

SSD 17_8373

ALEXANDRIA PARK

COMMUNITY SCHOOL

RESPONSE TO

SUBMISSIONS

3 OCTOBER 2018
SA6700
REVISED FINAL
PREPARED FOR NSW DEPARTMENT OF EDUCATION

URBIS

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Project Code	SA6700
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1. INTRODUCTION

This 'Response to Submissions' Report (RtS) addresses the matters raised by the community and stakeholders during public exhibition of the Environmental Impact Statement (EIS) for the Alexandria Park Community School at 7 Park Road, Alexandria (SSD 17_8373).

The EIS was on public exhibition between 13 December 2017 and 31 January 2018. During this period, nine submissions were received from government agencies and local Council. These included submissions from:

- Department of Planning and Environment (DPE).
- City of Sydney Council (Council).
- NSW Environment Protection Authority (EPA).
- Government Architect NSW (GA).
- Office of Environment and Heritage (OEH).
- Roads and Maritime Services (RMS).
- Sydney Water.
- Ausgrid; and
- Transport for NSW (TfNSW).

During exhibition, 22 public submissions were also received. The key matters raised in the agency and public submissions include:

- Building height.
- Overshadowing.
- Privacy.
- View loss.
- Noise.
- Traffic and parking.

This RtS incorporates amendments to the design to address the issues raised. Principally, these amendments relate to shifting/modulating the gymnasium and primary school blocks to reduce the overshadowing impact on neighbouring buildings. These modifications are supported by the Design Review Panel (DRP), refer to Appendix A.

The applicant can advise that Sydney Water has provided conditions to build over/adjacent to its asset on site (stormwater channel), for more information refer to Appendix B.

The amended plans and the RtS demonstrate that the proposal balances environmental impact with community benefit and should be approved. This RtS and assessment of the amended plans confirm that there are no significant adverse impacts associated with the Project.

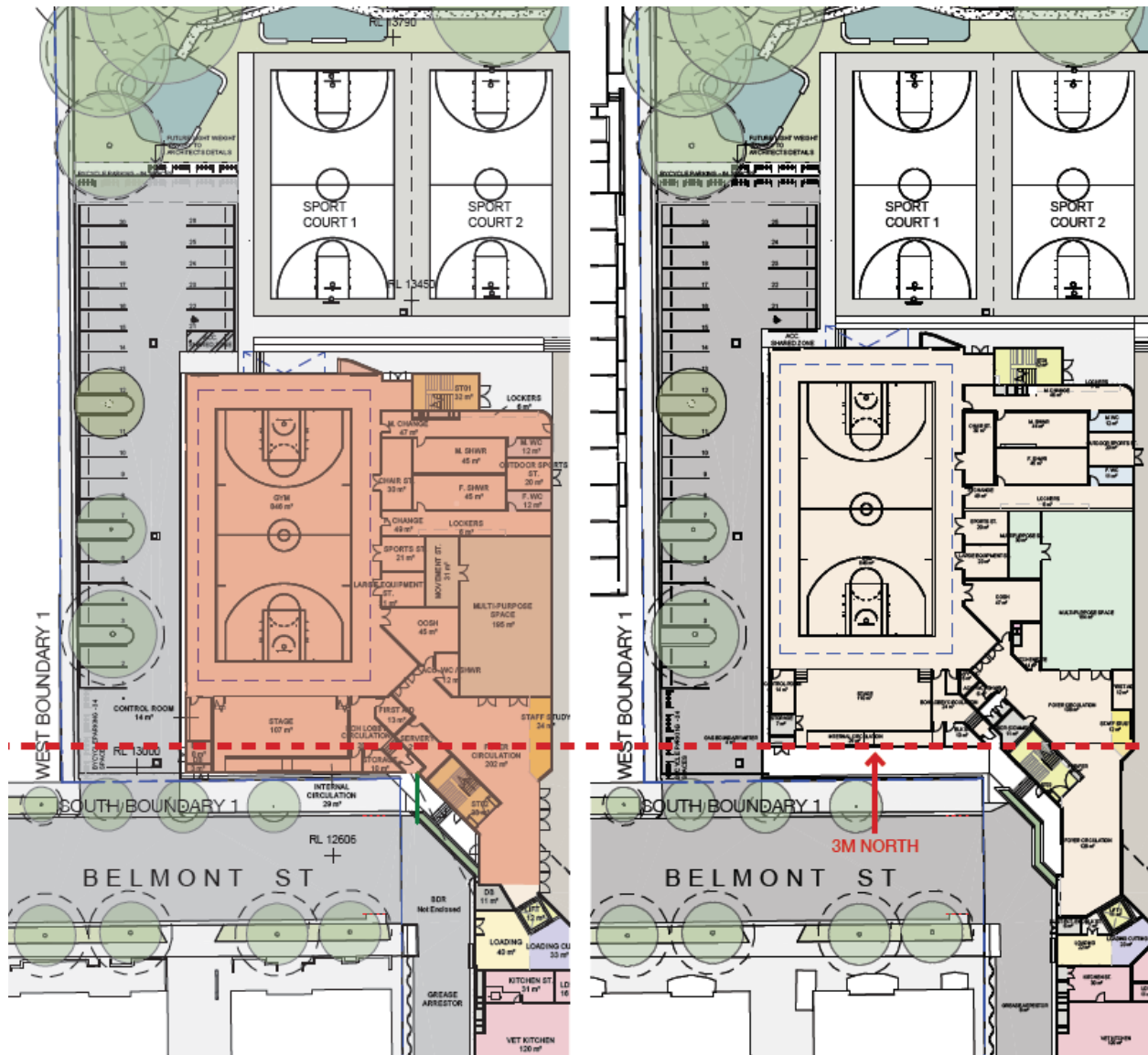
The specialist consultants have assessed the design and recommend mitigation measures to ensure the proposal will not have any unreasonable or significant noise, traffic and environmental impacts on adjoining or surrounding properties or the public domain. The content contained in this RtS and the EIS, demonstrates that the application should be approved.

2. OVERVIEW OF AMENDMENTS TO THE PROPOSAL

In response to agency and public submissions the project team have revised the building mass in the following ways:

- Shifting of the gymnasium block (Block A) and associated learning spaces 3m to the north;
- Portion of Block A has been reduced to a 1 storey component. This amendment is located along the South edge of the gymnasium block facing Belmont Street and at a depth of 1.9m
- Shifting of primary school blocks C2, D1 and D2 to create a wider gap between blocks C2 and D1.

Figure 1 – Adjustment to location of gymnasium block to address overshadowing on 58-60 Belmont St



Source: TKD

Figure 2 – Adjustment to location of primary homebases to address overshadowing on 141-143 McEvoy St



Source: TKD

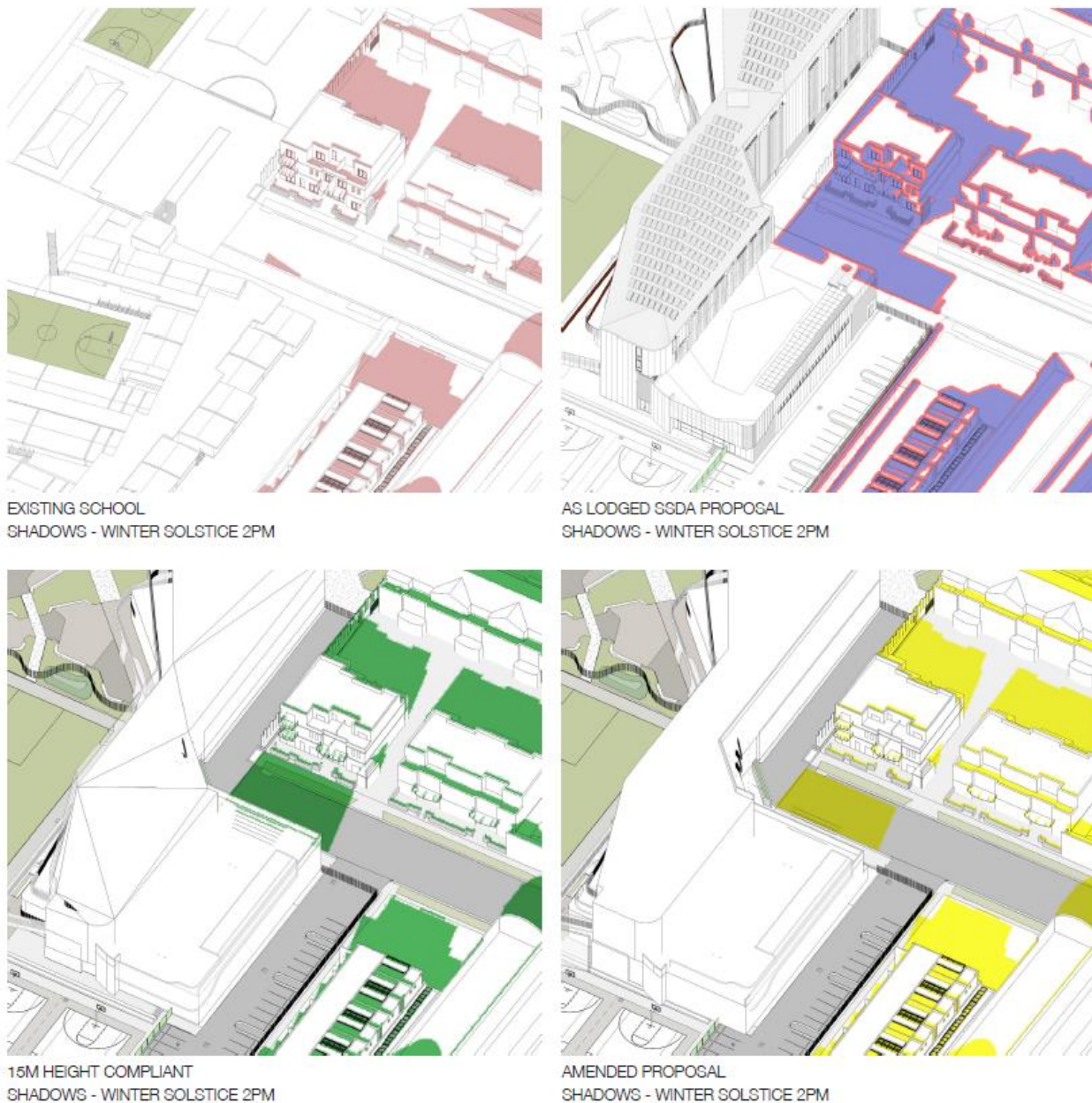
3. ASSESSMENT OF DESIGN AMENDMENTS

3.1. OVERSHADOWING

3.1.1. 58-60 Belmont Street

TKD have amended the proposal to improve solar access to 58-60 Belmont Street when compared to the original SSDA. Figure 3 illustrates by shifting the proposed hall 3m north, the Belmont Street building receives much more sun at 2pm in mid-winter. An hour-by-hour analysis of sun access to the northern facing apartments is detailed in Table 1. The table shows that Units 1, 2, 3, 17 and 18 will receive an additional 1-2 hours of sun with the amended proposal. Overall, all apartments will receive at least 2 hours of solar access in mid-winter. This is consistent with the Apartment Design Guide (ADG) and Sydney Development Control Plan 2012 (SDCP). The amended proposal is therefore an improvement and addresses community and agency submissions. This is discussed in more detail in Section 4 of this RtS.

