

13 October 2021

NSW Department of Planning, Industry and Environment
Regional Assessments
4 Parramatta Square, Darcey Street
Parramatta NSW 2150

Attention: Michelle Niles (Senior Planner - Regional Assessments)

By email: michelle.niles@planning.nsw.gov.au

Dear Michelle,

RE: AMENDMENT REPORT FOR SSD-10224, NEW PRIMARY SCHOOL AT EDMONDSON PARK

1. Overview

On 12 October 2021 School Infrastructure NSW (SINSW) submitted to the Department of Planning, Industry and Environment (DPIE) a response to a request for additional information (RFI). The RFI responded to several matters raised by DPIE, Liverpool City Council (Council) and other agencies. As a part of the RFI response, minor amendments were identified for the subject development, including:

- Removal of the site preparation and bulk earthworks from the SSDA, noting consent will be granted shortly by Council under DA670/2021 for the same site preparation and bulk earthworks scope. Whilst two (2) consents may apply to the same scope under two (2) separate DAs, it is SINSW's preference to clearly delineate the early works scope under the early works DA and the main building works scope under the SSDA.
- Minor amendments to the landscape design.
- Minor amendments to the architectural design by way of changes to the sunshades on the Faulkner Way façade.
- Minor amendments to the Preliminary Construction Traffic Management Plan (PCTMP).

The latter three (3) amendments have been made as a result of further design development and to ensure the timely delivery of the school in the context of road infrastructure delivery surrounding the site.

Following submission of the RFI response and identification of the above amendments, DPIE has requested submission of a formal Amendment Report for SSD-10224.

To this end, this document is an amendment report to SSD-10224. We note that the proposed amendments are addressed in Section 2 below. Section 6 undertakes an assessment of the proposed changes having regard to the SEARs as issued by DPIE on 10 December 2020.

This amendment report is to be read in conjunction with:

- **RFI Response Letter and Appendix 1** prepared by GYDE dated 12 October 2021
- **Appendix 2-** Amended Architectural Plans prepared by TKD dated 12 October 2021
- **Appendix 3-** Amended Landscape Plans prepared by Oculus dated 8 October 2021
- **Appendix 4-** Construction Methodology Plan prepared by Richard Crookes Constructions dated 11 October 2021
- **Appendix 5-** Review of Unexpected Finds Protocol Letter prepared by JBS&G dated 7 October 2021
- **Appendix 6-** Traffic Response Letter prepared by PTC dated 12 October 2021

- **Appendix 7** – Amended Preliminary Construction Traffic Management Plan prepared by PTC dated 12 October 2021
- **Appendix 8**– Amended to Ecological Sustainable Development Report prepared by JHA Services dated 12 October 2021

2. Description of Proposed Amendments

The following amendments have been incorporated into the proposal:

- As noted in Section 1 above, removal of the site preparation and bulk earthworks scope from SSD-10224;
- Minor amendments to the landscape design/plans;
- Amendment to the sunshades on the Faulkner Way façade; and
- Minor amendment to the PCTMP prepared by PTC to nominate an alternate construction route in the event that the new intersection at Soldiers Parade and Buchan Avenue is not complete/operational in time for the commencement of construction.

Each of these amendments is discussed in further detail below.

2.1 Site preparation and bulk earthworks

SINSW seeks an amendment to SSD-10224 to remove the proposed site preparation and bulk earthworks scope from the subject SSDA. As DPIE would be aware, concurrent consent is being sought from Council for the site preparation and bulk earthworks pursuant to DA670/2021. As discussed in the EIS and RtS, the purpose of lodging a separate local DA was to expedite the construction programme and assist in delivering the new primary school by Day 1 Term 1 2023. SINSW has reviewed the draft conditions for DA670/2021 and development consent is anticipated to be issued imminently by Council.

2.2 Landscape Amendments

SINSW seeks an amendment to the Landscape Plans prepared by Oculus. The changes are detailed below and illustrated in Appendix 2.

