

Wentworthville Public School Redevelopment (SSD 9273)

Applicant Response to Submissions

Item No.	Government Agency	Agency Comment	Applicant Response	Relevant Attachment
1	Department of Planning and Environment	Urban Design and Built Form - Response required to Government Architect NSW submission.	Reference is made to the accompanying document titled State Design Review Panel - Response to Advice Schedule prepared by Fulton Trotter Architects and dated 8/2/19. It is considered that this document provides for an appropriate response to the matters raised by the SDRP.	Attachment A – State Design Review Panel - Response to Advice Schedule prepared by Fulton Trotter Architects and dated 8/2/19
2		Urban Design and Built Form -Clause 4.6 submission required in relation to building height.	A Clause 4.6 submission has been prepared by Minto Planning Services. It is noted that the Clause 4.6 submission is technically not required and is provided on a precautionary basis only. The submission is considered to be well founded and worthy of support.	Attachment B – Clause 4.6 Submission prepared by Minto Planning Services and dated 14/2/19.
3		Traffic and Parking - Trip generation assumptions to be revised.	Refer to letter from TSA dated 28/2/19 and Revised Traffic and Transport Impact Statement dated 28/2/19.	Attachment C – Letter from TSA dated 28/2/19 Attachment D - Revised Traffic and Transport Impact Statement dated 28/2/19

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4		Traffic and Parking - On Site Parking - A shortfall of 70 spaces is proposed - additional justification to be provided including a more detailed green travel plan including nominated targets to be achieved.	Refer to letter from TSA dated 28/2/19 and Revised Traffic and Transport Impact Statement dated 28/2/19.	Attachment C – Letter from TSA dated 28/2/19 Attachment D - Revised Traffic and Transport Impact Statement dated 28/2/19
5		Traffic and Parking - Operational Traffic and Parking Management Plan to be provided.	Refer to letter from TSA dated 28/2/19 and Revised Traffic and Transport Impact Statement dated 28/2/19.	Attachment C – Letter from TSA dated 28/2/19 Attachment D - Revised Traffic and Transport Impact Statement dated 28/2/19
6		Traffic and Parking - End of Trip Bicycle Facilities to be provided.	Refer to letter from TSA dated 28/2/19 and Revised Traffic and Transport Impact Statement dated 28/2/19. In this regard it is confirmed that the proposal now provides for the following end of trip facilities: • 1 x unisex accessible shower • 12 x dedicated end of journey staff lockers • Provision of bicycle racks (30 in total)	Attachment C – Letter from TSA dated 28/2/19 Attachment D - Revised Traffic and Transport Impact Statement dated 28/2/19
7		Vegetation - Further consideration should confirm the extent of tree removal and tree protection measures required for the proposed development.	Refer to Amended Arboricultural Impact Assessment Report prepared by TreeTalk Arboricultural Consulting and dated February 2019.	Attachment E - Amended Arboricultural Impact Assessment Report prepared by TreeTalk Arboricultural Consulting and dated February 2019.

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8		Vegetation - Consideration should be given to a greater level of landscaping along the boundaries, including in the south west corner of the site.	Additional planting has been provided to the boundaries of the site. Refer to Revised Landscape Plan prepared by Ground Ink and dated 7/2/19.	Attachment F - Revised Landscape Plan prepared by Ground Ink and dated 7/2/19.
9		Vegetation - A Vegetation Management Plan should be submitted.	Reference is made to the letter from Travers Bushfire and Ecology dated 12/2/19. Consistent with that letter, it is requested that the requirement for a VMP be dealt with as a condition of consent.	Attachment G – Letter from Travers Bushfire and Ecology dated 12/2/19.
10		Contaminated Land - Demonstrate sufficient site sampling and testing has been undertaken.	Refer to letter from WSP dated 11/1/19.	Attachment H - Letter from WSP dated 11/1/19.
11	Government Architect NSW	Provide a response to the SDRP advice letter dated 19/11/18.	Reference is made to the accompanying document titled State Design Review Panel - Response to Advice Schedule prepared by Fulton Trotter Architects and dated 8/2/19. It is considered that this document provides for an appropriate response to the matters raised by the SDRP.	Attachment A – State Design Review Panel - Response to Advice Schedule prepared by Fulton Trotter Architects and dated 8/2/19
12	Endeavour Energy	1 - Applicant to seek guidance from Endeavour Energy's Network Connections Branch as early as possible.	Refer to letter from Northrop dated 1/2/19.	Attachment I – Letter from Northrop 1/2/19.

