

5 December 2017

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Karen Harragan
Director, Social and Other Infrastructure Assessments
GPO Box 39
Sydney NSW 2001

Attention: Adam O'Connor
adam.oconnor@planning.nsw.gov.au

Dear Adam

Ultimo Pyrmont Public School, 47-53 Jones Street, Ultimo (SSD 7503)

I refer to your invitation to comment on SSD 7503 relating to the proposed new public school at Ultimo. It is understood that the proposal involves the following:

- bulk earthworks, excavation, structural measures and foundation works;
- construction of a new public school up to 6 storeys for 800 students;
- tree removal;
- associated and ancillary infrastructure works (including new substation) and connections;
- shell space for a 40-space child care centre; and
- relocation of light pole and parking spaces on Wattle Street and extension of drop-off and pick-up area on Jones Street

The City is generally supportive of the proposal, however the following matters are raised for your consideration:

Crime Prevention Through Environmental Design

- A covered space beneath the Wattle Street pedestrian bridge adjacent to the gas meter assembly is identified on Ground-Lower Playground plan on drawing DA-2300 that provides opportunities for concealment. It would be preferable to enclose this space at the line of the street boundary to remove improve safety and security concerns.
- The same issue occurs again at Level 02-Middle Playground level adjacent to the Fire Pump Room on the northern boundary. Again, the line of enclosure should be brought to the street boundary to remove the void area formed by the inverse angles to this space. Alternatively, if a void space is required at the interface with the footpath, the angles of the side walls to this space should be reversed, to remove concealed areas and to improve safety and security.

- The same issue occurs again at Level 3- Upper Playground level adjacent to the admin entry, and at Level 4, where the eastern entry to the stair on the southern boundary is recessed significantly. To remove safety issues, the line of the gates should be brought closer to Jones Street.

Western Facade Treatment

- The West Elevation at the ground level to Wattle Street is proposed to be plain in-situ concrete. Un-textured off-form concrete is considered to provide little interest or articulation. Consideration should be given to an alternative facade treatment in order to provide more visual interest and assist in reducing the length of inactive facade along Wattle Street. In determining an appropriate alternative facade treatment, consideration should be given to the character established by the large brick warehouse buildings and new developments on Wattle Street.

Flooding

- It is noted that the site is flood affected and that a Flood Report by Taylor Thomson Whitting was submitted with the application, which recommended the following flood levels:

Location	1% m AHD	1% + 500mm
Wattle Street north end	2.99	3.45
Wattle Street south end	3.25	3.75

- The Wattle Street frontage is a major overland flow path. The proposed carpark is at a level of 3.05m AHD which is above the 1% AEP level of 2.99m AHD at this section of Wattle Street and is therefore considered acceptable. However the substation is at a level of 3.58m AHD while the switchboard room is at 3.05m AHD. These levels are below the recommended flood planning level of 1% + 500mm of 3.75m AHD and is therefore not considered acceptable.
- It is recommended that the floor levels of the substation and switchboard room be raised to 3.75m AHD in accordance with the flood planning level's recommended in Councils Interim Floodplain Management Policy. An appropriate condition of consent is recommended as follows:

FLOOR LEVELS FOR BUILDINGS AND STRUCTURES

The following performance criteria shall apply to the design of buildings and structures on the site:

- (a) *The floor levels on the lower ground level fronting Wattle Street shall be set 500mm above design 1% AEP flood levels with the exception of the car park which can be set at the 1% AEP flood level.*

A design certification report by a suitably qualified Civil Engineer for floor levels of buildings and structures stating that the above requirement has been satisfied shall be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate.

Accessibility

- A single lift is proposed to serve the 6 levels of the school. Consideration should be given to providing alternative means of accessible access in the event that the lift is out of service.

Changes to Parking Restrictions

- Any changes to street parking restrictions would require approval from the City's Pedestrian Cycling and Traffic Calming Committee.

Public Domain Frontages

- Due to the extent of works proposed the public domain immediately adjoining the site frontages is likely to be damaged during construction, or require upgrading and level adjustments. As such, the following conditions of consent are recommended:

PHOTOGRAPHIC RECORD / DILAPIDATION REPORT - PUBLIC DOMAIN

Prior to an approval for demolition being granted or a Construction Certificate being issued, whichever is earlier, a photographic recording of the public domain site frontages is to be prepared and submitted to Council's satisfaction.