General

- Paving materials finalised including coloured concrete banding to the amphitheatre
- Mechanical enclosures, fire pump room and hydrant locations finalised and access to services coordinated
- Bike and scooter parking numbers and locations finalised
- 600mm wide brick edges added to paths over 1:20 to improve accessibility
- All levels finalised

Forecourt

- Length of walls to forecourt decreased

Amphitheatre

- Design of amphitheatre bleachers modified to prevent falls over 400mm
- Retaining walls to the north of the northern bleachers removed
- Planting added to the north of southern bleachers

COLA and Outdoor Classrooms

- Concrete replaced with deco granite to canteen and COLA areas
- Outdoor classroom seat materials and layouts finalised

Central Playspaces

- Seating removed from the passive recreation space

- Outdoor play and gathering area developed to include line marked games, areas of softfall and timber steppers
- Seating wall added to the south of passive recreation space

SSU Courtyard

- The design of the SSU courtyard has been finalised, including the removal of green wall
- Design of Faulkner Way ramp modified for final levels
- Tree species to the north of Block A have been changed to prevent overshadowing to solar panels

Preschool

- Preschool play space detailed and accessible space expanded
- Access ramp to the west of stair 4 redesigned
- Paving and ramp between preschool and carpark resolved to minimise paving materials

Sports Court

- Inclusive access provided to the sports court
- Sports court line markings added as per Education Facilities Standards and Guidelines requirements

Edible Gardens

- Edible gardens detailed with timber sleeper garden beds and trellis archways

2.3 Façade Changes

As shown on the Amended Architectural Plans in Appendix 2, SINSW seeks to amend the design of the sun-shades on the western elevation of the Faulkner Way building. The changes involve:

- Ground floor shading devices with horizontal blades only;
- Intermediate vertical blades removed from 2,140mm wide windows;
- Vertical blade elements removed from every second 800mm wide window, providing horizontal shading device only; and
- Blade depths consolidated to two proprietary dimensions – 427mm and 727mm.

Refer to the following images for a comparison between the previously proposed western/Faulkner Way elevation and the proposed amended façade design.

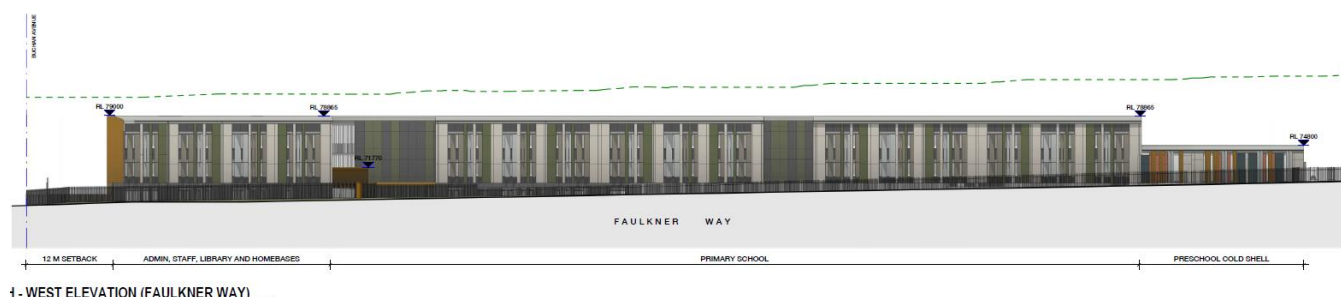


Figure 1: Extract of western elevation (Faulkner Way) as submitted in the RtS (Source: TKD)

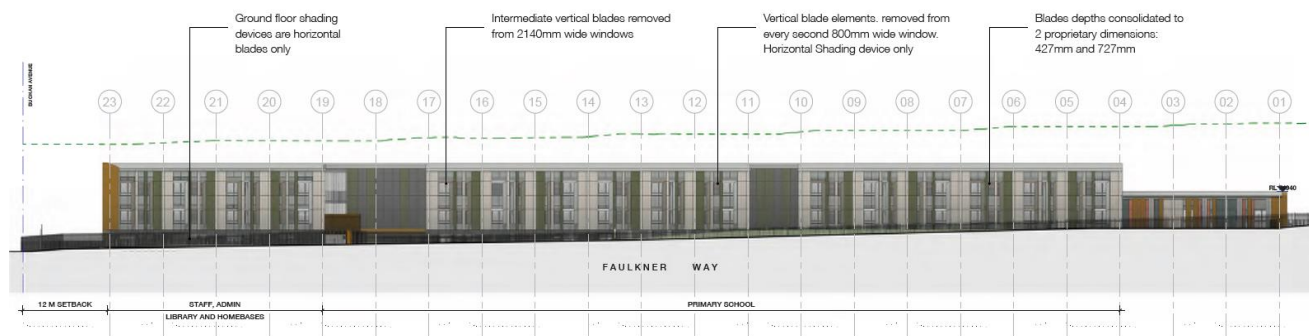


Figure 2: Extract of amendment to western elevation (Faulkner Way) (Source: TKD)

