

16/07/2020

Mr David Lewis  
Senior Statutory Planner  
NSW Department of Education  
Suite 9 259 George Street  
Sydney NSW 2000

Dear Mr Lewis

**Darlington Public School Redevelopment (SSD-9914)  
Request for Response to Submissions**

The exhibition of the development application including the Environmental Impact Statement (EIS) for the above proposal ended on 13 July 2020. 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/9671>.

The Department requires that you provide a response to the issues raised in those submissions, in accordance with clause 85A(2) of the Environmental Planning and Assessment Regulation 2000. The Department also requests that you address the matters listed in **Attachment A**.

Please provide your response to the Department within two months of the date of this letter.

Note that under clause 113(7) of the Environmental Planning and Assessment Regulation 2000, the days occurring between the date of this letter and the date on which your response to submissions is received by the Secretary are not included in the deemed refusal period.

If you have any questions, please contact Nicholas Gunn on 9995 5818 or [Nicholas.gunn@planning.nsw.gov.au](mailto:Nicholas.gunn@planning.nsw.gov.au).

Yours sincerely



Karen Harragon  
Director, Social And Infrastructure Assessments  
Social & Infrastructure Assessments  
**as delegate for the Planning Secretary**

## ATTACHMENT 1

### 1. Active Transport

- Consideration should be given to increasing the number of bicycle / scooter parking spaces to be provided to accommodate the larger student population, given the:
  - Traffic Impact Assessment states that almost 30% of the existing students ride to school.
  - proposal as submitted includes the provision of 67 bicycle / scooter parking spaces.
- Provide details relating to the number and location of lockers to be provided for staff use.

### 2. Contamination

- The Preliminary Site Investigation and Detailed Site Investigation confirmed the presence of contaminants at the site and Remediation Action Plan identified a number of options for remediation of the site. Confirm and provide further details of the selected remediation strategy, including details of locations and methods of containment on site where proposed.
- Address Environment Protect Authority (EPA) comments in relation to the provision of interim advice from an EPA-accredited site auditor in relation to the nature and extent of the contamination and what further works are required.

### 3. Biodiversity

- Address comments made by the Environment Energy and Science Group of the Department in relation to the Biodiversity Development Assessment Report (BDAR).
- Address comments made in the public submissions regarding the need to consider cumulative impacts of tree removal on fauna and the application of the precautionary principle.

### 4. Tree removal and landscaping

- Clarify the number of trees to be removed and correct inconsistencies between the EIS report, Arborist Report, Landscape Report and submitted plans.
- Provide an updated Arborist Report (including Appendix 2) that:
  - includes details of all existing trees on the existing school site, including those outside the State significant development (SSD) disturbance area.
  - clearly details each tree to be removed or retained, noting where trees are to be removed or retained under separate assessment processes.
  - includes the reason / justification for each tree to be removed within the SSD disturbance area.
- Provide an updated planting schedule that includes the proposed numbers of each tree species to be planted and details of height / canopy spread at maturity.
- Provide information to justify the proposed landscaping and tree planting having regard to the Greener Places Design Guide (Government Architect NSW) urban tree canopy cover and including details on the pre-development and post-development tree canopy coverage on-site.
- Opportunities to retain existing large trees and plant large trees should be maximised.

### 5. Built form

- Address the comments made by the Government Architect NSW.

### 6. Related Development Applications

- Provide details relating to site works planned to be undertaken under a local development consent or as exempt or complying development and which do not form part of this application.

### 7. Other

- Address comments made in the public submissions relating to the reduction of after school care hours. Ensure any related social impacts have been considered.