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13		2 - Applicant to take into account Endeavour Energy's requirements for easement widths.	Refer to letter from Northrop dated 1/2/19.	Attachment I – Letter from Northrop 1/2/19.
14		3 - Applicant to note overhead power lines surrounding the property and comply with the minimum safety requirements.	Refer to letter from Northrop dated 1/2/19.	Attachment I – Letter from Northrop 1/2/19.
15		4 - Applicant to take into consideration restrictions and encroachments permitted with Endeavour Energy easements.	Refer to letter from Northrop dated 1/2/19.	Attachment I – Letter from Northrop 1/2/19.
16		5 - Applicant to take into account that a new pad-mount substation may be required for the development.	Refer to letter from Northrop dated 1/2/19.	Attachment I – Letter from Northrop 1/2/19.
17		6 - Applicant to consider the location of permanent paving or roadway surfaces in relation to underground and padmount substation easements.	Refer to letter from Northrop dated 1/2/19.	Attachment I – Letter from Northrop 1/2/19.
18		7 - Applicant to take into account other utilities and services in relation to Endeavour Energy easements.	Refer to letter from Northrop dated 1/2/19.	Attachment I – Letter from Northrop 1/2/19.
19		8 - Applicant to maintain unimpeded access to Endeavour Energy assets at all times.	Refer to letter from Northrop dated 1/2/19.	Attachment I – Letter from Northrop 1/2/19.

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20		9 - Applicant to maintain Endeavour Energy's required minimum distance from the centreline of the easement at all times.	Refer to letter from Northrop dated 1/2/19.	Attachment I – Letter from Northrop 1/2/19.
21		10 - Applicant to recognise risks of working near overhead powerlines.	Refer to letter from Northrop dated 1/2/19.	Attachment I – Letter from Northrop 1/2/19.
22		11 - Applicant to carry out a risk assessment to determine whether there will be any areas of work under overhead lines.	Refer to letter from Northrop dated 1/2/19.	Attachment I – Letter from Northrop 1/2/19.
23		12 - Applicant to comply with an approach distance of 4m between any scaffolding and overhead powerlines.	Refer to letter from Northrop dated 1/2/19.	Attachment I – Letter from Northrop 1/2/19.
24		13 - Applicant to carry out demolition work in accordance with AS2601.	Refer to letter from Northrop dated 1/2/19.	Attachment I – Letter from Northrop 1/2/19.
25		14 - Applicant to obtain advice from the Dial Before You Dig service prior to any underground work.	Refer to letter from Northrop dated 1/2/19.	Attachment I – Letter from Northrop 1/2/19.
26		15 - Applicant to take into consideration electricity infrastructure required to supply power to the site must not be subject to flood inundation.	Refer to letter from Northrop dated 1/2/19.	Attachment I – Letter from Northrop 1/2/19.
27		16 - Applicant to adopt a policy of prudent avoidance by siting of more sensitive uses away from any electricity infrastructure.	Refer to letter from Northrop dated 1/2/19.	Attachment I – Letter from Northrop 1/2/19.

