

18 May 2020

2190860

Mr Jim Betts
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2000

Attention: Aditi Coomar

Dear Mr Betts,

INTERNATIONAL CHINESE SCHOOL – SSD 10260 REQUEST FOR ADDITIONAL INFORMATION 1

I refer to the above project and your further requests in which the Department of Planning, Industry and Environment (the Department) has requested some additional information to inform the Department's assessment of the State Significant Development Application (SSD). A response to your query is provided in the table below.

Table 1 Summary of query and responses

Query	Response
Department of Planning, Industry and Environment	
Deed of Agreement	
<i>The Department requires a copy and supporting details of the signed deed of agreement with Council to be lodged in order to finalise its assessment. Should the deed of agreement require amendments to the proposed operation of the school and/or additional works which have not been set out in the EIS or RtS, details of relevant amendments should be provided.</i>	<p>The deed has been drafted and is currently being finalised in discussion with the applicant and Council's legal team. As this is an iterative process we expect that the final deed may be available early or mid-June. We request an extension to provide this information to the Department to this time.</p> <p>We are committed to assisting the Department with its assessment and will provide the deed as soon as it is available.</p> <p>We also appreciate the Department's continued assessment of the application and are happy to assist with further information or details as required.</p>
Closure of Council Car Park	
<i>The Statement of Operations and the Updated Parking and Traffic Impact Assessment identifies two alternative options for a drop off/pick up zone in Westbourne Street and Reserve Road in the event access through Council's carpark is temporarily closed during the Gore Hill Park Stage 2 construction project. In that regards the following additional information is required</i>	<p>It is noted that the <i>Statement of Operations during Willoughby City Council's Gore Hill Park, Stage 2 construction – indoor sports facility (temporary)</i> is a preliminary operations statement because there is no current design or plan for Stage 2 and it would not be appropriate to determine the specifics of the plan until this detail is known. It is expected that a condition of the SSD approval will require that in the event of Council needing the close the Gore Hill car park, a detailed operations management plan would be prepared in consultation with and to Council's satisfaction at that time.</p>

Query	Response
<ul style="list-style-type: none"> <i>plan showing the temporary drop off/pick up zones at both locations in Westbourne Street and Reserve Road</i> 	<p>As noted above it is not appropriate to provide this level of detail at this time as the location, design and construction methodology of Gore Hill Stage 2 is not known. We do however note, that:</p> <ul style="list-style-type: none"> Westbourne Street: There is large amount of existing perpendicular car parking near the Avenue entry that could be utilised for drop off and pick up. Reserve Road: there is an existing bus zone and bay on that could be utilised / augmented to allow for drop off to occur.
<ul style="list-style-type: none"> <i>details of the parking restrictions that will apply at the temporary drop off/pick up zones</i> 	<p>In the event that Council need to close the car park, it is expected that 'No Parking' restrictions would be applied to 5 parking spaces on Westbourne Street during morning and afternoon drop off / pick up times, with the regular 4 hour parking to apply outside these times. 'No Parking' restrictions allow parent vehicles to park for up to 2 minutes in the event that the driver stays within 3m of the vehicle during the setting-down / picking-up of children. Changes to parking requirements would be confirmed with Council at that time and would be subject to the approval of its Traffic Committee.</p>
<ul style="list-style-type: none"> <i>details of how late students will be managed</i> 	<p>Parents arriving late will be required to park at Gore Hill's northern car park (Approximately 150m away) and walk their children to the School.</p>
<ul style="list-style-type: none"> <i>assessment of the traffic impact on the performance of the local road network due to the modified traffic movements</i> 	<p>As the number of students has reduced to 160 and the start times of Years K-1, 2-4 and 5-6 are now staggered, the maximum number of vehicles expected to be accommodated within any 15 minute period during set-down / pick-up periods is approximately 20 vehicles (based upon established TfNSW traffic generation rates for primary schools). It is not expected that such an extent of traffic will result in any unreasonable impacts on the local road network.</p>
<ul style="list-style-type: none"> <i>parking arrangements for the drop off/pick up of before and after school care students</i> 	<p>Parents collecting after school care students will be required to park at the northern car park and walk to collect their children from the School.</p>
<ul style="list-style-type: none"> <i>vehicular access to the basement of the building for staff parking</i> 	<p>The landowner of both Gore Hill and the Cemetery is Crown Land. The existing and approved commercial buildings rely on access through the Gore Hill car park. Accordingly, it is expected that Council, who manage the park on behalf of Crown Lands will maintain access to the basement car park during works to Gore Hill. It is noted that the basement only accommodates a small number of vehicles which will be used by staff and therefore generates a limited number of movements at the start and end of the day.</p>
<ul style="list-style-type: none"> <i>access to the site for service, delivery and waste collection vehicles</i> 	<p>As above, it is expected that there would be no change to site servicing, deliveries or waste collection. Only the ability for a school drop off would be affected by the possible Gore Hill Park works.</p>

