



The Presbyterian Church (NSW) Property Trust
c/- Mr Paul Oates
BBC Consulting Planners
Locked Bag 5001
Bellevue Hill NSW 2023

Our ref: SSD 8922

-via email-

kirsty.vogel@bbcplanners.com.au, p.oates@tsc.nsw.edu.au

Dear Mr Oates

**Major alterations and additions to the Stevenson Library Building (SSD 8922)
Scots College, 29-53 Victoria Road, Bellevue Hill – Response to Submissions**

The exhibition of the Environmental Impact Statement (EIS) for the redevelopment of the Stevenson Library Building, Scots College (SSD 8922) ended on Wednesday 3 October 2018. Submissions received from Woollahra Council and the public, and all Government agency advice received by the Department of Planning and Environment (the Department) during the exhibition of the project is available on the Department's website at: http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8922

In accordance with clause 85A of the *Environmental Planning and Assessment Regulation 2000*, the Secretary requires the Applicant to respond to all issues raised in these submissions and Government agency advice, and where necessary, technical supporting documents must be revised. Particular attention should be given to comments provided by Woollahra Council in relation to increased student numbers.

Please be advised that Government Architect NSW intend to provide their submission shortly.

The Department has also undertaken a preliminary assessment of the EIS and, in addition to the issues raised in agency submissions, requires the matters at **Attachment 1** be addressed in full. Please note that the pending submissions from the Government Architect NSW will be forwarded separately, upon receipt. You are requested to provide the Department with a response to the submissions as soon as possible.

Note that under clause 113(7) of the *Environmental Planning and Assessment Regulation 2000*, the days occurring between the date of this letter and the date on which you provide your Response to Submissions to the Department are not included in the deemed refusal period.

If you have any questions, please contact Scott Hay on (02) 8289 6780 or via email at scott.hay@planning.nsw.gov.au

Yours sincerely



11/10/2018

Karen Harragon
Director
Social and Other Infrastructure Assessments
as delegate for the Secretary

ATTACHMENT 1

Operational impacts

The Department understands development consents DA 545/2005 and DA 528/2005 limit student numbers to 1,120. The EIS states that the school is operating at a capacity of 1,504 students (1,279 day students plus 225 boarding students). In this regard, the Department requires a discussion of the development consent history (including *The Presbyterian Church (New South Wales) Property Trust v Woollahra Municipal Council [2015] NSWLEC 47*) and how that relates to current operations.

Should an increase in student numbers be sought, a full assessment of the operational impacts of this increase must be undertaken. In particular, a Traffic Impact Assessment and Noise Impact Assessment must be prepared. The Department may choose to re-exhibit the Response to Submissions when received.

Construction traffic and parking

To mitigate construction traffic and parking issues, consideration must be given to the provision of parking for all construction staff on site on the oval adjacent to the library building and construction area. This would be in addition to the mitigation measures outlined in section 6.11 of the parking and traffic assessment provided by PTC dated 25th June 2018.

Bicycle parking

To reduce the impact of private vehicle usage during drop-off/pick-up hours, consideration must be given to the provision of dedicated secure bicycle parking spaces and end of trip facilities that can be provided within the school grounds, in accordance with the rates specified in the Woollahra DCP 2015, Chapter F2. Amended plans should be provided as part of the Response to Submissions.