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28		17 - Applicant to avoid planting of large trees in the vicinity of electricity infrastructure.	Refer to letter from Northrop dated 1/2/19.	Attachment I – Letter from Northrop 1/2/19.
29	Cumberland Council	Traffic and Vehicular Access - Potential increase in larger vehicles, such as buses accessing and travelling along Station Road pose a risk of injury for students.	Refer to letter from TSA dated 28/2/19 and Revised Traffic and Transport Impact Statement dated 28/2/19.	Attachment C – Letter from TSA dated 28/2/19 Attachment D - Revised Traffic and Transport Impact Statement dated 28/2/19
30		Health and Safety - Concerns of high vehicular activity in the area can cause increased carbon emissions and heat. The redevelopment of the school should also provide appropriate measures to improve thermal comfort to prevent heat-related health hazards. This would affect the health of the students, staff and surrounding citizens and there needs to be appropriate measures to reduce effects of carbon emissions within that area.	The development includes the following strategies to address these issues - - A Green travel plan has been prepared by Thompson Stanbury and Associates which outlines strategies to reduce vehicular movement around the site – thereby reducing. - The majority of the internal spaces are provided with air conditioning. Thermal comfort modelling will be undertaken as part of the design of the air conditioning systems in order to ensure the comfort levels of the internal spaces. - Covered areas and canopy trees have been provided where possible in order to maximise shaded areas around the site. - The selection of colours and materials has been undertaken in order to avoid both light,	Nil.

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			reflective colours as well as dark, absorptive colours – this will minimise secondary heat being generated by the buildings.	
31		Outside School Hour Activities - There is a concern with outside school hour activities and the operating hours. The concern is the location and time which the activities take place and there needs to be appropriate mitigations to prevent any activity that would have any (of the above) risk to the students, staff and community.	The Wentworthville Public School and DoE have management policies in place for the current school operations that ensure the safety of all children in their care at all times. This includes protection from sun and heat, and safety of students, staff and community arriving and leaving the school site. These DoE policies & management plans will be maintained and developed to suit any after school operations and or specific activities.	Nil
32		Benefits of Redevelopment - The proposal aligns with Cumberland Council's community strategic plan.	Noted.	Nil.
33		Facilities – the development proposal for Wentworthville Public School should ensure that future shared use arrangement scan be accommodated on the site and enhance cooperation between the school and community, including Council. Considerations may include the design and location of the new hall, library, car parking and playground spaces so that they can be	The current planning for the development includes an allowance for a secondary entrance off Fullagar Road (towards the corner of Garfield Street) which will allow safe and secure access to the new Hall for public use out of hours while maintaining the security of the remainder of the school.	Nil.

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		appropriately and safely used by the community when not required for school purposes.	Further to this, while the current planning does not include the provision of public access to other facilities – the Library, the existing Hall area as well as the play spaces – these spaces have all been arranged so that access could be provided simply at a later date. For example, the Library is located directly off the main entry forecourt, a secondary entrance can be created from Monash Street to provide direct access into the existing Hall area and existing gates from Monash Street can be used to provide access to the playing spaces.	
34		Site Control Measures - Suitable site control measures shall be provided at the vehicular entry/exit points.	These measures are shown in the H&H Erosion and Sediment Control Plan (Drawing no. 17788-DA-SE01).	Nil.
35		Asbestos Cement Sheeting - All asbestos cement sheeting must be removed by contractors with an appropriate licence.	Refer to letter from WSP dated 11/1/19.	Attachment H - Letter from WSP dated 11/1/19.
36		Vehicle Cleaning - Concrete trucks and trucks used for transportation of building materials shall not traffic soil, cement or other similar materials onto the road.	Refer to Construction Management Plan prepared by MACE which was submitted as part of the original EIS documentation. The Contractor will be required to comply with all SSDA conditions.	Nil.

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37		Importation of Fill - All imported fill shall be validated in accordance with Council's Contaminated Land Policy.	It is requested that this matter be dealt with by way of a suitably worded condition of consent.	Nil.
38		Additional Information during Remediation / Demolition / Construction - Any new information which comes to light during the remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination shall be notified to council immediately.	It is requested that this matter be dealt with by way of a suitably worded condition of consent.	Nil.
39		Mechanical Ventilation System - Food Shop - Noise and vibration from the use of the air handling system shall not exceed the background noise level by more than 5dB(a) and shall not be audible in any premises of a different occupancy.	Refer to letter from Northrop dated 7/2/19.	Attachment J – Letter from Northrop dated 7/2/19.
40		Clean Water Discharge - The operation of the premises shall be conducted in a manner which does not pollute waters.	It is requested that this matter be dealt with by way of a suitably worded condition of consent.	Nil.
41	Transport for NSW	Kiss and Ride Capacity - Additional assessment required to determine if the proposed Kiss and Ride extent is appropriate.	Refer to letter from TSA dated 28/2/19 and Revised Traffic and Transport Impact Statement dated 28/2/19.	Attachment C – Letter from TSA dated 28/2/19 Attachment D - Revised Traffic and Transport Impact Statement dated 28/2/19