Figure 3 – 58-60 Belmont Street – 3D Shadow Analysis (Winter Solstice at 2pm)



Source: TKD

Table 1 – 58-60 Belmont Street – Hours of Sunlight between 9am and 3pm

Unit Number	Hours of Sun (Lodged)	Hours of Sun (Amended)	Net Result
1	1	2	+1 hr
2	2	3	+1 hr
3	4	5	+1 hr
17	2	4	+2 hr
18	4	5	+1 hr
19	5	5	-
33	4	4	-
34	5	5	-
35	6	6	-

3.1.2. 141-143 McEvoy Street

TKD have modulated the primary school home bases to allow greater solar access to 141-143 in response to public submissions. The amended proposal achieves 2 hours of solar access between 9am and 3pm at mid-winter to 17 of the 18 north facing apartments. Unit 8 will receive 1.5 hours of solar access. This is an additional hour when compared to the original SSDA. On balance, the proposed shadow impact is not unreasonable. The amended proposal achieves 2 or more hours of solar access to 95% of north facing apartments, which complies with the ADG and SDCP. The proposal provides significant community and social infrastructure and, on balance, the amended design maintains appropriate level of amenity to adjoining properties.

TKD have engaged with the Design Review Panel (DRP) since the submissions were received to ensure the amended design still achieves design excellence. This is discussed further in Section 3.3 of this RtS report.

Figure 4 – 141-143 Belmont Street 3D Shadow Analysis (Winter Solstice at 11am)



Source: TKD

Table 2 – 141-143 McEvoy Street – Hours of Sunlight between 9am and 3pm

Unit Number	Hours of Sunlight (lodged)	Hours of Sunlight (amended)	Net Result
1	4	5	+1 hr
2	3	4	+1 hr
3	2	4	+2 hr
4	2	3	+1 hr
5	2	2	-
6	1	3	+2 hr
7	1.5	2	+0.5 hr
8	0.5	1.5	+1 hr
9	7	7	-
10	7	7	-
11	5	7	+2 hr
12	4	4	-
13	2	2	-
14	6	6	-
15	6	6	-
16	6	6	-
17	6	6	-
18	5	5	-

3.1.3. 15-17 Fountain Street

An hour-by-hour sunlight analysis reveals that the existing school shadows the two free standing buildings at 15-17 Fountain Street at mid-winter. The additional shadow caused by the proposal has only a minor additional impact between 9am and 11am, noting that the eastern wall of the building closest to the school is a blank wall with no windows. Given the negligible additional impact, the proposal is considered acceptable with apartments and the internal courtyard space still receiving sufficient solar access at the winter solstice.

Figure 5 – 15-17 Fountain Street – 3D Shadow Analysis (Winter Solstice)



Source: TKD

3.2. VIEW IMPACT

A view loss assessment has been undertaken for the most affected apartments in five buildings:

- 92-94 Buckland Street.
- 58-60 Belmont Street.
- 15-17 Fountain Street.
- 145 McEvoy Street.
- 141-143 McEvoy Street.

Modelled renders have been prepared showing the existing and proposed view. The methodology for the renders is:

- 3D modelling in Revit of windows, openings and walls of apartments with 'existing site' and 'proposal'.
- Selection of views, and balcony views (Apartments along the upper floors).
- Revit cameras were set up at the chosen windows/balconies at 1.5m above the floor level with variable distances and focal lengths to show the extent of the view towards the site.
- An assessment against the four view sharing principles established in *Tenacity v Warringah Council* (2004) NSWLEC 140.

The view sharing principles established in *Tenacity v Warringah Council* (2004) NSWLEC 140 assess view loss as *negligible*, *minor*, *moderate*, *severe* or *devastating*. For the purposes of this assessment, we have adopted these measures and related them to the proposal:

- *Negligible* – barely perceptible.
- *Minor* – minor loss of sky and park view.
- *Moderate* – some loss of sky and park view.
- *Severe* – high impact on sky and park view; and
- *Devastating* – total loss of view.

In a true *Tenacity* assessment, the total impact would be described as negligible as there is no loss of water or iconic views. We have assessed the view loss as minor because tree and park views are impacted. Balanced with the public benefit, the impact is reasonable.

The proposal exceeds the LEP height limit in part. An objective of the height development standard is the promotion of view sharing. The proposal will impact on park views, however, no part of the view lost is water or iconic.

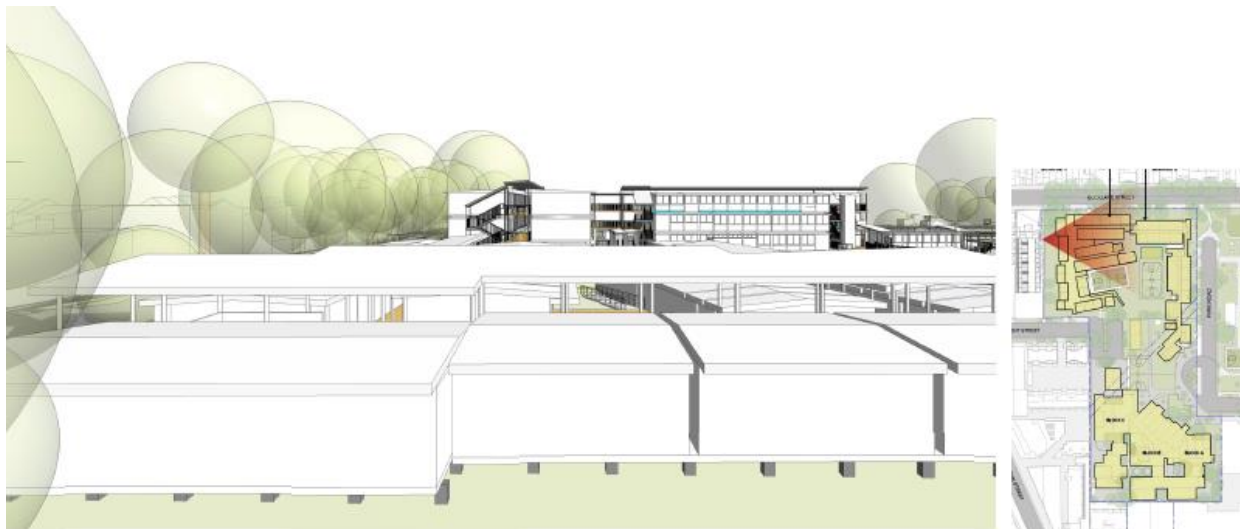
A compliant height would not achieve the accommodation requirements to meet the demand for schools in Inner Sydney and would have a similar impact to what is proposed (refer to red height plane in the drawings below). The impact needs to be weighed against the significant social benefit. Overall, the impact of this proposal is assessed as negligible to minor.

3.2.1. 92-94 Buckland Street – First Terrace Unit (View 1)

The first (northernmost) terrace unit at 92-94 Buckland Street currently looks to the east over the existing temporary school. Prior to the pop-up school, the unit would have had views of the park. The pop-up school has been lawfully established under separate approval.

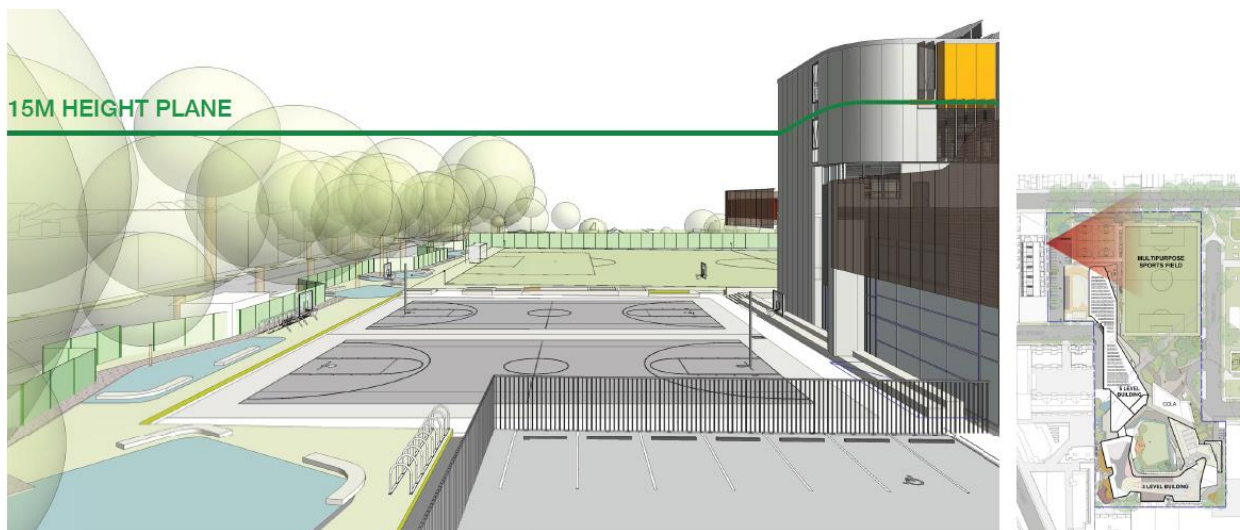
When the pop-up school is demolished, the view will be of sports courts and Alexandria Park. A small portion of the view toward the park is lost. The proposal will improve the view from this apartment when compared to the existing situation. The view loss is assessed as negligible.

