

19 March 2020

Ms Aditi Coomar
Principal Planner
Department of Planning, Industry and the Environment
4 Parramatta Square (Locked Bag 5022)
PARRAMATTA NSW 2124

Dear Aditi,

ST ANTHONY OF PADUA SSD -8865 - RESPONSE TO REQUESTS FOR FURTHER INFORMATION

This letter supports the Response to Submissions report (RTS) provided to you on 18 November 2019 in respect of SSDA_8865 for the proposed St Anthony of Padua Catholic School (the Proposal) at 125-165 Tenth Avenue and 140-170 Eleventh Avenue, Austral (the site).

This letter has been prepared on behalf of SCS in response to NSW Department of Planning, Industry and Environment's (DPIE) request for additional information of 9 December 2019 and further request of 29 January 2020.

This letter includes a response to the matters raised and is supported by the following documentation:

- Attachment A – Architectural Plans, Munns Sly Moore (MSM)
- Attachment B – Landscape Plans, Umbaco
- Attachment C – Civil Plans, WSP
- Attachment D – Acoustic Report, JHA
- Attachment E - Report to Sydney Catholic Schools on Detailed Site Investigation – Asbestos, Environmental Investigation Services
- Attachment F – Sydney Water Notice of Requirements and correspondence
- Attachment G – Parking advice, Colston Budd Rogers and Kafe (CBRK)
- Attachment H – Bushfire Addendum – Ecological
- Attachment I – Indigenous Consultation meeting minutes, CTPG
- Attachment J – Demolition, Waste and Hazardous Substances Management Plan, CTPG

Table 1 below provides a response to all the matters raised in the RFIs.

	Matter	Response	Refer to
1	<p>Noise Assessment</p> <p>The Department has reviewed the submitted Noise Assessment Report and considers that an updated report should be submitted addressing the following matters:</p> <p>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.</p>	<p>The revised acoustic report identifies the distance between the Carpark A and B and the nearest residential receivers.</p> <p>The predicted noise levels in all carparks meet the relevant day time noise criteria.</p>	<p>Attachment D- Acoustic Assessment - Section 6.3 Carpark</p>
	<p>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.</p>	<p>Figure 6 in the revised acoustic report is a plan from the architectural set that shows the acoustic barriers proposed to the east of the site between the carparks and the residential receivers. These will be solid barriers 1800mm high and constructed from a material with a total surface weight of not less than 12kg/m2.</p> <p>The barrier will be continuous with no gaps and designed for external use. The barrier shall be provided with all bracing and structural support required to comply with loadings and building regulations. The noise attenuation attributed to the barriers identified as being -11DbA which is sufficient to reduce the noise impacts from the carparks to well below the relevant noise criteria.</p> <p>The proposed barrier height was derived on the basis that the upper levels of the future residences adjacent are likely to be</p>	<p>Attachment D- Acoustic Assessment - Section 5.8 Discussion</p>

Matter	Response	Refer to
	bedrooms. During the day-time period the occupants will spend more time on the ground floor, therefore the acoustic treatment has been targeted to have maximum benefit to the ground floor of the residences.	
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.	The revised report has adopted 55 Db (A) noise criterion for Carpark B. This addresses the scenario where there is no background noise from local/ collector roads.	Attachment D- Acoustic Assessment - Section 6.3 Carpark
<p>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:</p> <ul style="list-style-type: none"> • 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. <p>Unless an appropriate justification is provided, a consistent base criteria is to be used for noise assessments in all of the car parks /</p>	Th revised acoustic report has standardised the criteria and adopts LAeq,1 hour (h) of car movements at 1 metre (m) throughout.	Attachment D- Acoustic Assessment -

