

19 November 2020

Jim Betts,
Secretary,
Department of Planning, Industry and Environment
4 Parramatta Square, 12 Darcy Street,
Parramatta NSW 2150

Architecture
Urban Design
Planning
Interior Architecture

Re: North Sydney Public School Upgrade – 182 Pacific Highway, North Sydney
Request for Secretary's Environmental Assessment Requirements

Dear Mr Betts,

This letter has been prepared to request the issue of Secretary's Environmental Assessment Requirements (SEARs) for a State Significant Development (SSD) Application for upgrades to North Sydney Public School located at 182 Pacific Highway, North Sydney NSW 2060.

The proposed upgrade to North Sydney Public School seeks to upgrade 'core' facilities to achieve the 'Core 35' stream, from the current 869 students to 1,000 students.

The proposed upgrades will address inefficient learning spaces by removing existing demountable classrooms, constructing 14 new home base units and the adaptive re-use of existing original school buildings, improving the learning experiences for all students and staff.

The proposed development is classified as SSD on the basis that it falls within the requirements of Clause 15 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP), being development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school. The SEARs will inform the preparation of an Environmental Impact Statement (EIS) which will accompany a future SSD Application for the site.

The purpose of this letter is to provide a preliminary environmental assessment and other supporting documentation to request the SEARs be issued for this application.

This document sets out:

- **Section 1:** An overview of project background
- **Section 2:** An overview of the site and its context;
- **Section 3:** An outline of the proposed development;
- **Section 4:** Discussion of planning context;
- **Section 5:** Overview of likely environmental and planning issues;
- **Section 6:** Overview of relevant agencies and landowners consulted; and
- **Section 7:** Conclusion.

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1 BACKGROUND

The proposal is related to the upgrade of North Sydney Public School.

The proposed upgrade to North Sydney Public School will achieve the required 'core' facilities at the school through updates and an expansion in new areas of the school, and adaptive re-use and refurbishment of the existing school buildings.

The upgrades to North Sydney Public School are required in order to:

- Upgrade existing facilities and teaching spaces that are significantly undersized and are in poor condition;
- Increase capacity from current 869 students to 1,000 students (Core 35);
- Increase the number of learning spaces from 36 learning spaces to 44 teaching spaces; and
- Improve visual character, layout and access of the overall site.

The objective of the project is to expand North Sydney Public School to a 'Core 35' capacity school and upgrade existing school facilities.

2 THE SITE

North Sydney Public School ('the site') is located at 182 Pacific Highway North Sydney.

The site is bounded by the Pacific Highway to the east, McHatton Street to the north, low density residential land to the west; and Bay Road to the south.

North Sydney Public School is located adjacent to the North Sydney CBD and within proximity to a number of educational establishments including the North Sydney campus of the Australian Catholic University, Shore's preparatory and senior schools, Monte Sant' Angelo Mercy College and Cammeraygal High School.

The site is sloping, with a 7m fall from the north east towards the south west and contains significant mature trees, including a large hoop pine in the south-east corner of the site.

The school currently accommodates 869 students in 36 learning spaces (31 permanent learning spaces and 5 demountable learning spaces). The school has various outdoor spaces including two formalised areas for sports activities, an assembly area and mixed play areas.

Aerial photographs of the site are shown in **Figures 1 and 2** below.

Site area

The site has a total area of 1.93 ha.

Legal description

The site is legally described as Lot 1 in DP 183591 and Lot 1 in DP 184559.



Figure 1 Local context map
The site is outlined in red
Source: Metromap with Architectus overlay



Figure 2 Site context map
The site is outlined in red
Source: Metromap with Architectus overlay

2.1 Existing buildings, facilities and access

North Sydney Public School is currently a primary school and includes the following existing buildings and facilities:

- Five (5) existing buildings comprising:
 - Building A: toilet facilities, Out of Hours School Care (OHSC) facilities and 11 'home bases / classrooms;
 - Building B: two (2) storey building comprising of communal hall and storage facilities;
 - Building C: single storey building comprising of four (4) home base units;
 - Building D: two (2) storey building comprising of four (4) home base units, toilet facilities, canteen, storage, staff facilities and sick bay;
 - Building F: three (3) storey building comprising of seven (7) home base units, toilet facilities, kiln room, storage, admin and programs;
 - Building G: two (2) storey building comprising of three (3) home base units, library.
- Five (5) single-storey demountable buildings comprising general learning spaces;
- At-grade carpark providing for 48 car parking spaces including 2 accessible spaces, accessed from McHatton Street;
- Outdoor spaces comprising:
 - Four (4) hard surface sport courts;
 - Two (2) play equipment areas;

There are various access points to the school, including:

- Three (3) pedestrian entry points from McHatton Street (and associated school signage at two of the entrances);
- One (1) pedestrian access point from the Pacific Highway;
- One (1) pedestrian access point from Bay Road; and
- Vehicular access to the onsite carpark is from McHatton Street.

The site adjoins the Pacific Highway, a State Highway and arterial road.

The site has an overall building footprint of 3,625 m².

Please refer to **Figure 3 to Figure 10** below for photographs of the site.



