

Response to Request for Additional Information (SSDA 10365)

This table relates to a request for additional information relating to SSDA 10365 at St Francis Catholic College.

Matter	Comment	Reference in EIS
<p>Compliance with Conditions</p> <ul style="list-style-type: none"> Demonstrate consistency with the Concept Landscaping Masterplan [drawing number L01, revision D] approved as part of Consent 8832. 	<p>The landscaping proposed as part of this application is consistent with that approved in drawing number L01 Revision D as evidenced by similarities in the size, location and character of landscaping shown in both plans. There is, in fact, little opportunity to vary from the Concept Plan approved landscaping as most other space on the site is accounted for by parking, turning bays, playing fields, classrooms and the like.</p>	Section 9.2.2
<ul style="list-style-type: none"> A14. Tree 31 Spotted Gum (<i>Corymbia maculata</i>) as identified in the Arborist Report prepared by Naturally Trees, dated 23 May 2018 must be retained and incorporated into the landscaping plans for the site. 	<p>Consistent with Condition A14 of Consent SSD8832 and as evidenced by the landscape plan prepared by Arcadia in Appendix 3, Tree 31 has been retained and incorporated into the landscape plan. This has resulted in the car park being split into a northern car park with access from Jardine Drive and an eastern/southern car park with access from Guillemont Road. An amended queuing assessment has been undertaken and prepared by Bitzios in Appendix 4.</p>	Section 9.10
<ul style="list-style-type: none"> A15. An appropriately qualified arborist must be engaged to undertake an evaluation of the potential to retain the <i>Eucalyptus moluccana</i> trees numbered 21, 22, 23 and the <i>Corymbia maculata</i> tree numbered 30 within the Arboricultural Assessment undertaken by Naturally Trees dated 23 May 2018. A report documenting findings must be submitted to the satisfaction of the Planning Secretary prior to the lodgement of any future applications. Where the trees cannot be retained without significant design changes or any other justified reason to remove the trees, justification must be included. 	<p>Consistent with Condition A15 of consent SSD 8832, a Tree Impact Statement (TIS) is provided in Appendix 17 from Naturally Trees dated 10 October 2019 in evaluating the potential to retain Trees 21-23 and 30.</p> <p>The trees cannot be retained as they will be <i>“directly or indirectly impacted by the approved road and footpath development. The trees are susceptible to construction impacts and changes in environmental conditions”</i>.</p> <p>The TIS had been submitted to the Planning Secretary on 28 January 2020. The DPIE endorsed the TIS on 6 February 2020.</p>	Section 9.10

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<ul style="list-style-type: none"> A16. All trees to be planted on site must be a minimum 100L pot size. 	<p>Consistent with condition A16 of Consent SSD 8832, all trees identified in the Landscape Planting Schedule in Appendix 3 have a minimum 100L pot size.</p>	<p>Section 9.10</p>
<ul style="list-style-type: none"> A17. Six additional Brush Box (<i>Lophostemon confertus</i>) must be planted along Vinny Road between the northern exit and Guillemont Road intersection and on Guillemont Road between the pedestrian entry and Vinny Road. 	<p>Consistent with condition A17 of Consent SSD 8832, nine (9) additional Brush Box trees are planted along Vinny Road between the northern exit and Guillemont Road intersection and on Guillemont Road between the pedestrian entry and Vinny Road. The location of these trees is identified in the Landscape Plan in Appendix 3.</p>	<p>Section 9.10</p>
<ul style="list-style-type: none"> B9. All future applications must include a Landscape Management Plan documenting how landscaping will be managed. 	<p>Consistent with condition B9 of Consent SSD 8832, the Landscape Specification prepared by JDH Architects in Appendix 18 documents how landscaping will be managed.</p>	<p>Section 9.12</p>
<ul style="list-style-type: none"> B10. The first application must include a revised Landscape Plan demonstrating compliance with Conditions A14 to A17. 	<p>Consistent with condition B10 of Consent SSD 8832, a revised landscape plan is provided in Appendix 3.</p>	<p>Section 9.10</p>
<p>Staging Details</p> <ul style="list-style-type: none"> The EIS should state whether the landscaping in the Stage 1 SSD application is to be staged. 	<p>The landscaping works proposed are to be completed in one stage.</p>	<p>Section 9.8</p>
<p>Proposed Works</p> <ul style="list-style-type: none"> The SEARs request for the Stage 1 works included the construction of kerbing to car parking / access roads adjacent to landscaping areas. The EIS does not appear to reference these works. These should be included if these works are still proposed. 	<p>Kerbing to the car parking area immediately adjacent to the Guillemont Road entrance is proposed to operate two stormwater pits. The kerb is proposed to be 150mm in height. This detail is provided in the updated erosion and sediment control plan in Appendix 16.</p>	<p>Section 4.7, 9.13</p>
<ul style="list-style-type: none"> The Construction Traffic Management Plan includes reference to the establishment of a temporary on-site car park for construction workers. The EIS main report does not appear to discuss this in detail or describe any site works 	<p>The exact details of a temporary on-site car park will be determined by the lead contractor. The site is large enough to accommodate a temporary on-site car park without unreasonable impacts, particularly with the implementation of erosion and sediment control measures as outlined in the Soil and Water Management Plan in Appendix 16. It is considered</p>	<p>Section 9.7</p>

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<p>required or assess the environmental impacts of any such works. This should be included.</p>	<p>reasonable to determine the exact location of the car park at a later stage as it cannot be determined with sufficient certainty, at this stage, where adequate space for the car park would be available.</p>	
<p>Construction Arrangements</p> <ul style="list-style-type: none"> The EIS and Construction Traffic Management Plan state that a construction program is not available as it would be determined by the head contractor prior to the construction works. A high-level construction program, with overall details of the anticipated construction duration and highlighting any significant and milestone stages and events during the construction process should be provided as required by the SEARs. 	<p>A Construction Program is provided in Appendix 22.</p>	<p>Section 9.8</p>
<ul style="list-style-type: none"> The EIS states that anticipated peak hour and indicative number of daily construction vehicle movements to and from the site have yet to be determined. Indicative details should be provided and assessed in the EIS in order to satisfy the requirements of the SEARs. 	<p>The CTMP has been amended. Construction vehicle movement numbers have not been provided specifically for Stage 1 (landscaping works), however, approximate construction vehicle movement numbers have been provided for Stage 2 (creative and performing arts building) and Stage 3 (hall) as a guide. It is assumed that construction vehicle movement numbers for Stage 1 will be insignificant given the major works required for Stages 2 and 3.</p> <p>Additional details have been provided in the EIS.</p>	<p>Section 9.7</p>
<p>Car Parking Arrangements</p> <ul style="list-style-type: none"> The EIS advises that carparking arrangements have been revised due to the retention of Tree 31, specifically that six spaces have been removed from the southern car park and added to the northern one in the form of parallel parking spots. A review of the development plan provided in Attachment A of the Queuing Assessment appears to show the same number of spaces in the southern carpark as plans that were previously submitted for the site, and seven parallel 	<p>An updated Queuing Assessment has been provided in Appendix 4.</p>	<p>Section 9.7</p>



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carparking spots in the northern carpark rather than six. Please review the plan and update as required.		