Matter	Response	Refer to
times of the day.		
<p>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).</p> <p>The report should also provide proposed noise mitigation measures during construction works, in case of recorded exceedances.</p>	<p>Section 4.6.1 of the acoustic report identifies construction noise management levels (NMLs) for the project.</p> <p>The relevant NML for residential receivers within standard construction hours is LAeq,15min 52dB(A).</p> <p>For classrooms at schools and other educational institutions the NML is LAeq,15min 45dB(A) – internal.</p> <p>Section 7.2 of the report is the preliminary construction noise assessment. Table 3 presents the anticipated airborne construction noise levels. The use of certain construction noise equipment will result in exceedances of the NMLs at the nearest sensitive receiver. The greatest exceedance occurs with the use of the piling rig with a predicted noise level of 65 LAeq,15m.</p> <p>We note that the predicted exceedances are preliminary only as the equipment has not been specified, they are also worst case as they present the impacts of the loudest machinery within 30m of a residential receiver, a scenario which may not occur. To address these impacts a Construction Noise and Vibration Management Plan (CNVMP) will be prepared and noise and vibration monitoring will be undertaken during works.</p>	Attachment D-Acoustic Assessment, Section 7.2.
the construction noise assessment must include details of methods to manage / mitigate construction noise impacts that would be	Section 7.3.2 presents the proposed mitigation measures that include scheduling work out of hours, during school holidays and avoiding exam times to reduce noise impacts on the	Attachment D-Acoustic Assessment,

Matter	Response	Refer to
experienced by the students / classrooms during each stage of construction concurrently with the school operations.	occupants of the school. The recommendations of the acoustic assessment shall inform a CMP, ahead of works commencing on site.	Section 7.3.2
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).	<p>Section 5.5.2 of the report addresses the use of the sporting field out of school hours with a small crowd in attendance.</p> <p>In the evening the acoustic report shows that there will be some marginal exceedances (in the order of 2Dba) as the same sensitive receivers, however as the sporting fields do not have lighting they will not be used at night and therefore noise from the fields will not occur in the quieter night time period.</p> <p>There are expected to be some exceedances (in the order of 8dBA) of the adopted noise criteria during school hours at the noise sensitive receivers R5 and R6. However the noise from the use of the outdoor playgrounds does not contain tonal components, nor will it fluctuate excessively. The daytime modelling also assumes the presence of the maximum of 2,480 students on the fields, therefore the modelled results will be higher than those that actually occur.</p> <p>As such, the noise from outdoor activities both during the day and in the evening period is not expected to be intrusive or offensive to the nearest noise sensitive receivers.</p>	Attachment D-Acoustic Assessment, Section 5.5.2
2 Hours of Operation The Department notes the Liverpool Growth Centre Precincts Development Control Plan	An estimation of the types, frequencies and scale of events has been made based on similar schools operated by Sydney Catholic Schools.	Attachment D-Acoustic Assessment

Matter	Response	Refer to
<p>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:</p> <p>likely uses within the indoor recreation centre beyond 9pm and on weekends.</p>	<p>Larger events may include religious festivals, school functions like presentation evenings and speech nights held in the indoor multi-purpose hall.</p> <p>These would take place on predominately weekday evenings and from time to time on weekends. These would attract maximum attendances of approximately 1000 and occasionally up to 2000 people.</p> <p>For the larger events an events management plan addressing out of hours uses, noise management measures and parking arrangements would be prepared.</p>	
the expected timing within which all night time uses would cease including the car park.	Evening events would conclude not later than 10pm with the carpark and entire site vacated shortly afterwards.	
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.	Over a year there would be on average one event per month in the indoor multi-purpose hall that will finish after 9pm.	
likely hours / frequency of use (worst case scenario) of the outdoor play fields in the evening and on the weekend.	<p>The highest intensity of use of the sporting fields will be on Saturdays between 8am-4pm during term time when they will be used for Saturday sport.</p> <p>The highest intensity of use of the sporting fields will be on Saturdays between 8am-4pm during terms time when they will be used for Saturday sport. The sporting fields may also be</p>	Attachment D-Acoustic Assessment, Section 5.5.2