Figure 3 Pedestrian access point at Pacific Highway
Source: Architectus (2019)



Figure 4 View of North Sydney Public School's demountables
Source: Architectus (2019)



Figure 5 Pedestrian access point on Bay Road
Source: Google Maps (2020)

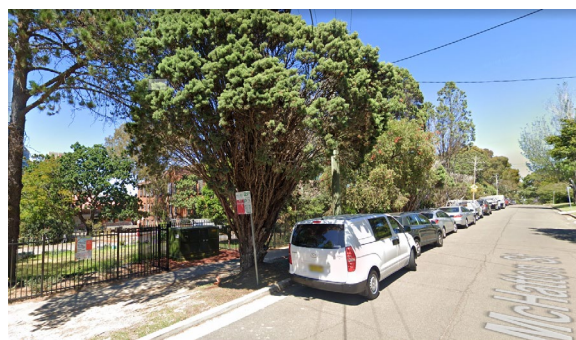


Figure 6 View looking west down McHutton Street
Source: Google Maps (2020)



Figure 7 View of playground
Source: Architectus (2019)



Figure 8 View of a typical classroom
Source: Architectus (2019)



Figure 9 View looking south-east down Pacific Highway
Source: Google Maps (2020)



Figure 10 View looking at pedestrian connection along the western boundary of the site on Bay Road
Source: Google Maps (2020)

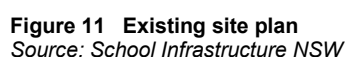
2.2 Site analysis

The following key site constraints have been identified for North Sydney Public School:

- **Heritage:** the site's fence and gates that define the Pacific Highway and Bay Road frontages are identified as a heritage item. Consideration into appropriate setbacks and building form will need to be considered to minimise impacts to the heritage item during construction and operation;
- **View corridors:** Curtilage around Buildings A, B and D will be 10m wide to preserve key view corridors on site;
- **Visual characters:** No development will occur between Building A and the Pacific Highway to preserve visual character of the original school address point;

- The following site opportunities have been identified for North Sydney Public School. It is noted that some of the constraints identified above also present opportunities:

- Refer to the existing site plan at **Figure 11** below.



2.3 Heritage

Built Heritage

Local Heritage Listing

The whole of the site is mapped as a Local heritage item under the North Sydney LEP 2013 (Item No. I0957, known as '**Gates and fence of former Crow's Nest House**'). Refer to LEP map at **Figure 17** further below. The Statement of Significance for this heritage item notes:

"Only remains of Crows Nest House and significant reminder of this important property. Picturesque roadside feature and evocative of importance the property originally contained. Fine example of nineteenth century design and craftsmanship."

These gates and fencing are located along the southern and eastern boundaries of the site. Photographs are shown in **Figures 12 and 13** below.



Figure 12 Photo of Crows Nest House Gates

Source: North Sydney Public School - Concept Design Report – Heritage, prepared by Extent Heritage



Figure 13 Former Crows Nest House perimeter fencing – southern boundary

Source: North Sydney Public School - Concept Design Report – Heritage, prepared by Extent Heritage

The site is surrounded by three heritage conservation areas known as 'Crows Nest Road' (CA23), 'Edward Street' (CA17) and 'Priory Road' (CA24).

Section 170 Listing

Three buildings at the school are listed on the SINSW Section 170 Heritage and Conservation Register as 'North Sydney Public School – Buildings B00A, B00D and B00F, Gates and Period Fence' (Item No. 5065652). The listing only applies to the buildings and not the whole site. The following extract from the Statement of Significance is from the updated DoE Heritage and Conservation Register listing sheet (Extent Heritage, 2019):

"North Sydney Public School has a collection of prominent elements from the 1890s through to the 1930s. The current school grounds are historically significant as a diverse, layered assemblage of landscape features from the Colonial and Interwar periods. The design and proportion of public-school buildings reflects the aspirations of the Education Department to provide high quality educational facilities for communities on the North Shore. The sandstone and wrought iron gate and fence are rare elements of estate housing in Sydney in the late nineteenth century. The aesthetic considerations of the school are held in appreciation by the school staff and NSW Education Department."

Aboriginal Heritage

An Aboriginal Heritage Due Diligence Assessment was prepared by Extent Heritage for the site to inform the concept development. This found:

“A review of the environmental context and previous archaeological assessments suggests that the study area is of low risk to contain Aboriginal archaeological material. This is primarily due to the presence of shallow duplex soils that limit the depth of cultural deposits, and which have been extensively disturbed by historical land use activities - resulting in the loss of parts of the soil profile critical for the survivability of cultural material (if present). A site inspection undertaken as part of this assessment confirmed this disturbance and did not identify any Aboriginal sites, objects or places. It is therefore considered that the proposed works within the study area will have a low risk of causing harm to Aboriginal objects.”

Historical Archaeology

A Baseline Historical Archaeological Assessment was prepared by Extent Heritage for the site to inform the concept development. This found:

“There is low to nil potential for historical archaeological relics associated with Crow's Nest House to be present on site; any evidence of remains associated with the Crow's Nest House is unlikely to be located within the boundaries of the study area.

Extant remains would comprise of mid-twentieth-century structural remains, fills and modern disturbances associated with the development of the school. These features do not meet the threshold for local significance.

In general, the historical archaeological potential of the study area is considered to be nil to low.”

2.4 Existing Traffic and Transport Conditions

A Traffic and Parking Assessment was prepared by Transport and Traffic Planning Associates (TTPA) for the site to inform the concept development.

Car Parking and Services/Delivery Access

The on-site carpark provides 48 formal spaces including accessible spaces with vehicle access from McHatton Street.

This vehicular access also provides access for service/delivery vehicles.

