

Ms Jacquie McCann
Chief Operating Officer
91-93 Pennant Hills Road
Normanhurst New South Wales 2076

11/03/2021

Dear Ms McCann

Loreto Normanhurst School Redevelopment (Concept Proposal and Stage 1) (SSD-8996)

Response to Submissions

The exhibition of the Response to Submissions (RtS) and amended proposal for the above State significant development (SSD) application concluded on 8 March 2021. All submissions received by the Department during the exhibition of the proposal are available on the Department's website at:

<https://www.planningportal.nsw.gov.au/major-projects/project/4001>.

The Department requires that you provide a response to the issues raised in those submissions, in accordance with clause 82(2) of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) as part of a Supplementary RtS. In addition, it is requested that you address the matters included in **Attachment 1**. Please provide a response as soon as possible.

Please note that Hornsby Shire Council, the Environment, Energy and Science Group of the Department, the Heritage Community Engagement Division of the Department of Premier and Cabinet and Government Architect NSW intend to provide comment in relation to the RtS and amended proposal. A copy of the comments received from these public authorities will be forwarded separately once received.

Note that under clause 113(7) of the EP&A Regulation, the days occurring between the date of this letter and the date on which your response to submissions is received by the Planning Secretary are not included in the deemed refusal period.

If you have any questions, please contact Aditi Coomar, who can be contacted on 8217 2097 at aditi.coomar@planning.nsw.gov.au.

Yours sincerely



Karen Harragon
Director, Social And Infrastructure Assessments
Social & Infrastructure Assessments

as delegate for the Planning Secretary

Attachment 1

1. Statutory requirements

- Please provide assessments against the following statutory /draft statutory instruments as part of the Supplementary RtS:
 - Draft Housing Diversity State Environmental Planning Policy (SEPP).
 - Sydney Regional Environmental Plan No.20 – Hawkesbury-Nepean River (SREP 20).
 - Draft Education SEPP.
 - State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (BASIX SEPP).

2. Traffic and parking

- The RtS and submitted Traffic Assessment report do not confirm whether the proposed link road within the site is a one or two-way road. Please provide this information and if a one-way road is proposed, confirm the direction of one-way travel and why the proposed direction is appropriate.
- Please confirm:
 - the location of the 15 car parking spaces to be dedicated for Early Learning Centre use.
 - the purpose of the layover area outside the front entrance (P4 Primary car park) of the Boarding Accommodation building.
 - how the above space will be managed to prevent casual parking / general student pick-up/drop-off.
 - whether bicycle parking and end of trip facilities will be provided in accordance with the Hornsby DCP.
- Please provide swept path diagram(s) for the P3A Osborn Road car park pick-up/drop-off area to demonstrate that vehicles have sufficient space to turn around when leaving.
- Please confirm the total number and location(s) of:
 - existing bicycle parking spaces.
 - proposed bicycle parking spaces to be provided within the Boarding Accommodation building and within the Stage 1 works landscaping / car parking areas.

3. Staging

- Please provide a single 'Staging Plan' for the Stage 1 works (to include the construction sub-stages) with stage boundaries outlined (including buildings, infrastructure and landscaping works) and provide an estimate of construction timing (how many years) for each sub-stage of the Stage 1 works.
- Please confirm the timing and phasing of the following works within Stage 1:
 - landscaping works.
 - Boarding Accommodation building.
 - the bus bays (located in place of the two current pick-up/drop-off bays).
- Please confirm the location of the uniform shop during the site preparation of Stage 1 works.
- Alignment of the stage 1 works to any proposed occupation/operation/decanting staging

4. Ecosystem credits

- The amended Biodiversity Assessment Report should clarify how many of the required 8 ecosystem credits relate specifically to the Stage 1 works.

5. Other matters

- Please clarify and confirm:
 - the Capital Investment Value (CIV) for the Concept Proposal (noting discrepancies in the CIV report and the Environmental Impact Statement (EIS)).
 - the CIV for the and Stage 1 works.
 - construction and operational jobs separately for the Concept Proposal and for the Stage 1 works.
 - the existing and proposed maximum number of students separately for primary and secondary school.
 - the use of the Loreto Community House (previous use, in case it is current vacantly).
 - whether the school offers before / after school or school holiday care or any other out of hours uses (in addition to those cited at Section 2.2.2 of the EIS) and whether the proposal seeks to change current arrangements.
 - the total number of trees to be removed as part of the Stage 1 works (the EIS states 105 trees would be removed, whereas the Arborist Report states 94 trees (59 for boarding house and 35 elsewhere)).
 - the number of hours of solar access and natural ventilation for the two staff apartments.
 - the Green Star rating that is targeted as part of Concept Proposal environmental sustainability initiatives.
 - the capacity (in Kilowatt hour) of the proposed photovoltaic panel array on the roof of the Boarding Accommodation building.
 - the total volume of cut and fill in cubic metres with supporting diagrams where necessary.

6. Drawings and documents

- Please provide the following additional drawings and documentation:
 - an overall Concept Landscape Plan, including those Concept Proposal areas beyond the Stage 1 works.
 - an accommodation schedule for the Boarding Accommodation building, including breakdown of room types and sizes, number of beds, amenity spaces and sizes and staff apartments.
 - an additional photomontage of views towards the Stage 1 Boarding Accommodation building from across the oval.
 - updated images on page 54 of EIS Design Report.