Figure 6 – 92-94 Buckland Street (First Terrace Unit) – Existing



Source: TKD

Figure 7 – 92-94 Buckland Street (First Terrace Unit) – Proposed



Source: TKD

N.B. view taken at 22400 RL = 7.7m above Buckland Street Ground Level

3.2.2. 92-94 Buckland Street – Last Terrace Unit (View 2)

The last (southernmost) terrace unit at 92-94 Buckland Street currently looks to the east over the existing temporary school and has obscured views of trees on Buckland Street. This is an oblique view across side boundaries. The proposal will impact 75% of this view. The impact is reasonable because:

- The view is not iconic.
- The proposal complies with the FSR development standard.
- The proposal complies with the height development standard on this part of the site. A compliant development in this location would have greater impact.
- Existing trees on the boundary are retained.
- New trees will be planted on the school site, improving the outlook.

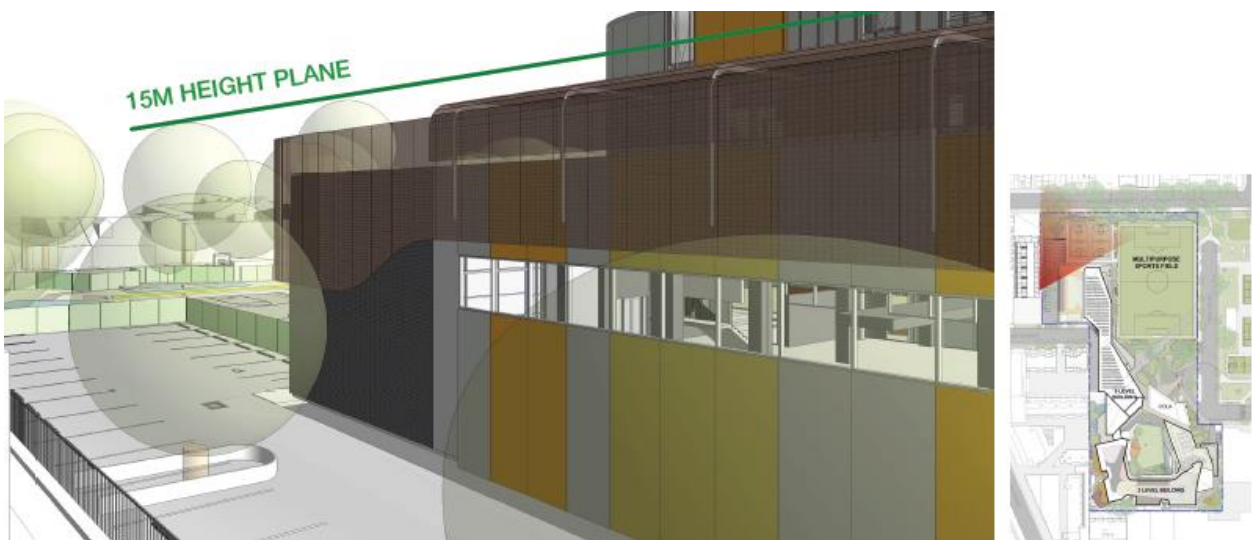
The view loss is assessed as minor.

Figure 8 – 92-94 Buckland Street (Last Terrace Unit) – Existing



Source: TKD

Figure 9 – 92-94 Buckland Street (Last Terrace Unit) – Proposed



Source: TKD

N.B. view taken at 22400 RL = 7.7m above Buckland Street Ground Level

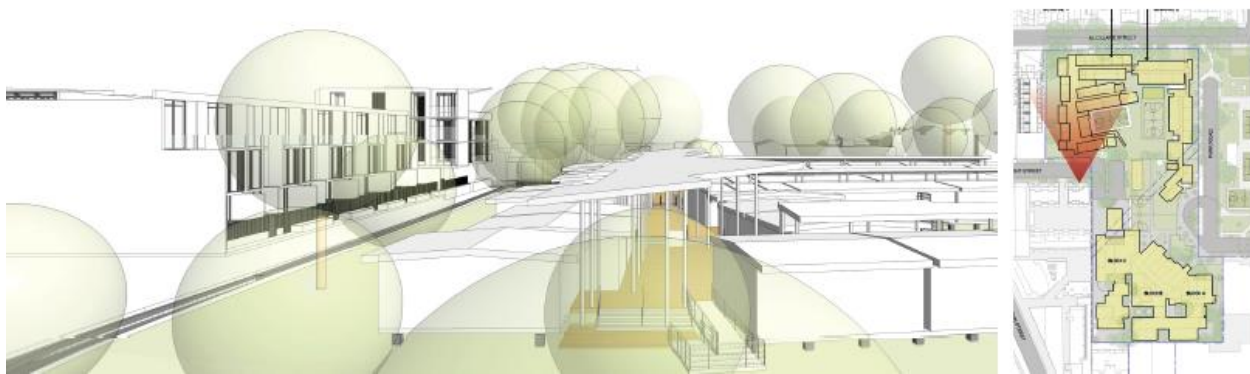
3.2.3. 58-60 Belmont Street (View 3)

The easternmost unit at 58-60 Buckland Street looks north over the existing temporary school and has obscured views of tree canopy on Buckland Street. The proposal will impact 70% of this view. The impact is reasonable because:

- The view is not iconic.
- The proposal complies with the FSR development standard.
- The proposal generally complies with the height development standard on this part of the site. A compliant development in this location would have greater impact. The non-compliant portion of the building will impact sky views only.
- Existing trees on the boundary are retained.
- New trees will be planted on the school site, improving the outlook.

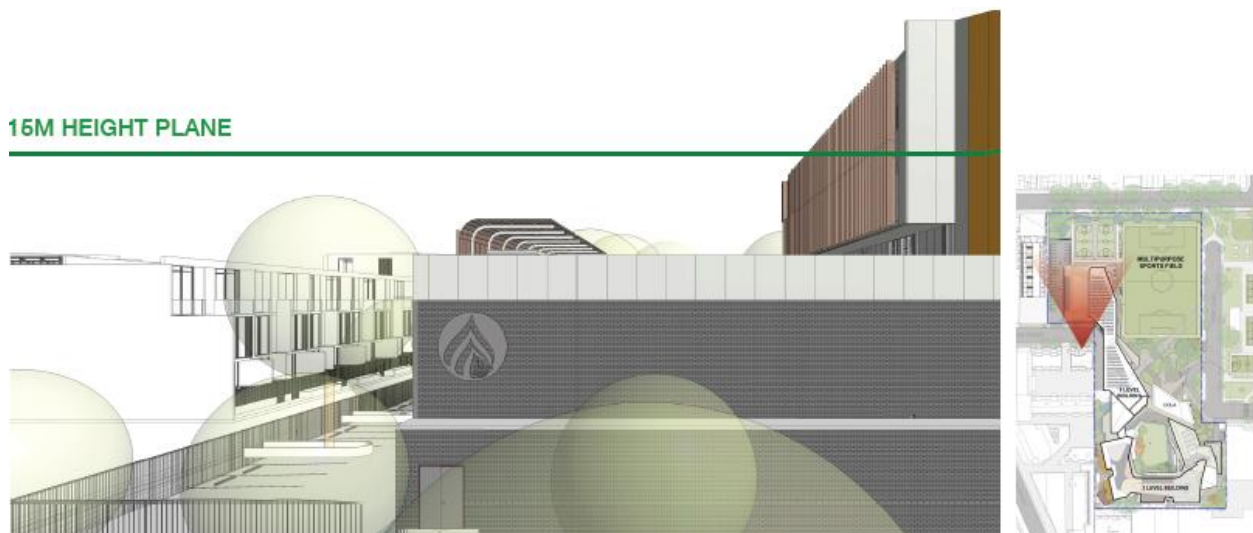
The view loss is assessed as minor.

Figure 10 – 58-60 Belmont Street - Existing



Source: TKD

Figure 11 – 58-60 Belmont Street - Proposed



Source: TKD

N.B. view taken at 20970 RL = 8.4m above Belmont Street Ground Level

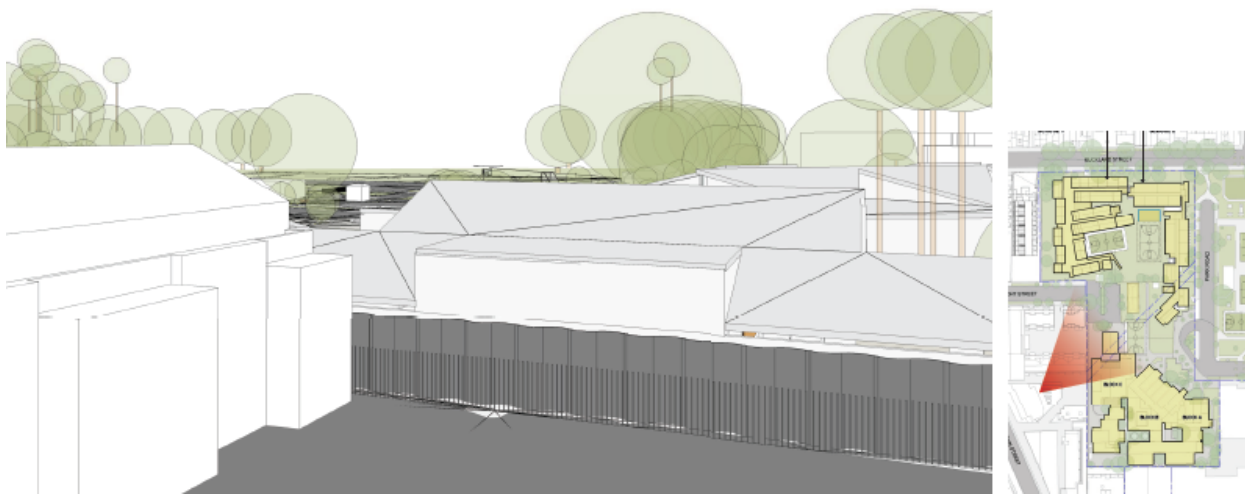
3.2.4. 15-17 Fountain Street (View 4)

The top floor apartment at 15-17 Fountain Street (taken at 13m above ground level) looks over the existing school and has partial views of tree canopy and Alexandria Park. The view is from the rear of the property across side boundaries. The proposal will obscure this view. The impact is reasonable because:

- The view is not iconic.
- The proposal complies with the FSR development standard.
- The proposed height non-compliance in this location is minor. A compliant height would not result in a better outcome. The greater height non-compliance is further into the site and impacts distant tree canopy views.
- A reduction in height would not nearly achieve the accommodation requirements to meet the demand for schools in the City of Sydney.

