Attachment A – Detailed response to all submissions
Green Square Integrated Facility and School – State Significant Development Application

Issue	Response
City of Sydney Council	
Design Excellence Panel Recommendations *1. Further information / justification is required to address the Design Excellence Panel recommendations as follows:* *a. timber structure substitution – further details and commitment on the specification of the proposed concrete is required to ensure its improved ESD credentials from standard concrete; and* *b. canteen – further details to be provided on the adequacy of circulation and queueing area.*	1. Further information/justification is provided to address the Design Excellence Panel's (DEP) recommendations as follows: a. specification of the proposed concrete and its ESD credentials compared to standard concrete is provided by BVN Architects below.

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	23 CONCRETE **23.1 RESPONSIBILITIES** Green Star reference: Green Star Design & As-Built credit 19B.1. Concrete: Reduced life cycle impacts through Portland cement, potable water use and virgin aggregate reduction. **23.2 PRODUCTS** **Supplementary cementitious materials** Green Star reference: Green Star Design & As-Built credit 19B.1.1. Mass of Portland cement used in all structural, civil and geotechnical concrete: At least 30% less than the reference case. Reference case: Hypothetical scenario with the same concrete mix volumes and strength grades which assumes no supplementary cementitious materials or mineral additions (e.g. limestone) were used. Based on the following values unless they can be demonstrated to be invalid because of a particular structural, functional or seasonal requirement: **Strength grade Reference design Portland cement content** 20 MPa 280 kg/m³ 25 MPa 310 kg/m³ 32 MPa 360 kg/m³ 40 MPa 440 kg/m³ 50 MPa 550 kg/m³ 65 MPa 550 kg/m³ 80 MPa 610 kg/m³ 100 MPa 660 kg/m³ Supplementary cementitious materials: Fly ash, ground granulated blast furnace slag (GGBFS), and amorphous silica. Defined in AS 3582.1:1998, AS 3582.2:2001 and AS 3582.3:2002. Mass of Portland cement: Calculated in accordance with AS 1379:2007 (R2017). General purpose cement: Defined in AS 3972:2010. Not equivalent to Portland cement, because it can contain a small percentage of mineral additions or minor additional constituents. The Applicant confirms their commitment to incorporate this concrete mix design into the structural elements of the proposed building. b. the circulation and queueing area is indicated on the following image prepared by BVN Architects and sourced from the Operational Plan at **Attachment E**:

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	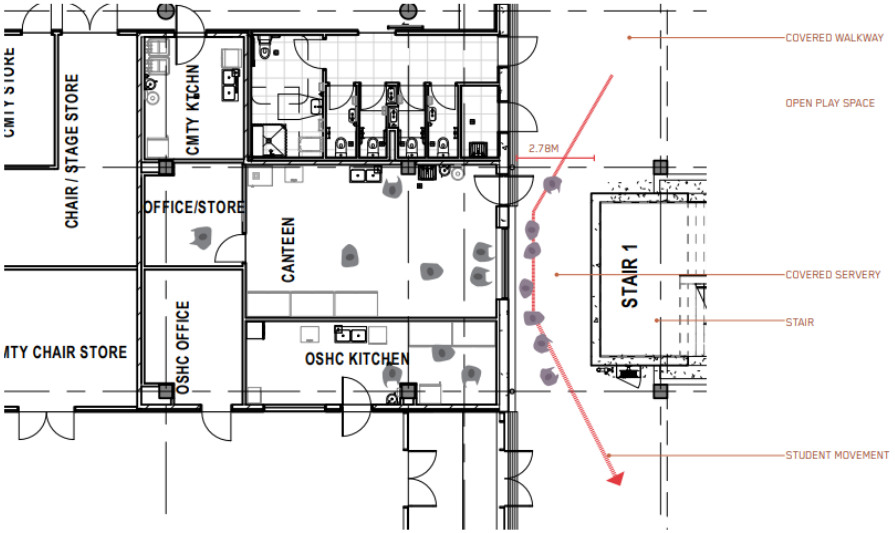 The canteen will only be utilised by the school during recess and lunch periods and not during times when the north-south corridor is open to the public. Located on the ground floor the canteen has a 2.78m wide circulation area immediately adjacent the servery. Students will approach the servery in a supervised single file line from the north and move parallel to the canteen servery. The queuing area is covered by the floor plate above. Note, the Department of Education (DoE) has endorsed this design and the school will put any necessary management procedures in place to ensure efficient circulation of students. These details are reflected in Section 17.2 of the revised Operational Plan at **Attachment E**.
Materials and Finishes 2. *As previously requested, a physical sample board is required that is specifically to include, among other matters, samples of the following:* *a. proposed concrete colour;*	2. A physical sample board has been prepared by BVN Architects and provided to the City Sydney. This includes samples of the following: a. Proposed concrete colour (refer to image below) b. Flexibrick colour range (refer to image below).