2.4 Alternate Construction Access Route

PTC has prepared an amended PCTMP which can be found at Appendix 7. Minor amendments are proposed to the construction route in the event the new intersection at Soldiers Parade and Buchan Avenue is not complete/operational in time for the commencement of works. The original/preferred route means construction vehicles travel on Soldiers Parade and enter Buchan Avenue by turning left/right. However, this route was established was on the basis that the intersection of Buchan Avenue/Soldiers Parade would be complete at the commencement of works. In the event construction of the intersection is not complete/operational, an alternate route is proposed as depicted in Appendix 7. In summary, construction vehicles will continue along Camden Valley Way, then turn left into Rynan Avenue and weave southbound through the existing residential area to reach the site. It is to be noted that following completion of the new intersection, construction vehicles will revert to the original route.

3. Justification for Proposed Amendments

SINSW seeks to remove the site preparation and bulk earthworks from the SSDA in response to DPIE's feedback dated 24 September 2021. This amendment seeks to ensure consent for the described early works scope will be granted under a single Part 4 application to ensure a more seamless practical outcome for the post-consent process.

The landscape and architectural design amendments are the result of ongoing design development.

The alternate construction access route is proposed in the event that the Soldiers Parade/Buchan Avenue intersection is not complete in time to commence construction, in doing so, ensuring the timely delivery of the stimulus project.

4. Strategic and Statutory Context

The modifications involve the removal of the site preparation and bulk earthworks scope from the SSDA (as approval will be granted by Council in DA670/2021), minor amendments to the architectural and landscape design/plans and construction route detailed in the PCTMP. None of these modifications result in any change in the strategic or statutory context of the site/development from the original assessment in the EIS dated 11 June 2021 and the RtS dated 30 August 2021. Section 6 of this letter undertakes a detailed environmental assessment of the changes.

5. Community Engagement

No additional community engagement has been undertaken for the proposed amendments.

With regard to the removal of the bulk earthworks/site preparation scope, this amendment will reduce the overall level of "impact" of the development that is the subject of this application. Furthermore, the amendments to the architectural design, landscape design and construction route are minor and do not alter the use, nature or intent of the proposal. No further engagement is therefore considered to be necessary in this regard.

6. Response to SEARs – Environmental Assessment

The proposed modifications outlined in Section 2 above are assessed having regard to the SEARs below, to determine any change in the environmental assessment of the proposed development in the original EIS.

