

09/12/2019

Mr Alan Sewell
Project Manager
SYDNEY CATHOLIC SCHOOLS
Sydney Catholic Schools
38 Renwick Street
Leichhardt New South Wales 2040

Dear Mr Sewell

St Anthony of Padua Catholic School Redevelopment (SSD-8865)
Request for Additional Information

I refer to Response to Submissions (RtS) for the St Anthony of Padua Catholic School Redevelopment (SSD-8865). After careful consideration, the Department is requesting that you submit additional information that effectively addresses the issues identified in **Attachment 1**.

You are requested to provide the information, or notification that the information will not be provided, to the Department by Friday 24 January 2020. If you are unable to provide the requested information within this timeframe, you are requested to provide, and commit to, a timeframe detailing the provision of this information.

If you have any questions, please contact Aditi Coomar, who can be contacted on 8217 2097 or at aditi.coomar@planning.nsw.gov.au.

Yours sincerely,



Karen Harragon
Director, Social And Infrastructure Assessments
Social & Infrastructure Assessments

ATTACHMENT 1

1. Noise Assessment

The Department has reviewed the submitted Noise Assessment Report and considers that an updated report should be submitted addressing the following matters:

- the actual distance between Carparks A and B and the nearest residential receivers should be considered in assessing the predicted noise impacts from these car parks. The predicted noise levels should be re-assessed using the actual distances between the car parks and the receivers.
- additional information should be submitted to demonstrate the extent of mitigation of noise from the car parks (on the eastern boundary) due to the proposed acoustic barrier along the eastern boundary. Recommendations (to increase the thickness or the height of this acoustic barrier) should also be provided to further reduce / mitigate the noise from the car parks adjoining this boundary.
- a noise criterion of 60 db(A) (being for collector roads) has been incorrectly applied for Carpark B. This car park is an internal driveway / carpark and not a local or collector road. The noise generated by Car park B, its impacts on the adjoining residents and proposed noise mitigation measures should consider the scenario where the residents would adjoin the site with no background noise from a local / collector road.
- clarification is required to justify why, in calculating noise levels for all the carparks, a variety of base criteria have been used for the carparks within the site, such as:
 - LAeq,1 hour (h) of car movements at 1 metre (m).
 - LAeq,1h of car movements at 10m.
 - LAeq,1 minute of car movement at 10m.

Unless an appropriate justification is provided, a consistent base criteria is to be used for noise assessments in all of the car parks / times of the day.

- the construction noise assessment must include proposed noise management levels for the site as perceived at the nearest sensitive receivers and then provide a detailed assessment of predicted noise exceedances (if any). The report should also provide proposed noise mitigation measures during construction works, in case of recorded exceedances.
- the construction noise assessment must include details of methods to manage / mitigate construction noise impacts that would be experienced by the students / classrooms during each stage of construction concurrently with the school operations.
- the predicted noise levels for use of the outdoor playing fields outside of school hours (evenings and weekends) must consider a realistic number of students / spectators, rather than the current assessment with 2480 students / spectators using the play fields at any one time (not practical and resulting in exceedances above the predicted noise levels).

2. Hours of Operation

The Department notes the Liverpool Growth Centre Precincts Development Control Plan recommends general hours of operation for schools to be between 7am and 9pm. The proposed operating hours would be beyond 9pm. To assess the impacts of extended use of the site, further details of the proposed uses beyond 9pm on weekdays and on weekends would be required, specifically in relation to the following:

- likely uses within the indoor recreation centre beyond 9pm and on weekends.

- the expected timing within which all night time uses would cease including the car park.
- the likely (worst case scenario) of the expected frequency of the use of the indoor recreation centre and any other section of the site during night-time.
- likely hours / frequency of use (worst case scenario) of the outdoor play fields in the evening and on the weekend.

3. Comments from Government Architect (GANSW)

The Environmental Impact Statement (EIS) noted that the RtS would respond to the comments from GANSW (provided prior to the lodgement of the EIS). However, no such response has been provided as part of the RtS. The matters raised in their earlier comments (October 2018) are summarised below:

- the north – south connection between the hall and the building to the south should be stronger. This may be improved by increasing the northern opening into the covered outdoor learning area (COLA) to reflect the opening at the southern end of the COLA.
- the east – west axis should be enhanced by providing an undercover connection from the public forum to the hall.
- community access to shared facilities should be considered in the masterplan.
- sections and 3D images of the COLA should be provided to identify its volume, amenity, and the relationship of this space with the surrounding internal and external areas, and in particular how these relationships reflect the importance of the north – south axis of the site.
- an analysis should be undertaken to identify how internal learning spaces have been planned to allow access to natural light / ventilation or how acoustics within the building have been considered.
- detailed information on materiality and articulation of the façade should be provided to justify how this responds to the natural and built context.
- details should be submitted to demonstrate that a holistic approach has been adopted in the landscape masterplan to enhance the north – south and east – west connections.
- a landscape staging plan and shading diagrams should be provided to demonstrate that how the urban heat load on the site would be addressed prior to the replacement trees reaching maturity.
- landscaped setbacks should be provided between the public domain and the perimeter fencing or alternatively the building edge should be utilised where possible (in lieu of a fence).
- details of incorporation of Aboriginal design elements (and associated consultation) within the site should be provided.