The view impact is assessed as moderate. However, the impact is reasonable and needs to be weighed against the significant social benefit.

Figure 12 – 15-17 Fountain Street (Top Floor Apartment) – Existing



Source: TKD

Figure 13 – 15-17 Fountain Street (Top Floor Apartment) – Proposed



Source: TKD

N.B. view taken at 25000 RL = 13m above Fountain Street Ground Level

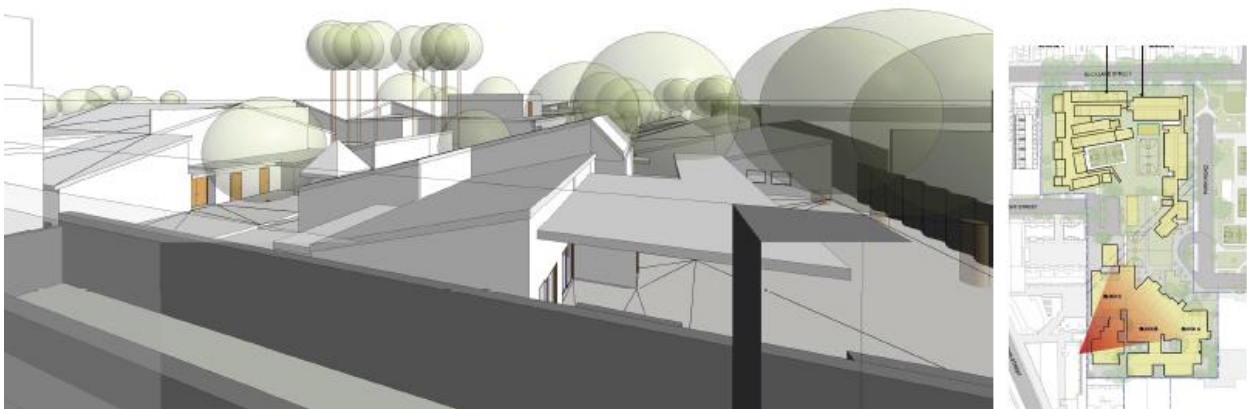
3.2.5. 145 McEvoy Street (View 5)

The top floor of 145 McEvoy Street (taken at 7.5m above street podium level) looks over the temporary school to tree canopy. The view to Alexandria Park is largely obscured. This is an oblique view across side boundaries. The proposal will obscure this view. The impact is reasonable because:

- The view is not iconic.
- The proposal complies with the FSR development standard.
- The proposed height non-compliance in this location is minor. A compliant height would not result in a better outcome.
- A reduction in height would not nearly achieve the accommodation requirements to meet the demand for schools in the City of Sydney.

The view impact is assessed as minor.

Figure 14 – 145 McEvoy Street (Top Floor Apartment) – Existing



Source: TKD

Figure 15 – 145 McEvoy Street (Top Floor Apartment) – Proposed



Source: TKD

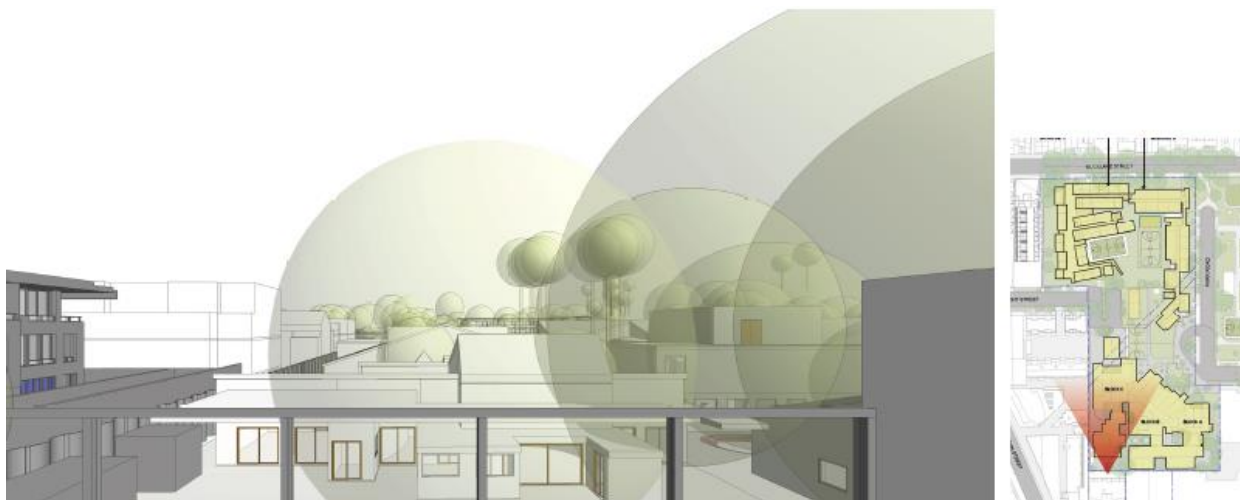
N.B. view taken at 22500 RL = 7.5m above 145 McEvoy Street Podium Level

3.2.6. 141-143 McEvoy Street (View 6)

The top floor of 141-143 McEvoy Street (taken at 10.5m above ground level) has foreground views of existing trees. These trees are to be retained and obscure views over the temporary school to trees on Buckland Street. The view is from the rear of the property. The view is not iconic. The proposal will impact the obscured/partial view.

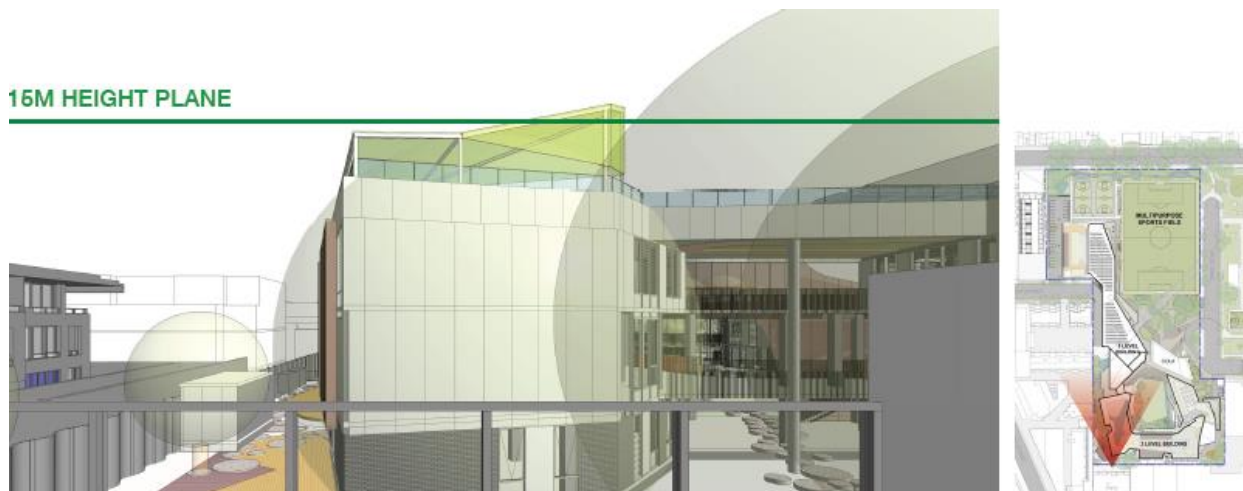
The proposal generally complies with the height development standard in this location. A compliant height would have a better outcome. The view loss is assessed as minor and is reasonable in the circumstances.

Figure 16 – 141-143 McEvoy Street (Top Floor Apartment) – Existing



Source: TKD

Figure 17 – 141-143 McEvoy Street (Top Floor Apartment) – Proposed



Source: TKD

N.B. view taken at 21350 RL = 10.5m above 141-143 McEvoy Street Ground

3.2.7. Summary of Views

Based on tree and park views, we have conservatively assessed the view loss as minor. Most of the views are of existing school buildings and partial tree canopy. A compliant development would not result in a better outcome. Balanced with the public benefit, the impact is reasonable. In a true Tenacity assessment, the total impact would be described as negligible as there is no loss of water or iconic views.

Table 3 – Summary of View Impacts

View	Negligible	Minor	Moderate	Severe	Devastating
1	Yes				
2		Yes			
3		Yes			
4			Yes		
5		Yes			
6		Yes			
Total Impact	16.5%	67%	16.5%	0%	0%

3.3. DESIGN REVIEW PANEL

On 9 April 2018, TKD Architects met and presented to the Design Review Panel. The DRP were generally supportive of the proposed changes which intended to improve the shadowing impacts to neighbouring buildings. However, the suggestion was made to further resolve the classroom design on the southern boundary to find a solution which better utilised the space between building elements and along circulation corridors.