Set Down and Pick Up

Existing set down / pick up bays are on McHatton Street and Bay Road, together accommodating some 55 cars.

Pedestrian access

There are 5 pedestrian access gates (1 on Bay Road, 3 on McHatton Street and 1 on Pacific Highway). Accessible pedestrian access is also available through the car park access on McHatton Street.

Traffic Conditions

Results of traffic surveys are as set out in **Table 1** below.

Table 1 Vehicles per hour (2-way)

Source: Traffic and Parking Assessment – Concept Design – North Sydney Public School, prepared by TTPA

	8:00 – 9:00am	2:30 – 3:30pm
Pacific Highway	1,795	1,542
Bay Road	547	500
McHatton Street	75	84

Transport Services

School special bus services are provided with the inward and outward bus stop located on Bay Road at the school frontage. School bus services connect to North Sydney, Waverton and Wollstonecraft Railway Stations and Milsons Point Wharf. Observations reveal that there is spare capacity available on these bus services.

Existing Travel Mode of Students

The existing non car travel mode is very high (i.e. exceeding most “travel mode goals for schools”). Refer to existing travel mode of students in **Table 2** below.

Table 2 Existing travel mode of students

Source: Traffic and Parking Assessment – Concept Design – North Sydney Public School, prepared by TTPA

Mode	AM	PM
Walk	40%	44%
Car	42%	40%
Bus	12%	10%
Scooter	5%	5%
Train	1%	1%

3 DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 Scope of works

The proposed development will provide North Sydney Public School with new home base units, new administration facilities, new school hall and COLA and upgraded facilities, such as canteen and student bathrooms. The new facilities will deliver additional learning areas to cater for increased enrolments, respond to existing capacity pressures and provide improved facilities for all students and staff.

Woods Bagot Architects have developed a Concept Design for the proposed school upgrades, which includes:

- Construction of Building 1 Design for Modular Assembly (DfMA) Building), with 16 new home base units and a new Core 35 library;
- Construction of Building 2, with a new administration facilities and hall (both Core 35);
- Refurbishment of Building G’s library into 3 new home base units;
- Upgrade existing canteen in Building D;
- Erection of new covered outdoor learning area (COLA);
- Upgrade existing boy’s and girl’s bathrooms in Blocks A, D and F;
- Demolition of existing school hall (Block B);
- Removal of 5 existing demountables;
- Demolition of 2 home base units (Block H); and
- Demolition of 4 home base units (Block C).

3.2 Proposed site plan

A proposed concept site plan has been prepared by Woods Bagot Architects. The core upgrade works are required to align the school facilities with Core 35 stream requirements.

Refer to the proposed concept site plan at **Figure 14** below.

