *Will the repainting affect the conservation of the fabric of the heritage item?*

Comment:

Previous colour schemes have not been investigated. The proposed colours respond to the contemporary education environment within the building. The remainder of the building is not planned to be painted at this time.

6.4.5 NEW SERVICES

- *How has the impact of the new services on the heritage significance of the item been minimised?*
- *Are any of the existing services of heritage significance? In what way? Are they affected by the new work?*
- *Has the advice of a conservation consultant (eg architect) been sought? Has the consultant's advice been implemented?*
- *Are any known or potential archaeological deposits (underground and under foot) affected by the proposed new services?*

Comment:

The advice of a heritage consultant has been sought. There are no existing services of heritage significance.

New services including lighting, fans, electrical and data have minimal impact on the building fabric and generally replace existing services. All existing services are surface mounted or located within the roof space above.

6.5 HERITAGE OBJECTIVES OF THE NORTH SYDNEY LEP 2013

The proposed development is considered to be acceptable, from a heritage perspective, for the following reasons:

- Retains views to and from the existing buildings within Shore North Sydney Campus.
- There will be no adverse impact on the established heritage significance of Shore North Sydney Campus.
- There will be no change to the appreciation or interpretation of heritage items and conservation areas in the vicinity.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *North Sydney LEP 2013*, which are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of North Sydney,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

6.6 HERITAGE GUIDELINES OF THE NORTH SYDNEY DCP 2013

The *North Sydney DCP 2013* supports the *North Sydney LEP 2013* by providing additional objectives and development standards for heritage items and properties within Heritage Conservation Areas.

6.6.1 GENERAL HERITAGE PROVISIONS

The proposed development is generally consistent with the objectives of the *North Sydney DCP 2013* that relate to heritage and are set out in the following DCP Sections;

13.0 Heritage & Conservation

13.5 Heritage Items

13.5.1 Protecting Heritage Significance

Objectives

01 Ensure changes to heritage items are based on an understanding of the heritage significance of the heritage item. Note: Council does not support demolition of heritage items as a matter of principle.

02 Allow change to occur to heritage items to meet amenity and contemporary safety, sustainability or technological standards, provided that those changes are sympathetic to and does not detrimentally affect the heritage significance of the heritage item. Note: Development to heritage items should be sympathetic, and achieve a reasonable balance between contemporary expectations, environmental sustainability and protecting heritage significance.

03 Ensure significant features of heritage items are retained and that development is sympathetic to these features with particular regard to bulk, form, style, character, scale, setbacks and materials.

04 Acknowledge changes over time to heritage items, as subsequent layers may also be of significance.

05 Encourage reinstatement of missing details and the removal of past unsympathetic changes, to improve overall outcomes to the heritage significance of the heritage item.

06 Allow changes to the rear of heritage items where the new work does not impact the heritage significance of the heritage item.

07 Ensure that new uses of heritage items are compatible with the fabric and heritage significance of the item.

08 Encourage changes to be reversible where possible and appropriate.

Provisions

P1 Retain features (including landscape features) that contribute to the significance of the item.

P2 Remove unsympathetic elements, especially where substantial changes are proposed to a heritage item, and there is potential for an improved heritage outcome.

P3 New work is to be consistent with the setback, massing, form and scale of the significant features of the heritage item.

P4 Retain significant fabric, features or parts of the heritage item that represent key periods of the item's history or development.

P5 Locate change away from original areas of the heritage item that are intact. For example, where a building's significance is related to the front of a building, locate new work to the rear.

P6 All works are to be consistent with an adopted Conservation Management Plan/s where applicable.

Comment:

The proposed works retain significant fabric and features of Shore North Sydney Campus. It proposes internal modification of a 1920s addition of an 1888 building. All proposed modifications are internal and are consistent with the intent of the Draft Conservation Management Plan.

13.5 Heritage Items

13.5.5 Interior Layouts

Objectives

01 To ensure that significant interior elements are retained and preserved.

Provisions

P1 Applications are to be accompanied by current photographs of interior features, including walls, floors, ceilings, windows and fireplaces etc.

P2 Minimise change to the original or significant internal room configuration/layout (as appropriate) so that the evolution of the building remains discernible. This can be achieved by retaining wall nibs, decorative ceilings, joinery and original features such as fire places.

P3 Avoid locating kitchens or bathrooms within primary rooms of significance.

P4 Retain access and relationship to original building entrances and associated hallways.

P5 Retain significant internal original features including joinery, door sets, fire places, flooring, cornices and ceilings.

P6 Locate alterations away from rooms that have intact or significant features.

P7 Ensure new openings have similar dimensions or are compatible with existing openings, such as width and height of double doors.

P8 Provide for reversibility of internal changes (where appropriate and reasonable).

Comment:

Change to the original room layout has been limited whilst still achieving interconnectedness between the classroom spaces on the second floor. Wall nibs and downstands are retained to illustrate the original planning and layout of the space.

The relationship of the primary spaces to the stair well is retained along with original detailing such as timber ceilings, cornices, picture rails, skirtings, windows and door frames.

New openings have been considered in respect of existing opening head or transom heights and proportions. New elements are in contemporary materials and are fully reversible.

13.5 Heritage Items

13.5.6 Upgrading for fire safety, BCA and other matters

Objectives

O1 To ensure that buildings are constructed to an appropriate standard to ensure the safety of its occupants, whilst retaining heritage significance.

Provisions

P1 Proposed fire upgrades to heritage buildings are to be accompanied by a heritage analysis carried out by a suitably qualified heritage consultant.

P2 Fire and other upgrades are to be consistent with the heritage significance applicable to the property. Upgrades and replacement of balconies, stairs, timber windows etc are to be sensitive to that significance.

P3 Fire and other upgrading works need to balance the fire safety and other compliance needs with protecting heritage significance. In order to achieve the most appropriate outcome, applicants may need to utilise alternate solutions to BCA compliance issues.

Comment:

A glazed balustrade is proposed to be mounted to the existing steel balustrade in order to achieve compliance of the existing balustrade. The glazing will be tab fixed, involving minimal intervention to the existing structure and detailing.