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b. flexibrick colour range, and *c. actual glass specified which meets Section J requirements.*	 c. Glazing specifications are provided as follows:

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	Glazing Specification A. Clear low E sealed double glazed unit (DGU) infill to external aluminium framed glazed assemblies as shown on the Design Drawings. B. Manufacturer/ reference: Indicative to Viridian ThermoTech or acceptable equivalent. 1. Glass build-up: To achieve the specified performance requirements. C. Performance requirements: 1. U-value (W/m²K): 2.0. 2. Solar heat gain coefficient (SHGC): 0.45. 3. Visual light transmittance (VLT): 62%.
Architectural Plans 3. *Details of the façade treatment are to be included in the Architectural Plan set (Note: it is noted that details are included in the Architectural Design Report however this information is to be included in the plan set).* 4. *Details are to be provided of the public art proposed to the court east wall and soffit material noting the acoustic treatment requirements outlined in the acoustic report.* 5. *Details are to be provided of the proposed entry and sliding gates and the fencing treatment to the interface to Waranara Early Learning Centre.*	3. Architectural plans have been amended to include the requested detail. Refer to the drawings no. DA-E40-XX-01, DA-E40-XX-02 and DA-E40-XX-03 at **Attachment C**. 4. It is envisaged that a printed fabric will be utilised for the soffit treatment. This fabric will be combined with an acoustic backing material to achieve an acoustic rating of NRC 0.9. This solution will be developed with the chosen artist based on their preferred medium. As the artist has not been selected, further development of this detail will occur following their appointment. This matter has been captured in the Preliminary Public Art Plan at **Attachment G**. Specifications prepared by BVN Architects for the soffit material are provided below.

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6. *The architectural plans must show by icon or annotation the following environmental design elements described in the Design for Environmental Performance template:* *a. 128 kWp solar panels on roof plans;* *b. 40,000L rainwater tank;* *c. 256sqm green wall; and* *d. 180 bike parking spots and lockers.*	**Specification** A. Outdoor acoustic ceiling system including ceiling framing as required, necessary brackets, fastenings and accessories for a complete installation. B. Manufacturer/ reference: Indicative to Stratocell Whisper UV (outdoor) or acceptable equivalent. 1. Type and material: UV and moisture resistant sound absorption foam. 2. Thickness: 50mm. 3. Size: 1200mm x 2400mm. 4. Finish: Acoustic fabric cover with pattern to artist's specification. C. Fixing: Adhesive and/ or mechanical fixings to manufacturer's recommendations. D. Performance requirements: 1. Acoustic rating: Combination of insulation and acoustic fabric to achieve an acoustic rating of NRC 0.9. 5. The fencing treatment to the interface to Waranara Early Learning Centre has not been incorporated into the plan. D/2014/1313 was approved by the City of Sydney (CoS) on 23 February 2015 for use of the former outpatients building for use as a single storey childcare centre. The plans the subject of that approval were prepared by Fox Johnston and show that the outdoor play area and fence would be delivered in two stages, depending on the demolition of the Naomi Building. The Applicant is currently working with Fox Johnston to detail the fencing treatment and design. Details will be submitted to CoS once complete. In the meantime, it is considered that this item does not preclude CoS from considering that the fencing detail is covered by D/2014/1313 (refer to Condition 24 which requires fencing details to be approved prior to CC). 6. Architectural plans have been amended to include the requested detail. Refer to the following drawings at **Attachment B**: a. Refer to drawing: DA-B10-04-00 b. Refer to drawing DA-B10-00-00 - Grid 4A, I c. Games Court planters (not green wall) illustrated on plan refer to DA-B10-00-00. Note, the landscape report has been amended at **Attachment H** to remove reference to the green wall.

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	d. Refer to Bike Parking locations illustrated on DA-B10-00-00. Refer to landscape report for further detail.
Landscape and Tree Management 7. *The proposal does not comply with the City's canopy cover target of 15% canopy cover within 10 years from the completion of development as outlined at section 3.5.2 of Sydney Development Control Plan 2012 (SDCP 2012) and as promoted by the NSW Government's 'Greener Public Spaces'. While it is noted that the site is constrained, the landscape design is to be amended to provide additional capacity for canopy trees to meet this important environmental performance target. The amended design should:* *a. achieve the minimum 15% canopy coverage of the site within 10 years from completion of development;* *b. allow for the planting of larger canopy trees rather than lots of small sparse canopy / crown trees to provide meaningful canopy coverage by larger trees;* *c. provide adequate soil volumes to ensure that the new trees achieve their full genetic potential and provide*	7. Further information/justification is provided to address the Council's advice as follows: a. Sydney DCP 2012 does not apply to the site. Furthermore, in accordance with clause 11 of the SRD SEPP, Development Control Plans (DCPs) do not apply to State Significant Development. Although the Draft Greener Places Guide indicates an overall target of 15% for the CBD, noting that the proposal has been designed within building envelopes established by the design competition jury, the target of 15% cannot be achieved without substantial canopy on the rooftop. However, the use of canopy trees on the rooftop cannot be considered due to safety concerns in high winds. Additional structures would also be required to support deep soil profiles. In effect, additional canopy compromises the ability of the rooftop to provide Photovoltaic panels and student play spaces. It should be noted that the design provides a net gain improvement increasing the canopy coverage from 5.5% to 8.4% within 10 years from the completion of development. This is an increase of 161m^2. The proposed canopy cover is considered to be an appropriate response in the circumstances. b. It should be noted that the design has been worked through in consultation with the City of Sydney Design team. Larger trees have been located in open areas to maximise canopy coverage and amenity in key locations, with smaller trees located closer to the boundary of the childcare to prevent overshadowing and leaves falling into the childcare centre. It is considered that the proposed development has already maximized the amount of larger canopy trees that can be accommodated at the site. Notwithstanding this, the landscape consultant has identified alternative tree species for the consideration of CoS. Refer to Page 18 of **Attachment H** for list of tree species. c. The landscape architect has advised that adequate soil volumes have been provided. A majority of the trees are to be located in deep soil. d. Newly planted trees will meet this Australian Standard.

