

08/05/2020

Ms Kate MacDonald
Director State Significant Development
Suite 9 259 George Street
Sydney NSW 2000

Dear Ms MacDonald

**Fort Street Public School (SSD-10340)
Response to Submissions**

The exhibition of the Environmental Impact Statement (EIS) for Fort Street Public School redevelopment ended on Wednesday 29 April 2020. Submissions received from the public, and all Government agency advice received by the Department of Planning, Industry and Environment (the Department) during the exhibition of the project is available on the Department's website at <https://www.planningportal.nsw.gov.au/major-projects/project/13596>.

In accordance with clause 85A of the Environmental Planning and Assessment Regulation 2000, the Planning 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.

Please note that City of Sydney Council and Heath NSW have yet to provide comments in relation to the application. Any pending agency responses will be forwarded upon receipt.

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. 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 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 Prity Cleary on (02) 8289 6795 or via email at prity.cleary@planning.nsw.gov.au.

Yours sincerely



Jason Maslen

Team Leader, School Infrastructure Assessments
Social & Infrastructure Assessments

ATTACHMENT 1

1. Built form

- Address the comments made by the State Design Review Panel that the lift overrun at the Meteorological Building is considered overly intrusive and would create visual impacts.

2. Community use of the site

- The application includes the Out of School Hours use of school buildings/grounds by the community. Whilst the submitted Operations Statement briefly states the community use of school facilities, a detailed schedule listing all the school facilities to be used (i.e. meeting rooms, outside areas, halls, etc), types of functions/activities carried out, maximum occupancy and hours/days of operations, is to be submitted.

3. Traffic and Transport

- It is unclear if the SIDRA analysis included in the Traffic and Transport Assessment (TTA) includes the intersection performance after the development at completion and 10 years following that. In addition, it is unclear what student numbers the TTA considers at that future point. Clarification is to be provided.
- The application does not include the provision of car parking on site and the TTA does not include an assessment of car parking against the relevant Council policies. The TTA is to provide an assessment of parking requirements and justification for any shortfall.
- It is unclear if the TTA details the school bus drop-off and pick-up location. Clarification is to be provided.
- The Environmental Impact Statement states that room for five staff bikes will be provided in a secure location, and up to 30 student bikes and 30 scooters will be allocated space for parking. However, it is unclear where these spaces are provided on site. Accordingly, details are to be provided on the location of the bike and scooter locations on the site plan. Furthermore, no details are provided on end of trip facilities. Accordingly, details on the site plan of the end of trip facilities are to be provided.

4. Construction Management Plan

- Updated truck arrival and departure routes maps are to be provided as those included in the Preliminary Construction Management are illegible.
- Details on the estimated construction vehicle movements per day and car parking arrangements for construction personnel are to be provided.
- Consideration of potential construction impacts is to be provided in the event of concurrent construction of the school and new cycleway.

5. Consolidation of lot

- It is noted that the application proposes a consolidation of lots (except for Lot 5, DP 258013). Clarification is to be provided in which lot the heritage wall is located.

Furthermore, clarification is to be provided if any building structures would straddle over the two newly formed lots.

6. Construction and operational noise

- Further to Environment Protection Authority's comments on construction and operational noise, the submitted Acoustic Assessment report needs to be revised to consider all the operational noise impacts, including but not limited to, public address/school bell systems, outdoor play areas, use of roof top area, use of hall and community use of facilities. Whilst it is noted that the proposal involves an existing school with some existing public address/school bell systems, all anticipated operations noise impacts are to be considered due to the increase in student numbers and redevelopment of the existing buildings.

7. Landscaping

It is noted that there is a planting schedule in the landscape report. However, it is not clear how this planting schedule corresponds to the submitted landscape plans. The planting schedule is to be incorporated within the landscape plans.