

13 February 2015

Peter McManus

Department of Planning and Environment
Major Projects Assessment
GPO Box 39
Sydney, NSW 2001

Email: Peter.McManus@planning.nsw.gov.au

Dear Peter,

Re: SSD 5535 Response to Submissions

MacroPlan Dimasi has collated the attached response to submissions and incorporates the enclosed matrix to facilitate your assessment.

Although this table is brief in content this was the most succinct means of communicating the additional information we have prepared to respond to matters which need to be clarified for development assessment purposes.

All documents enclosed have been updated including the EIS. Electronic and Hard copies are enclosed.

The list of Appendices in the EIS has also been annotated to clearly show which documents have been altered or added.

Please feel free to contact me on 9221 5211 should you have queries.

Sincerely,



Patricia Docherty

Senior Consultant - Planning Team Leader NSW

SSD 5535- Wahroonga Adventist School - Response to Submissions

Issue(s) raised	Response	Which Agency	Drawing or documents
Built Form	<p>Details of screening provisions to be erected in front of the proposed sub-station located in the front set back are provided in section 4.19 <i>Landscape Design</i> of the Architectural Design Report rev C.</p> <p>As previously advised, approval for school identification signage will be sought at a later date and does not form part of this application.</p>	Planning and Environment	Architectural Design Report
Environmental and Residential Amenity	<p>No residential objections have been raised with regards to this matter.</p> <p>Clarification was provided in December to correct the wording in the Acoustic Report.</p> <p>The turfed playing area and PE courts have been realigned along the northern edge to sit 3 metres back from the E2 lands.</p> <p>A light spill assessment is subject to the detailed design of light poles, and we anticipate that a condition of consent will require this level of detail to be prepared before construction stage.</p> <p>We can confirm that all drawings and setbacks do reflect the ultimate design for external roads including Fox Valley Road and this stretch does not require widening as it is already four lanes wide.</p>	Planning and Environment, Office of Environment and Heritage, Council	<p>Letter from Cardno dated 13.02.15</p> <p>Drawing DA17-3</p>
Traffic Transport and Accessibility including construction management stage	<p>A work place travel plan and transport access guide has been prepared and is enclosed.</p> <p>The enclosed staging plans, construction management plans and traffic report addresses safe pedestrian access between the playing fields and the school.</p> <p>The main pedestrian access to the front entrance of the school off Fox Valley Road from Stage 1 onwards will be accessible by ramp or stairs.</p> <p>Signalised pedestrian crossing facilities are provided at the various traffic signal controlled intersections along Fox Valley Road.</p>	Planning and Environment, RMS, TfNSW, Council	<p>Transport, Traffic & parking Report</p> <p>Work Place Travel Plan & Transport Access Guide</p> <p>Construction Management Plan</p>

Contamination	A Supplementary Ecological Risk Investigation has been carried out by Douglas Partners (enclosed) in relation to the soil exceedances detected in a test bore which were identified in the Phase 2 Contamination Assessment.	Planning and Environment	SERI Report by Douglas Partners
Staging	The staging for the new school campus has been reviewed by Wahroonga Adventist School and now allows for the open playing area north of the existing Sydney Water easement (stage 2) to be procured after completion of stage 1 (Middle School), thereby providing outdoor space for students when construction of stage 3 is underway.	Planning and Environment	Drawings DA03-3, DA04-3, DA05-3, DA06-3, DA06A-1, DA06B-1, EIS
Stormwater Management	Concerns in relation to stormwater design have been addressed in the enclosed letter from Cardno dated 13.02.15. Two civil drawings have also been updated as part of their response and are enclosed (Note: the civil drawings do not yet reflect the adjustments made to the playing field retaining wall to achieve a 3m setback from the E2 lands, which will be subject to detailed design).	Office of Environment and Heritage, Council	Letter from Cardno dated 13.02.15 Civil Drawings LH9500-2103 & LH9500-2403
Bushfire Evacuation Planning	The school currently operates on this land. The existing bushfire evacuation planning procedures will be updated at each stage to reflect the expansion of the school prior to occupation of that stage.	Council	No additional documentation required for DA stage
Cut and Fill	The location of the PE courts and turf playing area was assessed and approved in the Concept Plan for the Wahroonga Estate. This is the most logical use of the APZ. The revised architectural drawings demonstrate that these amenities will be located 3m from all E2 lands. Detailed design engineering will be completed before construction.	Council	Drawing DA17-3
Other	Please note our previous correspondence by email sent in December 2014, which covers other matters for clarification. The EIS has been updated to reflect any changes or additional documentation.	Various	EIS Email to DP&E Thu 18/12/2014 5:44 PM