TKD provided an updated scheme to the DRP on 11 April 2018 which addressed this matter. The DRP were satisfied this response has not compromised the original design intent. Beyond these issues, the DRP advised that TKD has satisfactorily addressed issues previously raised regarding legibility of the high school entry from the main gathering space.

On 15 May, TKD met with the DRP (Meeting 6) and presented the following items:

- Detailed development and resolution of the proposed screen element.
- Detailed landscape design including commitment to all existing trees proposed to be removed being replaced.
- Physical material sample board; and
- 1:20 detailed sections of the façade describing building and material components proposed for the screen element.

Following this meeting, the DRP issued minutes (refer to Appendix A) which concluded:

“GANSW is satisfied that a suitable design excellence process has been undertaken and concur with the Design Review Panel (DRP) that the scheme is capable of achieving design excellence”

4. OVERVIEW OF SUBMISSIONS RECEIVED

The EIS was placed on public exhibition between 13 December 2017 and 31 January 2018. During this period, government agencies, the City of Sydney Council, key infrastructure stakeholders and the community were invited to make written submissions on the project to NSW DPE.

A total of 31 submissions were received during the EIS exhibition period. Of these submissions, nine were received from government agencies (including NSW DPE) and Council and 22 submissions were made by community members.

4.1. AGENCY SUBMISSIONS

Agency submissions were received from:

- Department of Planning and Environment (DPE).
- City of Sydney Council (Council).
- NSW Environment Protection Authority (EPA).
- Government Architect NSW (GA).
- Office of Environment and Heritage (OEH).
- Roads and Maritime Services (RMS).
- Sydney Water.
- Ausgrid; and
- Transport for NSW (TfNSW).

A response to issues raised by the DPE and all other government agencies is provided in Table 4 below.

4.2. PUBLIC SUBMISSIONS

The public submissions were reviewed and categorised per key issues, being:

- Height, Overshadowing and Solar Access.
- Privacy, Building Setbacks and View Loss.
- Noise.
- Student Enrolments.
- Traffic and Parking.
- Retention of Trees.
- Heritage.
- Construction; and
- Impact on future development potential at surrounding sites.

The key issues raised by the public generally aligned with those which were raised by the agencies. While the exact wording of the submission may not be captured in this RtS, the intent and the issues raised have been identified and addressed. The concerns raised by the public have been captured in Table 5 below.

Table 4 – Response to Agency Submissions

Issue	Comment	Response	Refer to
NSW Department of Planning and Environment			
1. Traffic, Parking and Cycling	<ul style="list-style-type: none"> The Traffic Assessment (TA) should be updated to address Clause 7.9(2) and Clause 7.9(3) of the SLEP 2012, including a breakdown of proposed gross floor area (GFA) for both the school and pre-school relative to the relevant maximum parking space ratios. 	<ul style="list-style-type: none"> School GFA: 20,203sqm <ul style="list-style-type: none"> Maximum permissible car spaces: 101. Proposed school car spaces: 28. Pre-school GFA: 281.5sqm <ul style="list-style-type: none"> Maximum permissible car spaces: 4. Proposed pre-school car spaces: 0. Both school and pre-school staff will be encouraged to use alternative modes of transport. 	Appendix F
2. Traffic, Parking and Cycling	<ul style="list-style-type: none"> The TA should also be amended to address: <ul style="list-style-type: none"> The current and proposed mode share (arrival and departure) for students and staff; traffic, transport and parking impacts associated with the proposed out of school hour services, pre-school and community use (including weekend use); all traffic impacts during the PM period; updated on-street staff parking impacts; modelling of a plus ten-year post development scenario; the minimum parking provisions detailed Table 3.5 of the Sydney DCP regarding 'Child care centres'; and clarification why a rate of 1 bicycle parking space to 50 students has been adopted for primary school students 	<ul style="list-style-type: none"> This information is now embedded in the revised Transport Assessment prepared by ARUP. Page 7 of that document tabulates where the revised information can be found. 	Appendix F

Issue	Comment	Response	Refer to
3. Traffic, Parking and Cycling	<ul style="list-style-type: none"> The Green Trave Plan (GTP) should be amended to: <ul style="list-style-type: none"> detail the current, proposed and future targeted mode share (arrival and departure) for students and staff; and objectives and targets (i.e. site-specific, measurable, achievable and timeframes for implementation) to define the direction and purpose of the GTP. 	<ul style="list-style-type: none"> Refer to Sections 2.2 and 3.2 respectively of the revised Green Travel Plan prepared by ARUP. 	Appendix G
4. Overshadowing	<ul style="list-style-type: none"> The Department notes the comments of the Council regarding overshadowing. Section 6.2.3 of the EIS and Drawing Nos AR.DA.5001 and AR.DA.5002 do not adequately address or depict the shadow impacts of the proposed development upon adjacent properties. 	Refer to the updated Architectural Plans and Urban Design Report at Appendix B and Appendix D respectively for detailed shadow analysis, which is described in Section 3.1 of this RtS report.	Section 3.1, Appendix B and Appendix D
5. Overshadowing	<ul style="list-style-type: none"> A revised assessment of overshadowing impacts at hourly intervals between 9am and 3pm should be provided, including but not limited to: <ul style="list-style-type: none"> more detailed aerial plans detailing existing, height compliant and proposed shadow impacts; and more detailed elevations of affected properties depicting existing, height compliant and proposed shadow impacts and affected windows and room use. 	Refer to the updated Architectural Plans and Urban Design Report at Appendix B and Appendix D respectively for detailed shadow analysis, which is described in Section 3.1 of this RtS report.	Section 3.1, Appendix B and Appendix D
6. Noise and Vibration	<ul style="list-style-type: none"> The Department requires the design criteria derived from background noise monitoring at location 2 to be applied to all activities across the entire site. 	<ul style="list-style-type: none"> The ambient noise survey conducted at Location 1 was carried out in response to complaints regarding temporary diesel generators. The shorter survey was a result of time constraints. An additional survey (Location 2) was carried out to supplement the initial data. However due to the temporary school construction, an alternative location was required. Use of lowest RBL measured (at location 2) resulted in a more conservative assessment. 	Appendix E

Issue	Comment	Response	Refer to
7. Noise and Vibration	<ul style="list-style-type: none"> The Acoustic Report does not adequately address the impact of construction noise and vibration during the proposed phases of construction on the amenity of existing users within the site (i.e. students and staff) and associated mitigation measures. 	<ul style="list-style-type: none"> Impacts from construction noise and vibration upon the amenity of existing users of the site has been assessed by Wilkinson Murray in the revised Acoustic Assessment (refer to Section 4.7, 4.9, 4.10 and 6). 	Appendix E
8. Noise and Vibration	<ul style="list-style-type: none"> The Acoustic Report should be amended to adequately address operational noise impacts associated with all proposed out of school hour services and community uses. 	<ul style="list-style-type: none"> An assessment of out of hours activities has been undertaken at Section 5.2.4 and 5.2.8 of the Acoustic Assessment provided at lodgement. Regarding the Sports Hall: <ul style="list-style-type: none"> Sports Mode: "Sporting events, and other ancillary sports-related usage of the sports hall, including community use, will achieve the recommended criteria for environmental noise emissions during all operational periods and during out of hours use". Live Music Mode: "Use of the sports hall in performance mode (absolute worst case scenario) will achieve the recommended criteria for environmental noise emissions during daytime and evening operational periods with the door openings on the northern elevation closed". Regarding outdoor noise: <ul style="list-style-type: none"> Alexandria Park: "Alexandria Park is currently used for outdoor activities by the existing school and general community. In addition, noise from outdoor activities taking place at the existing primary and secondary schools form a part of the prevailing ambient noise environment of the immediate area." Activities on outdoor courts: an assessment of this impact has been undertaken. A slight exceedance of the noise criteria is noted. Accordingly, a series of mitigation measures have been proposed (p. 28 of the Acoustic 	Appendix E

Issue	Comment	Response	Refer to
		report) which are to be conditioned as part of a site management plan.	
9. Building Height	<ul style="list-style-type: none"> Additional justification and assessment should be provided to support the Clause 4.6 height variation pursuant to the Sydney LEP. The assessment should clearly articulate why the development standard is unreasonable or unnecessary and consider the environmental planning grounds supporting the justification. Objectives of the development standard and zone should also be considered. The assessment should be accompanied by amended plans and elevations indicating the height of the proposed buildings on site (including parapets, plant and lift overruns etc.) and existing buildings, which clearly show the extent of the noncompliance. Figure 16 of the EIS should also be updated to include the elevations of neighbouring buildings and relevant height planes. 	<ul style="list-style-type: none"> A clause 4.6 variation request was not sought by the Applicant in the EIS, noting the operation of SEPP (Educational Establishments and Child Care Facilities) 2017, clause 42. The EIS provided justification for the height breach, including an assessment against the objectives of the development standard. This analysis is supplemented by the Tenacity assessment and overshadowing analysis included within this RtS report. Refer to the section drawings in the revised Architectural plan set at Appendix B which nominate the maximum height of buildings. The highest point of any building is 21.2m. 	Section 3.2, Appendix B and Appendix D
10. Views	<ul style="list-style-type: none"> The RtS should address relevant public submissions and provide additional assessment of visual/view impacts, including a visual impact assessment. 	<ul style="list-style-type: none"> Refer to Section 3.2 of this report for a view impact assessment, which is supplemented by various visual impact drawings prepared by TKD and are included in the amended Architectural Plan Set. 	Section 3.2, Appendix B and Appendix D
11. Community Uses	<ul style="list-style-type: none"> Further detail of the community uses should be provided, including but not limited to attendance numbers, an indicative usage schedule and assessment of noise and vehicular impacts. 	<ul style="list-style-type: none"> Community uses are yet to be determined and will potentially be subject to a formal agreement with City of Sydney Council. It is anticipated that community uses will include sports activities and performing arts, music and some general learning spaces that may be used for community groups and other uses. These areas can be accessed after hours through separate access points with no access to the school. Use will be restricted to 10pm with an additional hour for pack 	Appendix E and Appendix F