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42		Assessment of Existing On-Street Parking Demands - Appropriate measures to manage on-street parking should be recommended to be implemented by applicant accordingly.	Refer to letter from TSA dated 28/2/19 and Revised Traffic and Transport Impact Statement dated 28/2/19.	Attachment C – Letter from TSA dated 28/2/19 Attachment D - Revised Traffic and Transport Impact Statement dated 28/2/19
43		Staff Bicycle Parking and End-Of-Trip Facilities - Confirm if appropriate end of trip facilities are to be provided.	Refer to letter from TSA dated 28/2/19 and Revised Traffic and Transport Impact Statement dated 28/2/19. In this regard it is confirmed that the proposal now provides for the following end of trip facilities: • 1 x unisex accessible shower • 12 x dedicated end of journey staff lockers • Provision of bicycle racks (30 in total)	Attachment C – Letter from TSA dated 28/2/19 Attachment D - Revised Traffic and Transport Impact Statement dated 28/2/19
44		Trip Generation Assumptions - The mode share assumption for walking trips should be revised having regard for the comments provided. – Further justification should be provided to support the student vehicle occupancy rate assumption. – The traffic analysis should be revised to account for inbound and outbound trips associated with pickup/drop off occurring within the same hour. The	Refer to letter from TSA dated 28/2/19 and Revised Traffic and Transport Impact Statement dated 28/2/19.	Attachment C – Letter from TSA dated 28/2/19 Attachment D - Revised Traffic and Transport Impact Statement dated 28/2/19

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		subsequent intersection analysis should be revised in response to the revised trip generation assumptions.		
45	Environmental Protection Agency	2.1.1 - Soil Contamination - (1) - The proponent is required to undertake further detailed site contamination.	Refer to letter from WSP dated 11/1/19.	Attachment H - Letter from WSP dated 11/1/19.
46		2.1.1 - Soil Contamination - (2) - "The proponent is required to remove asbestos contaminated soil from the development site for disposal at a waste facility legally able to accept that waste."	Refer to letter from WSP dated 11/1/19.	Attachment H - Letter from WSP dated 11/1/19.
47		2.1.1 - Soil Contamination - (3) - The proponent is required to: a) Engage a site auditor b) Provide a Section A Audit Statement and a Site Audit Report.	Refer to letter from WSP dated 11/1/19.	Attachment H - Letter from WSP dated 11/1/19.
48		2.1.1 - Soil Contamination - (4) - Additional investigation and data gap contamination assessment.	Refer to letter from WSP dated 11/1/19.	Attachment H - Letter from WSP dated 11/1/19.
49		2.1.1 - Soil Contamination - (5) - Proponent is required to implement recommendations of RAP.	Refer to letter from WSP dated 11/1/19.	Attachment H - Letter from WSP dated 11/1/19.

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50		2.1.1 - Soil Contamination - (6) - Proponent is required to consider the guidance material provided in the EPA documents.	Refer to letter from WSP dated 11/1/19.	Attachment H - Letter from WSP dated 11/1/19.
51		2.1.1 - Soil Contamination - (7) - Proponent is required to ensure that the processes in SEPP55 are followed.	Refer to letter from WSP dated 11/1/19.	Attachment H - Letter from WSP dated 11/1/19.
52		2.1.1 - Soil Contamination - (8) - Proponent to ensure that the development does not result in a change of risk.	Refer to letter from WSP dated 11/1/19.	Attachment H - Letter from WSP dated 11/1/19.
53		2.1.1 - Soil Contamination - (9) - Proponent required to notify EPA if additional contamination found.	Refer to letter from WSP dated 11/1/19.	Attachment H - Letter from WSP dated 11/1/19.
54		2.2.1 - General Construction Hours - The proponent be required to ensure that as far as practicable all works shall be undertaken during standard construction hours.	The Contractor will be required to comply with all SSDA conditions, and work within defined construction hours.	Nil.
55		2.2.2 - Intra-day respite periods - contractor should allow for 'respite periods' for heavy construction activities.	The Contractor will be required to comply with all SSDA conditions. Respite periods will be required for any prolonged noisy activities.	Nil.
56		2.2.3 - Idling and Queuing Construction Vehicles - The proponent be required to ensure construction vehicles do not arrive at the project site or in surrounding residential precincts outside approved construction hours.	The Contractor will be required to comply with all SSDA conditions, and not arrive at or near the site outside approved construction hours.	Nil.

