

Miss Danielle Blakely  
Associate Director  
Urbis Level 8 Angel Place  
123 Pitt Street  
Sydney New South Wales 2000

01/06/2020

Dear Miss Blakely

**Scientia Project - Monte Sant Angelo Mercy College (SSD-10393)**  
**Response to Submissions**

The exhibition of the development application including the Environmental Impact Statement (EIS) for the above proposal ended on 20 May 2020. All submissions received by the Department of Planning, Industry and Environment (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/25866>.

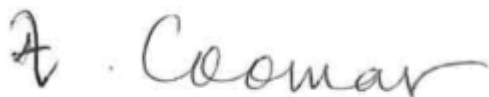
In accordance with clause 85A of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation), the Planning Secretary requires the Applicant to respond to all issues raised in these submissions and government agency advice. Where necessary, technical supporting documents must be revised.

Having reviewed the submissions and considered the exhibited proposal, the Department has also identified issues, detailed in **Schedule 1**, that are required to be addressed in the Response to Submissions Report (RTS) and updated technical supporting documents

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 David Way, who can be contacted on (02) 8275 1324 or at [david.way@planning.nsw.gov.au](mailto:david.way@planning.nsw.gov.au).

Yours sincerely



Aditi Coomar  
Team Leader  
Social & Infrastructure Assessments

## Schedule 1 - Key Issues

### Built form and Landscaping

- Provide a response and progress update on the revisions and investigations to improve the bulk and scale of the proposed redevelopment, as requested by the State Design Review Panel, prior to the lodgement of the EIS. This response must address the following, in particular:
  - reducing the overall bulk and scale of the building through façade refinement, architectural detail and articulation, and reduction or consolidation of program (where feasible).
  - including details of passive solar design strategies to ensure access to natural light and ventilation for all internal spaces.
  - incorporating Crime Prevention Through Environmental Design Principles (where applicable) for the external space between the gymnasium and Miller Street at Level 1 of the proposed building.
  - investigating the potential for the building to include Environmentally Sustainable Development initiatives that exceed minimum requirements.
- Provide the following additional details for landscaping within the site:
  - a review of the setback of the proposed building from the Miller Street frontage (including location of the on-site detention tank within the setback) to explore opportunities for increased peripheral planting along this setback that may screen the building bulk and complement the streetscape. Alternatively, opportunities for planting on Miller street, along the entire building frontage should be explored.
  - opportunities to compensate for the loss of trees between the heritage listed chapel and the proposed building by proposing canopy trees on the northern side of the proposed development (within the identified curtilage of the chapel).
  - further justification to confirm that the existing trees on the northern side of the building (subject to 20% encroachment within the tree canopy due to the basement) can be retained and the methods to retain these trees.
- Provide details of the retention of the boundary wall on Miller Street (heritage item of local significance), either in the form of an amended design or appropriate justification for the removal of this wall, consistent with North Sydney Council's request.

### Construction management and assessment

- Provide an assessment of the impact of removing the existing on-site staff parking spaces (65 in total) during the construction period, including:
  - management strategies to address the loss of on-site car parking during the construction period.
  - provision of alternate car parking area for staff (within the site or elsewhere) during the construction period.
- Provide an assessment of the impact of removing the majority of available on-site recreational and open space during the construction of the proposed redevelopment. This assessment must include management strategies to address the loss of this space during the construction period and provision of alternate open space for students.

- Provide a cumulative assessment of construction impacts, in particular for noise and traffic impacts on the on-going operation of the school and adjacent businesses and residences, as a result of the proposed redevelopment.
- Provide documentation compliant with the Sydney Metro Underground Corridor Protection Guideline to demonstrate that there are no adverse impacts on the Sydney Metro infrastructure including, but not limited to:
  - survey drawings clearly identifying the first and second reserves of the Sydney Metro City and Southwest rail corridor and the location of the site (in plan and elevation).
  - an engineering assessment demonstrating that there are no adverse impacts on Sydney Metro infrastructure.
  - a Work Method and Safety statement.
  - an electrolysis assessment.
  - an instrumentation and monitoring plan.
  - clarification on the likely use of large hammers on the site (as identified in the submitted Noise Assessment Report by Wilkinson Murry).

### **Community use**

- Provide an assessment of the likely extent and frequency of out-of-hours community use, including weekend use of the proposed building and the surrounds. This assessment should include, but not be limited to, consideration and management strategies for noise impacts and traffic impacts associated with the proposed use of the school facilities by the community in the evenings or the weekends.
- Provide an assessment of the likely use of the building by the school community during out-of-school hours or the weekends. The assessment must include details of the likely number of users, frequency of use, noise and traffic impacts with associated management strategies.