Issue	Comment	Response	Refer to
		up/clean up. Refer to the operational noise and vibration impacts within Appendix E and traffic and parking impacts within Appendix F.	
12. Out of Hours Services	<ul style="list-style-type: none"> Clarification of the proposed out of school hour services is required. 	The proposed OOSH service is in the grounds of the school and provided for the primary school students of APCS only. OOSH will be from 7am to 8.30am and 3.30pm to 6.30pm. It will have a licence for a certain number of children which is yet to be confirmed.	
13. Staff Numbers	<ul style="list-style-type: none"> A breakdown the proposed numbers of staff for the school and the pre-school should be provided. 	<p>The breakdown staff is as follows (to be confirmed by DoE closer to school opening):</p> <ul style="list-style-type: none"> School: approximately 200 staff Preschool: approximately 10 staff 	
City of Sydney Council			
14. Access Easement	<ul style="list-style-type: none"> Plans do not identify a 2m Council easement on the western boundary shared with 92 Buckland Street, Alexandria for pedestrian/bicycle access. 	An amended survey plan has been included at Appendix H which locates the easement. The legal reference document was also received which created the easement being DP1046627 and Associated Section 88B Conveyancing Act 1919.	Appendix H
15. Shared Community Use of Facilities	<ul style="list-style-type: none"> City of Sydney has expressed interest in considering an agreement with the DoE for the shared-use of the sports field out of school hours. 	Shared-use discussions between the NSW Department of Education and the City of Sydney are progressing. If any changes to the project are required because of a successful shared-use agreement, these will be subject to a separate approval process or modification(s) to the SSDA.	
16. Sports Field	<ul style="list-style-type: none"> The synthetic turf used for the proposed sports field should be to Internal Rugby Board standard. 1.2m high fence should be constructed around the sports field. 	The field that is provided in this design meets the requirements for the NSW Department of Education. Further discussions between the NSW Department of Education and City of Sydney will explore the potential for the future expansion of the sports field. This may be considered in the context of the proposed closure of Park Road and the potential to improve the recreational space of the School and Alexandria Park for both school and community use.	

Issue	Comment	Response	Refer to
17. Streets and Lanes	<ul style="list-style-type: none"> The proposed design should not preclude the provision of a future through-site link through to McEvoy Street in accordance with the DCP (or at the very least provide an appropriate frontage to a future link). 	The DCP is a guide only and does not apply to state significant development applications. While the proposal does not provide a through site link, it does not preclude connections to McEvoy Street through properties to the south. A through site link on the school site will have maintenance and safety implications.	
18. Shadows	<ul style="list-style-type: none"> The following additional shadowing information is required; <ul style="list-style-type: none"> Detailed views from the sun at hourly intervals. Information detailing existing and proposed hours of solar access to living room windows, private open spaces and communal open spaces for each neighbouring apartment. 	Refer to the updated Architectural Plans and Urban Design Report at Appendix B and Appendix D respectively for detailed shadow analysis, which is described in Section 3.1 of this RtS report.	Section 3.1, Appendix B and Appendix D
19. Materials and Finishes	<ul style="list-style-type: none"> Detailed information relating to the perforated metal screen's level of transparency and solar amenity impact on habitable spaces should be provided. A comprehensive material and finishes sample board should be provided. The material identified as BAL/CON is missing from the finishes legend. The exterior cladding panel identified as MLF on the western elevation is identified as a fixed metal louvre, but illustrated as a flat cladding panel. Clarity is required. Flammable cladding should not be used. 	<ul style="list-style-type: none"> A revised design for the perforated metal screen was presented to the Design Review Panel in mid-May. Following this the DRP advised the proposal is acceptable provided consideration be given to the environmental performance of the screen element as it develops throughout detailed design to construction. The sample board was presented at DRP Meeting No 4 and No 5 (and was endorsed). It is not proposed to resubmit it. However, the sample board is available if NSW DPE, Council or GA NSW would like to sight it. The material marked as BAL/CON refers to an off-form concrete balustrade. The cladding on the western elevation that is noted as MLF is a metal louvre frame used to shield a proposed roof top plant zone. No flammable cladding to proposed to be used as part of the development. 	Appendix D

Issue	Comment	Response	Refer to
20. Library	<ul style="list-style-type: none"> The proposed library entry should be enlarged to provide a more accessible entranceway. 	<ul style="list-style-type: none"> The library has been specifically designed to satisfy a variety of design, accessibility and functionality requirements. The library can be accessed from both the ground floor and first floor of the development, which substantially increases the overall accessibility of this space for all. 	
21. Access to Canopy Classrooms	<ul style="list-style-type: none"> The provision of barriers to restrict unsupervised access to the proposed external 'canopy classrooms' along the western and southern site boundaries should be provided. 	<ul style="list-style-type: none"> Unsupervised access to the proposed canopy classrooms can be restricted by fences that are along the line of the COLA and between the building and the existing 'cor-ten' perimeter fence. 	
22. Bicycle Parking	<ul style="list-style-type: none"> Due to safety concerns, student bicycle parking shouldn't be provided within the staff car parking area. It is recommended that bicycle parking is provided as follows: <ul style="list-style-type: none"> Adjacent to all pedestrian entries to the site including Park Road, Buckland Street and Belmont Street. Any bicycle parking located within car parking areas must be physically separated from manoeuvring cars such as with medians or fencing. At least 80 percent to be located within school fencing to improve security. At least 50 percent of bicycle parking within school fencings is to be weather protected. 	<ul style="list-style-type: none"> A total of 150 bicycle racks are proposed to be provided throughout the School. Specifically, these are to be provided: <ul style="list-style-type: none"> North of the library block; Within the main primary play area; and Adjacent to the staff carpark, next to the gymnasium. 50% of bicycle parking is proposed to be weather protected. 	Appendix B
23. Trees	<ul style="list-style-type: none"> The Architectural Plans, Landscape Plans and Arborist Report Tree Retention Plan are inconsistent with each other. The proposed Prickly Leaf Paperbark to be planted is not supported, as it isn't deemed safe for a primary school environment. 	<ul style="list-style-type: none"> The Architectural and Landscape plans together with the Arborist Report have been amended to ensure the proposed tree removal, retention and replacement strategy for the site is consistently shown through each of these three documents. The proposed '<i>Prickly Leaf Paperbark</i>' to be planted has been replaced with the '<i>Buckinghamia Celsissima</i>' tree species. 	Appendix I and Appendix J

Issue	Comment	Response	Refer to
		<ul style="list-style-type: none"> Refer to the updated Arboricultural Impact Assessment and Tree Management Plan at Appendix I and the updated Landscape Plans at Appendix J. 	
24. Flooding	<ul style="list-style-type: none"> An On-site Flood Refuge Plan should be provided instead of the Flood Evacuation Plan. 	<ul style="list-style-type: none"> Refer to Chapter 3 of the revised Flood Risk Assessment Report which has been updated to address this matter. Woolacotts have confirmed all building floor levels are above the PMF event, meaning students and staff will have safe access (above flood levels) to move between all buildings. 	Appendix K
25. Land Contamination	<ul style="list-style-type: none"> A detailed survey of the site and further groundwater investigations are to be carried out, as per the recommendations of the Detailed Site Investigation. 	<ul style="list-style-type: none"> A Groundwater Investigation was conducted by Coffey, with the results reported in Section 9 of the Detailed Site Investigation (DSI). The outcomes of the DSI revealed that a vapour assessment should be conducted due to minor VHCs being detected within the groundwater. A vapour assessment was subsequently conducted and reported within a separate document and submitted for SSDA. The overall outcome of the DSI concluded that the site could be made suitable for the proposed development within the preparation of a Remedial Action Plan (RAP) which was prepared and submitted for SSDA. The project team will follow best practice for the ongoing investigation and management of contamination on site. 	
26. Noise	<ul style="list-style-type: none"> A range of suitable mitigation measures are required to be implemented at the site to ensure the intensified use of the site does not result in unreasonable long-term noise impacts on surrounding residents. 	<ul style="list-style-type: none"> Operational noise impacts have been assessed and documented in Acoustic Report submitted for SSDA. Where required, measures to mitigate potential long term noise impacts have been identified. 	Appendix E

Issue	Comment	Response	Refer to
27. Biodiversity	<ul style="list-style-type: none"> A Biodiversity Assessment has not been provided. Biodiversity impacts are to be properly assessed in accordance with the <i>Framework for Biodiversity Assessment</i>, as specified by the SEARs. 	<ul style="list-style-type: none"> A letter from UBM Ecological Consultants has been provided in support of a request for a waiver of the requirement to prepare a BDAR for the proposal. It is provided at Appendix K. 	Appendix K
NSW Office of Environment and Heritage			
28. Biodiversity	<ul style="list-style-type: none"> The Flora & Fauna Survey was not prepared in accordance with the <i>Framework for Biodiversity Assessment</i>, as specified by the SEARs. The method that was used to carry out the Anabat ultrasonic detection survey for microchiropteran bats is not considered adequate. It is considered suitable to provide structurally complex, ground-level habitat that can support the Long-nosed Bandicoot and other native species to mitigate potential fauna impacts caused by the development. 	<ul style="list-style-type: none"> UBM Ecological has the appropriate certification required to complete an assessment in accordance with the <i>Framework for Biodiversity Assessment</i>. They have re-completed the Anabat ultrasonic detection survey for microchiropteran bats based on the SEARS criteria. This is provided at Appendix M. The Landscape Plan will accommodate ground level habitat for Long-nosed Bandicoot and other local native species. This can be conditioned and captured in the design development stage of the project. 	Appendix M
29. Aboriginal Cultural Heritage	<ul style="list-style-type: none"> A full Aboriginal Cultural Heritage Assessment Report should be completed prior to determination of the SSDA. 	<ul style="list-style-type: none"> The Aboriginal Cultural Heritage Assessment Report (ACHAR) has been substantially completed in accordance with the SEARs and OEH's (2010) <i>Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW</i>. Extent Heritage has completed a program of test excavation and associated stakeholder consultation in accordance with the agreed outcomes of a meeting between the Applicant and NSW OEH on 13 July 2018. This is documented in the Summary of Test Excavations document at Appendix N. The results show the direct and indirect impacts to Aboriginal heritage will be minor – subject to management and mitigation measures. Aboriginal stakeholder consultation will continue, with a meeting scheduled for the week beginning 15 October 2018. 	Appendix N