New stair nosings and tactiles are also required on the concrete stairs. Previously installed stair nosings are not compliant and will be removed.

13.9 Controls for Specific Building Elements

13.9.4 Materials, colours and Finishes

Objectives

O1 To ensure that materials and finishes are consistent with the characteristic elements of the heritage item or heritage conservation areas.

Provisions

P1 Retain external face brick or stone walls where they are significant features of a heritage item or identified as part of the characteristic built elements of a heritage conservation area. Rendering of face brickwork will not be permitted unless it comprised a construction method used on the original building.

P2 Retain original rendering on walls and ensure that any new materials required for repairs are consistent with the original render texture.

P3 Where new materials are required, ensure that they are easily recognised as new, but are compatible with the key elements of the heritage item.

P4 Select materials and finishes to reflect their characteristic usage, such as stone at the building base.

P5 Details of proposed colour scheme are to be provided with the development application.

Comment:

New materials will be recognisable as new. The project does not involve reconstruction of historic detailing or colour schemes. Existing painted brickwork will be repainted in colour to suit the contemporary education environment as indicated in the proposal.

6.6.2 SIGNIFICANT ARCHITECTURAL BUILDING TYPES

The subject property is a school building for which the *North Sydney DCP 2013* contains the following relevant objectives and principles:

13.11 Guidelines for Non-Residential Building Types

13.11.4 Community and Public Buildings

Objectives

O1 Ensure changes are sympathetic to the significance of the building and do not compromise the heritage significance from all periods of construction.

O2 Allow for, and encourage, the ongoing use of community and public buildings for the purpose for which they were constructed.

O3 Retain significant fabric and building elements.

O4 Retain significant internal features, including internal open volumes such as large halls.

Provisions

P1 Refer to sections 13.3 and 13.7 to this Part of the DCP for controls on heritage items and specific development types:

Comment:

The proposed changes are sympathetic with the significance of Shore North Sydney campus and retain the building's use as a classroom. Significant fabric and elements are retained including the large volume of the stair well and classrooms.

6.6.3 SPECIAL CHARACTER AREAS

The subject property is located within the Graythwaite, Shore & St Josephs Neighbourhood, for which the *North Sydney DCP 2013* contains the following development provisions:

9.4.2 Desired Future Character

Diversity

P1 Predominantly educational establishments.

P2 Places of public worship and associated activities.

P3 The intensity of development reduces the further away from William Street it is located.

P4 The open landscaped setting of the Graythwaite site is retained.

P5 Consideration is given to making some of the buildings on the Graythwaite site available

for community use.

P6 Provide a range of high quality, purpose-built student accommodation in and around the Education Precinct, within 400m to a tertiary institution, 800m to a railway station, and 400m to a bus stop used by a regular bus service.

Accessibility and permeability

P7 Provide a student pick up and drop off route through the Sydney Church of England Grammar School (Shore), between Union Street and William Street.

Archaeology

P8 Archaeological relics on the Graythwaite site are protected and can be used to shed light on its development or add to understanding of past uses.

Comment:

The proposal retains the current pattern of use of Shore and its surrounding area. It continues the use of Middle Block for classrooms and does not impact the current development and use of Graythwaite.

9.4.3 Quality Built Form

Subdivision

P1 The grounds of Graythwaite form the curtilage to the mansion and should not be subdivided. The landscaped terraces should not be broken up or separated from the mansion.

Siting

P2 New buildings on the Graythwaite site are located to the north, north east and north west of Graythwaite Mansion.

P3 New buildings are to maintain view corridors to Sydney Harbour, Parramatta River and Parramatta.

Form, massing and scale

P4 Graythwaite, a grand Victorian Italianate mansion on a large prominent urban property is to be conserved and reused in accordance with the Conservation Management Plan for the site. Any future use must be non-intrusive and maintain the heritage fabric of the site. An interpretive feature or explanation may be incorporated into the site.

P5 Scale of development reduces in intensity the further away from William Street it is located.

P6 New buildings are subordinate to massing and scale of Graythwaite Mansion, are lower in height and have a smaller footprint.

Roofs

P7 Roofs are pitched between 30 - 45 degrees made of either slate or terracotta tiles.

Windows and doors

P8 Windows are timber framed with traditional vertical proportions.

Materials, colour, detail

P9 Buildings are constructed of either face brick, masonry, timber and/or sandstone.

P10 Colours used are browns, greens, grey for infill buildings. Colour scheme to heritage buildings in traditional schemes.

P11 Architectural detail, external finishes of any new building are compatible with the Graythwaite collection of building but not a copy.

Fences

P12 Fences to Graythwaite frontages to be based on historical evidence.

P13 Fencing includes open timber picket fences, low brick or stone wall or a hedge.

Gardens

P14 Historic plantings and significant trees are retained, including giant bamboo, figs, pines and remnant vineyards.

P15 The lower, middle landscaped terraces on the Graythwaite site are retained as open space for recreational purposes.

P16 Historic cultural features including sandstone stairs, pond, well, cistern and WW 11 bunkers are retained and interpreted.

P17 Natural springs retained.

Car accommodation

P18 Car spaces or underground parking is available to accommodate cars.

Design Principles

P19 Educational establishments must address and activate public domain areas including streets, pedestrian links, laneways and public spaces.

Comment:

The proposal retains educational use within the core of buildings of Shore North Sydney Campus. The works are entirely internal and do not impact Graythwaite or the surrounding area.

7.0 CONCLUSION

The proposed alterations to Middle Block at Shore, William Street, North Sydney, will have an acceptable impact on the heritage significance of the heritage item and heritage items in the vicinity.

The design of the alterations has been carefully considered and will not impact on an understanding of the cultural significance of Middle Block as a component of Shore North Sydney Campus. The proposal retains use of the second floor of Middle Block for classrooms and the works retain wall nibs and downstands where walls are removed. The proposed works do not involve significant new services.

All existing views to and from the heritage item, heritage items in the vicinity, and the character of the Special Character Area will be retained and conserved.

The proposed alterations and additions are consistent with the heritage objectives of the *North Sydney LEP 2013* and the *North Sydney DCP 2013*. In our view, the consent authority should have no hesitation, from a heritage perspective, in approving this application.



