

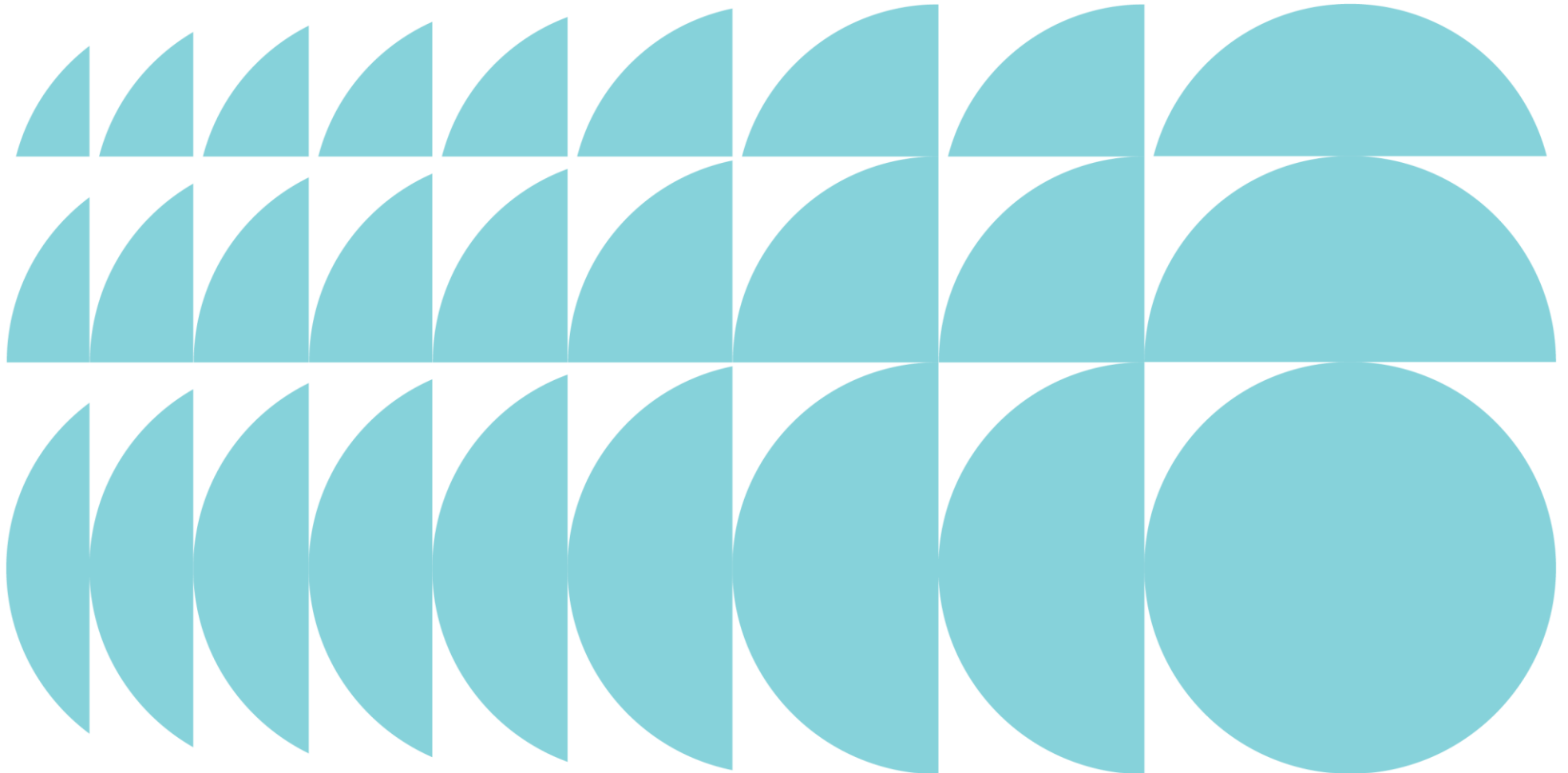
ETHOS URBAN

Response to Public Submissions

Samuel Gilbert Public School Development

Submitted to Department of Planning and
Environment

13 May 2019 | 2190298



General Public Submissions

Issue	No. of Times Raised	Response
Increase in traffic.	4	The projected traffic increase and traffic conditions have been provided in the revised Traffic & Transport Impact Statement (Appendix G). The proposed development is anticipated to generate an additional 196 private vehicle trips during the AM school zone period (8:00am – 9:30am), and 196 private vehicle trips during the PM school zone period (2:30pm – 4:00pm). Furthermore, the influx of traffic demand associated with the school is only concentrated over a 15 – 30 minute window. As such, any potential traffic impacts as a result of the development will be temporary in nature. Importantly, intersection performance analysis shows that intersection performance remains unchanged despite the increased traffic. A Green Travel Plan (GTP) has been provided at Appendix G to encourage public transportation usage for students and staff, through the clear display of route maps and timetables of bus stops within 10 minutes' walking distance of the school, through noticeboards, flyers, emails and other forms of communication as necessary.
Requires greater parking/kiss-and-ride facilities.	3	Two sign-posted kiss and ride facilities are proposed on Ridgescrop Drive and Gilbert Road to increase the capacity for drop off/pick up.
The proposed scale of the development will impact the character and amenity of the surround area.	3	The revised design has increased the building setback and reduced the height of the building, resulting in an overall improvement to the relationship between the school and the surrounding development. Specifically: • Building N has been set back a further 3 metres from Ridgescrop Drive, resulting in a total set back of 11.6 metres. • Building N and P have been reduced in height by 1.3 metres, from 17 metres to 15.7 metres. • The increased set back allows for additional trees and screen planting. These design changes improve the relationship of the development with the surrounding area.
Community utilisation of school amenities may result in noise and security issues.	1	Community use of the proposed school amenities will be managed by the school to ensure the uses do not adversely impact the surrounding neighbourhood. Noise monitoring will be undertaken upon completion of the development and security will be managed by the school to ensure safety of the neighbourhood is maintained.