Table 1 Response to SEARs

SEAR	Response having regard to the amended proposal
General requirements – QS report/CIV	The CIV for the SSD will be reduced with the removal of the bulk earthworks and site preparation works. At this late stage in the assessment process, an updated CIV/QS report is not considered to be necessary.
1 – Statutory and Strategic Context	No change to the original assessment in the EIS dated 11 June 2021.
2 – Policies	No change to the original assessment in the EIS dated 11 June 2021.
3 – Built Form and Urban Design	As a result of ongoing design development, the sun-shades on the western elevation of the Faulkner Way building are proposed to be amended to “rationalise” the design of the façade. In the amended design, TKD has sought to maintain a well-articulated façade to the Faulkner Way streetscape. This is depicted in the Amended Architectural Plans prepared by TKD (Appendix 2). The proposed built form modifications are minor and positive, and the detailed assessment undertaken in the EIS dated 11 June 2021 remains unchanged. Mitigate measure A1 is required to be updated to reflect this change to the submitted plans.
4 – Tree Removal and Landscaping	In response to Council’s submission, Oculus has clearly identified multi-line markings on the Games Court. In addition, other minor landscape changes are proposed as a result of ongoing design development. They further enhance the quality of the overall landscape design. The detailed assessment undertaken in Section 7.2 of the EIS dated 11 June 2021 remains unchanged. Mitigation measure A2 is required to be updated, as per Table 2 below, to reflect the amended Landscape Plans dated 8 October 2021.
5 – Environmental Amenity	The proposed change to the western elevation of the Faulkner Way building alters the visual presentation of the building to the streetscape. It is assessed that the amended design results in a reduced visual impact, as it involves rationalising the façade design and reducing the overall bulk of the building when viewed from the streetscape. The building separation from the boundary remains unchanged. The proposal results in minimal environment impacts on surrounding development. Refer to Section 7.3 of this EIS.
6 – Transport and Accessibility	The alternate construction route is proposed to ensure the construction of the new primary school can be delivered in accordance with the construction programme, in the event that the intersection of Buchan Avenue and Soldiers Parade is not completed by Landcom by the commencement of construction on the site. Once the intersection is operational, construction vehicles for the new primary school will utilise the original route.
7 – Ecologically Sustainable Development	JHA confirm in Appendix 7 that the proposal continues to achieve relevant standards from an ESD perspective in the context of the minor façade changes on Faulkner Way.
8 – Heritage	No change to the original assessment in the EIS dated 11 June 2021.
9 – Aboriginal Cultural Heritage	As the site preparation and bulk earthworks scope is proposed to be removed from the subject SSDA, the relevant mitigation measures for the preparation of an UFP for Aboriginal objects may be deleted in Table 2. The consent for DA670/2021 addresses these requirements.
10 – Social Impacts	No change to the original assessment in the EIS dated 11 June 2021.
11 – Noise and Vibration	Noise impacts from the construction vehicle travelling the interim route will be managed with mitigation measure B10.

SEAR	Response having regard to the amended proposal
12 – Biodiversity	No change to the original assessment in the EIS dated 11 June 2021.
13 - Contributions	No change to the original assessment in the EIS dated 11 June 2021.
14 - Staging	No change to the original assessment in the EIS dated 11 June 2021.
15 – Utilities	No change to the original assessment in the EIS dated 11 June 2021 and as amended in the RtS dated 30 August 2021.
16 – Stormwater Drainage	No change to the original assessment in the EIS dated 11 June 2021.
17 - Flooding	No change to the original assessment in the EIS dated 11 June 2021.
18 – Soil and Water	No change to the original assessment in the EIS dated 11 June 2021.
19 - Waste	RCC illustrated in Appendix 5 of the RFI the location of waste storage during construction. The original assessment in the EIS dated 11 June 2021 remains otherwise unchanged.
20 – Contamination	In response to the EPA submission, mitigation measure B29 has been deleted as a Section B Site Audit Statement is no longer required.
21 – Bushfire	No change to the original assessment in the EIS dated 11 June 2021 and as amended in the RtS dated 30 August 2021.
Plans and Documents	Not applicable.
Consultation	SINSW provided a detailed response to the issues raised during the public notification/consultation on 30 August 2021. This letter and accompanying appendices provide a response to DPIE's request for additional information dated 24 September 2021.

Having regard to the above assessment, we consider the amendments to the proposal are minor and will not result in any adverse environmental impact. In fact, the proposed amendments will result in a positive impact in terms of play space and parking during operation and construction. Further, the SEARs have been satisfied in the assessment above, where relevant, having regard to the modified proposal. Given the minor scale and nature of the amendments, we consider that notification of the amended plans is not warranted.

7. Updated Table of Commitments/Mitigation Measures

Below is an updated table of commitments/mitigation measures based on the outcomes from Sections 2 and 6 above, the RFI submitted on 12 October 2021 to DPIE and the proposed changes. All proposed changes are in red or struck-out text.