Alice Steedman
Associate
NBRSARCHITECTURE



Clause 4.6 exception to development standards request NSLEP 2013, clause 4.3 - Height of building

Sydney Church of England Grammar School, Blue Street, North Sydney



Development Application

Statement of Environmental Effects to
North Sydney Council

Prepared on behalf of Sydney Church of England Grammar School



9 June 2021 | 21030

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Attachment

A Section & Elevation showing extent of departure, by SHAC	
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1.0 Preliminaries

1.1 Land to which this variation applies and overview of the proposal

This exception to development standards request is provided in support of a development application (DA) seeking approval for internal alterations to Shore Middle Block (which is a three storey classroom building).

This written request has been prepared by Robinson Urban Planning Pty Ltd (RUP) and should be read in conjunction with the Statement of Environmental Effects (SEE) that accompanies the DA.

1.2 Relevant environmental planning instrument

This exception to development standards request relates to North Sydney Local Environmental Plan 2013 (NSLEP 2013).

1.3 Relevant development standard

This exception to development standards request relates to the height of buildings standard at cl. 4.3(2) of NSLEP 2013 which states:

4.3 Height of buildings

...

(2) *The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.*

The height standard for the Middle Block is 8.5m, as shown on **Figure 1**.

1.4 Proposed contravention of to the standard

The Middle Block already exceeds the 8.5m height standard (see DA3001 and DA3011 at **Attachment A**) and some of the proposed works are to occur in the parts of the building with a height >8.5m. The maximum height of the proposed work is approximately 18.3m which is 9.8m above the 8.5m height standard (a technical departure of 115%)

No new contravention that would increase the height of the Middle Block is proposed.

Height of Buildings Map
 - Sheet HOB_002A

Maximum Building Height (m)

A	1	S	24
I	8.5	T1	25
K	10	T2	26
L	11	U1	30
M	12	U2	33
N	13	W1	40
O1	15	W2	42
O2	16	X	49
Q1	19.15	Y	50
Q2	20		

Maximum Building Height (RL m)

0 - 20
21 - 40
41 - 60
61 - 80
81 - 100
101 - 120
121 - 140
141 - 160
161 - 180
181 - 200

Cadastre
 Cadastre 18/11/16

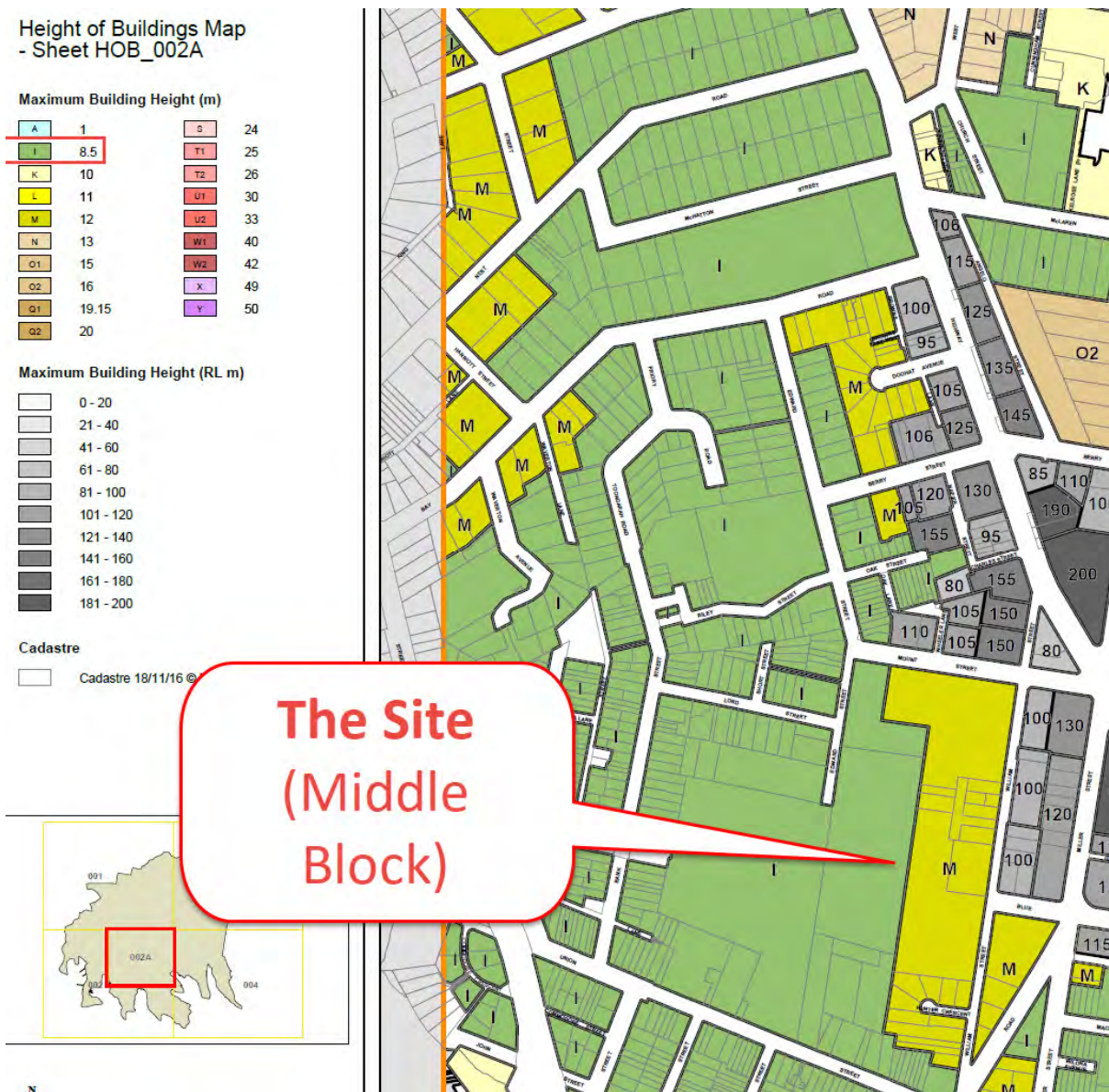


Figure 1 – NSLEP 2013, Height of Buildings Map (Sheet HOB_002A)