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that maximum environmental benefits *d. ensure newly planted trees meet Australian Standard 2303: Tree Stock for Landscape Use (2015); and* *e. provide all street tree plantings in accordance with the City's Street Tree Master Plan 2011 (that is, street tree/s must be a minimum container size of 200 litres, at the time of planting)* *Further, it should be noted that the canopy coverage provided by trees outside of the site and surround streets does not contribute to the overall canopy coverage percentage provided by Proposal. It should therefore not be included in the % calculation.*	e. The two trees (*Zelkova serrata*) located in the laneway are in accordance with the *City's Street Tree Master Plan 2011* and can be specified at 200L container sizes for planting.
8. As proposed, it is noted that the accessible roof terrace is almost entirely covered in Softfall in various shades of red/ochre and is largely fully exposed, including the climbable mounds. Softfall surfaces are known to reach very high temperatures (e.g., 80 degrees on a 35 degree day) and to cause burns. Having regard to this concern, the level of exposure and extent of material should be reconsidered, and alternatives proposed either in the most exposed spaces or across the entire proposal.	8. The provision of soft fall has been maintained as the play surface on the rooftop. This surface is common to rooftop play areas recently constructed by the DoE and is considered preferable to timber and pavers which have high heat retention however are less safe as a play surface. It is noted that the PV cell shade structure covers 50% of the rooftop area. This level of shading is higher than other DoE rooftop facilities and will provide good amenity for students on hotter days. On extreme days the students can be directed toward the ground floor courtyard and games court which are shaded from mid-morning onwards. The use of canopy trees on the rooftop cannot be considered due to safety concerns in high winds. Additional structures would be required to support deep soil profiles and inspection and maintenance costs. The Landscape plans will be updated to show lighter colour for soft fall across areas that are exposed to the sun.

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9. A revised detailed landscape plan is to be provided drawn to scale, by a qualified landscape architect or landscape designer that includes: *a. details of earthworks and soil depths including mounding and retaining walls and planter boxes (if applicable).* *b. location, numbers, type and supply of plant species, with reference to the relevant Australian Standard;* *c. details of planting procedure and maintenance;* *d. details of drainage, waterproofing and watering systems.* *e. fencing treatment (including in elevation) of interface between facility and Waranara Early Learning Centre.*	9. Matters (9)(a) – (d) are currently addressed in Landscape Design Report in **Appendix J** of the EIS; as follows: a. Refer to Page 24 for tree soil depths on ground and Page 37 for soil depths on structure. Additional dimensions will be added to roof details to clarify soil depths. b. Refer to pages 18, 19, 25, 26, 35 and 36 for location, numbers, type and supply of plant species. The relevant Australian Standard is AS2303 2015 – Tree stock for landscape use. c. Refer to page 7 'PLANT ESTABLISHMENT & MAINTENANCE' d. Refer to page 7 'DRAINAGE & IRRIGATION' for watering systems. Refer to page 37 for drainage and waterproofing on structure. No changes are proposed to the existing landscape plans. Regarding matter (9)(e), it should be noted that Jilla/Fox Johnstone are to prepare fencing treatment as part of D/2014/1313.
<u>Design Advisory Panel (DAP) Comments</u> *10. An update to the Architectural Design Report or amended plans is to be provided which formally addresses the DAP comments as follows:* *a. façade Proportions of Concrete Spandrel & Flexbrick Screening Relationship – Further analysis and reasoning for these changes from the Design Excellence*	10. Further information/justification is provided to address the Council's advice as follows: a. further analysis and reasoning of the façade proportions of concrete spandrel and Flexbrick screening relationship has been provided on pages 89 and 90 of **Attachment C**. b. Internal rendered perspectives have been provided on Pages 91 to 94 of **Attachment C.** c. Further detail of the roof structure and PV has been provided on Architectural Plans (Ref Drawing AR-DA-B10-04-00 and DA-G40-XX-01).

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Submission is to be provided. *b. internal analysis of the Flexbrick screen and internal amenity impacts – Internal rendered perspectives are to be provided demonstrating the internal amenity (natural light) implications and the maximum % coverage of the flexbrick screen over windows.* *c. Roof structure and PV – further details to be provided on the architectural plans.*	
Shadowing *11. It is noted that the proposal will fully shade the approximately 15m2 north facing solar panels of the Waranara Early Learning Centre in mid-winter whilst the west facing panels will retain a minimum of 3 hours of sunlight. Further information should be provided on the potential for the affected north facing panels to be relocated to alleviate this adverse impact of the proposal.*	11. SINSW is currently investigating the shadow impact on the PV cells of the Waranara Child Care Centre and determine a course of action. This will be resolved in consultation with CoS and the Child Care Centre.
Access *12. The recommendations of the Access report should be incorporated into the plans including:*	12. The recommendations of the Access Report have been incorporated into the plan as follows: a. Plans updated to incorporate north ground tactiles. Refer to drawing number: DA-B10-00-00. For detail setout refer to drawing number DA-F63-XX-01.