Matter	Response	Refer to
	<p>used on Sundays and after hours.</p> <p>Activities on the sporting fields will generally conclude by 6pm but they may occasionally be used after this time for sports training. As there are no lights regular organised use of the fields in the evening will not be possible. The acoustic report has assessed the impacts of the proposed hours of use and found that the impacts are acceptable.</p>	
<p>3 Comments from Government Architect (GANSW)</p> <p>The Environmental Impact Statement (EIS) noted that the RtS would respond to the comments from GANSW (provided prior to the lodgment of the EIS). However, no such response has been provided as part of the RtS. You are requested to provide an additional response to the outstanding comments from GANSW.</p> <p>The matters raised in their earlier comments (October 2018) are summarised below.</p>	<p>MSM has prepared updated planning and imagery in response to the GANSW comments. Refer to the specific responses below.</p> <p>Internal planning amendments to the Entry; Wellness Centre and Library; and Administration spaces to the Ground Floor in conjunction with the amended entry.</p>	
<p>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.</p>	<p>3D images of the COLA have been provided in the architectural plan set, including a view showing the northern entrance into the COLA- refer DA409_R1.</p> <p>In response to these comments, MSM has considered the north-south connection and replanned the entrance on North South Axis to enhance physical and visual connectivity between the</p>	<p>Attachment A Architectural plans – refer to DA005; DA103; DA112; DA201; DA211; DA401 and DA409_R1.</p>

Matter	Response	Refer to
	<p>Piazza and Forum.</p> <p>In addition to the existing Level 1 walkway -between the Forum and Multi-Purpose Hall; at ground level a roofed entrance verandah has been added to define the intersection of the North-South and East-West axis. This creates an ante space as students and visitors' transition from the Piazza to the Forum. This directs students and the public to Forum through the Student Entry, and provides improved visual connectivity through the Wellness Centre and Library.</p> <p>A glazed curtain wall has been provided to the façade to contrast the building façade and enhance the visual connectivity between the Piazza and Forum.</p> <p>In conjunction with this change, there have been amendments to the internal planning of the Entry; Wellness Centre and Library; and Administration spaces at the Ground Floor that strengthen the north south through connection.</p>	
the east – west axis should be enhanced by providing an undercover connection from the public forum to the hall.	The roofed verandah reinforces the East- West axis by creating a 'gateway' along the axis and improving connectivity between the Forum and the Multi-Purpose Hall. The verandah acts as a marker and enables users to orientate themselves prior to accessing the school, Administration, Multipurpose Hall or other facilities around the Piazza.	Attachment A Architectural plans – refer to DA005; DA103; DA112; DA201; DA211; DA401
community access to shared facilities should be considered in the masterplan.	A key objective of the project is to create a school that integrates with the community. The masterplan provides a layered response for accessibility and security, enabling the	

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	<p>school to be opened up and provide opportunities for community use, whilst providing the necessary security to create a safe environment for the students. The design employs the building envelope as well as fencing to control of access for students and the community:</p> <p>The Piazza entrance from Eleventh Avenue is a civic space for school and community activities. The Piazza will allow the school to hold events that integrate with the community and can act as an extension of the Hall for occasional whole of school functions.</p> <p>From the Piazza, pedestrian access is provided across the site through the Forum. The pedestrian paths are fully accessible routes to ensure all users are able to move easily and safely throughout the site.</p> <p>The 'Forum' is a semi enclosed space that will provide an informal learning and social space for the school community. The Forum may be opened outside of school hours to allow community access to this space and the facilities co-located with the Forum that include the Café, Theatre, Performing Arts Hub, Primary Hall and Wellness Hub. These areas have been designed to allow for the provision of controlled access for community access during school hours and/or after school hours.</p> <p>The Hall and Indoor Sports Centre are located at the intersection of Eleventh Avenue and Fourth Avenue. Being accessible from outside the school grounds, these buildings</p>	

