

**McINTOSH&PHELPS**  
**ARCHITECTURE**  
**LANDSCAPE ARCHITECTURE**

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15 December 2021

Jacobs  
Level 7, 177 Pacific Hwy  
Sydney NSW 2060  
Attn: Marisa Sidoti, Project Manager - Design

Dear Marisa

**SINSW - JPPS**  
**RESPONSE TO SUBMISSION PROGRAM AND TASKS**

Thank you for your email dated 22 November 2021, requesting the review and preparation of written responses to address concerns raised pertaining to the **SSD-23330227 - Upgrades to John Palmer Public School**.

Our responses to identified relevant concerns raised in the submissions are outlined below:

**Blacktown City Council**

**3. Traffic Issues**

*b. Splay: A pedestrian safety issue has been identified due to not having splay at the north-east boundary of the school with The Ponds Shopping Centre vehicular access along The Ponds Boulevard. It is necessary that a splay be provided by removing a few panels of the fence and landscaping to improve the line of sight for pedestrians at The Ponds Shopping Centre vehicular access. This will need to be reflected on an amended plan.*

**Response:**

McIntosh & Phelps has amended the Landscape plans (Refer DA-LA-001 Rev. B and DA-LA-003 Rev. B ) to show:

- Removal of 1 x last fence panel and corner post along the loading dock alignment
- Removal of 1 x last fence panel along The Ponds Boulevard alignment
- Removal of small shrub and local pruning to existing tree and shrub planting from corner location to increase visibility
- Splay corner and new fence infill panels and post aligned with splay

**Department of Planning, Industry & Environment -  
Environment, Energy and Science Group (EES)****Biodiversity**

*In relation to the impacts on trees, The EIS states 'The building has been setback approximately 8 metres from the northern property boundary and approximately 5 metres from The Ponds Boulevard to retain existing trees within these areas which are an established element in the landscape and provide screening', however EES notes that trees numbered 1-5, 7-9, 15 and 132 – 133 (as numbered in the Arboricultural Impact Assessment Report prepared by Eco Logical Australia) within The Ponds Boulevard setback are proposed for removal which is contrary to this statement.*

*Most of these trees have been allocated a medium retention value with fair to good health and structure. Importantly, the trees are semi mature and have established over the past 10-15 years to provide fauna habitat, landscape amenity and an increasing contribution towards mitigation of urban heat island effects on site. Given the relatively small Tree Protection Zone requirements of these trees, a minor increase to setbacks would allow their retention.*

**Response:**

McIntosh & Phelps has investigated opportunities to increase the set back of proposed buildings and pathways along The Ponds Boulevard alignment (east). A setback of 2050mm (Refer Appendix 1) enables the retention of the below trees, however compromises the quality of outdoor open spaces between the proposed buildings and existing COLA and reduces the area of open space in this zone by approximately 200m<sup>2</sup>.

With a setback of 2050mm, 5 additional trees (Trees 2, 3, 4, 7, and 16) along The Ponds Boulevard could potentially be retained.

The following trees are still unable to be retained based on the above setback of 2050mm:

- Tree 1's (*Corymbia maculata*), Tree Protection Zone (TPZ) will be impacted by more than the allowable encroachment of 10%
- Trees 5, 8 and 9 (*Corymbia maculatas*), are identified in the EFSG in Design Guide 92.08; "hazardous trees/Plants" species. The Guide 92.08 states:  
"If a specimen of a species prone to limb drop exists as a mature tree on site, carefully consider its location relative to the proposed future use of the surrounding area.  
Review the design and species and assess the suitability for retention, with a view

to minimising the potential risk”. As these trees are prone to limb drop and located adjacent to proposed outdoor learning spaces we would recommend removal.

- Tree 15's (*Eucalyptus crebra*), Tree Protection Zone (TPZ) will still be impacted by more than the allowable encroachment of 10%
- Trees 132 (*Corymbia maculata*) and 133's (*Eucalyptus crebra*) Tree Protection Zones (TPZ) will still be impacted by more than the allowable encroachment of 10%

The proposed planting of 208 trees, 73 of which are species of the Cumberland Plain Woodland community seeks to address the removal of existing trees and greatly improve potential fauna habitat, landscape amenity and reduction of heat island effects on site and within the locality. Twelve additional trees are proposed to augment the existing trees to be retained along The Ponds Boulevard setback zone.