You are requested to provide an additional response to the outstanding comments from GANSW.

4. Staging

The Department has reviewed the submitted Staging Plans and requires the following additional information in relation to staging of the development:

- a single (integrated) staging plan should be submitted that includes all construction stages in one plan.

- the central section of the eastern drop-off and pick-up area (on the internal road) and landscaping to the east of the central hub building have not been included in any of the construction stages. The Staging plans should be amended to include these works.
- the staging plans do not clarify whether the demolition works / remediation works tree removal would be undertaken prior to any works on the site or whether these works would also be undertaken in stages. Should these works be undertaken in stages, the following matters are required to be separately justified:
 - the impacts of extensive removal of tree canopy from the site and the subsequent heat generation and lack of shade during the staged construction works.
 - the impacts of school students accessing a site, sections of which would have contaminated soil.
 - the impacts of demolition work (including asbestos management) when the school is in operation.
- In addition to student and staff numbers for each stage, the following information are also required for each construction stage:
 - the number of drop-off and pick-up spaces, bike parking spaces for each stage and whether the numbers are adequate to cater for the number of students.
 - the gross-floor area for each construction stage.
 - The correct number of car parking and drop-off and pick-up spaces for construction Stage 4 noting that the existing information is incorrect (177 car spaces) as it does not include the proposed 22 drop-off and pick-up spaces.

5. Road widening

The RtS indicates that the proposed development includes road widening of Tenth Avenue, Eleventh Avenue and Fourth Avenue. While Eleventh Avenue is proposed to be fully widened, the civil plans show that Tenth Avenue and Fourth Avenue would only be widened for half of the width. The RtS does not clarify whether the remaining section would be widened as part of this proposal or at a later date. It also does not include reasons for not proposing the road widening for the full width of the road.

6. Building Height

The submitted plans do not identify the proposed maximum building height (in metres above existing ground level) for any of the buildings on the site. A plan must be submitted which identifies the building heights for all buildings (including the Church and Trade Centre) above the existing ground level (not the upper most relative levels).

7. Contamination Assessment

The RTS Report and Appendix I Geotechnical response rely on and refer to a separate report entitled *'Report to Sydney Catholic Schools on Detailed Site Investigation – Asbestos for Proposed St Anthony of Padua Catholic School Development at 140 Eleventh Avenue, Austral, NSW'*. The report has not been attached to Appendix I or the RtS. A copy of this report should be provided for assessment.

8. Perspective Images

The Department notes the following with regard to the submitted perspective images:

- the perspective images (specifically DA405) have not been amended to reflect the amended design of the buildings. All incorrect perspective images should be amended to be consistent with the site layout and building design.
- an image of the proposed childcare centre building as viewed from the street frontage should be submitted for further assessment. This may be provided in the form of a sketch rather than a detailed photomontage.

9. Discrepancies in the submitted documents

The Department notes the following discrepancies in the submitted documents that are required to be clarified via amended plans / documents:

- the Traffic Assessment Report states that there are 147 on-site drop-off and pick-up spaces. However, the RtS and plans indicate a total of 125 spaces.
- the submitted plans identify a total of 180 bicycle parking spaces within the site whereas the RtS states that 150 spaces are proposed.
- the Noise Assessment Report is based on 318 car spaces within the site whereas the plans and the RtS indicate that the site would accommodate 326 car spaces.
- the EIS advises that the church and hall would maintain a 10m setback to Eleventh Avenue and 17.5m from Fourth Avenue. However, following changes to the site boundaries in order to accommodate the required road widening, the buildings setbacks would be amended. The submitted plans do not specify the revised setbacks of these buildings to the street frontages.

10. Additional information

The Department considers that the following information should be submitted with the application:

- a statement should clearly indicate whether consent is sought for any signs within the site. In case signage is proposed, an assessment of the signs against the provisions of State Environmental Planning Policy 64 – Advertising and Signage should be conducted.
- elevations and details of the proposed fence design and height should be submitted.
- landscape plans for the Stage 1 works should be submitted separate to the Concept Proposal drawings. These plans should reflect the proposed landscaping works in stages within the site.
- a landscape plan detailing the interim landscaping at the locations for the future church and trade centre areas should be provided.
- the 'Site Plan – Detailed Proposal' (DA005) should be updated to identify both the existing and proposed boundaries, consistent with all other plans. The Site plan must demonstrate that all structures, including the roof of the Indoor Recreation Centre and any perimeter fencing (including fencing on Tenth Avenue) are to be located wholly within the new boundaries of the site.

11. Sydney Water comments

Additional information should be submitted responding to the comments from Sydney Water, provided during the EIS exhibition.