Table 2 Mitigation Measures

ID	Mitigation Measures
Part A - Administration	
A1	The development is to be carried out in accordance with the Architectural Plans prepared by TKD dated 12 October 2021.
A2	The development is to be carried out in accordance with the Landscape Plans prepared by Oculus dated 8 October 2021.
A3	No imposition of a contribution for the project in the Notice of Decision.
A4	Development consent is not granted for bulk earthworks and site preparation works approved under DA670/2021, issued by Liverpool City Council on [insert date].
Part B - Prior to Commencement of Construction	
B1	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifying Authority that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting –

ID	Mitigation Measures
	Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.
B2	Lead contractor is to induct all subcontractor to ensure procedures are followed by vehicles entering and exiting the construction site.
B3	Prior to the commencement of works, a traffic control plan is to be prepared to demonstrate the changed road conditions during construction.
B4	Prior to the commencement of works, an emergency management plan is to be prepared to confirm access for emergency vehicles to the site, if required.
B5	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by registering for a minimum 5-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority.
B6	Prior to the commencement of works, prepare an unexpected finds protocol for the handling unexpected Aboriginal objects or human remains as documented by KNC in Appendix O.
B7 B6	Prior to the commencement of construction, prepare a detailed CMP addressing noise, dust, traffic and construction parking mitigation measures.
B8 B7	Strategically locate and select mechanical plant to ensure cumulative noise at the receiver boundaries is not adverse and is in accordance with the recommendations in Noise and Vibration Impact Assessment dated 12 August 2021.
B9 B8	Acoustically assess the public address and school bell systems once the location, number and type of loudspeakers has been nominated and assess in detail noise impacts from the railway line.
B10 B9	Undertake a detailed assessment of the sound insulation performance of the façade.
B11 B10	Prepare a detailed CNVMP to assess noise impacts of construction works and include a protocol to minimise potential noise impacts to sensitive receivers.
B12 B11	Prior to commencement of works, prepare and implement a CEMP including details of 15 on-site construction parking spaces.
B13 B12	Prior to commencement of works, obtain approvals from relevant service providers to deliver utility infrastructure.
B14 B13	Prior to the commencement of construction, the applicant must design an operational stormwater management system for the development. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines. Copy of stormwater plans to be provided to Council.
B15 B14	Prior to the commencement of any works, prepare and implement a sediment and erosion control plan in accordance with Council's requirements and Managing Urban Stormwater Soil and Construction 2004 (Blue Book).
B16 B15	Ensure routes for movement of waste from work site to the storage area are clear of obstructions. Similarly, between waste storage and collection points.
B17 B16	Ensure collection activities will not be compromised by construction-related activities.
B18 B17	Waste is to be left on-site unless it is part of a valid reuse on site.
B19 B18	Vehicles entering and exiting the site are to have their loads covered.

ID	Mitigation Measures
B20 B19	To avoid tracking material on surrounding roads, vehicles are to be cleaned of dirt, sand or other material.
B21 B20	Following completion of construction works, the work site is to be left clear of waste and debris.
B22	Prior to commencement of works, prepare an unexpected finds protocol to establish a framework for management should any isolated unexpected contamination occurrences be identified and accordingly will be disposed of appropriately. The unexpected finds protocol is to outline that if remediation is required a site auditor be engaged.
B23 B21	Materials and landscaping to comply with the performance objectives of an inner protection area as outlined in Appendix 4 of PBP and, in accordance with the Landscape Masterplan (Ref: LA-W-REP-100-A, revision E, dated 8 October 2021, prepared by Oculus) and the recommendations in Section 4.2 of the Bushfire Assessment Report (Ref: 21047 dated 12 May 2021, prepared by Peterson Bushfire).
B24 B22	Building located wholly or partially within BAL-12.5 being the southern 10 metres of the school buildings fronting Faulkner Way are to be designed and construction to comply with BAL-12.5 in accordance with AS3959-2019 <i>Construction of buildings in bushfire-prone areas</i> .
B25 B23	Install fire hydrants complying PBP and AS2419.1-2005 <i>Fire Hydrant Installations - System Design, Installation and Commissioning</i> . Install and maintain gas services in accordance with AS/NS1596-2014 <i>The storage and handling of LP gas</i> .
B26 B24	Prior to the commencement of construction, evidence of compliance with this condition from an appropriately qualified person is to be provided and that the requirements are referenced on any certified plans.
B27 B25	Prior to commencing works on-site, all construction personnel are to be advised that the site is a former military area and accordingly there is a very remote possibility that UXO may be unexpectedly encountered.
B28 B26	Prior to commencing works on-site the primary contractor is to induct all site personnel that there is a UXO Management Protocol in place and to follow the procedure in the unlikely event an EO, UXO and EOW is discovered at the primary school site.
B29 B27	Prior to commencing works on-site, prepare an accurate survey locating the development with respect to the rail boundary.
B30 B28	Prior to commencing works on-site, engage an electrolysis expert to prepare a report on Electrolysis Risk to the development from stray currents from the railway line to the south.
B31	Prior to commencing works on-site, provide certification from a qualified Geotechnical and Structural Engineer stating the proposed works will have no adverse impact on the rail corridor and associated infrastructure.
B32 B29	Prior to commencing works, provide documentary evidence to Endeavour Energy confirming satisfactory arrangements have been made for the connection of electricity and design requirement of the substation.
B33 B30	Within six months of the commencement of construction, the Applicant must provide written evidence to the satisfaction of the Planning Secretary demonstrating that approval pursuant to Section 138 of the Roads Act 1992 has been obtained from Liverpool City Council for the detailed design and construction of the following infrastructure works: <ul style="list-style-type: none"> a. Two pedestrian crossings, one across Faulkner Way and the other across Buchan Avenue; b. Pedestrian fence at the south-east corner of the intersection of Faulkner Way and Buchan Avenue; c. New driveway crossover on the south-west corner of the site adjoining Faulkner Way; d. New driveway crossover on the south boundary adjoining the future South Road; e. Bus stop on the northern side of Buchan Avenue and 30 metre bus zone; and f. Signposting for drop-off and pick-up on Faulkner Way and Buchan Avenue. <p>Note: Pursuant to Clause 4.42(1) of the <i>Environmental Planning and Assessment Act 1979</i>, any authorisation under S138 of the Roads Act 1993 cannot be refused if it is necessary for carrying out SSD that is authorised by a development consent and is substantially consistent with the consent.</p>