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	<p>also provide opportunities for community use of these facilities outside of school hours.</p> <p>As this is a new school the nature and frequency of potential community uses is yet to be firmed up. SCS however intend o facilitate community uses subject to the operational requirements of the school as it does on most of its other established school sites</p>	
<p>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.</p>	<p>A series of 3D images of the COLA- (now referred to as the Forum) have been provided in the architectural plan set. These sections and images demonstrate how the Forum creates a space for students and staff to interact, support formal and informal learning activities for groups of different sizes, and allow students to orientate themselves and move around the buildings. By locating the Wellness Centre and Library, Student Services, Café, Theatre and Primary Hall at the perimeter of the Forum, the space will be activated and will facilitate ease of movement through school for staff and students, whilst also providing a space that supports learning and social activities and creates opportunities for connections between all stages of learning.</p> <p>These perspectives illustrate the internal amenity and volume of the Forum and also how the entrances to the Forum relate to the surrounding school buildings.</p>	<p>Attachment A Architectural plans – refer DA408_R1, DA409_R1, DA410_R1 DA411_R1</p>
<p>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</p>	<p>Skylight, glazing and operable louvres have been provided to achieve light and ventilation.</p> <p>The Forum acts as an atrium to the buildings which are</p>	<p>Attachment A- Architectural plans- refer DA005; DA103;</p>

Matter	Response	Refer to
have been considered.	places to its perimeter. The learning spaces that interact with the Forum are provided with perimeter glazing and operable ventilation. Natural light is provided by the roof lights, with baffles to control direct sunlight and provide acoustic treatment, in addition to ceiling and soffits. Ventilation is provided by supply of air through the ground level entrances and the provision of louvres at a high level to the perimeter of the Forum. A new section through DA502 shows the light and ventilation planning to the Forum -refer to DA501.	DA112; DA113; DA201; DA211; DA301; DA311; DA410; DA411; and DA501.
detailed information on materiality and articulation of the façade should be provided to justify how this responds to the natural and built context.	<p>The façade has been developed in consideration to the building uses and how people will interact with the building as they move within and around the school.</p> <p>The ground level is provided with highly durable finishes of face brickwork and glass that defines the edge of the building within an undercroft that supports movement around the buildings in all weather conditions.</p> <p>The upper floor levels are provided with prefinished fibre cement cladding with a pattern of differing sizes and offset from one another forming a textured and visually interesting finish. The facades are provided with further texture through the perforation of vertical windows and shading elements that provides a highly durable cost effective finish.</p> <p>The cladding will be a range of grey and green tones to reflect the trunks and canopy of the existing Cumberland Plains woodland native to the site. Profiled metal cladding wraps past the roof of the buildings to frame the facades and highlight entry locations. These highlights provide generous overhangs</p>	<p>Attachment A- Architectural plans- refer to DA201; DA211; DA301; DA311; DA410; DA411; DA502.</p> <p>Materials and finishes are shown on DA901.</p>

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	<p>which provide protection from inclement weather to entries.</p> <p>Sun shading blades are provided to the East and West facades to control solar ingress to the learning spaces, and provide additional articulation to the facades.</p>	
<p>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.</p>	<p>The landscape design, including the provision of external learning spaces, active play spaces and passive spaces is integral to the overall planning and concept of the school. The landscape masterplan has been developed to reinforce the site planning and connectivity through the site on the North-South and East- - West axis. Pedestrian movement along these circulation paths is reinforced through treatment of the ground surfaces, strong pedestrian links through the Forum, and provision of broad canopy tree avenues of planting along the axes.</p>	<p>Attachment B – Landscape Plans - Refer to L-MP02</p>
<p>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.</p>	<p>The staging of the landscape development has been designed with consideration to the provision of irrigated planting and various shelters and shade sails to balance the removal of the remnant planting and assist in the management of the urban heat load of the development. Umbaco has prepared staged plan which demonstrates the staged removal of the existing vegetation and new planting. The existing vegetation on the site will be retained and removed only when needed to make way for construction of the school.</p>	<p>Attachment B – Landscape Plans - Refer to L-MP10 and L-MP11</p>
<p>3.9 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</p>	<p>The built form has been used to provide the line of security where possible, particularly at the interface of the public and secured spaces to the Piazza, and to the western side of the site addressing Fourth Avenue.</p>	<p>Attachment A – Architectural Plans – refer to DA-060;</p>