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a. *North Ground Level – Require tactile indicators are to be shown to the bottom of stairs and dimensions provided of the projections into the public domain for both tactile indicators and handrail;* b. *accessible car park south ground level – This car space is to be shown on the architectural drawings with the required circulation space to ensure this can be accommodated in the design.* c. *general – the other internal planning design changes recommended in the access report are to be incorporated into the architectural plans.*	b. There is no accessible parking or general parking proposed on the site. Detail of accessible car park has been removed from the Access Report which was included erroneously. Refer to updated Access Report at **Attachment D.** c. Recommendations have been captured in the drawing set. These changes have been clouded for ease of reference.
Public Art 13. *A Preliminary Public Art Plan is to be provided in accordance with the City of Sydney's Guidelines for Public Art in Private Developments*	13. A Preliminary Public Art Plan has been prepared by the Applicant (refer to **Attachment G**).
Signage 14. *Signage details are to be included on the Architectural Plans including the floor plans and elevations and included in the visual amenity and view impact analysis.*	14. Signage details have been updated on plans DA-B69-00-00, DA-B69-02-01, DA-B69-XX-01, DA-B69-XX-02 and DA-B69-XX-03 and included in the visual amenity and view impact analysis.

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15. The proposed LED screen measuring 4000mm x 2000mm on the northern façade of the building is not supported in its current form given its size and associated visual impact. The sign should be amended to a smaller flush fitting, high quality material preferably non-LED editable sign appropriate to the proposal and its context. *(Note: an amended assessment against SEPP 64 – Advertising and Signage is also required as it is considered that the assessment does not adequately assess the impact of the proposed sign)*	15. The LED screen has been reduced in size by approximately 25%, from 2m x 4m to 1.5m x 3.5m (refer drawing DA-B69-XX-01). The operation of the LED screen will be limited from 6am to 10pm. This detail has been included in Section 14.3 of the updated Operational Plan at **Attachment E**. An amended assessment has been undertaken of the proposed signage against SEPP 64 (refer to **Attachment F**).
Wind *16. Wind tunnel testing is to be undertaken and provide for assessment to confirm that the design achieves acceptable wind conditions in accordance with section 6.10.7 of GSTC DCP 2012, noting that the north and west frontages of the site have been identified as 'active frontages'.*	16. In accordance with clause 11 of the SRD SEPP, Development Control Plans (DCPs) do not apply to State Significant Development. Notwithstanding this, it is noted that 6.10.7 of GSTC DCP 2012 only requires a wind effects report for buildings higher than 45m or for other buildings at Council's discretion. Noting that the height of the proposed building is approximately 17 metres, it is therefore considered that wind tunnel testing is not required to be submitted for assessment of this SSDA.
Noise and Operational Management *17. The Operational Plan is to be amended to incorporate the recommendations of the noise impact assessment report, particularly in regard to addressing noise generated from the games court and multi-purpose spaces. Proposed hours of operation and associated management measures to reduce noise impacts should be clearly stated and be practical (Note:*	17. An amended Operational Plan has been prepared by the Applicant (refer to **Attachment E**). The acoustic report has also been revised to accord with the hours of operation proposed for the use of communal spaces on weekends and public holidays (refer to **Attachment J**).

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the recommendation to not allow whistle use for the games court after 10pm but still allow operation until 11pm is questioned).	
Consultation / Engagement *18. Details of engagement / consultation with local Aboriginal stakeholders / community is to be provided as required by the SEARs. It should be noted that the SEARs specifically requires that the built form and design "demonstrates that Aboriginal culture and heritage is considered and incorporated holistically in the design proposal".* *(Note: consultation appears to have occurred in relation to indigenous archaeology but it is unclear whether consultation has been undertaken in relation to the design of the proposed facility).*	18. Consultation with local Aboriginal stakeholders / community has been undertaken, and has also informed the proposed development, particularly regarding the design of the rooftop of the new building. Consultation has been carried out with the Metropolitan Local Aboriginal Land Council, Didge Ngunawal Clan, A1 Indigenous Services, and Butucarbin Aboriginal Corporation, as follows: **9 April 2021**: Archaeological Management and Consulting Group (AMAC) was engaged to undertake consultation with the Registered Aboriginal Parties for the Rooftop timeline design. **19 May 2021:** Provisional approval granted by the following Registered Aboriginal Parties for the design layout/interpretation. A recommendation for a second review at the final timeline documentation for review and feedback. Following this, all RAPS have been contacted to ascertain if they have any suggestions or objections to the timeline display. The RAPs support the timeline display. A letter attesting to the consultation undertaken by AMAC Archaeological with respect to the proposed design of the rooftop timeline can be found at **Attachment I.** The outcomes of consulting with the local Aboriginal stakeholders / community have been considered and integrated into the design of the proposed development.
Transport for NSW	
A significant number of vehicles and pedestrians will access the site at the start and end of the school day. School Zones must be installed along all roads with a direct access point (either pedestrian or vehicular) from the school. School Zones must not to be provided along roads adjacent to the school without a direct access point. Road Safety precautions	It is anticipated this will be imposed as a condition of consent.

