



planning consultants

2 November 2021 2 November 2021  
Our Ref: 20180C.8AJC\_RTS Cover

Jasmine Tranquille  
Planning Officer  
Department of Planning, Industry and Environment  
4 Parramatta Square, 12 Darcy Street  
PARRAMATTA NSW 2150

Dear Ms Tranquille

**RE: SSD-10291 PROPOSED SENIOR SCHOOL CAMPUS AND SPORTS CENTRE  
ST LUKES GRAMMAR SCHOOL  
210 HEADLAND ROAD AND 800 PITTWATER ROAD DEE WHY AND 224  
HEADLAND ROAD, NORTH CURL CURL**

DFP Planning has been commissioned by The Anglican Schools Corporation (TASC) and St Luke's Grammar School (SLGS) to prepare a planning response to the issues raised in the public and authority submissions following the notification of SSD-10291 for the proposed senior school campus and sports centre for St Luke's Grammar School at 210 Headland Road and 800 Pittwater Road Dee Why and 224 Headland Road, North Curl Curl (the site).

A total of seven (7) submissions were provided from external agencies and stakeholders as follows:

- Department of Planning, Industry and Environment (DPIE) – assessing officer – summary of issues;
- Transport for NSW (TfNSW);
- Environment, Energy and Science Group – DPIE (EES Group);
- Environmental Protection Authority (EPA);
- Northern Beaches Council (Council);
- Water NSW; and
- NSW Rural Fire Service.

In addition, six (6) public submissions were received.

A detailed response to each item raised in the authority submissions and the key issues raised in the public submissions is provide at **Attachment 1** of this letter and in the remaining attachments as follows:

- **Attachment 1** – Detailed Response to Submissions prepared by DFP Planning (dated 2 November 2021);
- **Attachment 2** – Amended Architectural plans prepared by Tonkin Zulaikha Greer Architects (TZG) (dated 13 January 2021);

- **Attachment 3** – Architectural Response to Submissions Report prepared by TZG (dated September 2020);
- **Attachment 4** – Council feedback on heritage matters dated 21 October 2020;
- **Attachment 5** – Council feedback on urban design matters dated 26 October 2020;
- **Attachment 6** – Updated Architectural Design Report prepared by TZG (dated 14 January 2021);
- **Attachment 7** – Traffic and Parking Matters Response to Submissions One prepared by Varga Traffic Planning (dated 11 February 2021);
- **Attachment 8** – Workplace Travel Plan prepared by Varga Traffic Planning (dated 20 November 2020);
- **Attachment 9** – Review of updated traffic advice from TfNSW dated 18 March 2021;
- **Attachment 10** – Traffic and Parking Matters Response to Submissions Two prepared by Varga Traffic Planning (dated 26 May 2021);
- **Attachment 11** – Email from TfNSW dated 23 June 2021;
- **Attachment 12** – Traffic and Parking Matters Response to Submissions Three prepared by Varga Traffic Planning (dated 6 September 2021);
- **Attachment 13** – Updated Biodiversity Development Assessment Report prepared by Eco Logical Australia dated 19 November 2020;
- **Attachment 14** – Bushfire Assessment Report prepared by Building Code & Bushfire Hazard Solutions Pty Limited dated 16 November 2020; and
- **Attachment 15** – Environmental Noise Assessment prepared by Day Design Pty Ltd dated 8 October 2021.

Please don't hesitate to contact the undersigned if you have any queries or require further information.

Yours faithfully

**DFP PLANNING PTY LTD**

  
**AMY CROPLEY**  
**URBAN DESIGNER / PRINCIPAL PLANNER**

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Reviewed: 