## Department of Planning, Industry & Environment

### Attachment 1 - Key Issues

*Vegetation Loss: Demonstrate consideration of the opportunity to increase the setback on Ponds Boulevard to protect and retain trees that are currently proposed for removal and which currently provide fauna habitat, landscape amenity and an increasing contribution towards mitigation of urban heat island effects on site and within the locality.*

#### Response:

Refer above response; Department of Planning, Industry & Environment - Biodiversity.

### Attachment 1 - Key Issues

*Design and Built Form: Address the Government Architect NSW State Design Review Panel (SDRP) advice for the project, including advice relating to:*

*- native landscaping and further opportunities to use endemic species that may attract native fauna to the school site and surrounding green spaces.*

#### Response:

Native landscape planting proposed will strengthen the ecological value and opportunities for fauna habitat within the school and surrounding openspace and parklands.

The majority of the proposed landscape planting has been selected from the Blacktown City Council “Vegetation Management Plan Guideline” Recommended Planting List. <https://www.blacktown.nsw.gov.au/files/assets/public/plan-and-build/blacktownvmpbooklet-2019-32-pages-web.pdf>

Proposed tree species have been selected from the Blacktown Development Control Plan, 2015, Part A - Introduction and General Guidelines, Appendix 1 Recommended tree species. <https://www.blacktown.nsw.gov.au/Plan-build/Stage-2-plans-and-guidelines/Blacktown-planning-controls/Blacktown-Development-Control-Plan-2015>

*- investigating further outdoor learning spaces, connected to proposed classrooms, that address Connecting with Country principles.*

**Response:**

Outdoor learning spaces have been detailed connecting directly to proposed classrooms. The Cultural Heritage Consultants, Tocomwall were an integral part of the project team in the development of Connecting with Country principles during the design phase.

*- provide strong visual connection between the school, Second Ponds Creek, and the green open space on the southern boundary of the site.*

**Response:**

Whilst a visual connection is not possible to Second Ponds Creek a strong physical connection has been addressed in the form of native landscape planting of Cumberland Plain Woodland species, and opportunities for outdoor learning and play with a dry river creek bed with hand pump and yarning circle located along the Pebble Crescent Boundary. New formal connection to existing pedestrian path links the school with Second Ponds Creek reserve, community centre, playground and parklands.

A visual connection to the southern green “openspace” aligned to Jetty Street has been maintained and strengthened with new Cumberland Plain Woodland Planting along the Pebble Crescent boundary.

**General Response:**

Refer McIntosh & Phelps, John Palmer Public School - Landscape Design Statement, Dated 08 October 2021. Sections of the Landscape Design Statement that directly address the above Key Issues are:

- 1.0 Site Wide Landscape Design Strategy
- 1.1 SEPP (Educational Establishments and Child Care Facilities)
- 2.0 Landscape Planting Strategy
- 2.1 Species Selections
- 2.3 Cumberland Plain Woodland

**Endeavour Energy****Vegetation Management**

*Screening vegetation around a padmount substation should be planted a minimum distance of 800mm plus half of the mature canopy width from the substation easement and have shallow / non-invasive roots. This is to avoid trees growing over the easement as falling branches may damage the cubicle and the electricity infrastructure as do tree roots. All vegetation is to be maintained in such a manner that it will allow unrestricted access by electrical workers to the substation easement all times.*