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and parking zones should be incorporated into the neighbouring local road network: *a. 40km/hr School Zones are to be installed in Zetland Street, Joyton Avenue and Portman Street in accordance with the following conditions.* *b. Council should ensure that any parking, drop-off / pick-up zones and bus zones incorporated are in accordance with TfNSW standards.*	
TfNSW are responsible for speed management along all public roads within the state of New South Wales. That is, TfNSW is the only authorised organisation that can approve speed zoning changes and authorise installation of speed zoning traffic control devices on the road network within New South Wales. *Therefore, the Developer must obtain written authorisation from TfNSW to install the School Zone signs and associated pavement markings and/or remove/relocate any existing Speed Limit signs.*	It is anticipated this will be imposed as a condition of consent.
School Zone signs and pavement marking patches must be installed in accordance with TfNSW approval/authorisation, guidelines and specifications.	It is anticipated this will be imposed as a condition of consent.

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All School Zone signs and pavement markings must be installed prior to student occupation of the site.	It is anticipated this will be imposed as a condition of consent.
The Developer must maintain records of all dates in relation to installing, altering, removing traffic control devices related to speed.	It is anticipated this will be imposed as a condition of consent.
Following installation of all School Zone signs and pavement markings the Developer must arrange an inspection with TfNSW for formal handover of the assets to TfNSW. The installation date information must also be provided to TfNSW at the same time. Note: Until the assets are formally handed over and accepted by TfNSW, TfNSW takes no responsibility for the School Zones/assets.	It is anticipated this will be imposed as a condition of consent.
Sydney Water	
The Green Square Town Centre potable water scheme plan indicates that a 300m water main is required to be constructed along Zetland and Portman Streets for the ultimate servicing of the precinct. These mains are planned along the Northern and Western road frontages of the subject development site. *If at the time of the lodgement of an application for a Section 73 application, these mains have not been delivered by any other developer, they will be included within the requirements for this development application.*	These mains have been constructed. Therefore, these works are not required to be delivered by the Applicant. A condition of consent is not required in this instance.
A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.	It is anticipated this will be imposed as a condition of consent.

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The approved plans must be submitted to the Sydney Water Tap in online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.	It is anticipated this will be imposed as a condition of consent.
Sydney Water will need to undertake a detailed review of building plans: *1. That affect or are likely to affect any of the following:* • *Wastewater pipes larger than 300mm in size* • *Pressure wastewater pipes* • *Drinking water or recycled water pipes* • *Our property boundary* • *An easement in our favour* • *Stormwater infrastructure within 10m of the property boundary.* *2. Where the building plan includes:* • *Construction of a retaining wall over, or within the zone of influence of our assets* • *Excavation of a basement or building over, or adjacent to, one of our assets*	It is anticipated this will be imposed as a condition of consent.

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• *Dewatering – removing water from solid material or soil.* *The detailed review is to ensure that:* • *our assets will not be damaged during, or because of the construction of the development* • *we can access our assets for operation and maintenance* • *your building will be protected if we need to work on our assets in the future.* *The developer will be required to pay Sydney Water for the costs associated with the detailed review.*	
Tree Planting *Certain tree species placed in close proximity to Sydney Water's underground assets have the potential to inflict damage through invasive root penetration and soil destabilisation. Sydney* *Water requires that all proposed or removed trees and vegetation included within the proposal adhere to the specifications and requirements within Section 46 of the Sydney Water Act (1994) and Diagram 5 – Planting Trees within our Technical guidelines – Building over and adjacent to pipe assets. Please note these guidelines include more*	It is anticipated this will be imposed as a condition of consent.

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examples of potential activities impacting our assets which may also apply to your development. *If any tree planting proposed breaches our policy, Sydney Water may need to issue an order to remove every tree breaching the act, or directly remove every tree breaching the Act and bill the developer or Council for their removal.*	
<u>Backflow Prevention Requirements</u> *Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.* *All properties connected to Sydney Water's supply must install a testable Backflow Prevention Containment Device appropriate to the property's hazard rating. Property with a high or medium* *hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.* *Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.* *Before you install a backflow prevention device:*	It is anticipated this will be imposed as a condition of consent.

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1. *Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.* 3. *Conduct a site assessment to confirm the hazard rating of the property and its services.* *Contact PIAS at NSW Fair Trading on 1300 889 099.* *For installation you will need to engage a licensed plumber with backflow accreditation who can* *be found on the Sydney Water website:* *https://www.sydneywater.com.au/plumbing-building-developing/plumbing/backflowprevention.html*	
Ausgrid	
Proximity to Existing Network Assets *Underground Cables* *There are existing underground electricity network 33kv transmission cables along Joynton AV and Portman St.* *Special care should also be taken to ensure that driveways and any other construction activities within the footpath area do not interfere with the existing cables in the footpath.*	It is anticipated this will be imposed as a condition of consent.

