



planning consultants

14 October 2021
Our Ref: 21007D.5SE

Department of Planning, Industry and Environment
Locked Bag 5022
Parramatta NSW 2124

Attn: Jason Maslen – Team Leader, School Infrastructure Assessments

Dear Jason,

**RE: HASTINGS SECONDARY COLLEGE – PORT MACQUARIE CAMPUS
SSD-11920082 - RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION**

On 27 September 2021, the Department of Planning, Industry and Environment (DPIE) issued a request for additional information letter regarding the above application, and on 30 September 2021, the Government Architect NSW (GANSW) (through DPIE) issued a response email to the Response to Submissions Report requesting a more detailed response to matters relating to built form and sustainability.

This letter provides a response to the matters raised in Attachment 1 of the DPIE letter and in the GANSW email as set out in **Table 1**.

Table 1 – Responses to DPIE and GANSW Requests for Additional Information

Item	Information Request	Response
Noise and Vibration		
1a	<p><i>Page 7, Section 4.1.3, Issue 1 of the RtS does not adequately address the information requested by the Department in relation to operational noise criteria compliance for evening activities (6pm-10pm) at the PCYC, namely:</i></p> <p><i>"The RtS should confirm that this comment relates to the closure of windows and doors in the multi-purpose sports court and that this is feasible. In addition, recommendations are made in relation to sound insulation of openings to achieve required noise levels at receivers. The RtS should provide further details in relation to these measures and confirm that they are feasible and would be implemented."</i></p> <p><i>A response that clearly addresses the Department's request is required.</i></p>	<p>JHA has prepared a detailed response to this matter, confirming that "there will be no issues in regards to the construction of the façade to achieve the typical sound reduction value of 30dB, and therefore the acoustic requirement of 30dB is feasible and will be implemented such that the acoustic criteria is achieved. All windows and glazing on the western façade will not be openable".</p> <p>Refer Attachment 1.</p>
1b	<p><i>Part of the response provided in the RtS stated that "Mechanical ventilation openings are not expected to result in an exceedance of the noise criteria." Further details to support this statement are required.</i></p>	<p>JHA has prepared a detailed response to this matter, confirming that openings for mechanical ventilation will be provided only on the north and east facades, and additional noise controls will be confirmed in the design stage. The requirements imposed under standard DPIE conditions of consent relating to the design of mechanical plant</p>

Table 1 – Responses to DPIE and GANSW Requests for Additional Information

Item	Information Request	Response
		and equipment will ensure that the required outcome is achieved. Refer Attachment 1 .
1c	<i>The response also refers to "Acoustic Addendum provided by JHA, Ref:200360 Revision F, dated 17 August 2021". No material was included in the addendum to support the above statement. Further details to support the statement are required.</i>	JHA's response to Item 1b addresses this matter. Refer Attachment 1 .
1d	<i>Further information is required to confirm that the operations of the PCYC as described in Section 5.3 of the Noise & Vibration Impact Assessment are expected to meet the required criteria during the evening time (6pm – 10pm) at residential receivers if windows and doors are closed at the PCYC.</i>	JHA's response to Item 1a addresses this matter. Refer Attachment 1 .
1e	<i>Confirm whether the noise and vibration assessment considered the potential for the prevailing north-east winds to further transmit operational evening noise from the PCYC towards residential receivers on Owen Street.</i>	JHA has prepared a detailed response to this matter, confirming that "there will not be adverse effects due to the north-east winds" and that "further information about this topic can be found in the CONCAWE noise prediction methodology". Refer Attachment 1 .
2	<i>Page 41, Section 4.10.1, Item 3 of the RtS states "Noise criteria and assessment has been undertaken at the worst case scenario, (i.e. windows open), therefore the acoustic measures and complaints with windows open and further reduction in noise attenuation when the windows are closed are void." Provide details to clarify this statement.</i>	This reference in the RtS Report contains an error of wording. It should correctly read as follows: "Noise criteria and assessment has been undertaken at the worst-case scenario (i.e. windows open), therefore the acoustic measures remain compliant with windows open and further reduction in noise attenuation when the windows are closed are void". As confirmed in the JHA advice (Attachment 1), recommendations have been incorporated into the project which ensure that a sound reduction value of 30dB is achieved. For evening times, this ensures compliance with the noise level criteria.
Area of PCYC		
3	<i>Page 15, Section 4.2.7, Issue 1 of the RtS states "The PCYC areas has been confirmed at 4,911.03m²." Confirm how this figure was calculated.</i>	FJMT has prepared a Response to DPIE RFI document which confirms how the gross floor area (GFA) figure was calculated, including consistency with the standard instrument definition of GFA and GFA floor plans of all buildings across the site, including the PCYC. The area of the PCYC has been confirmed at 4,621.03m ² . Refer Attachment 2 .
Construction Timeframe		
4	<i>The revised CIV dated 17 August 2021 indicates a construction period of 23 months whereas Page 4 of the RtS indicates a construction period of 13 period. Confirm the construction period and provide a breakdown of activities.</i>	Confirming that the construction period of 13 months is correct, and the reference to 23 months in the revised CIV dated 17 August 2021 is a typo. To avoid confusion, a revised version of the same letter is provided for DPIE records. Refer Attachment 3 .

