

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

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22 October 2020

Jason Maslen
Senior Planning Officer
Social and Infrastructure Assessments | Planning and Assessment

Dear Jason,

RESPONSE TO REQUEST FOR FURTHER INFORMATION - SSD-9368-MOD-2 - GALUNGARA PUBLIC SCHOOL (ALEX AVENUE)

1. INTRODUCTION

This letter has been prepared to respond to the Department of Planning, Industry & Environment (DPIE) request for further information (RFI) letter dated 6 October 2020 in relation to the assessment of SSD-9368-Mod-2.

On 21 May 2020 development consent was granted by the Minister for Planning and Public Spaces for SSD-9368. Consent was granted for the following:

Staged construction and operation of a new school including four learning hubs containing home bases, a hall with canteen and out of school hours facilities, library and administrative building, and associated works including covered outdoor learning areas, landscaping, drop-off / pick-up facilities, car parking, signage and infrastructure works.

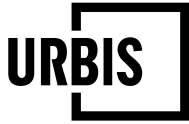
Mod 2 seeks consent to amend SSD-9368 as follows:

- The name of the School from Alex Avenue Public School to Galungara Public School;
- Changes to definitions and conditions to allow for the Operational Readiness of the School; and
- The approved architectural and landscape plans under Condition A2 to facilitate minor internal and external design changes.

An assessment of the application is currently being undertaken by DPIE who have provided comments based on their assessment.

The key matters raised in the RFI letter relate to the following:

- Reduction in the number of tree plantings;
- Clarification required regarding the site levels adjoining the southern boundary; and



- Further information relating to the operational readiness phase.

This letter responds to the matters raised in DPIE's RFI letter and provides an overview of the proposed changes to the design since lodgement of the modification application to DPIE.

In accordance with Section 109 of the *Environmental Planning and Assessment Regulation 2000 (EP&A Regulations)*, the Applicant is required to respond to all issues raised in these submissions.

All relevant plans and documentation have been updated accordingly to reflect the minor amendments to the design which have been made in response to the issues raised in DPIE's RFI letter.

2. SUPPORTING DOCUMENTATION

This letter is accompanied by the following additional information:

- Amended Architectural Drawings prepared by Group GSA (**Appendix A**)
- Amended Landscape Drawings prepared by Group GSA (**Appendix B**)
- Additional Landscape Easement Section Drawings prepared by Group GSA (**Appendix C**)

3. OVERVIEW OF AMENDED PROPOSAL

In accordance with Section 55 of the EP&A Regulations, the proposal seeks to make minor amendments to the proposed development. The amendments are in response to the comments received in DPIE's RFI letter dated 6 October 2020. The following amendments to the original design (as submitted) are proposed:

- Amendments to internal site fencing including updates to special needs area fencing;
- The retention of G25 gate as shown in the updated fence & gate plan;
- Provision of a temporary footpath for early use access from Farmland Drive;
- Removal of the temporary staircase to Building B2 as it is no longer required given the introduction of permanent covered walkway stairs;
- Minor design changes to Block A including provision of an additional wall and door for security reasons;
- Reinstatement of tree plantings consistent with the approved plans; and
- Relocation of the school name signage from Block C to Block B1 elevation.

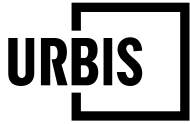
An interim fence will be constructed between the stage 1 and 2 boundaries. This fence will be 2.15m high and will be consistent in appearance with the school site boundary fence. This fence will be removed upon delivery of the stage 2 works.

No other internal or external changes are proposed in terms of the current design, layout and built form of the proposed development. The proposal is shown in the amended Architectural and Landscape Drawings which accompany this letter.

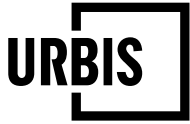
4. RESPONSE TO DPIE'S RFI LETTER

A response to the comments raised in DPIE's RFI letter has been provided within the following table. While the exact wording of the submissions may not be captured, the intent and the issues raised have been identified and addressed.

Issue	Comment	Project Team Response	Reference
Tree planting reduction	The approved planting schedule shows 174 trees to be planted (Drawing No. 180645 L5000, Issue F). The amended planting schedule (drawing No. 180645, Issue H) reduces the number of trees to be planted from approximately 174 to 141. The proposed reduction in the number of trees to be planted on site has not been addressed in the modification application. Please provide justification for the proposed reduction in onsite tree planting.	The number of trees proposed has been reinstated to a total of 174. Refer to the amended Landscape Plans for further details. The trees proposed meet the specified heights and exceed the quantity requirements. It should be noted that the original quantity of trees approved (177 trees) included 4 trees outside of the boundary located within the shared plaza entrance. There was an error in the original plans which showed the extent of works by SINSW to include the shared plaza. However, the plan was always intended to be an indicative layout only to demonstrate how the design relates across the site boundaries. As such the shared plaza will be delivered by Council including the 4 trees proposed in this location.	Appendix A and Appendix B
Sections and levels	It is not clear from the amended landscape drawings whether any changes are proposed to approved levels at the site's southern boundary where it adjoins Lot 4 DP 1244925. For example, on the approved landscape drawing no. 180645 L-3001 (Issue F) the levels are shown on the drawing, however on the amended landscape drawing no. 180645 L-3001 (Issue H), the levels on the site have been omitted. If any changes are proposed to the approved levels, particularly at the interface of the	There are no changes proposed to the site levels along the southern boundary. Please find attached to this letter indicative landscape section drawings (included for reference and information) as previously included in the Supplementary RtS package of SSD-9368 to demonstrate the intent of both the temporary carpark and sports court arrangements. As these drawings are not referenced in the consent and are indicative only, they have not been updated for inclusion in the modification document register.	Appendix C



Issue	Comment	Project Team Response	Reference
	<p>subject site and Lot 4 DP 1244925, please clearly show this on the amended plans and provide additional section drawings of this interface.</p> <p>In addition, on the amended landscape plans drawing nos. 8065 L-2002 (Issue P) and L-2003 (Issue N), reference is made to sections noted as “1&2/9001”, “3&4/9002” and “05/9003”. However, these referenced sections could not be found in the amended landscape drawing package. Please provide these referenced section drawings.</p>		
<p>Fence and gate plan</p>	<p>On the amended fence and gate plan (drawing 180645, L2200, Issue M), a change is proposed to gate No. G25 as shown in the schedule. However, the corresponding gate (G25) is not shown on the amended plan. Please review and identify the location of gate G25 on the amended plan.</p>	<p>The fence and gate plan has been updated within the Amended Landscape Drawings to show the inclusion of G25 gate along the Farmland Drive frontage.</p>	<p>Appendix C</p>
<p>Operational readiness</p>	<p>The following additional information is required regarding the proposed operational readiness:</p> <ul style="list-style-type: none"> ▪ indicative timeframe for staff to access the site during the operational readiness phase. ▪ indicative option/s for staff car parking should onsite car parking not be available. 	<p>The indicative timeframe for staff access during the Operational Readiness phase will occur from 1 December 2020 until 25 January 2021. Further, should onsite street parking not be available during the Operational Readiness Phase, 4 (four) on-street parking spaces will be made available.</p>	



5. CONCLUSION

This letter has considered the comments received in DPIE's RFI letter dated 6 October 2020 in relation to SSD-9368-Mod-2 and responds to the issues raised.

Considering this, the content contained throughout this letter and each of the attached supporting documents, the proposal is in the public interest and approval should be granted, subject to appropriate conditions.

Kind regards,

A handwritten signature in black ink, appearing to read "Chris Croucamp". The signature is written in a cursive style with some loops and is underlined.

Chris Croucamp
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