Issue	Comment	Response	Refer to
		<ul style="list-style-type: none"> The ACHAR will be finalised (estimated by the end of October) and provided to NSW DPE and OEH when available – prior to SSDA determination. 	
30. Floodplain Risk Management	<ul style="list-style-type: none"> The Flood Evacuation Plan doesn't provide detailed information regarding flood evacuation routes and flood free areas around the school. If the proposed new buildings are within a flood extent area at the site, a Flood Impact Assessment should be undertaken. 	<ul style="list-style-type: none"> Refer to Chapter 4 of the revised Flood Risk Assessment Report which has been updated to address this matter. Woolacotts have confirmed that in a major flood event both the Belmont Street and Park Road exists become inundated. Chapter 3 of the revised report assesses Flood Evacuation/Shelter in Place. 	Appendix K
Government Architect NSW			
31. Design Recommendations	<ul style="list-style-type: none"> Resolve high school entry pinch point at the corner of the proposed playing field. Determine whether a fourth set of stairs are required to support the proposal (three currently proposed). Undertake further development of the proposed façade screen element. Further details required to ensure integration of structure with planning layouts. Undertake further design opportunities to support increased non-car usage. 	<ul style="list-style-type: none"> These matters have since been resolved in the mid-May DRP meeting. The minutes from this meeting at contained at Appendix A and conclude: <i>"GANSW is satisfied that a suitable design excellence process has been undertaken and concur with the Design Review Panel (DRP) that the scheme is capable of achieving design excellence"</i> 	Appendix A and Appendix D
32. Required Documentation	<ul style="list-style-type: none"> The following additional documentation is to be provided: <ul style="list-style-type: none"> A3 physical material sample board. Detailed Sections at 1:20 of the façade which describe all proposed building and material components. Landscape Design Plan, which proposes to replace all existing trees to be removed. 	<ul style="list-style-type: none"> This information was presented at the mid-May DRP meeting which is confirmed/summarised in the minutes contained at Appendix A. 	Appendix A

Issue	Comment	Response	Refer to
NSW Environmental Protection Authority			
33. Site and Groundwater Contamination	<ul style="list-style-type: none"> A site auditor accredited under the <i>Contaminated Land Management Act 1997</i> must be appointed to review the adequacy of the site investigations, unexpected finds protocol, any remedial works or management plan, particularly given that some COPCs were reported above the screening levels. Further investigation is required to fully assess potential indoor vapour risk. The “Alexandria Park Community School Remedial Action Plan” prepared by Coffey and dated 8 December 2017 must be submitted to the accredited site auditor for review. 	<ul style="list-style-type: none"> A soil vapour investigation was conducted by Coffey, and provided at SSDA submission. In conclusion, the investigation (and a preliminary health risk assessment) revealed that the potential future indoor vapour risk associated with a slab on ground building was low and acceptable at the locations investigated. It was recommended that the area surrounding a UST be investigated once access could be obtained, and that other potential sources be considered further within the Remedial Action Plan (RAP) for the site. The RAP for the site was prepared and submitted for SSDA. A conceptual site model and a strategy to decommission and validate the identified UST is presented within the RAP, along with contingency planning for any unexpected finds during development. The project team will follow best practice for the ongoing investigation and management of contamination on site. 	
34. Asbestos & Acid Sulfate Soils	<ul style="list-style-type: none"> An Asbestos Works Management Plan and a Long Term Environmental Management Plan are to be prepared and submitted to the site auditor for review. Acid Sulfate Soils and Potential Acid Sulfate Soils at the site are to be assessed and managed in accordance with the 1998 <i>Acid Sulfate Soils Manual</i>. 	<ul style="list-style-type: none"> Noted. It is anticipated this will be conditioned. 	
35. Noise and Vibration	<ul style="list-style-type: none"> Adopt standard hours of construction. These are: <ul style="list-style-type: none"> 7.00am to 6.00pm Monday to Friday; 8.00am to 1.00pm Saturday; and No work on Sunday or gazetted public holidays. 	<ul style="list-style-type: none"> Noted. It is anticipated this will be conditioned. 	

Issue	Comment	Response	Refer to
	<ul style="list-style-type: none"> Schedule intra-day respite periods. Trucks cannot arrive outside of construction hours. 		
36. Sediment and Erosion	<ul style="list-style-type: none"> Sediment and Erosion control at the site is to be carried out in accordance with <i>Managing Urban Stormwater Soils and Construction, 4th Edition</i>. 	<ul style="list-style-type: none"> Noted. It is anticipated this will be conditioned. 	
37. Waste Control	<ul style="list-style-type: none"> All waste generated during the project is to be assessed, classified and managed in accordance with the “<i>Waste Classification Guidelines Part 1: Classifying Waste</i>” (Department of Environment Climate Change and Water, December 2009). All waste collection services should not be undertaken outside the hours of 7.30am to 6.00pm Monday to Friday. 	<ul style="list-style-type: none"> Noted. It is anticipated this will be conditioned. The School will be able to specify the exact collection times with their appointed waste contractor. These times can be conditioned. Refer to the updated Waste Management Plan at Appendix N. 	Appendix N
38. Background Noise Measurement	<ul style="list-style-type: none"> Background noise measurement undertaken at location 1 was done incorrectly. However, the measurement undertaken at location 2 was done correctly. Accordingly, it is required to apply the design criteria derived from background noise monitoring at location 2 to all activities across the entire development site. 	<ul style="list-style-type: none"> The ambient noise survey conducted at Location 1 was carried out in response to complaints regarding temporary diesel generators. The shorter survey was a result of time constraints. An additional survey (Location 2) was carried out to supplement the initial data. However due to the temporary school construction, an alternative location was required. Use of lowest RBL measured (at location 2) resulted in a more conservative assessment. 	Appendix E
39. ‘Out of hours’ Community Use of School Facilities	<ul style="list-style-type: none"> The sports hall should not be made available for community use between 10.00pm and 7.00am on weekdays and Saturdays and during Sundays and public holidays. If strong justification isn’t provided, the sports field and outdoor sports courts should not be made available for community use; <ul style="list-style-type: none"> During weekday mornings; 	<ul style="list-style-type: none"> The sports field will be used for sport and PDHPE classes. The hall will be predominately used as a gymnasium and auditorium. The field and hall’s primary purpose is to service the school. These will be available for community use as needed but this will not take precedent over the school’s needs. The hall will be operated in accordance with the NSW Department of Education’s policy for Community Use of School Facilities (Policy). The Policy encourages schools to 	

Issue	Comment	Response	Refer to
	<ul style="list-style-type: none"> - Later than 6.00pm on weeknights; - Other than between the hours of 8.00am and 6.00pm on Saturdays; and - During Sundays and public holidays. • Submit a detailed noise compliance monitoring report. This will involve undertaking comprehensive noise compliance monitoring of the representative uses of the sports field, outdoor sports courts and associated facilities outside of school hours. 	<p>make their facilities available for use by the community because of the mutual benefits:</p> <ul style="list-style-type: none"> - Access to services to support families and communities. - Enhanced co-operation and goodwill between the school and the community. - The provision of additional extracurricular learning opportunities. - Better access for communities and schools to state-of-the-art facilities. - Opportunities for parents and the broader community to become better informed about and participate in the school's operation and activities. - More effective use of valuable school facilities; and - Opportunities for the community to play a positive part in school security through out-of-hours use of the facilities. <ul style="list-style-type: none"> • The Policy is implemented through the Community Use of School Facilities Implementation Procedures (Procedures). The Procedures outline directions and requirements for schools when considering community use of facilities to ensure the use is regulated. The Procedures encourages members of the community and education groups to use school facilities for appropriate purposes when they are not required by the school. The Policy is very clear about appropriate use of school facilities, which it indicates may include, but not limited to: <ul style="list-style-type: none"> - Children's services e.g. Out of School Hours Care (OSHC). - Community language schools. 	

Issue	Comment	Response	Refer to
		<ul style="list-style-type: none"> - Dance, music or drama lessons. - Community education and training. - Community productions. - Community meetings. - Sporting events; and - Vacation care. <ul style="list-style-type: none"> • The Policy also makes it clear that development approval may be required. This DA seeks approval for a new hall and field for use by the school and the community. The community user will be responsible for checking and obtaining development consent, should it be beyond the scope of this DA. Use of the facilities will be limited to uses permitted under the consent and the LEP. Further, the principal is not to permit use of facilities for activities that interfere with student learning or are inconsistent with the values of public education or the school's purpose and goals. • Further, clause 35(5) of the State Environmental Planning Policy (Education Establishment and Child Care Facilities) 2017 (Education SEPP) states: <i>"a school (including any part of its site and any of its facilities) may be used, with development consent, for the physical, social, cultural or intellectual development or welfare of the community, whether or not it is a commercial use of the establishment."</i> • The proposal is consistent with the Education SEPP. Community use will be subject to the approved hours of operation. Hours of operation will be from 7am to 10pm. Activities will cease around 10pm, allowing an hour for pack and up and clean up. This arrangement is considered 	