ID	Mitigation Measures
B31	The bus stop on the north of Buchan Avenue is to be designed in accordance with the Disability Discrimination Act 2002 (DDA), Disability Standards for Accessible Public Transport (DSAPT) and the Guidelines for assessing compliance of bus stops with the Disability Standards for Accessible Public Transport 2002.
B32	A dilapidation report of all infrastructure fronting the development in Buchan Avenue and Faulkner Way is to be submitted to Liverpool City Council. The report is to include, but not limited to, the road pavement, kerb and gutter, footpath, services and street trees and is to extend 50m either side of the development.
Part C - During Construction	
C1	Construction hours are to be limited to: Monday to Friday: 7.00am to 6.00pm Saturday: 8.00am to 1.00pm Sunday and Public Holidays: No excavation or construction works
C2	Public roads and rail corridor access gate are not to be obstructed by vehicles, materials, refuse skips and the like, during construction.
C3	Construction vehicles are limited to a maximum of 25 metre prime mover. Should an oversized vehicle be required, a permit is to be sought from TfNSW prior.
C4	The procedures documented in Appendix O for handling unexpected Aboriginal objects or human remains are to be followed in the event an object/remain is revealed during construction activity.
C5 C4	Maintain a complaint register during construction.
C6 C5	Incorporate security arrangements as such security cameras to minimise risk of school grounds being damaged.
C7 C6	To minimise the impact of the urban heat island effect, provide tree canopy cover at 40% of the site area and shading devices to reduce surface temperatures.
C8 C7	Provide external glazing facing Buchan Avenue and Faulkner Way to provide a minimum sound reduction index of Rw35. A 10.38mm laminated fixed single glazing system achieves the nominated sound reduction index.
C9 C8	If vibration intensive plant is anticipated to be in close proximity of the minimum safe working distances for construction plant, the contractor must engage a qualified engineer to carry out a vibration survey to assess potential risks.
C10 C9	Construction hours are to be limited to: Monday to Friday: 7.00am to 6.00pm Saturday: 8.00am to 1.00pm Sunday and Public Holidays: No excavation or construction works.
C11 C10	If required, engage a suitably qualified expert to undertake a geotechnical assessment of the upper subsurface profile which has topsoil properties to assess its suitability for reuse/blending.
C12 C11	If permanent batter slope in excess of 4 metres is required, undertake global stability analysis to confirm the geometric design.
C13 C12	Undertake CBR testing of proposed pavement areas.
C14 C13	Undertake proof roll inspections.
C15 C14	Inspect and test engineered fill to Level 1 control by a GITA.
C16 C15	Review of Level 1 report by a geotechnical engineer.
C17 C16	Undertake footing and pile inspections.