2.0 Justification for the exception and matters for consideration

2.1 Clause 4.6

Clause 4.6 of NSLEP 2013 states:

4.6 Exceptions to development standards

- (1) *The objectives of this clause are as follows—*
- (a) *to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
 - (b) *to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*
- (2) *Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.*
- (3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating—*
- (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
 - (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*
- (4) *Development consent must not be granted for development that contravenes a development standard unless—*
- (a) *the consent authority is satisfied that—*
 - (i) *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
 - (ii) *the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*
 - (b) *the concurrence of the Planning Secretary has been obtained.*
- (5) *In deciding whether to grant concurrence, the Planning Secretary must consider—*
- (a) *whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*
 - (b) *the public benefit of maintaining the development standard, and*
 - (c) *any other matters required to be taken into consideration by the Planning Secretary before granting concurrence.*
- (6) *Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if—*
- (a) *the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or*
 - (b) *the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.*

Note. When this Plan was made it did not include all of these zones.

- (7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).
- (8) This clause does not allow development consent to be granted for development that would contravene any of the following—
- (a) a development standard for complying development,
 - (b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004* applies or for the land on which such a building is situated,
 - (c) clause 5.4,
 - (ca) in relation to land identified as "Land in St Leonards" on the *Exceptions to Development Standards Map*—clause 4.3 (2) by more than 3 metres (excluding plant rooms and similar structures),
 - (cb) clause 6.3 (2) (a) and (b),
 - (cc) clause 6.20.
- (8A) Subclause (8) (ca) ceases to apply on 31 December 2015.

2.2 Land and Environment Court tests

This section of the written request assesses the proposed contravention of the height standard against the cl. 4.6 considerations using the accepted tests for the assessment of development standard variations established by the NSW Land and Environment Court in:

- *Initial Action v Woollahra Municipal Council* [2018] NSWLEC 118
- *Four2Five Pty Ltd v Ashfield Council* [2015] NSWLEC 90 and *Four2Five Pty Ltd v Ashfield Council* [2015] NSWCA 248 ('Four2Five No 3')
- *Wehbe v Pittwater Council* [2007] NSW LEC 82
- *Winten Developments Pty Ltd v North Sydney Council* [2001] NSWLEC 46.

2.3 Clause 4.6(3)

The applicant bears the onus to demonstrate that the matters in cl. 4.6(3) have been adequately addressed by the written request in order to enable the consent authority to form the requisite opinion of satisfaction. The applicant's written request seeking to justify the contravention of the development standard must adequately address both:

- That compliance with the development standard is **unreasonable or unnecessary** in the circumstances of the case (cl 4.6(3)(a)); and
- That there are **sufficient environmental planning grounds** to justify contravening the development standard (cl 4.6(3)(b)).

The following sections justify contravention of the height development standard using these tests.

2.3.1 Clause 4.6(3)(a) (Whether compliance with the development standard is unreasonable or unnecessary)

The common ways in which an applicant might demonstrate that compliance with a development standard is **unreasonable or unnecessary** are summarised by Preston CJ in *Wehbe v Pittwater Council* (2007) 156 LGERA 446. Although *Wehbe* concerned a SEPP 1 objection, the common ways to demonstrate that compliance with a development standard is unreasonable or unnecessary in *Wehbe* are equally applicable to cl 4.6. The five ways to demonstrate

compliance is unreasonable/unnecessary are not exhaustive, and it may be sufficient to establish only one way.

The five ways to demonstrate that compliance with the standard is unreasonable or unnecessary and the relevance to this written request are noted below:

1. The objectives of the development standard are achieved notwithstanding non-compliance with the standard

The objectives of the height standard (NSLEP 2013 cl. 4.3(1)) are satisfied as noted below:

(a) to promote development that conforms to and reflects natural landforms, by stepping development on sloping land to follow the natural gradient,

The proposal does not result in any change to the height, bulk, scale or surrounding landform of the Middle Block.

(b) to promote the retention and, if appropriate, sharing of existing views,

The proposal does not result in any change to the height, bulk, scale of the Middle Block and will have no impact on public or private views.

(c) to maintain solar access to existing dwellings, public reserves and streets, and to promote solar access for future development,

The proposal does not result in any change to the height, bulk, scale of the Middle Block and will have no impact on solar access for existing dwellings, public reserves and streets.

(d) to maintain privacy for residents of existing dwellings and to promote privacy for residents of new buildings,

The proposal does not result in any change to the height, bulk, scale of the Middle Block and will have no impact on privacy for adjoining residents.

(e) to ensure compatibility between development, particularly at zone boundaries,

The proposal does not result in any change to the height, bulk, scale of the Middle Block and will have no impact on its compatibility with any other development.

(f) to encourage an appropriate scale and density of development that is in accordance with, and promotes the character of, an area.

The proposal does not result in any change to the height, bulk, scale of the Middle Block and will have no impact on the character of the area.

Given the above satisfaction of the height development standard objectives, compliance with the standard in this instance is unnecessary and unreasonable.

2. The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary

Not applicable. The underlying objective or purpose of the height standard is relevant to the development and is achieved as outlined above.

3. The underlying object or purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable

Not applicable. The underlying object or purpose of the height standard would not be defeated or thwarted if compliance was required. However, the objectives of Zone SP2 Educational Establishment would be defeated and thwarted if compliance with the height standard was required as it would:

- Necessitate demolition of parts of the Middle Block (a heritage item with high significance) with a height greater than 8.5m (refer to **Attachment A**)
- Preclude the proposed improvements to the Middle Block to upgrade the classrooms.

4. The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable

On the Shore School site, both the 12m and 8.5m height standards in NSLEP 2013 have been virtually abandoned as many existing and approved buildings exceed the applicable height standards. Relevantly:

- All existing Shore buildings facing William Street have a height greater than the applicable 12m height standard and most existing buildings further west exceed the relevant 8.5m height standard
- The approved gymnasium and swimming pool facility on the site (DA 336/1998) exceeds the applicable 12m height standard
- The approved Shore Physical Education Centre (SPEC) SSD 7507 exceeds the applicable height standards
- Concept Approval (MP 10_0149) has been granted for new buildings on the Graythwaite site with heights of:
 - 10m (East Building) where the relevant height standard is 8.5m (a departure of 1.5m)
 - 12m (West Building) where the relevant height standard is 8.5m (a departure of 3.5m).