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57		2.3 - Dust Control and Management - The proponent be required to minimise dust emissions on the site and prevent dust emissions from the site.	In accordance with the Preliminary Construction Management Plan (Cl6.2), the Contractor will be required to prevent dust emissions.	Nil.
58		2.4 - Sediment Control - The EPA emphasises the importance of: a) Not commencing demolition until appropriate measures are in place. b) Daily inspections of sediment controls.	In accordance with the Preliminary Construction Management Plan (Cl6.3), the Contractor will be required to comply with Erosion and Sediment control specifications under the Contract.	Nil.
59		2.5 - Waste Control Management - The proponent be required to ensure that - - 1 - All waste generated during the project is assessed, classified and managed in accordance with the EPA. - 2 - The body of any vehicle or trailer used to transport waste or excavation spoil from the premises is covered to prevent any spill or escape of any dust. - 3 - Mud, splatter, dust and other material likely to fall from or be cast off the vehicle is removed before they leave the premises.	The Contractor will be required to comply with all SSDA conditions. The Contractor will be required to prepare a formal construction Waste Management Plan and ensure measures are in place to prevent spoil spills or transmission off the site.	Nil.
60		2.6 - Waste Control and Management (concrete) - The proponent to ensure that concrete waste and rise water are: a) Disposed of on the development site. b) Prevented from entering waters.	The Contractor will be required to comply with all SSDA conditions.	Nil.

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61		3.1 - Noise and Vibration Impacts - Out of Hours' Community Use (1) - Proponent to restrict use of outdoor cricket nets and playing fields.	Section 6.3 of the EIS outlines the current existing school operating hours, including afterhours community uses. We confirm that the proposal does not seek to amend any of the current school operations hours or after hours durations. We confirm that the local Community is encouraged to use the school facilities where possible, within the current operating hours and excluding public holidays. Further we reference the acoustic report for the project, (specifically section 4.6.1) which confirms that the predicted level of noise from children playing outdoors does not exceed the noise criteria.	Nil
62		3.1 - Noise and Vibration Impacts - Out of Hours' Community Use (2) - The proponent is required to: a) Undertake a noise compliance monitoring of the proposed uses of the hall to determine the hours that it wouldn't interfere with the comfort of the neighbouring residences. b) Submit a detailed noise compliance monitoring report. c) Ensure the monitoring and report consider the listed activities.	Reference is made to the accompanying letter from Day Design dated 4/2/19 and which responds to this matter.	Attachment K - Letter from Day Design P/L and dated 15/2/19.

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63		3.1 - Noise and Vibration Impacts - Mechanical Plant - Proponent be required to: a) Provide an assessment of the noise from A/C units b) Ensure that mechanical plant does not generate too much noise.	Reference is made to the accompanying letter from Day Design dated 4/2/19 and which responds to this matter.	Attachment K - Letter from Day Design P/L and dated 15/2/19.
64		3.1 - Noise and Vibration Impacts - Public Address and School Bell System - system to be designed and documented to comply with EPA requirements.	Reference is made to the accompanying letter from Day Design dated 4/2/19 and which responds to this matter.	Attachment K - Letter from Day Design P/L and dated 15/2/19.
65		3.1 - Noise and Vibration Impacts - Waste Collection - Proponent to ensure waste collection services are undertaken between 7.30am and 6.00pm Monday to Friday.	Waste collection is by private contractor. The Department will endeavour to ensure waste collection is undertaken between 7:30am and 6:00pm Monday to Friday.	Nil
66		3.1 - Noise and Vibration Impacts - Grounds maintenance - Proponent to ensure grounds maintenance involving powered equipment be restricted to between 7.30am and 6.00pm Monday to Friday.	Grounds maintenance will be restricted to occur between 7:30am and 6:00pm Monday to Friday	Nil
67		3.3 - WSUD and Energy Conservation - The EPA is concerned that section 5.10 to EIS Appendix Y does not adequately address practicable measures to implement WSUD principles - eg. Rainwater harvesting and re-use.	Rainwater will be harvested for irrigation purposes. Refer to letter from JHA and dated 26/2/19.	Attachment M – Letter from JHA dated 26/2/19.

