



29/11/2019

Miss Kate MacDonald
Director State Significant Development
SUITE 9 259 George Street
Sydney NSW 2000

Dear Miss MacDonald

**Meadowbank Education and Employment Precinct Schools Project (SSD-9343)
Request for Response to Submissions**

The exhibition of the development application including the Environmental Impact Statement (EIS) for the above proposal ended on 20 November 2019. All submissions received by the Department during the exhibition of the proposal are available on the Department's website at <https://www.planningportal.nsw.gov.au/major-projects/project/10581>.

In accordance with clause 85A of the *Environmental Planning and Assessment Regulation 2000* (EP&A 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.

The Department has also undertaken a preliminary assessment of the EIS and identified issues that must be addressed to the Department's satisfaction before the application can proceed. These matters are outlined in Schedules 1 and 2.

Sydney Water has yet to provide comments in relation to the application. Any pending agency responses will be forwarded upon receipt.

Please provide your response to submissions (RtS) to the Department as soon as possible.

Please note that under clause 113(7) of the EP&A 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 Jason Maslen, who can be contacted on 02 8275 1317 or jason.maslen@planning.nsw.gov.au.

Yours sincerely

Karen Harragon
Director, Social and Infrastructure Assessments
as delegate for the Secretary

SCHEDULE 1 - KEY ISSUES

The Master Plan and Education SEPP

1. The Department notes the EIS provides high-level consideration of the Meadowbank Education and Employment Precinct Master Plan (the Master Plan) at section 3.3. Please provide more detailed consideration of the Master Plan including addressing the Master Plan's 'ten preliminary ideas' and associated 'possible actions'.
2. The Department notes that the EIS states at Section 4.5 that the Education SEPP Design Quality Principles (DQP) have been addressed in the Architectural Design Statement (Appendix D). However, the Design Statement does not appear to include a section in response to these principles. Provide a detailed response to each of the seven DQP indicating how the proposal addresses the DQP aims/objectives and requirements.

Pedestrian links and out of hours traffic movements

3. Provide additional information on the 'Proposed Future [pedestrian] Spine' through the TAFE site, including:
 - status of the Spine proposal and any assessment pathways.
 - predicted timing of construction/completion of the Spine proposal and relationship to the timing for the completion of the current Schools proposal.
 - consider the usability, functionality and appropriateness of existing pedestrian links in the event that the TAFE link is delayed (or not delivered).
 - safety and security in the event that future students/staff were to use the existing pedestrian pathways along the railway easement and/or through the TAFE site to access the school.
4. Provide consideration of the traffic impacts, including predicted traffic and car parking impacts, of out of school hours operations.

Construction noise

5. To inform the Department's consideration of the likely impacts from construction, provide an assessment of predicted construction noise impacts on nearby sensitive receivers and consideration of mitigation measures, including indicating their effect (as required by the SEARs).
6. The Department notes that the Application seeks hours of construction in accordance with Ryde Development Control Plan and that these hours exceed the Interim Construction Noise Guidelines. In addition, the EPA has recommended construction work is limited to standard ICNG hours.

To inform the Department's assessment of the proposed extension of hours of construction beyond ICNG hours, provide the information requested at point 5 above and prepare detailed justification for the extension of hours, including confirmation of management and mitigation measures.

Landscaping / open space

7. In the interest of maximising the provision of outdoor play-space, consider the opportunity of consolidating rooftop services/plant and providing an additional open space on the roof of the High-School building.
8. Provide an assessment of the use, operation, safety and maintenance of open spaces and sports fields within areas of the site subject to water flows. In addition, provide a statement on student safety and management when overland water flows occur on the site (from minor to major flow events).

9. Provide an assessment of the viability of the proposed tree planting proposed above structure within the Central Landscape area. In addition, provide greater detail of the planter dimensions, soil depth and maintenance.
10. Provide greater detail of the proposed swale that runs north/south through the site, including consideration of management and student safety.

SCHEDULE 2 - ADDITIONAL INFORMATION

State Design Review Panel

1. Provide the minutes of the State Design Review Panel (SRDP) and confirm how the proposal has considered and responded to the comments raised by the SRDP.

Landscape drawings and report

2. The landscape drawings and report should be reviewed for consistency with the architectural drawings and other reports provided in support of the application. In particular:
 - the Soil Contamination Remediation Plan (DA-108 Rev 2) indicates that the westernmost landscaped area adjacent to the three High-School sports courts is to be 'fenced off and inaccessible'. However, the landscape drawings show this space as a 'grassed free-play' space for the High School
 - the area north of the primary school wing is annotated as 'grassed free play' on the landscape drawings and as inaccessible in the landscape report
3. So that a greater understanding can be had of the amount, type and nature of open spaces provided, provide an updated Area Schedule that quantifies proposed open spaces more clearly by their intended use. For example, active play, passive play, inaccessible landscaping, circulation space, etc. In addition, provide a response to concerns raised in public submissions that insufficient open space has been provided for future students.
4. Update the planting schedule to include the species common name and indicate native and non-native species. The Department recommends that the inclusion of non-native planting should be kept to a minimum.
5. Provide design details of the proposed '2.1m high vehicle bar railing' and 2.1m high sports field/courts fence'.
6. Provide landscaping drawings at a higher resolution so that their legends are legible.

Architectural drawings and reports

7. The Department notes that the EIS refers to the level of overshadowing of TAFE Green as being 50% (page 44) and 40% (page 66). Clarify more precisely the predicted percentage of overshadowing to TAFE Green.
8. There appears to be an error in drawing DA-301 Rev 6, as the RL heights do not correctly match the drawn elevations. In addition, provide updated roof drawings annotating the various heights of the building and rooftop plant/services.
9. The roof plan should be updated to include the location of the proposed maintenance balustrading. In the interest of reducing rooftop clutter, confirm whether the maintenance balustrade could be replaced with a clip-on cable system.
10. Confirm whether the application includes any building identification or wayfinding signage.
11. The Quantity Surveyor report should be updated to confirm the predicted number of jobs during the operational phase of the development (in accordance with SEARs).