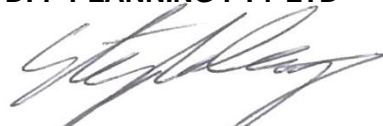
Table 1 – Responses to DPIE and GANSW Requests for Additional Information

Item	Information Request	Response
GANSW Request for Additional Information		
-	<p>Built Form <i>GANSW advice (dated 12th August 2021) recommended that detail be provided demonstrating how the extensive circular west facing aperture on the PCYC relates to place, in particular micro climate, thermal comfort and glare, and how it is envisaged to be protected from western sun. Sole reliance on high performance tinting or glazing is to be avoided.</i></p> <p><i>The East and West elevations of the PCYC, SSDA-310200-Revision 04 indicates that the extensive circular east and west facing apertures consist of dark coloured performance glazing.</i></p> <p><i>It is recommended that alternative methods for protection from solar gain be considered.</i></p>	<p>FJMT has prepared a Response to DPIE RFI document which addresses the requests for additional information issued by GANSW (through DPIE).</p> <p>The response details how additional layers of detail have been provided to address the acoustic and thermal performance of the facades, as well as louvres to the circular window and east/west link, and masonry face brickwork with a finer grain of detail.</p> <p>Details are provided by FJMT to show how these outcomes will be achieved.</p> <p>Refer Appendix 2.</p>
-	<p>Sustainability <i>GANSW advice (dated 12th August 2021) recommended that detail and sections through new and refurbished built form (be provided) to demonstrate how passive design strategies will contribute to the 4 star Greenstar target and ensure that access to natural light and ventilation are provided and maximised for all internal spaces.</i></p> <p><i>It is recommended that opportunities for operable glazing be investigated in the CAPA building, which appears to have predominantly fixed glazing.</i></p>	<p>FJMT has prepared a Response to DPIE RFI document which addresses the requests for additional information issued by GANSW (through DPIE).</p> <p>The response details that the CAPA and PCYC buildings will be green star certified, and provides details of the sustainability measures for both buildings. These measures include natural ventilation and management of natural daylighting.</p> <p>As recommended by GANSW, FJMT confirms that openable windows are provided to the north and the south, being either glazed louvres or awning windows with limiters. Each room is provided with either the required, or above the required percentage of natural ventilation.</p> <p>Details are provided by FJMT to show how these outcomes will be achieved.</p> <p>Refer Appendix 2.</p>

The above and attached information has addressed all matters raised by DPIE and GANSW in regard to SSD-11920082. Please contact the undersigned to discuss any of the above information further.

Yours faithfully

DFP PLANNING PTY LTD



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Reviewed: 