The recording must include clear images of the building facade adjoining the footpath, the footpath, nature strip, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restriction and traffic signs, and all other existing infrastructure along the street.

The form of the recording is to be as follows:-

- A PDF format report containing all images at a scale that clearly demonstrates the existing site conditions;*
- Each image is to be labelled to identify the elements depicted, the direction that the image is viewed towards, and include the name of the relevant street frontage;*
- Each image is to be numbered and cross referenced to a site location plan;*
- A summary report, prepared by a suitable qualified professional, must be submitted in conjunction with the images detailing the project description, identifying any apparent existing defects, detailing the date and authorship of the photographic record, the method of documentation and limitations of the photographic record;*
- Include written confirmation, issued with the authority of both the applicant and the photographer that the City of Sydney is granted a perpetual non-exclusive license to make use of the copyright in all*

images supplied, including the right to make copies available to third parties as though they were Council images. The signatures of both the applicant and the photographer must be included.

Any damage to the public way including trees, footpaths, kerbs, gutters, road carriageway and the like must immediately be made safe and functional by the applicant. Damage must be fully rectified by the applicant in accordance with the City's standards prior to a Certificate of Completion being issued for Public Domain Works or before an Occupation Certificate is issued for the development, whichever is earlier.

PUBLIC DOMAIN DAMAGE DEPOSIT

A Public Domain Damage Deposit calculated on the basis of 70 lineal metres of concrete site frontage must be lodged with Council in accordance with the City of Sydney's adopted Schedule of Fees and Charges. The Public Domain Damage Deposit must be submitted as an unconditional bank guarantee in favour of Council as security for repairing any damage to the public domain in the vicinity of the site.

The guarantee must be lodged with Council prior to an approval for demolition being granted or a Construction Certificate being issued, whichever is earlier.

The Bank Guarantee will be retained in full until the final Occupation Certificate has been issued and any rectification works to the footway and Public Domain are completed to Council's satisfaction. On satisfying the above requirements 90% of the total securities will be released, with the remaining 10% to be retained for the duration of the 12 months Defect Liability Period.

DEFECTS LIABILITY PERIOD – PUBLIC DOMAIN WORKS

All works to the City's public domain, including rectification of identified defects, are subject to a 12 month defects liability period from the date of final completion. The date of final completion will be nominated by Council on the Certificate of Completion for public domain works.

PROTECTION OF STONE KERBS

- (a) The existing stone kerbs on the Jones, Quarry and Wattle Street frontage[s] of the site are to be retained and properly protected during excavation and construction works.*
- (b) To avoid damage to stone kerbs during excavation and construction works for the development, temporary removal and storage of the stone kerbs may be approved by Council. Removed, serviceable stone kerbs (i.e. those that are in good condition as agreed by Council officers) must be re-installed in accordance with the City of Sydney's standard details and specifications after the construction works have been completed. Note: A temporary concrete kerb will need to be constructed to retain the footpath until the stone kerbs can be reinstalled. The removed stone kerbs are to be reinstalled prior to the issue of an Occupation Certificate. Note: all costs associated with the works are to be at no cost to the Council.*

- (c) *Damaged kerbs are to be replaced to match existing to Council's satisfaction or as otherwise advised by Council officers.*
- (d) *Where new crossings or temporary crossings are to be constructed to access the property, the affected kerb stones should be salvaged and reused wherever possible.*
- (e) *All new driveway laybacks and kerbs are to be constructed with stone kerbs to match existing stones or as specified by City officers. All unused stone kerbs are to be salvaged and returned to the City's store.*
- (f) *Council approval is required before kerbs are removed.*
- (g) *Council approval is required prior to the cutting of existing stone kerbs for stormwater kerb outlets.*

Should you wish to speak with a Council officer about the above, please contact Rebecca Thompson, Senior Planner, on 9288 5926 or at rthompson@cityofsydney.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to be 'GJahn', written in a cursive style.

Graham Jahn AM
Director
City Planning | Development | Transport