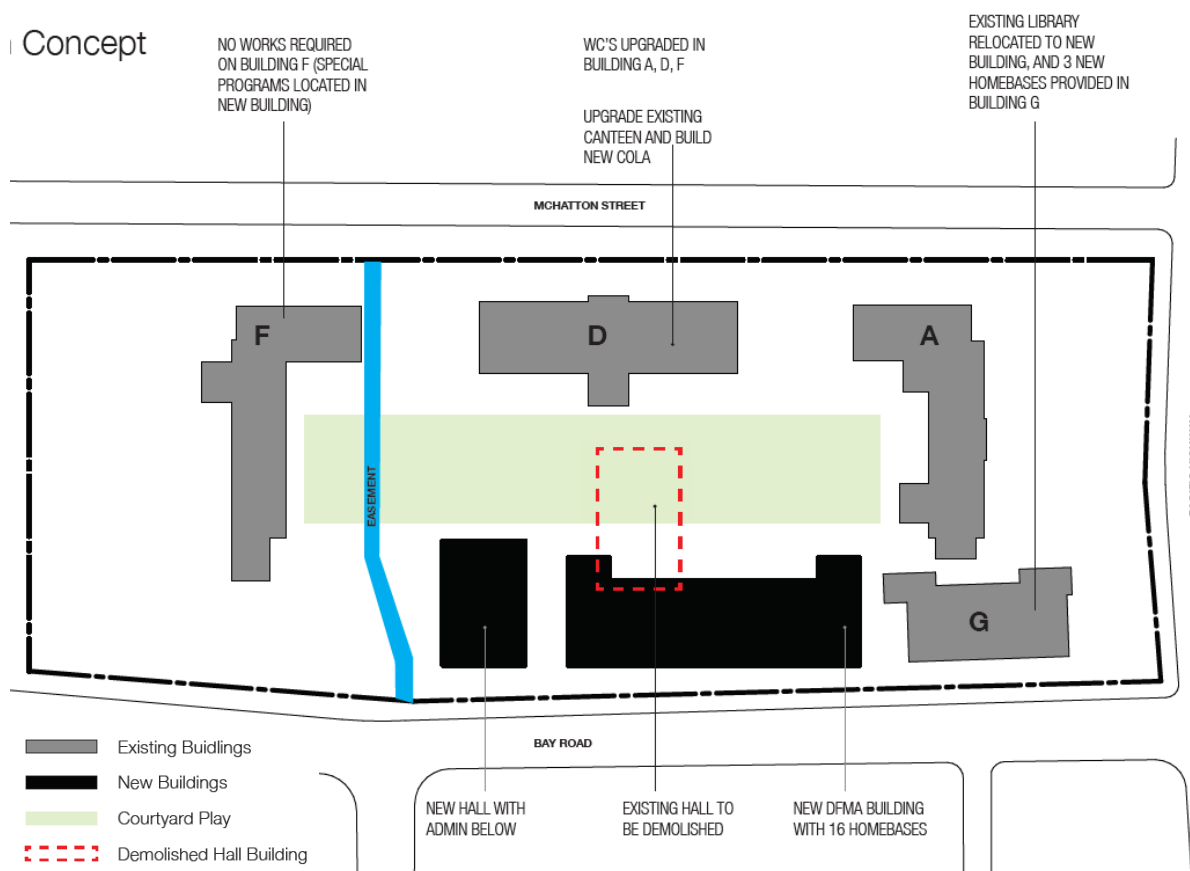


Figure 14 Proposed Concept Site Plan
Source: Woods Bagot Architects

Key assumptions for the proposed upgrade works include:

- existing demountable buildings will be replaced with new contemporary learning spaces;
- the overall number of learning spaces will be increased to achieve 'Core 35';
- the provision of contemporary learning spaces will be maximised in new buildings;
- existing support facilities will be expanded through adaptive re-use of existing buildings;
- overall site relationships will be improved;
- existing easements will not be built over; and
- impacts of construction on the school operation will be minimised.

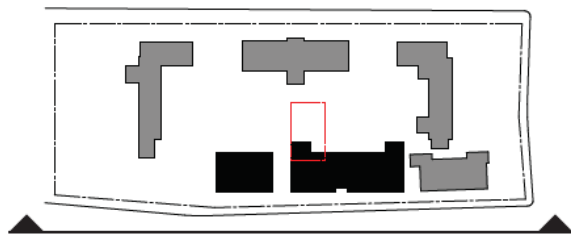
3.3 Bulk and scale of development

The proposed development will include the construction of two (2) new buildings and refurbishment of three (3) existing buildings.

The proposed new building will be positioned along the southern boundary of the site, at Bay Road. The proposed buildings will have a height of approximately 12 metres. It will present as a three (3) storey building to Bay Street, and as a two (2) storey building from within the site. Refer to the proposed elevation at **Figures 15 and 16** below.

The two buildings will provide new home base units, new administration facilities and a hall.

Due to the sloping nature of the site, the bulk and scale of the development will approximately align with the height of buildings to the north of the site.



Key Site Plan

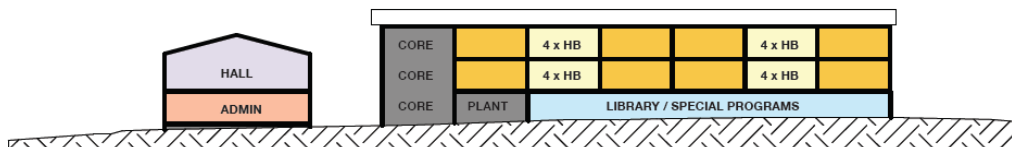
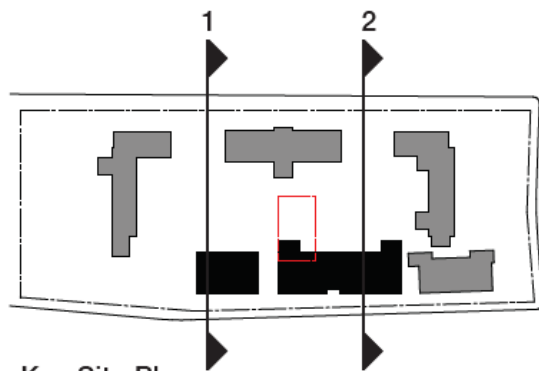
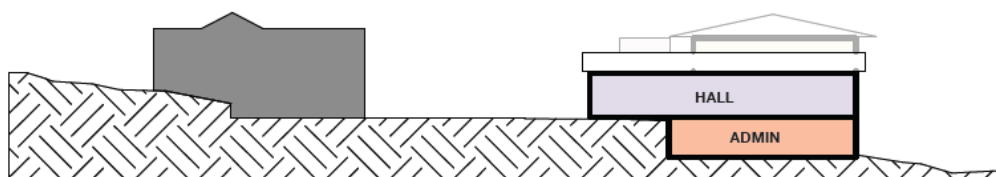


Figure 15 Proposed Elevation
Source: Woods Bagot Architects



Key Site Plan



Proposed Section 1



Proposed Section 2

Figure 76 Proposed Sections
Source: Woods Bagot Architects

4 PLANNING CONTEXT

4.1 Strategic Context

The *Greater Sydney Region Plan – A Metropolis of Three Cities* (Region Plan) was released by the Greater Sydney Commission in March 2018 and is the NSW Government's 40-year plan for the Sydney metropolitan area.

The Region Plan includes 'Ten Directions', which establish the aspirations for the Sydney region and guide Sydney's future growth. Directions are supported by Objectives, and of relevance to the proposed development, including the objectives '*Infrastructure aligns with forecast growth*' (Objective 2) and '*Services and infrastructure meet communities changing needs*' (Objective 6). The proposed development seeks to deliver the services and infrastructure required to support additional students and deliver new teaching spaces to improve the quality of learning.

The *North District Plan* (District Plan) was released by the Greater Sydney Commission in March 2018. The District Plan estimates an extra 21, 900 students will need to be accommodated within the North District by 2036, equivalent to a 20 per cent increase within the region. *Planning Priority N3* focuses on 'Providing services and social infrastructure to meet people's changing needs'. The proposed development will contribute to the success of this Planning Priority by optimising an existing school site to respond to growth and changing demand through increasing student capacity and delivering educational infrastructure close to key transport facilities.

