

17 June 2021

Department of Planning, Industry and Environment
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Architecture
Urban Design
Planning
Interior Architecture

To: Rebecca Sommer
Principal Planning Officer

Mosman High School Upgrade, SSDA No. 10465
Response to Submissions

Dear Rebecca,

This Response to Submissions (RTS) has been prepared by Architectus Australia Pty Ltd on behalf of NSW School Infrastructure (the Proponent) for a State Significant Development Application (SSDA) for the Mosman High School upgrade located at 769 Military Road, Mosman (Reference: SSDA No. 10465).

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The SSDA was publicly exhibited from 8 April 2021 to 5 May 2021. During this period, nine (9) public authority submissions were received from government agencies and local council. These included submissions from:

- Department of Planning, Industry and Environment (DPIE)
- Sydney Water (SW)
- Heritage NSW – Aboriginal Cultural Heritage
- Biodiversity and Conservation Division
- Transport for NSW (TfNSW) incorporating Roads and Maritime Services (RMS)
- Environment Protection Authority (EPA)
- Mosman Council
- Heritage NSW – Heritage Council of NSW
- NSW Government Architects (NSW GAO)

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In addition to the above, seven (7) public submissions were also received from members of the community including one (1) supporting, four (4) comments, and two (2) objections.

This letter and its attachments outline the Proponent's response to the additional information requested by DPIE in the letter dated 9 May 2021, as well as other agencies. The response relates to clarification of certain elements of the proposal and additional information requested to address issues raised.

Changes to development

Since the public exhibition of the SSDA, minor amendments have been made to the proposal to directly respond to issues raised through submissions. These amendments include:

- Muting of window colour on façade of building to decrease intensity;
- The design of the Military Road and Belmont Road corner of the site has been adjusted, including:

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- The façade line has moved further into the building envelope, leaving a gap between the proposed Building G and retained fence on Belmont Road;
 - The ground floor internal layout has been adjusted to move the Principal's office closer to the admin clerical space; and
 - The corner room has been designed as a tea room.
- Inclusion of end of trip facilities including four (4) showers and change rooms.

Refer to Updated Architectural Drawings (**Attachment H**) and Updated Render (**Attachment I**), prepared by Woods Bagot for further detail.

The description of the proposed development however remains the same as originally sought, which is as follows:

This application seeks approval for the following development:

- *Demolition of Building B, Building C and part Building E;*
- *Removal of existing sports court and surrounding retaining walls and nominated trees;*
- *Construction of a new part 3/ part 4 storey building plus lift overrun and net enclosure to rooftop multi-court (Building G) on the corner of Military Road and Belmont Road providing:*
 - *Administration and staff facilities;*
 - *Multipurpose gym/hall;*
 - *Library;*
 - *Canteen facilities;*
 - *General and senior learning units;*
 - *Science learning unit;*
 - *Health / PE and performing arts unit; and o learning and admin support unit.*
- *Associated landscaping works including new outdoor play areas, a rooftop play space and rooftop multi-purpose court; and*
- *Relocation of the main pedestrian entrance from Military Road to Belmont Road.*

A detailed response to each submission is provided in the response table provided at **Attachment A** and **Attachment B**. This covering letter and the response table should be read in conjunction with the following attached documentation:

- Detailed response to all agency submissions including DPIE (**Attachment A**);
- Detailed response to all public submissions (**Attachment B**);
- Decanting Site Plan, prepared by Woods Bagot (**Attachment C**);
- Updated Arboricultural Impact Assessment including updated Tree Location Plan, prepared by Birds Tree Consultancy (**Attachment D**);
- Updated Traffic Impact Assessment, prepared by PTC consultants (**Attachment E**);
- Updated Green Travel Plan, prepared by PTC consultants (**Attachment F**);
- Updated Concept Construction Management Traffic Plan (CCMTP) (**Attachment G**);
- Updated Architectural Drawings, prepared by Woods Bagot (**Attachment H**);
- Updated Render, prepared by Woods Bagot Architects (**Attachment I**);

- Updated Aboriginal Cultural Heritage Assessment Report (ACHAR), prepared by Austral Archaeology (**Attachment J**);
- Updated Aboriginal Archaeological Report (AAR), prepared by Austral Archaeology (**Attachment K**);
- Traffic Response to Submissions Report, prepared by PTC consultants (**Attachment L**);
- Architectural Response to Submissions Report, prepared by Woods Bagot Architects (**Attachment M**);
- Noise and Vibration Response to Submissions Report, prepared by JHA Services (**Attachment N**);
- Landscape Response to Submissions Report, prepared by Black Beetle (**Attachment O**).

We trust that this information is sufficient to assist DPIE's assessment of the proposed development. Should you have any queries about this matter, please do not hesitate to contact Paris Wojcik at paris.wojcik@architectus.com.au.

Yours sincerely,



Jane Fielding
Senior Associate, Planning
Architectus Australia Pty Ltd