

Mrs Jill McLachlan
Education Director
1 Rosemead Road
Hornsby New South Wales 2077

17 July 2020

Dear Mrs McLachlan

**Blue Gum Community School (SSD-10444)
Response to Submissions**

The exhibition of the development application including the Environmental Impact Statement (EIS) for the above proposal ended on 08 July 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/30021>.

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. Please provide a response to the issues raised in these submissions within two months of this letter.

The Department has also undertaken a preliminary assessment of the EIS and, in addition to the issues raised in submissions, requires that the matters in **Attachment 1** be addressed in full.

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 John Doubleday, who can be contacted on (02) 8275 1129 or at john.doubleday@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. Traffic and Parking

- The EIS and the Traffic Impact Assessment Report (TIA) suggest that the 'No Parking' restriction can be removed to allow for drop-off / pick-up to occur on Rosemead Road in front of the site. The Department considers that this would not be a desirable outcome as it would remove parking spaces currently used by the residents on the street, during certain times of the day. The Department recommends that the entire drop-off / pick-up operation should be undertaken within the site.
- The TIA indicates that the entry driveway from Rosemead Road has sufficient space to accommodate six cars, which are expected to queue within the site during the morning and afternoon peak drop-off / pick-up times. In this regard, please provide a layout to indicate how the six cars would be accommodated within this area without impacting on the traffic flow on Rosemead Road (due to vehicle queuing outside the site boundary).
- An operational Traffic Management Plan should be provided to the Department, detailing how drop-off / pick-up would be managed to prevent queuing on Dural Street / Rosemead Road during the morning and afternoon peak hours.
- Considering the comments from Hornsby Shire Council (Council) in relation to the impacts on the heritage values of the site that it considers would result from the proposed driveway works and the additional vehicular crossover, the Department recommends that an alternative driveway design option with a single entry / exit point be investigated. Sufficient reasons should be provided to justify whether this design option is feasible for the site. Consideration should be given to relevant Australian Standards in considering access options.
- The Department considers that each of the matters raised in the public submissions regarding the proposal's impact on the local traffic network and on-street parking on Rosemead Road / Dural Street should be addressed in detail.

2. Heritage impacts

- The Department notes that Council has raised significant concerns regarding the impacts of the proposed development on the heritage values of the site. The Department agrees with these concerns and recommends that an addendum to the submitted Statement of Heritage Impacts (SOHI) or an amended SOHI be submitted addressing the concerns raised by Council.
- Should the proposal adhere to the driveway design with two separate entry / exit points, then the impacts of the additional vehicular cross-over on the heritage values of the site and the associated mitigation measures should be clearly identified.

- The Department also strongly recommends that consultation be undertaken with Council to resolve the concerns regarding the heritage impacts of the proposed development.

3. Landscaping / tree removal

- The Department raises concerns regarding the removal of a number of trees that are currently located at the boundary of the site and the adjoining property at 1A Rosemead Road, Hornsby (western boundary). The trees along the boundary currently screen the two developments, contribute to the overall tree canopy for the site and also complement the heritage values of the site.
- The Department recommends that the design for the carpark should be amended to retain as many trees as possible along this boundary fence.
- The Department is concerned that further tree removal / pruning of tree canopy or clearing of understorey vegetation would be needed to comply with the requirements of an Asset Protection Zone within the site. In this regard, additional information would be needed to identify the trees that may need removal and how the tree canopy of the site can be maximised while complying with the requirements of Planning for Bushfire Protection.

4. Noise

- Additional information should be submitted to clarify the compliance of the proposal with the Association for Australasian Acoustic Consultants (AAAC) Guidelines for Child Care Centre Acoustic Assessment.