4.2 Planning Framework

This section provides an outline of the relevant statutory planning controls that apply to the proposed development. A thorough assessment against the relevant legislation will form part of the EIS.

Relevant statutory planning policies are outlined in **Table 1** below.

Table 3 Relevant statutory planning controls

Environmental Planning Instrument	Response
<i>State Environmental Planning Policy (State and Regional Development) 2011</i> (SEPP SRD)	The SRD SEPP identifies development or infrastructure types that are of state or critical significance. Under the Schedule 1, Clause 14 State significant development includes development for the purpose of alterations or additions to an existing school that has a capital investment value (CIV) over \$20 million. As the proposal has a CIV of more than \$20 million it is therefore state significant development.
<i>State Environmental Planning Policy (Educational Establishment and Child Care Facilities) 2017</i> (Education SEPP)	The Education SEPP aims to streamline the planning system for education and childcare facilities. Under <i>Schedule 4</i> of the Education SEPP, proposals for schools need to address Schools design quality principles. The SSD Application will respond to the following design quality principles: <i>Principle 1 – Context, built form and landscape</i> <i>Principle 2 – Sustainable, efficient and durable</i> <i>Principle 3 – Accessible and inclusive</i> <i>Principle 4 – Health and safety</i> <i>Principle 5 – Amenity</i> <i>Principle 6 – Whole of life, flexible and adaptive</i> <i>Principle 7 – Aesthetics</i>
<i>State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</i> (Vegetation SEPP)	The Vegetation SEPP provides for the removal of vegetation in non-rural areas, as well as matters for consideration in the assessment to remove vegetation. It applies to land within the North Sydney LGA and land zoned SP2 Infrastructure, and therefore applies to the site.

	An Arboricultural Impact Assessment will accompany the SSD Application.
<i>State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)</i>	<p>The ISEPP provides the legislative planning framework for infrastructure and the provision of services across NSW.</p> <p>Clause 101 'Development with frontage to classified road' will apply to the proposed development. Clause 104 'Traffic generating development' and Schedule 3 may also apply.</p>
<i>State Environmental Planning Policy No 55 — Remediation of Land (SEPP 55)</i>	<p>SEPP 55 requires the consent authority to consider whether the subject land of any rezoning or development application is contaminated and can be made suitable for the proposed use.</p> <p>The provisions of SEPP 55 will be considered in the SSDA and a Phase 2 Site Investigation (and possibly Remediation Action Plan) will be prepared and lodged with the EIS.</p>
<i>Draft State Environmental Planning Policy No 55— Remediation of Land (Draft SEPP 55)</i>	The EIS will consider these draft provisions.
<i>State Environmental Planning Policy No 64— Advertising and Signage (SEPP 64)</i>	The EIS will assess the consistency of any proposed signage associated with the proposed development (if any) with the aims and objectives of SEPP 64.
<i>North Sydney Local Environmental Plan 2013 (North Sydney LEP 2013)</i>	<p>The site is located within the North Sydney Local Government Area (LGA), and subject to the North Sydney LEP 2013.</p> <p>Land Use Zoning</p> <p>The site is zoned SP2 Infrastructure 'Educational Establishment'.</p> <p>Land to the north, west and south of the site is zoned R2 Low Density Residential. Land to the south of Bay Road is zoned R4 High Density Residential. Land along the Pacific Highway is zoned B4 Mixed Use, and includes a mix of retail, business and office premises. One small portion of land to south-east is zoned B1 Neighbourhood Centre.</p> <p>Land to the east (Pacific Highway) is zoned SP2 Infrastructure 'Classified Road' and land beyond is zoned B4 Mixed Use.</p> <p>Development for the purpose of a school on the site is a permitted use in the SP2 zone. The SP2 zone is also a prescribed zone for the purposes of <i>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</i> (Education SEPP).</p> <p>Refer to an extract below of the North Sydney LEP 2013 land zoning map at Figure 17 below.</p>

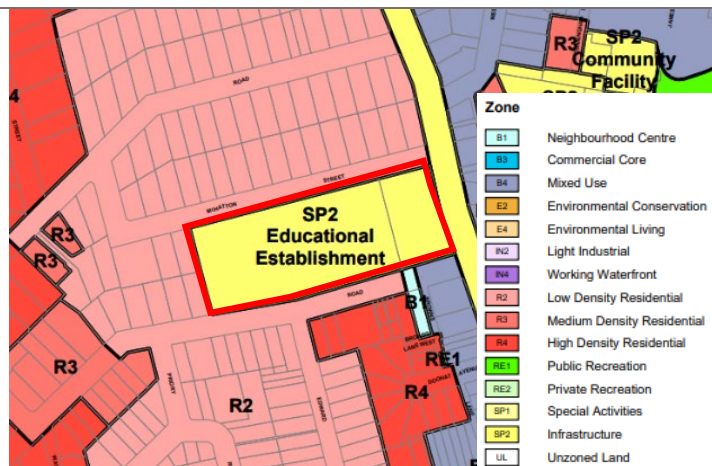


Figure 17 Land Zoning Map

Site outlined in red.

Source: North Sydney Local Environmental Plan 2013, Land Zoning Map Sheet 5950_COM_LZN_002A_005_20130607.

