



Ms Barbara Watkins
Chief Executive
264 MILLER STREET
NORTH SYDNEY 2060

29/03/2021

Dear Ms Watkins

Marist Catholic College North Shore (SSD-10473)
Response to Submissions

The exhibition of the Environmental Impact Statement (EIS) for the Marist Catholic College North Shore (SSD-10473) ended on 23 March 2021. Submissions received from North Sydney Council, the public, and all Government agency advice received by the Department of Planning, Industry and Environment (the Department) during the exhibition of the project is available on the Department's website at: <https://www.planningportal.nsw.gov.au/major-projects/project/37081>

In accordance with clause 82 of the Environmental Planning and Assessment Regulation 2000 (Regulation), the Planning Secretary requires the Applicant to respond to all issues raised in these submissions and Government agency advice, and where necessary, technical supporting documents must be revised.

Please be advised that the Government Architect of NSW have yet to provide comments in relation to the application. Any pending agency responses will be forwarded upon receipt.

The Department has also undertaken a preliminary assessment of the EIS and, in addition to the issues raised in submissions, requires the matters at **Attachment 1** be addressed in full. You are requested to provide the Department with a response to the submissions as soon as possible.

Note that under clause 113(7) of the Regulation, the days occurring between the date of this letter and the date on which your response to submissions is received by the Planning Secretary are not included in the deemed refusal period.

If you have any questions, please contact Tahlia Alexander, who can be contacted on (02) 99956022 or at Tahlia.Alexander@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'KH', with a long horizontal flourish extending to the right.

Karen Harragon
Director, Social And Infrastructure Assessments
Social & Infrastructure Assessments

as delegate for the Planning Secretary

ATTACHMENT 1

1. Clarification of student numbers

- The “Description of Development” in the EIS does not include any details of the proposed increase in student numbers. In Page 44 of the EIS it is indicated that a student number increase by 732 is proposed. This is a significant component of the development that has been omitted from the earlier development description provided in the EIS. This may require re-exhibition of the application, once the Response to Submissions is lodged with the Department.

2. Built form and key views

- The Visual Impact Assessment (VIA) report is to be updated to consider the visual impacts that would eventuate from the proposed setbacks and the bulk and scale of the proposed buildings on the site’s surrounding heritage items.
- Further consideration should be given to the potential to provide natural screening for the site in order to reduce the bulk and scale of the proposed building. This may require consideration of street tree planting, if there is not sufficient space within the site.
- Consideration to further articulate the façade on Miller Street and stepping the building down following the slope of the land should also be considered.

3. Comments from public authorities

- North Sydney Council and Transport for NSW have raised significant concerns regarding the traffic generation due to this proposal and the data gaps in the traffic modelling. The Department supports these concerns and requires you to submit an amended traffic report addressing of the issues raised.

- Heritage Division of the Department of Premier and Cabinet (Heritage NSW) have made particular reference to the adverse impact that the proposed development would have on the State Heritage Register (SHR) item St Leonards Park (SHR no. 01941) located at 283A Miller St. The Department agrees with Heritage NSW's comments and requests that the RtS responds to these comments.
- The Department supports the Environment of Energy and Science Group's comments regarding the site's biodiversity and requires that the RtS thoroughly addresses these comments. Any amendments to the proposal would require the submission of an amended Biodiversity Assessment Report (BDAR).

4. Plans and elevations

- An excavation plan showing the extent of cut and details of piles for the proposed basement carpark at the Carlow Street Building is required to identify the depth of the basement car park in respect to the Sydney Metro Railway easement that runs directly beneath the site.
- The plan must show the details of the Sydney Metro tunnel depth at this location which should be obtained in consultation with the public authority.
- The Architectural plans provided should be updated to highlight the drop off and pick up location that has been allocated to students in the Carlow Street Building basement car park.

5. Landscape plans

- A revised Landscape Plan that provides exact details of planting locations, species, quantities and pot size is to be submitted in the architectural drawing package.

6. Acoustics

- Requirement 12 of the SEARs requires the application to "identify and assess operational noise, including consideration of community uses any school hall for concerts etc. (both during and outside school hours) and any out of hours community use of school facilities".
- In order to comply with this requirement, the noise and vibration assessment should be updated to provide an acoustic assessment of:
 - out of school hours community use of school facilities, including recommendations regarding limitations on permitted hours and frequency of such use, in particular for any outdoor spaces, to mitigate potential noise impacts on the neighbouring residents.
 - the use of the auditorium during and after school hours.

7. Waste collection

- The waste management plan for the site details the existing waste collection operations for the site, however, does not provide details relating to the proposed waste collection times for the school (if any amendments proposed). The waste management plan should be updated to provide this detail.

8. Crane usage and construction management

- Public submissions have raised concerns that the location of construction cranes may block the laneway at the rear. In this regard, the Construction Management Plan should be updated to include a tentative location of the crane to demonstrate that none of the surrounding streets would be blocked.
- The Construction Management Plan should be updated to include further details relating to how the safety and amenity of staff and students would be ensured during the construction works. It should also include details of how the ongoing operations of the school would be maintained during construction works.

9. Student safety and amenity

- Page 46 of the EIS states that “the piazza will be accessible 24 hours a day” for the school and the public. Further detail is required relating to how the use of this space by the school and the public would be scheduled in order to ensure the safety and amenity of students.

10. End of trip facilities

- The EIS should be updated to provide details relating to where the end of trip facilities would be located to support the student and staff bicycle spaces that have been proposed.

11. Landowner’s Consent

- Landowner’s consent in a form required to satisfy relevant regulations is required to be formally submitted as part of the RTS.

12. Heritage Impact Statement error

- Figure 14 on page 11 of the Heritage Impact Statement has the incorrect site circled. Please update this figure to highlight the subject site.