With these approved Graythwaite building envelopes located in the western portion of the Shore campus, well away from William Street, the proposal will implement the NSDCP 2012 character statement requirement to reduce the intensity and scale of development the further away from William Street it is located (NSDCP 2012 cl. 9.4.2, P3 and cl. 9.4.3, P5).

Given the above, compliance with the height standard in this instance is unnecessary and unreasonable.

5. The zoning of the particular land is unreasonable or inappropriate so that a development standard appropriate for that zoning is also unreasonable and unnecessary as it applies to the land and compliance with the standard would be unreasonable or unnecessary. That is, the particular parcel of land should not have been included in the particular zone.

Zone SP2 Educational Establishment, which applies to the site, is an appropriate zone given its use as a school. The 8.5m height standard, however, which would normally reflect a low density housing form and which applies to the site, is not reasonable for the site.

2.3.2 Clause 4.6(3)(b) (Whether there are sufficient environmental planning grounds to justify contravening the development standard (cl 4.6(3)(b))

"Sufficient environmental planning grounds" is a phrase of wide generality (*Four2Five Pty Ltd v Ashfield Council* [2015] NSWLEC 90 [26]):

Subclause (3)(b) requires a written report to demonstrate that sufficient environmental planning grounds support the contravention of a development standard. The EPA Act or the LEP do not define "sufficient" or "environmental planning grounds". As the Appellant submitted these phrases are of wide generality enabling a variety of circumstances or grounds to justify contravention of the particular development standard. The "sufficient ... grounds" must be "environmental planning grounds" by their nature. The word

"environment" is defined in the EPA Act to mean "includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings".

The environmental planning grounds relied on in the written request under cl. 4.6 must be sufficient to justify contravening the development standard. The focus is on the aspect of the development that contravenes the development standard, not the development as a whole.

Therefore the environmental planning grounds advanced in the written request must justify the contravention of the development standard and not simply promote the benefits of carrying out the development as a whole [24].

Four2Five [31]:

Further support for the Commissioner's approach is derived from the use of the word "sufficient". Contrary to the Appellant's submission that this suggests a low bar, I draw the opposite inference, namely that the written report must address sufficient environmental planning grounds to inform the consent authorities finding of satisfaction in cl 4.6(4)(a)(i).

Using these test, there are **sufficient environmental planning grounds** to contravene the height development standard in this instance given that all of the proposed works that exceed the 8.5m height standard are contained within an existing (heritage listed) building.

2.4 Clause 4.6(4)(a)

Clause 4.6(4)(a) establishes preconditions that must be satisfied before a consent authority (or the court exercising the functions of a consent authority) can exercise the power to grant development consent.

The first opinion of satisfaction in cl 4.6(4)(a)(i) is that the written request has addressed subclause (3). As demonstrated above at Section 2.3, the written request has addressed both parts of cl. 4.6(3). Demonstrating:

- That compliance with the height standard is unreasonable and unnecessary; and
- That there are sufficient environmental planning grounds to justify contravening the development standard.

The second opinion of satisfaction in cl 4.6(4)(a)(ii) is that the proposed development will be in the public interest because it is consistent with the objectives of the development standard that is contravened and the zone objectives. The consent authority must be satisfied that the development is in the public interest because it is consistent with these objectives, not simply that the development is in the public interest.

The consistency of the development with the objectives of the development standard is addressed above at Section 2.3.1.

The consistency of the development with the objectives of Zone SP2 – Infrastructure (Educational Establishment) is noted below, demonstrating that the development is in the public interest

– *To provide for infrastructure and related uses.*

The proposal is for an infrastructure use. Notably, compliance with the height standard would compromise achievement of this SP2 zone objective as it would necessitate demolition of part of the Middle Block and/or preclude the proposed improvements.

– *To prevent development that is not compatible with or that may detract from the provision of infrastructure*

The proposal is compatible with the provision of infrastructure and will materially improve the function and amenity of the Middle Block.

2.5 Clause 4.6(4)(b) (Concurrence of the Secretary of the Department of Planning and Environment)

The Secretary of the Department of Planning and Environment has granted concurrence to North Sydney Council.

3.0 Conclusion

The proposal includes internal works to the Middle Block that have a height which contravenes the 8.5m height standard to NSLEP 2013. No new contravention is proposed. Consistent with the tests established by the Land and Environment Court, this cl. 4.6 written request to contravene the height standard demonstrates that:

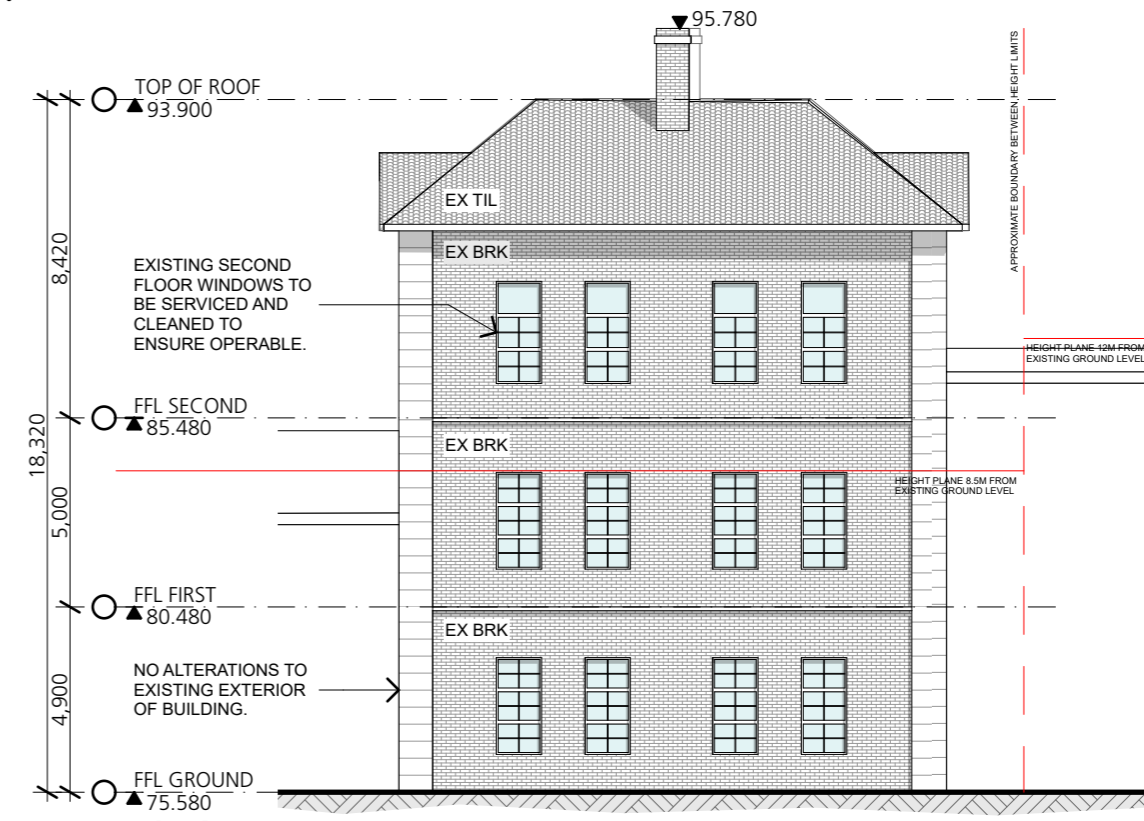
- Compliance with the development standard is unreasonable and unnecessary;
- There are sufficient environmental planning grounds to justify contravening the development standard; and
- The proposed development will be in public interest because it is consistent with the objectives of the development standard that is contravened and the zone objectives.

Attachment 1

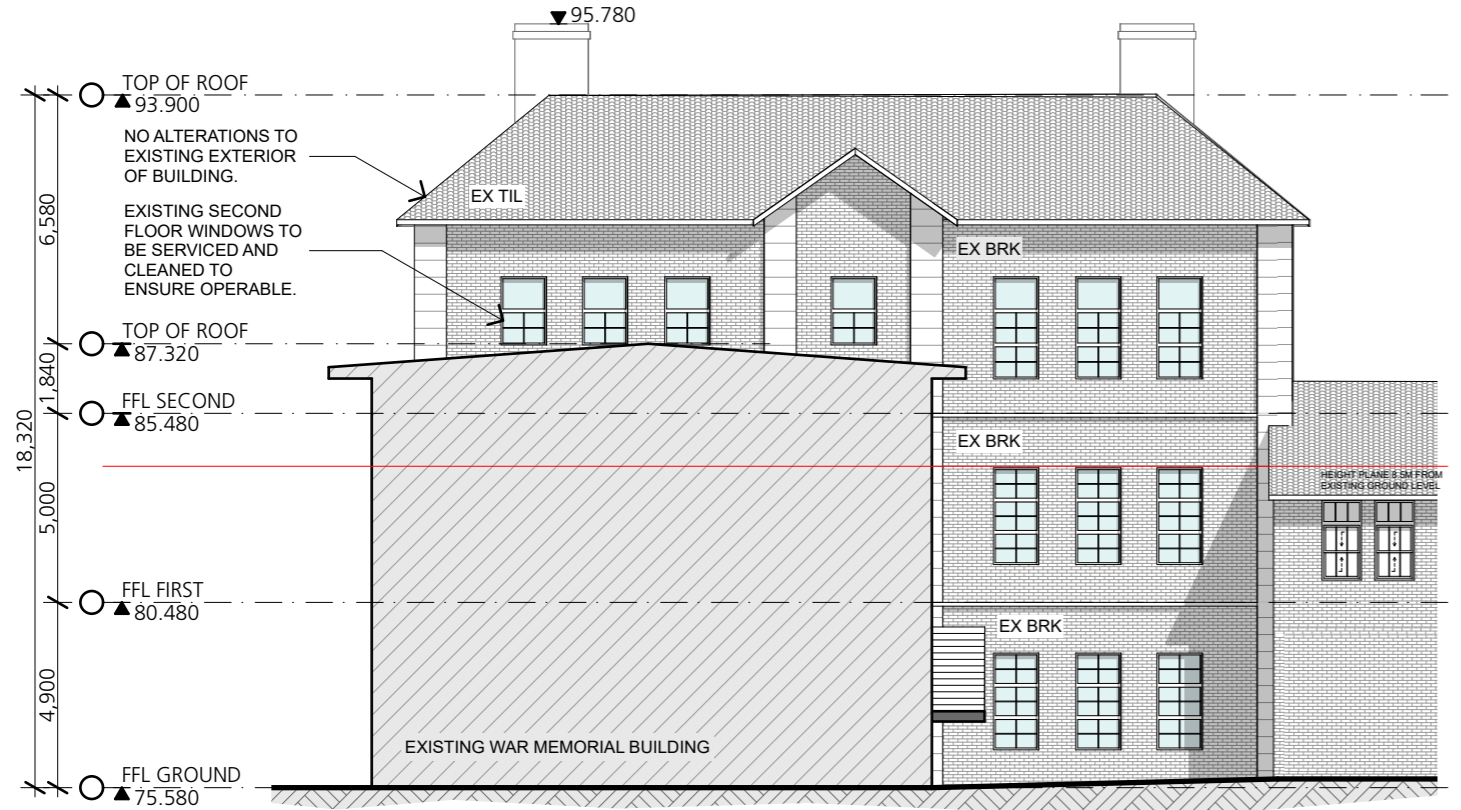
Section & Elevation showing extent of departure, by SHAC



