

20 July 2022

Department of Planning and Environment
 Locked Bag 5022
 Parramatta NSW 2124

To: Karen Harragon
 Director, Social and Infrastructure Assessments
 Social & Infrastructure Assessments

Architecture
 Urban Design
 Planning
 Interior Architecture

Glenwood High School Upgrade (SSD-23512960)
Response to Request for Further Information

Dear Karen,

This response has been prepared by Architectus Australia Pty Ltd to a Request for Further Information (RFI) from the Department of Planning and Environment (DPE) regarding the proposed Glenwood High School Upgrade under State Significant Development Application SSD-23512960.

Revised documents were provided for Council review in response to the submissions received. On 28 June 2022, DPE issued an RFI requesting that School Infrastructure NSW (SI) provide a revised Arborist Impact Assessment (AIA), Biodiversity Development Assessment Report (BDAR) and updated CIV report to account for the additional 25 parking spaces proposed on site in response to an RFI received from DPE, as well as confirmation of waste collection times.

This letter responds to this RFI and should be read in conjunction with the Environmental Impact Statement (EIS), and Response to Submissions (RtS) prepared by Architectus Australia Pty Ltd (including appendices), RFI responses previously submitted to DPE and other supporting documents at **Attachments A and C**.

Response

Vegetation and Biodiversity

The latest copy of the AIA and BDAR is appended to the RtS that was prepared for the SSDA. These have both been updated to account for the additional car parking provided on site under our RFI response letter dated 24 July 2022. A revised AIA and BDAR can be found **Attachment A and B**.

The proposed 'eastern' parking spaces will not require tree removal. The proposed 'western' parking spaces will require the removal of several trees. The revised AIA notes that 21 trees in total are proposed to be removed as a part of the development. Having regard to table 8 of the revised AIA, no trees of high significance are proposed to be removed, only 15 trees of low and 6 trees of medium significance will need to be removed to facilitate these additional spaces.

The revised BDAR at **Appendix B** considers the biodiversity impacts associated with the proposed parking. The BDAR indicates that vegetation at Glenwood High School can be classified into five (5) vegetation zones based on floristic composition and vegetation condition. Additional impacts to these vegetation communities are outlined below:

- Vegetation Zone 2 - a low condition form of the Planted Community Type (PCT) 849. In its current form, the SSDA works impact 0.02ha of this zone. The proposed parking spaces will occupy an additional 0.013ha of this zone, resulting in a total SSDA impact of 0.033ha;
- Vegetation Zone 3 - a planted form of the PCT 849. In its current form, this zone is not currently impacted by the development. The proposed parking spaces will occupy approximately 0.011ha of this zone; and

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- Vegetation Zone 5 - comprises managed exotic grasslands. In its current form, the SSDA works impact 0.13 ha of this zone. The development will occupy an additional 0.005ha of this zone resulting in a total SSDA impact of 0.135ha.

Notwithstanding the additional impact, a revised assessment results in the same conclusions made in the previous version of the BDAR. No impacts to threatened species, threatened populations or their habitat is expected to occur as part of proposed development. Mitigation and management measures outlined in Section 5.3 of the BDAR will be sufficient to ensure that all indirect impacts to areas of high biodiversity value are avoided/mitigated.

It is noted that DPE has requested updated tree canopy calculations. A calculation has been prepared by Glenn McIntosh & Phelps at **Attachment C**. The tree removal associated with additional parking spaces will reduce canopy cover by 41m², from 14,655m² (24.1%) to 14,614m² (24.05%). Notwithstanding, to ensure no loss in tree canopy and tree numbers at the site, a condition that requires replacement tree planting elsewhere on the site would be welcomed on any consent granted.

Waste collection

Waste collection is to remain consistent with the existing collections onsite and will not be altered by the proposed development. The general waste pickup times are to remain on Monday's, Wednesday's and Friday's between 6am and 7am. Recycling collection will also occur outside peak hours albeit on a more irregular schedule. A log of existing recycling collection times for between the period of 23 May 2022 and 11 July 202 was provided which shows times currently occur outside peak hour, though range from 2:20pm to 6:52am.

Capital Investment Value (CIV)

A revised CIV Report has been prepared and will be sent to the DPE separately for review.

We trust that this letter will enable DPE to expedite their assessment of SSD-23512960.

Should you have any queries about this matter, please in the first instance, contact Helen Mulcahy from SINSW Statutory Planning Team on 0437 184 280 or Boris Santana, Senior Planner, Architectus, at boris.santana@architectus.com.au.

Yours sincerely,



Jane Fielding
Senior Associate
Architectus Australia Pty Ltd

Attachments

Attachment A	Revised Arboricultural Impact Statement, prepared by Eco Logical Australia
Attachment B	Revised Biodiversity Development Assessment Report, prepared by Kleinfelder
Attachment C	Revised Tree Canopy Cover calculation, prepared by McIntosh and Phelps