Matter	Response	Refer to
fence).	Where fencing is provided to enclose the outdoor play spaces and carparks to the southern boundary to Tenth Avenue, the fencing is setback from the boundary to allow for the provision of landscaping in front of the fence.	
3.10 details of incorporation of Aboriginal design elements (and associated consultation) within the site should be provided.	<p>Aboriginal design elements and motifs are proposed to be provided in the landscape setting and structures. Umbaco has prepared a preliminary plan identifying suitable areas within the site where indigenous design elements could be provided. The elements to be developed in consultation with the local indigenous representatives include the provision of a Yarning Circle, Totems, Bush Tucker Garden, sculpture and incorporation of motifs in the paving, landscape structures and fencing.</p> <p>On 11 March 2020 CTPG and representatives of SCS Indigenous Education Unit representatives attended a meeting with the Darug Tribal Aboriginal Corporation to discuss the landscape concept plan. At the meeting a conceptual approach to the preferred locations which include the site entrance (piazza), the forum (key welcome point), the remnant bushland and playgrounds was agreed. A high level strategy for the representative group to undertake the appropriate research to inform the design was also agreed. Meeting minutes have been provided at Attachment I.</p>	<p>Attachment B- Landscape Plans - Refer to L-MP03 and L-MP04.</p> <p>Attachment I – Meeting Minutes, Indigenous Consultation</p>
4 Staging The Department has reviewed the submitted Staging Plans and requires the following additional information in relation to staging of	A consolidated staging plan has been prepared – refer DA059_R1.	Attachment A – Architectural Plans –refer to DA059_R1.

Matter	Response	Refer to
the development: a single (integrated) staging plan should be submitted that includes all construction stages in one plan.		
4.2 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.	These areas have been included in Stage 4, refer DA055_R7.	Attachment A – Architectural Plans – refer DA055_R7.
4.3 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: <ul style="list-style-type: none"> 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) 	<p>The existing vegetation on the site will be retained and removed only when needed to make way for construction of the school. Umbaco has prepared a staging plan which demonstrates the staged removal of the existing vegetation and new planting. The landscape staging plans show how the site has been planned to provide shade protection while the proposed landscaping and planting matures. The landscape staging plan show shows how where feasible early planting will take place ahead of building construction to provide time for plant species to grow and provide shade.</p> <p>CTPG has prepared a Demolition, Waste Management and Hazardous Substances Plan that sets out principles for the management of demolition works and measures to ensure the safety for students; staff and the community.</p> <p>The site will be progressively cleared as required, therefore</p>	<p>Attachment B – Landscape Plans - Refer to L-MP10 and L-MP11</p> <p>Attachment J – Demolition Waste Management and Hazardous Substances Plan</p>

Matter	Response	Refer to
<p>when the school is in operation.</p>	<p>ground cover and vegetation will be retained for as long as possible. This will avoid prolonged periods of soil exposure, erosion and dust during the staging of the works.</p> <p>The plan focuses on the physical separation of students and staff from construction works. It includes protocols for access to and separation of construction site areas from students and staff. Construction sites will be separated from operational school elements by suitable temporary construction fencing.</p> <p>The School will operate within an agreed area of the overall site and construction disturbance to the site will be limited to those areas of the site which are required by the Contractor to carry out its works.</p> <p>Where the demolition works involve the potential demolition and /or removal of hazardous materials, such as asbestos, or other harmful substances, a site-specific hazardous materials assessment report and management plan will be prepared. These may include measures such as the temporary relocation of students to other parts of the school, should there be a risk of exposure to asbestos or other hazardous materials.</p>	
<p>4.4 In addition to student and staff numbers for each stage, the following information are also required for each construction stage:</p> <ul style="list-style-type: none"> 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 	<p>Amended staging plans have been prepared which provide this information- refer DA052-DA059.</p>	<p>Attachment A- Architectural Plans – refer DA052-DA059 inclusive.</p>