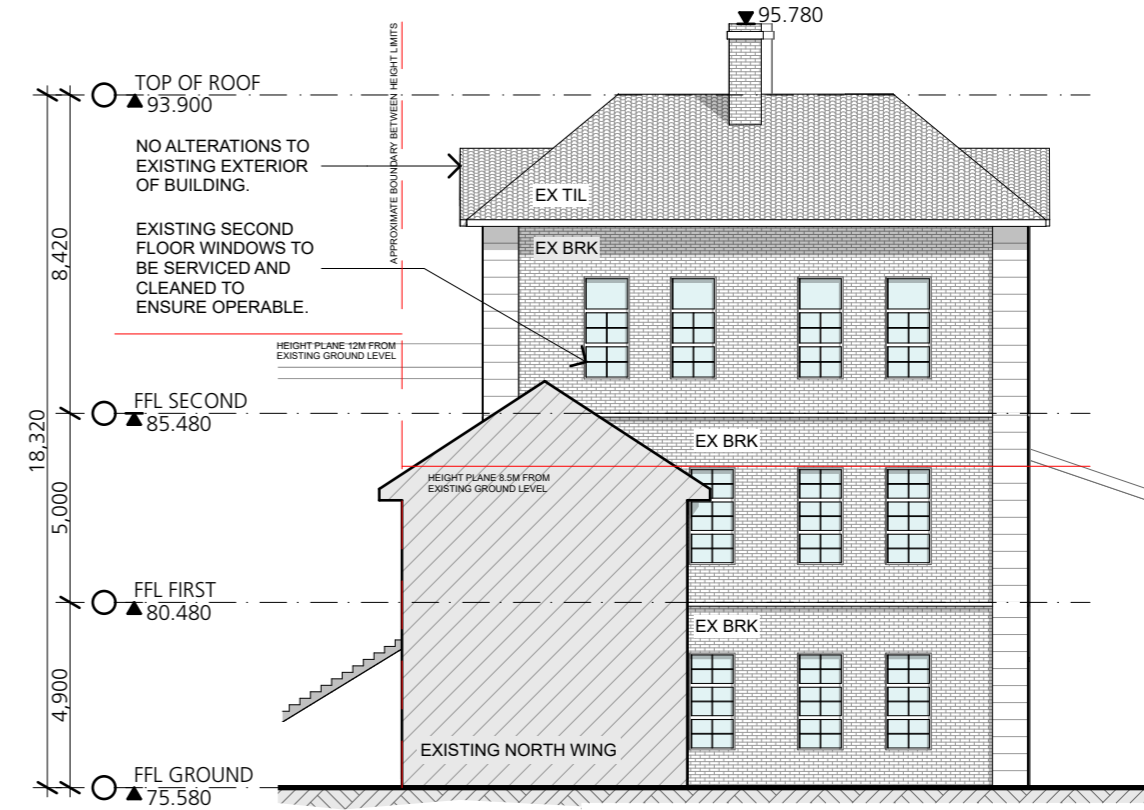
West Elevation



South Elevation



East Elevation



North Elevation



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DRAWING DATE
17.05.21

DRAWING BY
JK

CHECKED BY
EB

APPROVED BY
[Signature]

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AMENDMENT SCHEDULE

No.	DRN	CHK	DATE	COMMENT
A	JK	EB	17.05.21	DA Submission

AMENDMENT SCHEDULE

No.	DRN	CHK	DATE	COMMENT

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Rev A

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SCALE
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@A3

PROJECT
4414 SHORE - Middle Block Classroom Alterations
Blue Street, North Sydney NSW