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Hence it is recommended that the developer locate and record the depth of all known underground services *prior to any excavation in the area.* *Should ground anchors be required in the vicinity of the underground cables, the anchors must not be installed within 300mm of any cable, and the anchors must not pass over the top of any cable.* *Safework Australia – Excavation Code of Practice, and Ausgrid's Network Standard NS156 outlines the minimum requirements for working around Ausgrid's underground cables.*	
<u>Substation</u> *There is existing electricity substation S65968 and S4250 within 3 JOYNTON AVENUE. The existing electricity chamber substation may be impacted by the proposed construction. A further area of exclusion may be required in some circumstances. The substation ventilation openings, including substation duct openings and louvered panels, must be separated from building air intake and exhaust openings, natural ventilation openings and boundaries of adjacent allotments, by separation distances which meet the requirements of all relevant authorities, building regulations, BCA and Australian Standards including AS 1668.2: The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings.*	Note, a design scope dated 3 September 2020 was submitted to Ausgrid for the decommissioning of S.4250 Hansard Street. The proposed design scope submission was approved by Ausgrid on 21 September 2020 with no further modification (SAP Project Reference – AN-21501). In this regard, as it will be decommissioned, the substation will not be impacted by the proposed construction and no further action is required.

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In addition to above, Ausgrid requires the substation ventilation openings, including duct openings and louvered panels, to be separated from building ventilation system air intake and exhaust openings, including those on buildings on adjacent allotments, by not less than 6 metres. Exterior parts of buildings within 3 metres in any direction from substation ventilation openings, including duct openings and louvered panels, must have a fire rating level (FRL) of not less than 180/180/180 where the substation contains oil-filled equipment, or 120/120/120 where there is no oil filled equipment and be constructed of non-combustible material. *The development must comply with both the Reference Levels and the precautionary requirements of the ICNIRP Guidelines for Limiting Exposure to Time-varying Electric and Magnetic Fields (1 HZ – 100 kHZ) (ICNIRP 2010).* *For further details on fire segregation requirements refer to Ausgrid's Network Standard 113. Existing Ausgrid easements, leases and/or right of ways must be maintained at all times to ensure 24 hour access. No temporary or permanent alterations to this property tenure can occur without written approval from Ausgrid.*	
Submission from Mirvac	
We recommend a thorough assessment of the reflectivity of the façade elements and roof top	In accordance with clause 11 of the SRD SEPP, Development Control Plans (DCPs) do not apply to State Significant Development. Notwithstanding this, it is noted that Council's DCP only requires a reflectivity report

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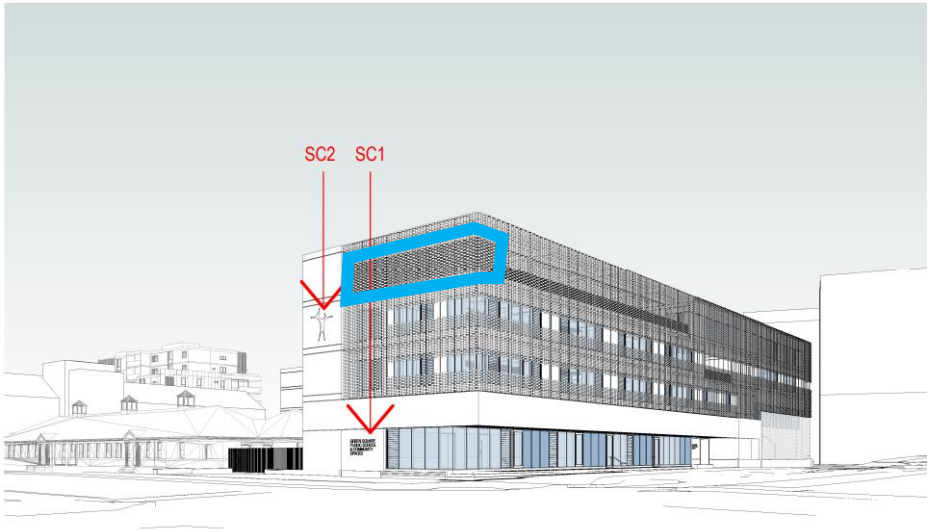
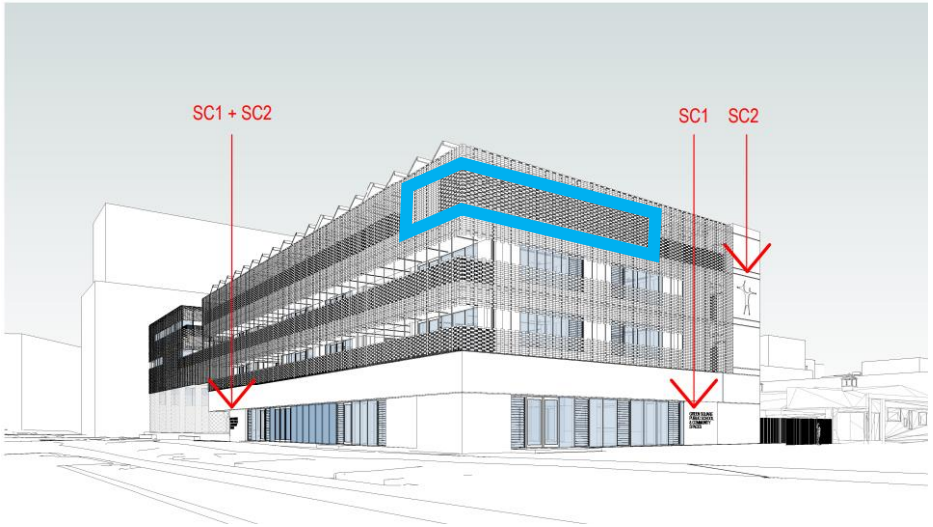
fins be undertaken to eliminate any impact on the amenity of neighbouring properties. We note Mirvac's Site 15 project is located diagonally opposite the site and will comprise 313 residential apartments up to 23 storeys. The project is currently under construction and due for completion in 2023. We consider reflected sunlight into apartments to be an unacceptable outcome and we therefore recommend a detailed reflectivity assessment is carried out by a qualified reflectivity expert at the design phase to ensure any projected impacts can be designed out.	for tall buildings (over 14 storeys) and buildings in the vicinity of arterial roads/major roads. Noting that the height of the proposed building is approximately 17 metres (four storeys) and not in the vicinity of a major road, it is therefore considered that a reflectivity report is not required to be submitted for assessment of this SSDA.
Traffic and Parking *Mirvac strongly request additional on-street drop-off spaces are provided to alleviate traffic congestion at school pick up and drop off times. We note a small number of additional drop off spaces could easily be accommodated on Zetland Avenue by removing the islands between the three proposed drop off bays and we also suggest additional drop off bays are provided on the other adjacent streets to supplement this drop off area.*	A Transport and Accessibility Impact Assessment (TAIA) has been prepared by Traffix and is appended at **Appendix P** of the EIS. The TAIA assesses the impacts of additional vehicle trips on the future operation of intersections of Zetland Avenue/Joynton Avenue and Zetland Avenue/Portman Street, during the morning and afternoon peak network periods. The additional vehicle trips that have been used to model the impacts is based on a moderate case scenario. The assessment reveals that only Joynton Avenue/Zetland Avenue experiences a change in the level of service (LOS) from a 'B' to a 'C' in the afternoon, however the change is minor, and the intersection will continue to operate with spare capacity. There is no change in the LOS for Portman Street/Zetland Avenue, which will continue to operate with spare capacity. It is important to note that the afternoon school pick-up period has not been taken into consideration of the modelling as it does not coincide with the network afternoon peak. Therefore, a queuing analysis was conducted of the proposed provision of drop-off and pick-up spaces on Zetland Avenue in the critical afternoon period. The analysis concluded that the 98th percentile queue can be contained within the six (6) spaces for the critical afternoon pick-up period. This is assuming, an afternoon pick-up period which allows for a staggered finish, spreading the number of trips over two half hour periods.