Height of buildings

The maximum building height permitted under the North Sydney LEP 2013 is 8.5 metres.

Land to the north, west and south-west of the site is subject to 8.5m height limit. Land to the south (zoned R4) is subject to 12m height limit. Land zoned B4, to the south-east, has a height limit of 100 RL m, and east across Pacific Highway, 100 RL m and 115 RL m.

Refer to an extract of the North Sydney LEP 2013 height of buildings map at **Figure 18** below.

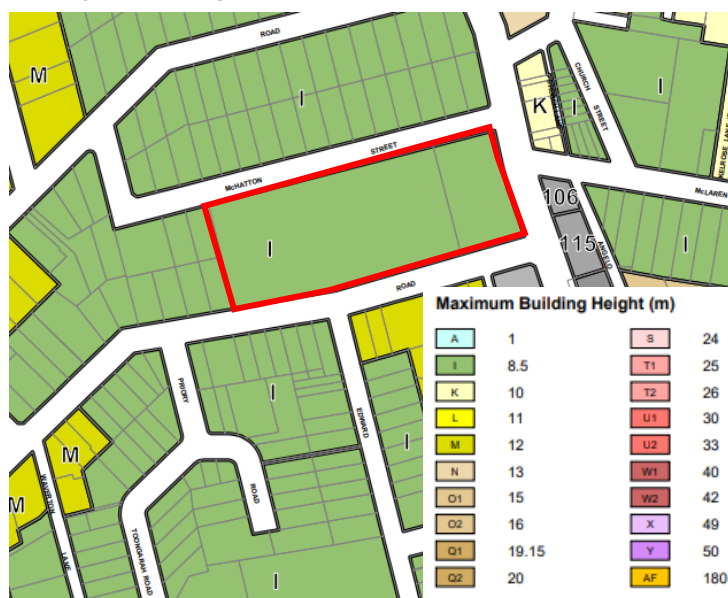


Figure 18 Height of Buildings Map

Site outlined in red.

Source: North Sydney Local Environmental Plan 2013, Height of Buildings Sheet 5950_COM_HOB_002A_005_20180411_amendment

Floor Space Ratio

There is no maximum floor space ratio (FSR) control for the site under the North Sydney LEP 2013. Land fronting the Pacific Highway to the south and east has a minimum non-residential floor

space ratio of 0.5:1. Refer to an extract of the North Sydney LEP 2013 FSR maps at **Figures 19 and 20**.

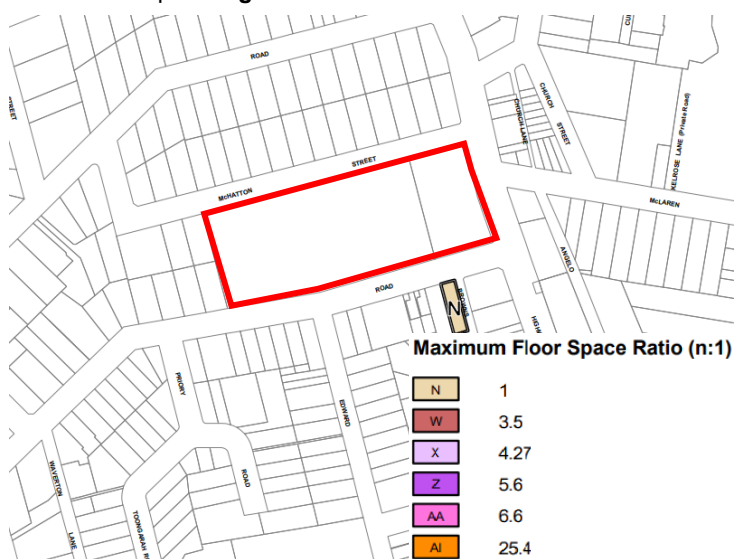


Figure 19 Maximum Floor Space Ratio

Site outlined in red.

Source: North Sydney Local Environmental Plan 2013, Height of Buildings Sheet 5950_COM_FSR_002A_005_20190813_amendment

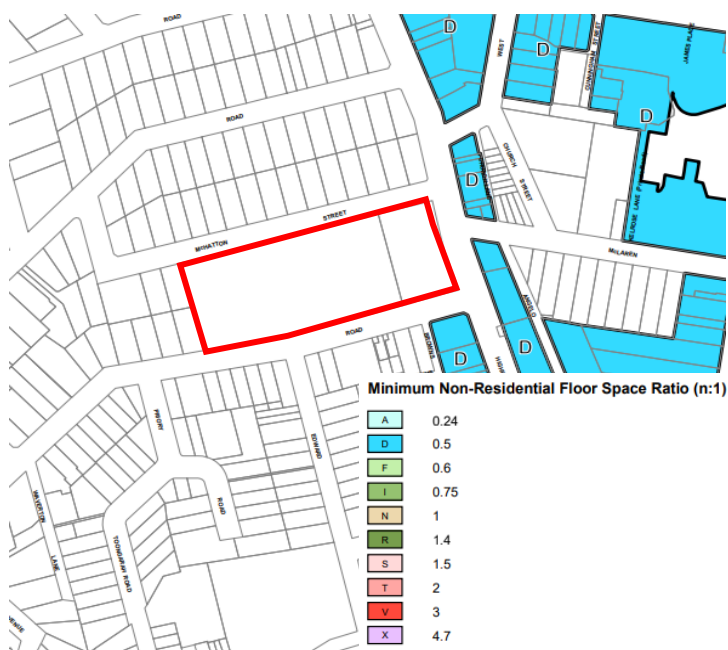


Figure 20 Minimum non-residential Floor Space Ratio

Site outlined in red.