School sets precedent for higher density rezoning	1	The intention of the redevelopment of the school is to meet the forecast requirements of the NSW Department of Education for a school containing 1000 students and 58 staff. This forecast does not involve or assume a higher density rezoning for the site. No rezoning of the Hills LEP 2012 is being proposed alongside the development, or will occur as a result of the development.

Issue	No. of Times Raised	Response
Construction impacts • Work site construction hours should be reduced • Projected construction noise levels too high • Lack of processes for damage caused by drilling	1	• No construction works are to be undertaken out of normal working hours as per the Construction Management Plan submitted with the Environmental Impact Statement. Works will be undertaken in accordance with the <i>NSW Interim Construction Noise Guideline</i> from 7am to 6pm weekdays at 8am to 1pm Saturdays. • No site deliveries will occur before 7am on weekdays or any other days. As such, there will be no truck traffic associated with the proposed development before 7am. The Construction Noise & Vibration Management Plan submitted with the Environmental Impact Statement specifically notes 'no motor vehicles should access the site via, or park within residential areas prior to 7am on any occasion' (emphasis added). • Construction noise levels are detailed in the Construction Noise & Vibration Management Plan submitted with the Environmental Impact Statement. Relevant Noise Management Controls will be enforced including periods of respite to noisy construction activity, with rock hammering to only operate for 2-3 hours at a time, staggering construction activities to minimise cumulative noise impacts, and ensuring that workers and contractors are trained in work practices to minimise noise emission. • Any damage to residents' property as a result of drilling during construction of the development will be handled under the Complaints Management System as detailed in the Construction Management Plan submitted with the Environmental Impact Statement. All complaints are to be documented in the weekly site meeting and complaints tracking register to ensure an effective response, and will involve complainant contact details, a description of the complaint, the requested remedy/action, the due date for a response and any immediate action that needs to be taken.