Issue	Response
	In summary the following assumptions were made for the critical afternoon pick-up period: – 114 vehicle arrivals in the afternoon pick-up period; – Two (2) staggered pick-up periods allowing for a total pick-up period of one-hour. The proposed arrangements of this staggered pick-up period are detailed in Section 9.2.2 of the TAIA; and – A pick-up of duration of 100 seconds per space resulting in an average waiting time of 17 seconds and a service rate of 216 vehicles per hour. This results in a 98th percentile queue of six (6) cars, all of which can be contained within the provision of pick-up and set-down spaces. Therefore, this arrangement is considered sufficient to accommodate the demands of the school with the appropriate management strategies as detailed within **Section 14.7.1** of the TAIA. Furthermore, it should also be noted that the analysis is a conservative assessment as it is based on travel modes from Bourke Street Public School (base case), which does not take into the unique characteristics of the site which is conducive to lower pick-up/drop-off (moderate case). Noting the points discussed above, the proposed development is considered supportable from a traffic planning perspective, and no external road or intersection improvements are required. Moreover, the Operational Plan at **Attachment E** has been updated regarding the staggered pick-up recommendations in Section 9.2.2 of the TAIA. However, as these recommendations relate to the operation of the school at full capacity, any staggered arrangements will only be considered at full capacity.
Noise *We recommend the design of these areas consider sound transmission to the residential apartments. We also recommend operational controls to prevent excessive noise, especially overnight and on weekends.*	A Noise and Vibration Impact Assessment (NIA) has been prepared and is attached at **Appendix AI** of the EIS. This Assessment considers noise impacts to surrounds during both construction and operation of the proposed development. Figure 59 of the EIS identifies the surrounding receivers most likely impacted by the proposed development. The image shows that an unattended noise monitor was installed to the residential boundary north of the site (i.e., the Mirvac site). After establishing background noise levels at the receivers, noise emission criteria were determined and likely noise emissions from the proposed development modelled to discern its impact, having regard to the applicable criteria.