ID	Mitigation Measures
C18 C17	Undertake density testing of all unbound granular pavement material to at least Level 2 control by a GTA.
C19 C18	During construction works on-site, ensure intra-day respite periods are undertaken from high noise generating construction activities such as an excavator and pile rigger.
C19	Dust screens are to be erected and maintained in good repair around the perimeter of the site during construction works.
C20	All construction delivery vehicles departing from the site shall have their loads fully covered before entering the public roadway.
Part D - Prior to Occupation	
D1	Prior to the commencement of operation, the School Transport Plan must be submitted to the satisfaction of the Planning Secretary to promote use of active and sustainable transport mode.
D2	Develop and implement a local employment/recruitment strategy to increase the number of persons employed from the local and wider study area.
D3	Arrange for a licensed waste contractor to be responsible for the removal of waste for the new primary school. The contract shall include provisions for collection of potentially hazardous waste including e-waste.
D4	Prepare a Bushfire Emergency Management and Evacuation Plan prior to occupation consistent with A Guide for Developing a Bush Fire Emergency Management and Evacuation Plan and NSW RFS Schools Program and/or AS3745:2010 Planning for emergencies in facilities. A copy is to be provided to the Local Emergency Management Committee.
D5	Obtain approval for the provision of school zones.
D6	Prepare a Vegetation Management Plan to ensure the site is managed as an Inner Protection Zone in accordance with the Bushfire Report prepared by Petersons Bushfire dated 12 May 2021.
D7	Written certification is to be provided by a suitably qualified acoustic consultant to the relevant certifying authority confirming the development meets the recommendations and achieves compliance with relevant acoustic standards.
D8	Notify Council of the canteen/food premises and ensure the registration form is completed with any relevant fee.
D9	The PCA ensure that stormwater pre-treatment system has been completed in accordance with the approved system and be registered on title.
Part E - Post Occupation	
E1	The School Travel Plan must be updated annually and implemented.
E2	Implement the School Travel Plan prepared by PTC dated May 2021.
E3	Maintain a complaint register post occupation.
E4	Develop a partnership with Council to manage community use of nominated facilities, if required.
E5	Incorporate a 'buddy' program to provide pre-school students the opportunity to interact and engage with primary school students.
E6	Operate the school bell system such that the system does not interfere unreasonably with the comfort and repose of the nearby residences.
E7	To minimise noise impacts on residential receivers, minimise frequency of amplified music events during the evening (as feasible).
E8	Inform the community of noisy events and no events to be held between 10pm and 7am.
E9	Provide a contact number of the relevant persons employed to communicate with the community during noisy events.
E10	Waste collection vehicles are not to obstruct access to adjacent premises, roadways, the footpath or primary pedestrian entrances to the school on Buchan Avenue or Faulkner Way.

ID	Mitigation Measures
E11	Ensure waste collection is carried out with due care for public safety, including other road users, cyclists and pedestrians.
E12	Waste collection is to occur outside of school hours, reducing risk associated with truck and bin movements. This includes prior to 8am or after 4pm on school days. Recommended times by EcCell are between 6.00am and 7.30am.
E13	Provision of signage in all waste disposal, storage and collection points to illustrate how to use the waste management system.
E14	As required, the DoE/Principal to update the Bushfire Emergency Management and Evacuation Plan.
E15	Manage community use of school facilities in accordance with the DoE's policy.
E16	Ensure landscaping is appropriately maintained and pruned to ensure planting and trees become well-established and do not become overgrown in long-term.
E17	Manage APZ in accordance with the Vegetation Management Plan required by mitigation measure D4.

8. Conclusion

Given the environmental planning merits and significant public benefits proposed by this application (as amended), we recommend that the proposal be approved.

Should you wish to discuss, please do not hesitate to contact the undersigned or Olivia Page on (02) 9068 7500 or oliviap@gyde.com.au.

Yours sincerely,



Mel Krzus
Director