Matter	Response	Refer to
<p>students.</p> <ul style="list-style-type: none"> 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. 	<p>Overall site GFA plans have been provided at DA131_R10 and DA132_R10. GFA per stage has also been quantified on the amended staging drawings, refer DA052-DA059.</p> <p>The number of car spaces inclusive of drop/off pick up spaces for Stage 4 is 227 and this has been corrected on DA055_R7.</p>	<p>Attachment A-Architectural Plans – refer DA131_R10 and DA132_R10.</p> <p>Attachment A-Architectural Plans – refer DA055_R7.</p>
5 Road widening		
<p>5.1 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.</p>	<p>The proposal is for the widening of Tenth Avenue and Fourth Avenue along the site frontage. The proponent does not intend to widen the roads beyond the site frontage at any point in the future.</p> <p>The proposal also does not propose to widen the southern side of Tenth Avenue or the western side of Fourth Avenue at this time or at any point in the future. It is unreasonable for the proponent to be made to bear the cost of widening the roads beyond the boundary of the school site or for the cost of widening both sides of Tenth and Fourth Avenue.</p> <p>The proposal to widen the road as shown in the accompanying civil plans is satisfactory to accommodate 4 lanes of traffic</p>	

	Matter	Response	Refer to
		around the school site and to cater to the anticipated traffic flows generated by the development.	
6	Building Height		
6.1	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).	Refer to DA201_R13 which provides the heights of the buildings above the existing ground level.	Attachment A-Architectural plans – DA201_R13.
7	Contamination Assessment		
7.1	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.	A copy of this report is provided at Attachment E.	Attachment E-Detailed Site Investigation – Asbestos.
8	Perspective Images The Department notes the following with regard to the submitted perspective images:		
8.1	the perspective images (specifically DA405) have not been amended to reflect the	All perspective images have been checked for accuracy against the current design and updated as required.	Refer Attachment A – Architectural

	Matter	Response	Refer to
	amended design of the buildings. All incorrect perspective images should be amended to be consistent with the site layout and building design.		Plans.
8.2	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.	A perspective of the Childcare Centre building has been added – refer DA408.	Refer Attachment A- Architectural Plans – DA408.
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:		
9.1	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.	<p>The original Colston Budd Rogers and Kafe (CBRK) traffic assessment submitted with the EIS states there will be 143 drop off spaces. The parking provision for the project has been refined since the lodgement of the EIS and there will be 125 spaces.</p> <p>The Traffic Assessment submitted with the Response to Submissions (RTS) in November 2019 does not state the number of drop off spaces, however CBRK has provided written confirmation that the proposed provision of 125 spaces is adequate for the demands of the school.</p>	Attachment G – Traffic statement

Matter	Response	Refer to
9.2 the submitted plans identify a total of 180 bicycle parking spaces within the site whereas the RtS states that 150 spaces are proposed.	The RTS incorrectly identified that there were 150 bicycle spaces. The correct number of bicycle parking spaces is 180. This is shown in the plans.	Attachment A- Architectural Plans
9.3 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 revised acoustic report refers to 326 spaces.	Attachment D – Acoustic Report
9.4 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.	<p>Following the road widening of Eleventh Avenue the Indoor Recreation Centre will be setback approximately 4.75m from the site boundary and the Church building will be setback approximately 6m from the site boundary.</p> <p>Following the road widening of the western side of Fourth Avenue the Indoor Recreation Centre will be setback approximately 10m from the site boundary to the building façade.</p> <p>There are no existing or proposed residential land uses to the north of the site as this land is occupied by Craik Park an existing public open space.</p> <p>While the setbacks have been reduced, they maintain compliance with the non residential setbacks specified in Liverpool Growth Centre Precincts Development Control Plan (Precinct DCP). The setback to Fourth Avenue will be supported by the avenue planting specified in the landscape plan and the scale of the Indoor Recreation Centre will no be unduly imposing or dominant in the streetscape. This is illustrated in the perspective images prepared by MSM, refer especially to DA407.</p>	Attachment A- Architectural Plans – refer DA351 and DA 352 and perspectives images DA406, DA407, DA408