DRAWING NAME
Elevations

DESIGNER
SHAC

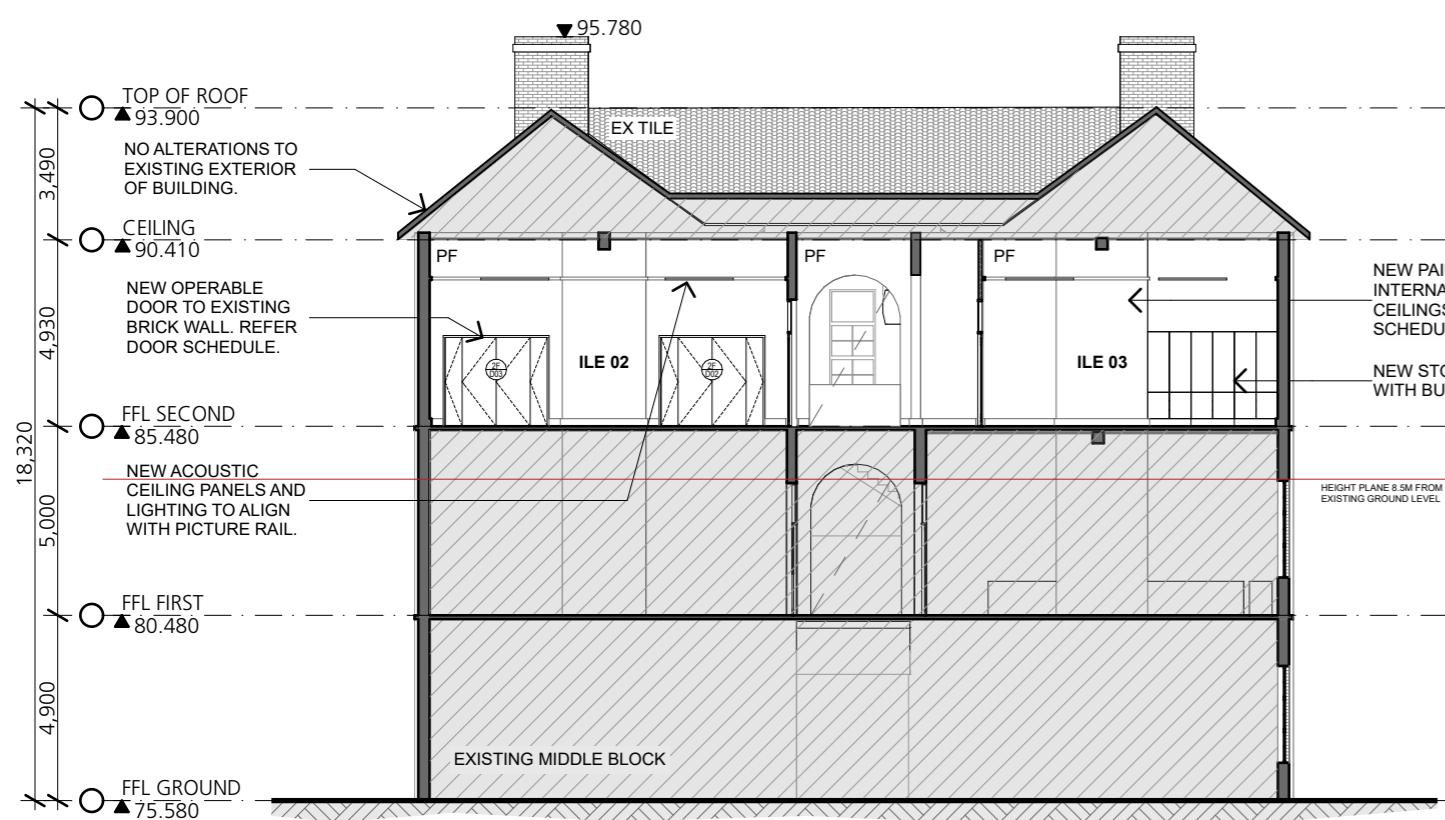


NOTES

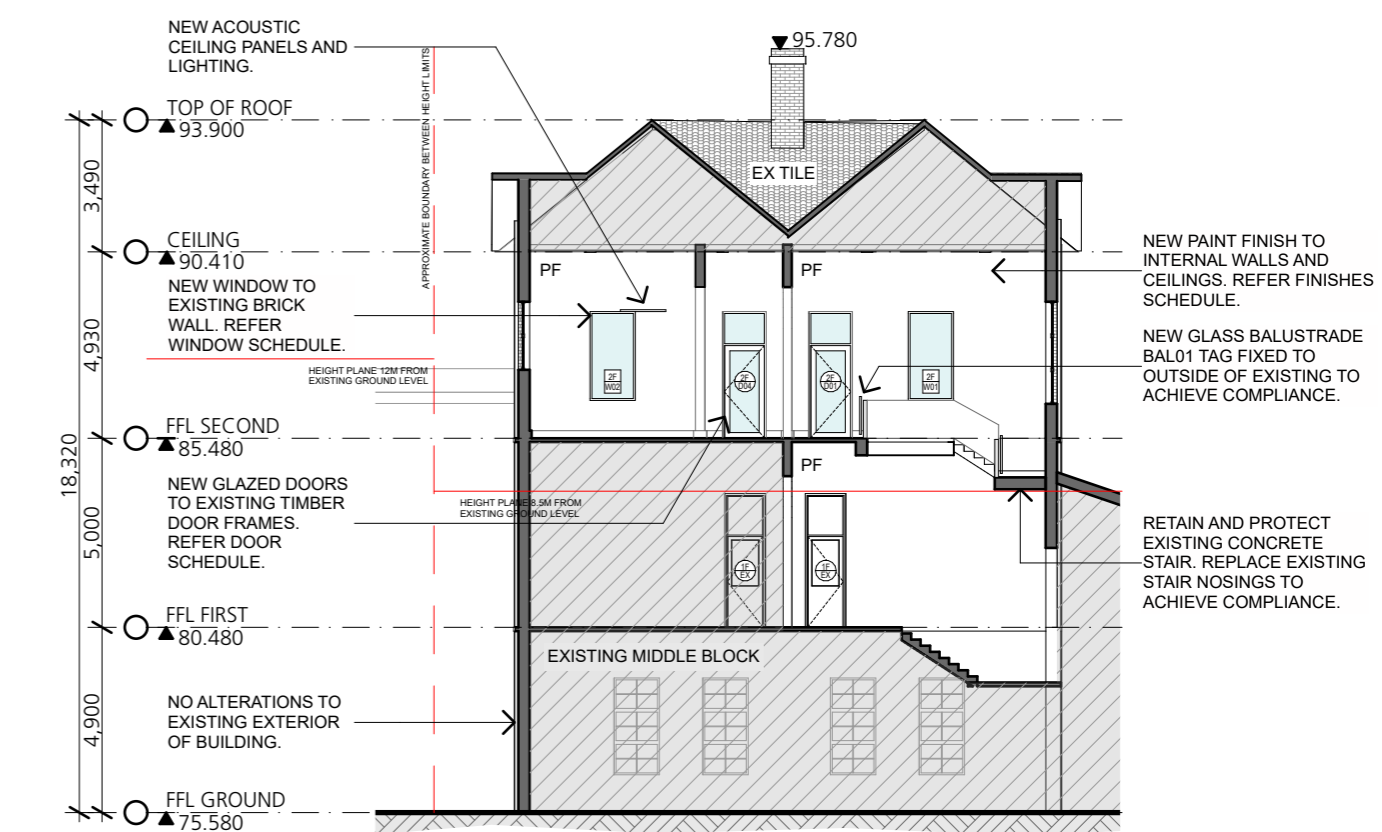
- NOTES RELEVANT TO ALL BUILDING LEVEL FLOOR PLANS (IE GROUND FLOOR, FIRST FLOOR, ETC)
- ALL EXISTING BUILDING LEVELS AND EXTERNAL RL'S TO BE CONFIRMED ON SITE. REFER TO CIVIL ENGINEERS DOCUMENTATION.

DRAWING LEGEND

Code	Description
AFFL	ABOVE FINISHED FLOOR LEVEL
BAL	BALUSTRADE
CON	CONCRETE
CPT	CARPET
D	DOOR NUMBER
EX	EXISTING
FE	FIRE EXTINGUISHER
FF	FIXTURE AND FITTINGS
FHR	FIRE HOSE REEL
JT	JOINERY TYPE - GENERAL
PF	PAINT FINISH
RL	REDUCED LEVEL
RF	RESILIENT FLOORING
W	WINDOW NUMBER



Section A



Section B



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PROJECT
4414 SHORE - Middle Block Classroom Alterations
Blue Street, North Sydney NSW

DRAWING NAME
Sections

DESIGNER
SHAC



Clause 4.6 exception to development standards request NSLEP 2013, clause 4.3 - Height of building
Sydney Church of England Grammar School, Blue Street, North Sydney

9 June 2021