**Response:**

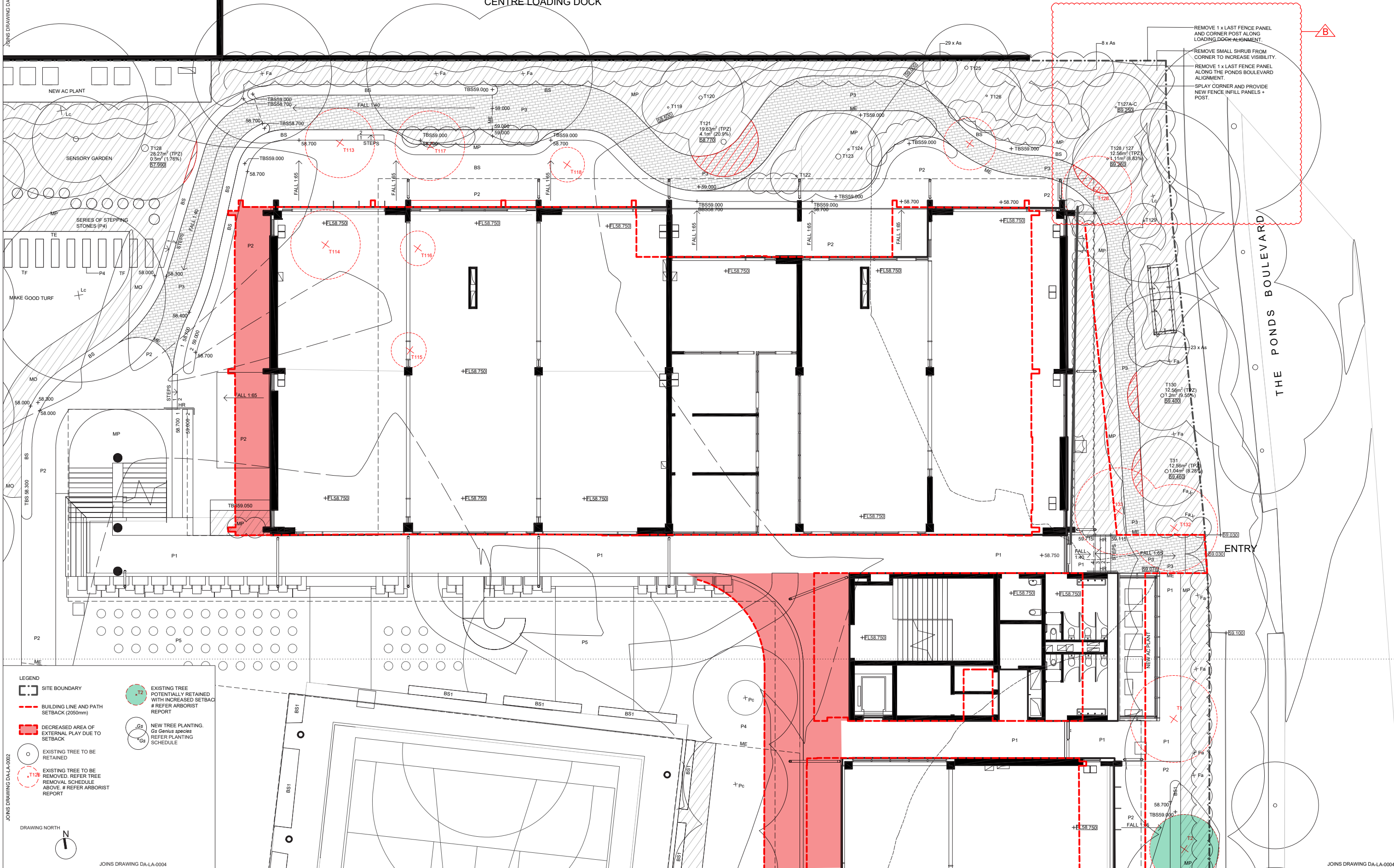
McIntosh & Phelps has modified the location of screen planting species located around the padmount in accordance with the recommendations by Endeavour Energy; “a minimum distance of 800mm + 1/2 of the mature canopy width from the substation easement, and have shallow / non - invasive root systems” (Refer DA-LA-005 Rev. B).

## **Appendix 1**

### **Setback Mark-up Drawing**

- DA-LA-0003 [B] with  
Setback Overlay
- DA-LA-0004 [A] with  
Setback Overlay





**Key Plan:**

**Drawing Disclaimer:**

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**Note**

PTW takes no responsibility for external building elements. Anything connected with any design, materials selection, construction or installation of any cladding, facade or external building element must be checked by and remains the responsibility of others, including suitably qualified experts as may be required.

Rev	Amendment	By	Chk**	Date
A	SSDA SUBMISSION	GM	GM	21/10/08
B	RESPONSE TO SUBMISSION	GM	GM	21/12/06
C	RESPONSE TO SUBMISSION	GM	GM	22/01/14

**\*Registered Architect**

DHJ Diane H Jones NSW Arch 4778

**\*\*Registered Landscape Architect**

GM Glenn McIntosh AILA

**Consultants**

**Client**

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S Parsons Architect No.6098  
D Jones Architect No.4778