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68	Office of Environment and Heritage	Biodiversity - OEH recommends a number of mitigation measures.	Reference is made to the letter from Travers Bushfire and Ecology dated 12/2/19.	Attachment G – Letter from Travers Bushfire and Ecology dated 12/2/19.
69		Tree Retention and Under Tree Canopy Cover - The proposed building footprint of Block G along both Station Street and Fullagar Road impacts on the existing mature trees. Many of the trees proposed for removal are established trees in fair to good condition, see arborist report photos shown below. A reasonable setback and amended building footprint could ensure their retention particularly Trees 50-55, 57 and 59 along the Fullagar Road site perimeter that should be considered for retention.	As outlined in the Architectural Design Report a number of Planning Options were considered in the early development of this project. These were tested by the school and the Department of Education. As a result of this process the proposed scheme was selected as the most appropriate response to this site. The retention of vegetation and significant trees was considered as part of this review process. Further to this, the setback and planning of the buildings (particularly Building G) has been reviewed in order to establish whether any more of the additional trees on the site can be retained. Unfortunately, the restrictions around the planning of the proposed Building G in terms of its relationship to existing buildings on the site as well as the spatial and functional requirements of the Department of Education mean that the building footprint of the building can't be adjusted to the extent that would allow for additional existing trees to be retained.	Attachment A – State Design Review Panel - Response to Advice Schedule prepared by Fulton Trotter Architects and dated 8/2/19

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70		Tree Retention and Under Tree Canopy Cover - The plans show conflicting information on the extent of tree removal / retention. The arborist reports site demolition plan in Appendix A1 and Tree removal/retention plans – Appendix A2ii conflict with the Landscape Plans tree removal and retention plan. The arborist report plans are unreadable making it difficult to determine which trees correspond with the tree numbers and the condition of the trees as detailed in the tables in the arborist report.	Please find attached a revised issue of the Arborist Report, a revised issue of the Existing Tree Plan from the Landscape Architect (drawing LDA-06) as well as a revised issue of the Architectural Tree Plan (drawing SD-1609). These plans and reports have now been updated to accurately reflect the extent of trees being proposed for removal as part of this project.	Attachment E - Amended Arboricultural Impact Assessment Report prepared by TreeTalk Arboricultural Consulting and dated February 2019. Attachment F - Revised Landscape Plan prepared by Ground Ink and dated 7/2/19.
71		Aboriginal Cultural Heritage - The recommendations from the ACHA report to be included as conditions of consent.	Noted and accepted.	Nil
72		WSUD – Rainwater tanks should be provided. – Bioretention areas should be considered. – A stormwater maintenance plan should be prepared.	Rainwater will be harvested for irrigation purposes. Refer to letter from JHA and dated 26/2/19.	Attachment M – Letter from JHA dated 26/2/19.
73		Sustainability and Building Design - OEHL recommends the incorporation of green walls.	It is advised that Green Walls are not supported by SINSW due to the additional costs associated (capital and recurrent) and resources necessary to upkeep.	Nil

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74	Public Submissions	A single public submission was received following the public exhibition of the EIS. The public response related to the potential impacts associated with tree removal from the site both from an arboricultural and ecological perspective.	Reference is made to the submitted Arboricultural Impact Assessment Report together with the Biodiversity Development Assessment Report. It is considered that these publicly accessible documents appropriately respond to the concerns raised within the submission. Subject to compliance with the recommendations of these reports it is not considered that the proposal will result in any unreasonable arboricultural or ecological impacts.	Nil