Source: North Sydney Local Environmental Plan 2013, Height of Buildings Sheet 5950_COM_HOB_002A_005_20180411_amendment

Notwithstanding the North Sydney LEP 2013 height and FSR controls, Clause 42 of the Education SEPP provides that development consent may be granted for the purpose of a school that is State Significant Development even though the development would contravene a development standard.

Built Heritage

The whole of the site is mapped as a Local heritage item under the North Sydney LEP 2013 (Item No. I0957, known as 'Gates and fence of former Crow's Nest House').

The site is surrounded by three heritage conservation areas known as 'Crows Nest Road' (CA23), 'Edward Street' (CA17) and 'Priory Road' (CA24). The site is also near several local heritage items, located on Edward Street and the Pacific Highway.

Refer to an extract of the North Sydney LEP 2013 heritage map at **Figure 21** below.

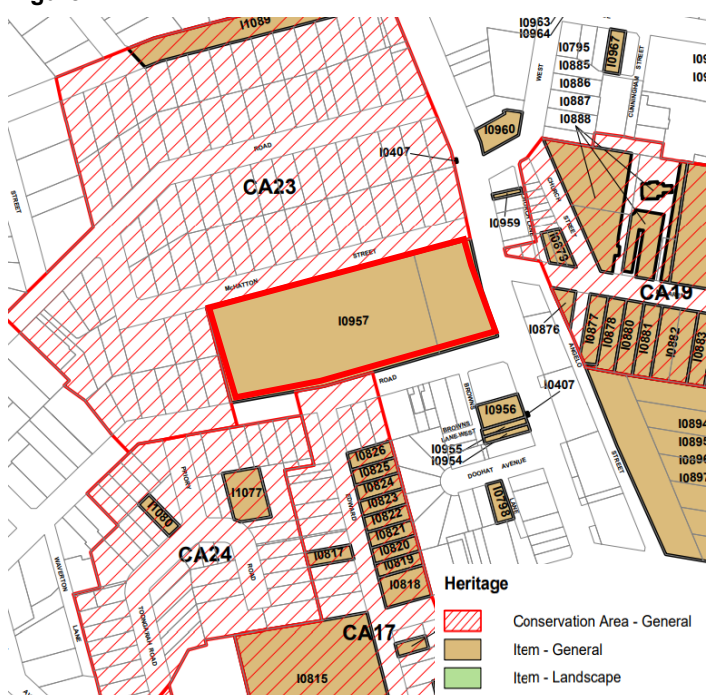


Figure 21 Heritage Map

Site outlined in red.

Source: North Sydney Local Environmental Plan 2013, Heritage sheet 5950_COM_HER_002A_005_20150825_amendment

North Sydney Development Control Plan 2013 (North Sydney DCP 2013)

The North Sydney DCP 2013 provides guidance on provisions for design and development controls that should be considered when developing the design for the school. However, Clause 11 of the SRD SEPP states that development control plans do not apply to State Significant Development and therefore North Sydney DCP 2013 does not apply to the proposed works. Nonetheless, the EIS will assess the proposal against any relevant general development controls in North Sydney DCP 2013.

4.3 Strategic Planning Policies

The relevant strategic planning policies which apply to the proposed development include:

- NSW State Priorities;
- NSW State Infrastructure Strategy 2018-2038;
- Greater Sydney Region Plan, A Metropolis of Three Cities, 2018;
- Eastern City District Plan, 2018;
- North Sydney Local Strategic Planning Statement (2020);
- North Sydney Development Control Plan 2013;

- *Future Transport Strategy 2056;*
- *Sydney's Cycling Future 2013;*
- *Sydney's Walking Future 2013;*
- *Sydney's Bus Future 2013;*
- *NSW Government Architect Design Guide for Schools;*
- *Movement and Place Practitioner's Guide, 2020;*
- *NSW Safer by Design Guidelines;*
- *Healthy Urban Development Checklist, NSW Health.*

The EIS will assess the proposed development against these relevant strategic planning policies.

5 OVERVIEW OF LIKELY ENVIRONMENTAL AND PLANNING ISSUES

5.1 Key Planning Issues

The key environmental and planning issues that will need to be considered in the EIS are outlined in **Table 2** below.