**Title**

DETAIL LANDSCAPE PLAN  
SHEET 2

**Drawing Number**

DA-LA-0003

**Revision**

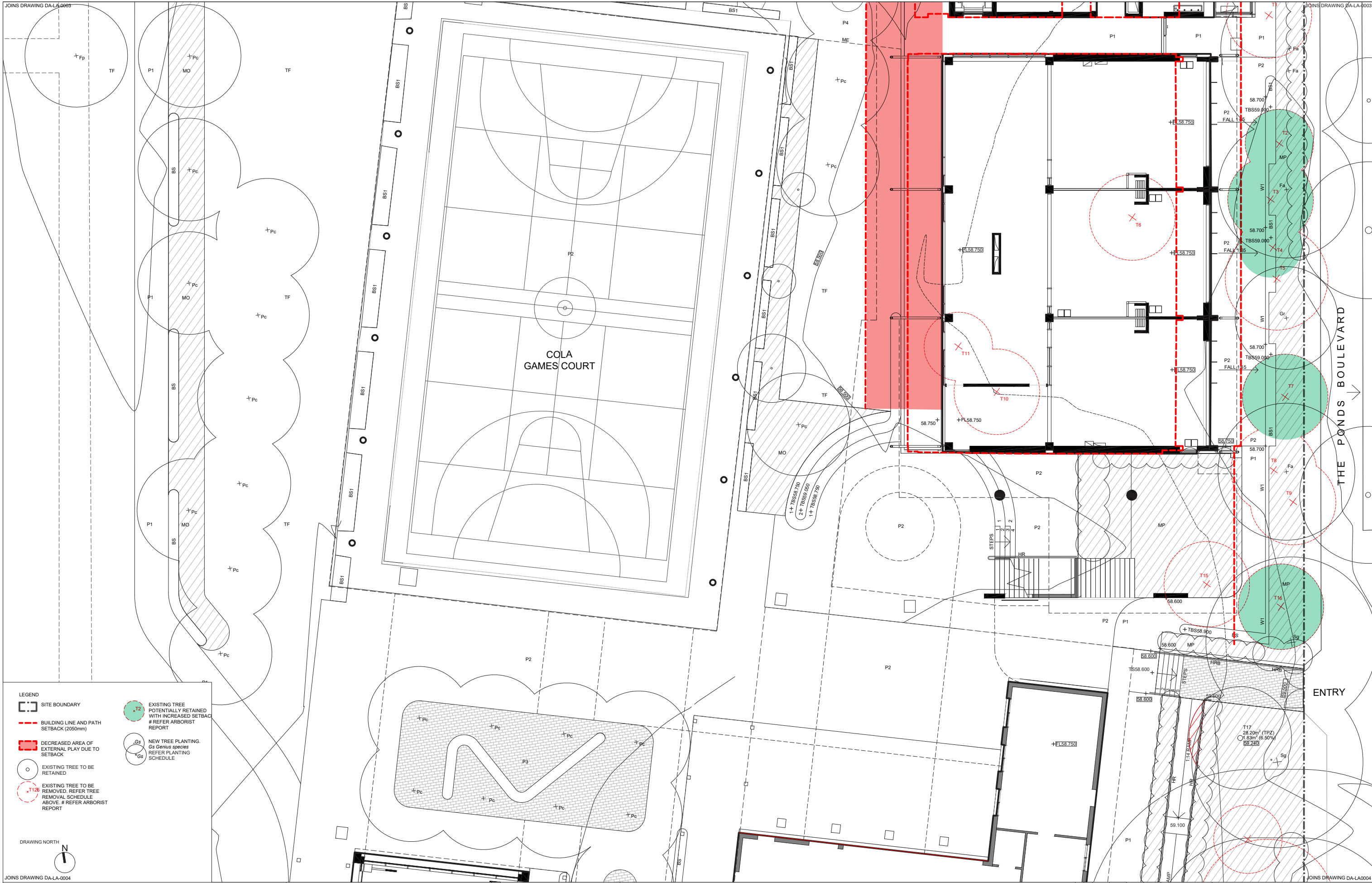
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**Project**

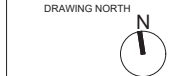
John Palmer Public School  
85 The Ponds Blvd, The Ponds NSW 2769

**Status**

RESPONSE TO SUBMISSION

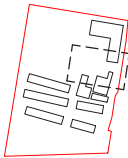


- LEGEND**
- SITE BOUNDARY
  - BUILDING LINE AND PATH SETBACK (2050mm)
  - DECREASED AREA OF EXTERNAL PLAY DUE TO SETBACK
  - EXISTING TREE TO BE RETAINED
  - EXISTING TREE TO BE REMOVED. REFER TREE REMOVAL SCHEDULE ABOVE. # REFER ARBORIST REPORT
  - EXISTING TREE POTENTIALLY RETAINED WITH INCREASED SETBACK # REFER ARBORIST REPORT
  - NEW TREE PLANTING. Gs Genus species REFER PLANTING SCHEDULE



JOINS DRAWING DA-LA-0004

Key Plan:



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**Project**  
John Palmer Public School  
85 The Ponds Blvd, The Ponds NSW 2769

**Status**  
RESPONSE TO SUBMISSION

**DETAIL LANDSCAPE PLAN  
SHEET 3**

Drawing Number Revision

**DA-LA-0004 B**