Issue	Response
	Regarding operational impacts, the TAIA concluded that the proposed development can meet the applicable environmental noise emission criteria at the nearest sensitive receivers, subject to the recommendations of the TAIA. Section 10 of the NIA provides a summary of the acoustic treatments/management controls to mitigate acoustic impact. Acoustic treatments and management controls are also in Section 7 of the EIS.
Building Plant and Equipment *We request that building plant noise and view impacts be assessed in detail and considered in the design phase to prevent and mitigate impacts on the amenity of the neighbouring residential apartments. It is noted that any proposed rooftop plant will be in direct view of the Site 15 apartments so screening from above will be important.*	An assessment of operational noise emissions is presented in Section 6 of the NIA and considers noise from mechanical plant. Preliminary mechanical services drawings have been reviewed for noise emissions from proposed equipment layouts and plant item selections. Based on the review, the proposed mechanical services are capable of achieving the applicable noise emission targets. The NIA recommends that a further review of mechanical services proposed for the site be undertaken during the subsequent design phase of the project to ensure that any alterations to layouts or proposed equipment is able to meet the acoustic requirements for the site. Regarding visual impacts, it should be noted that all plant equipment has been located in rooms to the south and east of the proposed building. Although the plant area to the south is roofed by PV Panels, both areas do not extend above and are screened by flexibrick. Refer to the below perspectives extracted from **Attachment** B. The first image is of the plant area to the east of the building (perspective taken from thrintersection of Zetland Avenue/Joynton Avenue) and the second image is of the plant area to the south of the building (perspective taken from south along Portman Avenue). Appromxiate location of the plant areas is outlined in blue on the perspective images. It is considered that the these elements have been suitably integrated into the overall design of the building so as to limit any view impacts to surrounds.

Issue	Response
	 

Issue	Response
Construction *Mirvac would appreciate the opportunity to collaborate closely with NSW Department of Education and their contractor in the planning for the construction phase of the project to coordinate aspects such as construction traffic management and public domain works to ensure efficient operations and minimal disruption to residents.*	Noted. SINSW will require the main contractor (once appointed) to consult with Mirvac when preparing the detailed Construction Traffic and Pedestrian Management Plan for the project.
Submissions from the public	
Public Submission 1 *I don't get it, is it just a school, or also an open space to the public? If the later, there should be more parking, public toilets and public transport. Also, please keep schools away from major roads to mitigate the congestion caused by school zone*	The proposed development seeks to deliver both a new public primary school and community facilities for use by the public. The following school facilities are proposed to be shared with the community, and jointly managed by both Council and the proposed public primary school: – Multi-purpose space 2 - capacity of 150 persons seated at tables; – Multi-Purpose Games Court; – Courtyard; and – Community hall - capacity of up to 200 persons auditorium style seating. While public parking is not provided on site, there is an abundance of public and active transport modes available to access the site, such as bus, train, walking, and cycling. Moreover, significant upgrades to the surrounding public transport and cycleway network are planned for implementation in the next five years. These improvements will be available for use by future students and users to access the site. SIDRA modelling has been undertaken by Traffix as part of the TIA to understand the additional traffic volumes generated by the proposed development and the impact to the local road network. It concluded that the likely traffic impacts of the development are minor and no improvements to the existing or future planned road network is required because of the proposed development.
Public Submission 2 *Dear Ms Kruize,*	The submitters concerns are addressed in turn as follows:

Issue	Response
The building of a school in the Green Square precinct is a fabulous idea! This area's demographic is changing and the local schools are already at capacity. To have a modern and stylish school in the area is great! *I have already been in contact with the architects over some concerns with the design and whilst they allayed a couple of concerns I am still concerned about:* *a) children on stairways. I already work in a school where primary students have to climb stairs and it is fraught with some danger and difficulty for them. Lifts do not alleviate the situation as they are slow and lack capacity.* *b) there seems to be no staff space allocated- perhaps I have not read the drawings well. Staff need a dedicated staff room for conferencing and 'down time'.* *c) the public walk through is of concern with young children walking between buildings. I can see members of the public riding bicycles through. Perhaps have misinterpreted the 'public access' aspect. If not, then something needs to be put in place to prevent bicycle riding. I am also concerned about child protection aspects with members of the public having access to what should be a 'child safe' environment where children can feel safe from 'strangers'.*	a. Compared to the scheme that was presented to the Design Competition Jury, the lift has been relocated to be obvious to all users and opens directly onto the main circulation space. The two main stairs have been designed to suit EFSG and BCA requirements and have 2m clear width. The design ensures that circulation within the school does not result in congestion and in turn, safety issues. b. The proposed new school will provide dedicated staff spaces to support their needs. Offices are proposed on Level 01 for managerial roles (i.e., Principal, Deputies, Secretary) and a staff room is proposed on Level 02 with access to a terrace area. These are indicated on the Architectural Plans at **Attachment B**. c. The safety of students has been carefully considered within the design. The community will only have access to the shared spaces after school hours - 6:30 pm at night - and on weekends. Security fences will ensure that these areas are inaccessible during school hours. Signage can be implemented to remind public of these arrangements. Dedicated community space which will be used during the day by the community have also been designed to ensure safety. Multipurpose spaces 1A and 1B will have a separate entrance off Zetland Avenue and will have no access to the rest of the ground floor area which is being used by students. The school will be fully secured during school hours. A revised Operational Plan has been prepared at **Attachment E** that details these access and security arrangements, ensuring safety of children is maintained during school operations. d. Noted. Science labs are not required to be provided in primary schools. Leaning spaces include dedicated practical activity areas where science related subjects may be undertaken.

Issue	Response
d) *there seems to be no dedicated science lab for primary use. This is a real lack in my mind. Many schools of high quality, internationally, have a dedicated science lab set up for experiments and for science classes. Many good schools also have an outdoor environmental class room/garden where children can set up experiments and take part in outdoor education. I can understand that the school does not need a dedicated IT suite as they will no doubt be on wi fi and one-to-one laptop; however, a science lab is a must.* *My apologies if I have again misread the plans.*	