Table 4 Key environmental and planning considerations

Environmental Issues	Response
Urban Design and Built Form	<p>Several master planning options have been developed for the site to accommodate 1,000 students.</p> <p>Option 1B "Courtyard School", prepared by Woods Bagot Architects, was selected as the preferred option. Option 1B aims to upgrade the school's existing facilities and teaching spaces that are significantly undersized and are in poor condition. Additionally, Option 1B will allow improved internal circulation and connectivity between buildings and upgrade the function of play spaces.</p> <p>An Architectural Design Statement will be prepared to accompany the SSDA. The assessment of the architectural quality and built form will focus on the height, scale, setbacks and building materials of any potential new development and the introduction of new open space and play areas. It will also include consideration of Crime Prevention Through Environmental Design (CPTED) principles, view impact/view analysis and the site's heritage context.</p>
Built Heritage	<p>Built heritage issues are discussed further above under Sections 2.3 and 4.2. The site's heritage setting requires careful consideration of potential heritage impacts. The SSDA will be accompanied by a detailed Heritage Impact Statement.</p>
Aboriginal Heritage	<p>Aboriginal heritage issues are discussed further above under Section 2.3. An Aboriginal Cultural Heritage Assessment report will accompany the SSDA.</p>
Historical Archaeology	<p>Historical archaeology issues are discussed further above under Section 2.3. Based on the findings of the Baseline Historical Archaeological Assessment detailed at Section 2.3 above, it is not anticipated further detailed assessment is required. A Preliminary Historical Archaeological Assessment can be prepared if required to accompany the SSDA.</p>
Traffic, Access and Parking	<p>A Traffic and Transport Impact Assessment will be undertaken as part of the SSDA lodgement package. This will include assessment of traffic generation and expected traffic impact, address the proposed active transport access arrangements and address traffic sight line issues.</p>

	A Detailed School Transport Plan (former Green Travel Plan and Operational Transport Plan) will also be prepared to promote and maximise the use of sustainable modes of travel to and from the site.
Construction Management	The school is required to remain operational during construction works. A Preliminary Construction Management Plan will be prepared to support the application.
Construction Traffic	Construction traffic has the potential to be one of the biggest impacts on the local community from the project, albeit a short term one. A Preliminary Construction Traffic and Pedestrian Management Plan will be prepared to accompany the SSDA and will outline the proposed school operations to minimise construction traffic and journey to school conflicts, construction worker parking, traffic control plans and truck routes.
Biodiversity, Flora and Fauna	A Biodiversity Development Assessment Report (BDAR) Waiver will be provided prior to lodgement of the EIS.
Arborist & Landscape	<p>An Arboricultural Impact Assessment was prepared by Arboreport for the concept development. This assessed potential impact of the proposed development on 68 trees. Recommendations were made to allow for their retention, or where they will be impacted, provides advice whether they can be retained.</p> <p>A Detailed Arboricultural Impact Assessment will accompany the SSDA, assessing potential impacts to trees as a result of any works on the site.</p> <p>Landscape Plans and a Landscape Design Statement will also be prepared and include a tree retention/removal plan.</p>
Contamination	<p>A Limited Stage 2 Environmental Assessment was prepared by Coffey for the proposed concept development of the site. Localised contamination was found in fill under asphalt. The fill material present at the site does not appear to contain widespread contamination. Further investigation is recommended to be undertaken to characterise and delineate identified contamination once detailed design plans have been finalised, including increasing sampling density across the site.</p> <p>The SSDA will include a Phase 2 Detailed Site Investigation Report, and possibly a Remediation Action Plan, which will address the requirements of SEPP 55.</p>
Asbestos & Hazardous Materials	<p>A Limited Asbestos and Hazardous Materials Pre-Demolition Survey was prepared by Coffey for the proposed concept development of the site.</p> <p>Asbestos and various hazardous containing materials were found to be present in existing buildings on site. A register of hazardous materials has been prepared. Any asbestos and hazardous materials to remain in situ will need to be detailed in a site-specific Hazardous Materials Register and Asbestos Management Plan.</p>

5.2 Anticipated Submission Requirements

It is anticipated the following deliverables will be required to support the SSDA:

- Environmental Impact Statement (EIS);
- Site Survey;
- Detailed Architectural Plans including Architectural Design Statement;
- Visual Impact Assessment;
- CPTED Analysis;

- Landscape Plans including Landscape Design Statement;
- Arboricultural Impact Assessment Report;
- Heritage Impact Statement;
- Aboriginal Cultural Heritage Assessment Report (ACHAR);
- Traffic Impact Assessment
- Detailed School Transport Plan (former Green Travel Plan and Operational Transport Plan);
- Preliminary Construction Traffic and Pedestrian Management Plan;
- Preliminary Construction Management Plan;
- BDAR Waiver (to be provided prior to submission of the EIS);
- Civil / Stormwater Concept Plans and Report;
- Structural Report;
- Geotechnical Investigation Report;
- Utilities and Services Plans and Report;
- Phase 2 Site Investigation Report / Remediation Action Plan;
- Asbestos and Hazardous Materials Survey;
- Accessibility Report;
- Waste Management Plan;
- Noise and Vibration Assessment;
- Social Impact Assessment;
- Ecological Sustainable Development (ESD) Report;
- Capital Investment Value (CIV) Report.

6 CONSULTATION

Consultation has been undertaken to date with the following agencies/bodies for the project:

- North Sydney Council;
- Transport Working Group comprising:
 - Transport for NSW (TfNSW);
 - North Sydney Council;
 - Bus operators servicing the enrolment area; and
 - Client, project manager, and transport consultant.

Further consultation will be undertaken prior to lodgement of the EIS.

7 CONCLUSION

The purpose of this letter is to request the SEARs for the preparation of an SSD Application for upgrades to North Sydney Public School.

The proposal is to upgrade North Sydney Public School to increase teaching spaces and upgrade core facilities to increase current capacity. The proposed upgrade will provide capacity for 1,000 students.

We trust that the information detailed in this letter is sufficient to enable the Secretary to issue SEARs for the project. Should you have any queries about this matter, please do not hesitate to contact the undersigned on telephone 02 8252 8400 or email jane.fielding@architectus.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Jane Fielding', with a stylized, cursive script.

Jane Fielding
Senior Associate, Planning
Architectus