Matter	Response	Refer to
10 Additional information The Department considers that the following information should be submitted with the application:		
10.1 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.	No consent is sought for signage in this application.	
10.2 elevations and details of the proposed fence design and height should be submitted.	A fencing site plan has been prepared showing the proposed treatment of the site perimeter, including gates and entry points- refer DA60. This plan identifies the types of the fencing proposed and their heights. The fencing has been designed to be unobtrusive and allow for vegetation to be planted within the site and within the setback.	Attachment B- Architectural Plans – refer DA06_R2.
10.3 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.	Umbaco has prepared staged plan that demonstrate the staged removal of the existing vegetation and new planting on the site.	Attachment B – Landscape Plan – L - MP 10 and L -MP 11
10.4 a landscape plan detailing the interim landscaping at the locations for the future church and trade centre areas should be provided.	Three staged landscape plans identify turf as the interim landscaping for the church and trade centre.	Attachment B – Landscape Plan – L - MP 10 and L -MP 11
10.5 the 'Site Plan – Detailed Proposal' (DA005)	DA005 has been updated as requested. All structures are	Attachment A-

Matter	Response	Refer to
<p>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.</p>	<p>within the perimeter of the site.</p>	<p>Architectural Plans – DA005_R15</p>
11 Sydney Water comments		
<p>11.1 Additional information should be submitted responding to the comments from Sydney Water, provided during the EIS exhibition.</p>	<p>Consultation between the applicant and Sydney Water has been ongoing since the lodgement of the EIS. Sydney Water issued an updated Notice of requirements (NOR) on 30 July 2019. The applicant is addressing the updated NOR. Sydney Water has confirmed that this NOR supercedes any previous comments made on the exhibited EIS. The NOR and Sydney Water correspondence have been included at Attachment F.</p>	<p>Attachment F – Sydney Water NOR</p>
12 February RFI		
<p>12.1 Earthworks plan The proposed playing fields are likely to be elevated significantly above the surrounding streets with tall retaining walls, but the plans are not entirely clear and do not identify the location of the retaining walls. Therefore, an earthworks plan (<i>is required</i>) which shows the proposed depths of cut and fill across the site.</p>	<p>WSP has prepared bulk earthworks plans that show the levels of cut and fill across the site.</p>	<p>Attachment C – Civil plans -refer to C3.01 and C3.02.</p>

Matter	Response	Refer to
<p>12.2 Landscape Plan</p> <p>An amended landscape plan should be submitted that shows the location and heights of all retaining walls across the site.</p>	<p>WSP has prepared a plan showing the height and locations of retaining wall across the site refer C4.02</p>	<p>Attachment C – Civil plans</p>
<p>12.3 Bushfire Report</p> <p>The submitted Bushfire Report indicates that the Childcare centre extension is subject to a future development application. The setback between the childcare centre and the bushfire hazard is also incorrect in the report. Consequently, a supplementary report should be provided with an updated figure showing its correct location and including an assessment of the Childcare centre (which has now been included in Stage 1).</p>	<p>Ecological has prepared an addendum Bushfire Assessment to address these comments. For consistency, this addendum was prepared in accordance with 'Planning for Bush Fire Protection 2006' as per the previous Bushfire Protection Assessment (ELA 2018) and as the RFI was issued prior to the legislation enacting '<i>Planning for Bushfire Protection 2019</i>'.</p> <p>The proposal is classified as a Special Fire Protection Purpose (SFPP) development and has been assessed under section 100B of the Rural Fires Act 1997 and 'Planning for Bush Fire Protection 2006' (RFS 2006).</p> <p>SFPP developments are required to achieve the APZ performance criteria of '<i>radiant heat levels not greater than 10kW/m2 to be experienced by occupants or emergency services workers entering or exiting the building</i>'.</p> <p>EcoLogical have assessed the site against the requirements for SFPP developments in order to establish an appropriate APZ that achieves the 10kW/m2. A minimum of 41m APZ is required for the childcare building. The proposal provides an appropriate APZ of 42m provided by Eleventh Avenue to the north, the proposed carparks, footpaths and landscaping. The 42m setback is shown on the map. The proposed development complies with either the acceptable or performance solutions</p>	<p>Attachment H – Bushfire Addendum</p>

	Matter	Response	Refer to
		within 'Planning for Bush Fire Protection 2006'.	

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CONCLUSION

We trust this information satisfies DPIE's request and the assessment of SSD 8865 can be finalised.

If you have any further questions please do not hesitate to contact me at rsutcliffe@urbis.com.au or on 0447 605 444.

Yours sincerely,



Rosie Sutcliffe
Senior Consultant