Query	Response
Acoustic Impacts	
<p><i>The updated Acoustic assessment submitted with the Response to Submissions indicates the traffic noise levels of the external play area exceed the noise criterion under the NSW Road Noise Policy for active recreation uses. Provide details as to the intended use of this area in terms of play activities, eating lunch or learning spaces and any appropriate restrictions on its use that can be imposed in light of the reduced amenity impacts to this space</i></p>	<p>There are no restrictions proposed to the use of the outdoor space.</p> <p>It is increasingly common for schools to be located on State Roads, and it is recognised that there are amenity implications associated with such circumstances. Notwithstanding this, there is no minimum requirement for school open space and it is proven recreational spaces are still able to adequately operate in these settings. It will be the responsibility of the school to stage its timetable to manage the use of its open space area.</p>
<p><i>Confirm whether the current alterations/fit-out of the existing building includes the acoustic treatment measures recommended in the Noise and Vibration Assessment</i></p>	<p>The building fit-out includes:</p> <ul style="list-style-type: none"> • External walls have a single layer of 13mm gyprock and R2.5 bulk wall insulation. • External windows are minimum 6.38mm glazing • The roof has R3.6 to R4 bulk insulation installed and a single layer of 13mm gyprock or acoustic ceiling tiles. <p>The installation is expected to perform in accordance with the recommendations of the acoustic report, however does not match the specific detail recommended.</p> <p>It is requested that a condition be included that a qualified acoustic consultant (Acoustic Logic) undertake insitu internal noise readings to confirm that the completed building achieves the required 40dba. If the reading does not achieve the recommended 40dba then additional acoustic measures are to be undertaken in accordance with the recommendations of the Noise and Vibration Assessment.</p>
Site Audit Statement	
<p><i>The Site Audit Statement is not clear as to whether the suitability of the site for the school includes the external play area</i></p>	<p>The following response has been provided by Ramboll:</p> <p><i>The site audit statement (SAS) applies to the whole of Lot 101 in DP791327 under the proposed development layout included on page 8 of the SAS (i.e. retention of the current building) and includes the external play area in the southeast of the site and landscaped areas around the building.</i></p>
Lunchtime Management Plan	
<p><i>where on the school site do students have lunch each day?</i></p>	<p>Students eat their lunch on the turfed open spaces and/or verandas on the school site (11:00-11:20am)</p>
<p><i>if lunch commences at 11:00m each day then what time is recess?</i></p>	<p>Recess occurs between 1:50pm – 2:10pm</p>
<p><i>where on the school site is recess held?</i></p>	<p>For recess students will remain on the turfed open spaces and/or verandas on the school site.</p>
<p><i>how will students be managed if they need to use the toilet while off-site?</i></p>	<p>If a student has urgent need of the toilet, one of the designated duty teachers will quickly walk the student back to the School and immediately return to their oval duty. That student will remain on the school site for the remainder of the lunch time.</p>
<p><i>confirm the staff/student ratio for supervision off-site</i></p>	<p>The duty teacher/s (x2) will remain constant for the 30- minute play period.</p>

The Lunchtime management plan has been updated to clarify your queries, and is attached to this response.

Should you have any queries about this matter, please do not hesitate to contact me on 0411047748 or cmcgillick@ethosurban.com.

Yours sincerely,



Chris McGillick
Principal, Planning