Issue	Comment	Response	Refer to
		appropriate as noise is anticipated to cease at 10pm and is supported by the acoustic assessment submitted with the DA.	
40. Mechanical Plant and Equipment	<ul style="list-style-type: none"> Ensure mechanical plant and equipment installed on the development site does not generate noise that, <ul style="list-style-type: none"> Does not generate noise that exceeds 5dBA above the rating background noise level (day, evening and night) measured at the boundaries of the site; and Does not generate noise that exhibits tonal or other annoying characteristics. 	<ul style="list-style-type: none"> Noted. It is anticipated this will be conditioned. 	
41. Grounds Maintenance Using Powered Equipment	<ul style="list-style-type: none"> Grounds maintenance involving the use of powered equipment should not be undertaken outside the hours of 7.30am to 6.00pm Monday to Friday. 	<ul style="list-style-type: none"> It is proposed that maintenance take place in accordance with standard EPA hours for use of a lawn mower or power tool. These hours are: <ul style="list-style-type: none"> 8am to 8pm on Sundays and public holidays; and 7am to 8pm on any other day. 	
Ausgrid			
42. Proximity to Existing Network Assets	<ul style="list-style-type: none"> If Park Road is to be closed (subject to agreement with Council), suitable easements will be required to be created to protect existing and future Ausgrid powerlines and cables. The development must be designed to satisfy Ausgrid's substation asset design and development requirements. 	<ul style="list-style-type: none"> Noted. It is anticipated this will be conditioned. 	
Sydney Water			
43. Stormwater	<ul style="list-style-type: none"> Sydney Water objects to the current proposal as it does not comply with the Sydney Water's guidelines for Building Over or Adjacent to Stormwater Assets. No building or permanent structure is to be constructed: <ul style="list-style-type: none"> over the stormwater channel/pipe or 	<ul style="list-style-type: none"> This matter has since been resolved after negotiations between the applicant and Sydney Water. A Letter of Conditions has been provided by Sydney Water – see Appendix B. 	Appendix B

Issue	Comment	Response	Refer to
	<ul style="list-style-type: none"> – within 1 m from the outside wall of the stormwater asset or – within Sydney Water easement whichever is larger. 		
44. Stormwater	<ul style="list-style-type: none"> • Permanent structures include, but are not limited to: basement car park, hanging balcony, roof eaves, hanging stairs, stormwater pits, stormwater pipes, elevated driveway, basement access or similar structures. This clearance requirement would apply for unlimited depth and height. 	<ul style="list-style-type: none"> • As above. 	Appendix B
45. Stormwater	<ul style="list-style-type: none"> • The applicant is required to submit the elevation drawings with the stormwater channel/ pipe/ Sydney Water easement, to ensure that the proposed buildings and permanent structures are 1 m away from the outside face of the stormwater channel, and away from the Sydney Water easement. 	<ul style="list-style-type: none"> • As above. 	Appendix B
46. Water	<ul style="list-style-type: none"> • Our initial strategic investigation shows that there is sufficient capacity in the trunk water system to supply drinking water to the proposed development. The proposed site can be serviced via the existing 150mm main in Park Road. 	<ul style="list-style-type: none"> • Noted. 	
47. Wastewater	<ul style="list-style-type: none"> • Our initial strategic investigation shows that there is sufficient capacity in the trunk wastewater system to accommodate the proposed development. The proposed site can be serviced via the existing 225mm wastewater main in Park Road. 	<ul style="list-style-type: none"> • Noted. 	
Transport for NSW			
48. Park Road	<ul style="list-style-type: none"> • A significant portion of student pick-up/drop off will occur along Park Road; a dead-end road without a cul-de-sac. The Transport Assessment should assess whether vehicles can turn around at the end of Park Road within a single movement. Appropriate parking restrictions and/or a cul-de-sac should be proposed by the Applicant if the assessment determines that this cannot be achieved. 	<ul style="list-style-type: none"> • ARUP have determined that the 12.8m kerb to kerb dimension at the end of Park Road allows a standard car to turn in one turn. • There is an existing turning area with 'No Stopping' signs which the current school uses during drop-off and pick-up times. 	Appendix F

Issue	Comment	Response	Refer to
49. Catchment Area Traffic Demand	<ul style="list-style-type: none"> Prior to commencement of school operations with expanded student capacity, the proponent should provide additional data and the proposed student catchment area to determine the likely demands on the transport network (all modes). The student catchment area and travel data provided to TfNSW will assist with future bus service planning. 	<ul style="list-style-type: none"> The DoE will be able to provide advice on the potential school catchment prior to the school's operations expanding. Currently 16% of students use the regular route bus and 6% use the school bus. 	Appendix F
50. Bus Pick-up/Drop-off	<ul style="list-style-type: none"> To accommodate future demand for bus services, additional bus pick-up/drop-off zones should be provided, which may include additional bus stands in Park Road and Power Avenue. This should be undertaken in consultation with the Sydney Coordination Office. Any impacts to kerbside uses on Park Road and Power Avenue should be identified and mitigated. 	<ul style="list-style-type: none"> The future use of Park Road and Power Avenue for kerbside school use will be coordinated through the City of Sydney and the Sydney Coordination Office. The existing bus loop in Park Road is to be retained and is expected to be able to cater with future bus needs. 	Appendix F
51. Mode Share Data	<ul style="list-style-type: none"> Updated mode share data of staff travel to work should be provided by the Applicant to estimate the on-street parking demands. 	<ul style="list-style-type: none"> See response to item 2 above. 	
52. On-Street Staff Parking Impacts	<ul style="list-style-type: none"> The Transport Assessment should provide details on the likely on-street staff parking impacts because of the increased staff numbers. Further justification should be provided for the proposed parking provision and adequacy to accommodate the future demand, given the existing parking supply constraints. 	<ul style="list-style-type: none"> See response to item 2 above. 	
Roads and Maritime Services			
No objections raised. No action required.			

Table 5 – Response to Public Submissions

Issue	# Submissions	Comment	Response	Refer to
53. Height	17	<ul style="list-style-type: none"> Out of context with surrounding development. Excessive height will remove existing 'village' feel. Excessive height will create 'large walls' in front of dwellings, leading to a loss of amenity. 	<ul style="list-style-type: none"> Refer to Section 3.2 above, and Section 4.5.4 of the EIS submitted for SSDA for detailed justification of the height non-compliance. 	Section 3.2
54. Overshadowing	11	<ul style="list-style-type: none"> Proposal will overshadow surrounding sites. This includes dwellings at 15-17 Fountain Street, Alexandria and 141-143 McEvoy Street, Alexandria. 	<ul style="list-style-type: none"> The design has been amended in response to this concern. Refer to detailed shadowing analysis performed by TKD in the amended plan set, and the supporting assessment by Urbis in Section 3.1 above. 	Section 3.1, Appendix B and Appendix D
55. Privacy	8	<ul style="list-style-type: none"> Proposal will result in on-looking into surrounding sites. This includes dwellings at 141-143 McEvoy Street, Alexandria and 15-17 Fountain Street, Alexandria. Privacy impacts from the utilisation of proposed rooftop active areas/playgrounds. 	<ul style="list-style-type: none"> The proposal will not have any unreasonable privacy impacts. The school will be occupied with most residents will be at work. The proposal will increase opportunities for casual surveillance of the area during and after school hours. The proposal will deter criminal behaviour and improve safety. 	
56. Traffic and Parking	8	<ul style="list-style-type: none"> The proposal will increase the demand for on-street parking. The proposal will increase traffic on surrounding roads, leading to increased overall congestion. There has been limited consideration of the effects of WestConnex on the proposal. 	<ul style="list-style-type: none"> On-site parking will be limited to 28 staff parking spaces, which is the same as is presently provided. Given the existing on-street parking is at capacity, an increase in the number of staff parking will not be accommodated within the off-street car park or on-street. Most of the staff trips will be by alternative (non-car) modes, with the site already highly accessible by public transport. Further improvement will occur once the Sydney Metro is operational in 2024. Traffic modelling has been undertaken for the three key intersections providing access to the site in the 	Appendix F

Issue	# Submissions	Comment	Response	Refer to
			<p>morning drop-off and afternoon pick-up periods. The average delay of most approaches are predicted to increase slightly as a result of the additional traffic from the school. However, no change in the existing level of service is predicted.</p> <ul style="list-style-type: none"> The proposed Alexandria to Moore Park Connectivity (A2MP) Upgrade would alter travel patterns and congestion levels around the school road network. Given the improvements proposed at intersecting roads along the A2MP route, congestion will reduce and travel times will improve. Whilst there will be some reduction access at local streets, this will improve the overall performance of the network. 	
57. Noise	7	<ul style="list-style-type: none"> Noise impacts from the utilisation of proposed rooftop active areas/playgrounds. The OOSH service should be situated furthest away from surrounding dwellings to minimise noise impacts. Noise impacts from the proposed out of school hours use of facilities. 	<ul style="list-style-type: none"> Wilkinson Murray have advised that noise levels from rooftop playgrounds will be similar to ground floor play areas. Additional shielding will be provided by the rooftop parapet to many surrounding receivers. The OOSH is acoustically well-shielded and remotely situated in relation to surrounding residential properties. Noise from out of school hours use is addressed in the Acoustic Report submitted for DA, specifically sections 5.2.4 and 5.2.8. 	Appendix E
58. Solar Access	6	<ul style="list-style-type: none"> Proposal will result in reduced solar access for surrounding sites. This includes dwellings at 141-143 McEvoy Street, Alexandria and 15-17 Fountain Street, Alexandria. 	<ul style="list-style-type: none"> The design has been amended in response to this concern. Refer to detailed shadowing analysis performed by TKD in the amended plan set, and the supporting assessment by Urbis in Section 3.1 above. 	Section 3.1, Appendix B and Appendix D
59. Building Setbacks	5	<ul style="list-style-type: none"> A lack of site setbacks is provided; particularly at the western and southern boundaries. 	<ul style="list-style-type: none"> The DCP does not include setbacks for the site. The proposed setbacks are appropriate and maintain reasonable amenity to surrounding properties. The 	

Issue	# Submissions	Comment	Response	Refer to
			setbacks ensure open space and play space is maximised.	
60. Student Enrolments	5	<ul style="list-style-type: none"> It is considered that capacity for 2,200 students at one school is too high. 	<ul style="list-style-type: none"> There is a demonstrated undersupply of school capacity in the inner-city areas of Sydney. This is (in part) driven by the population growth resulting from the large number of residential developments transforming the former industrial precincts of Zetland, Waterloo and Alexandria. 	
61. Retention of Trees	4	<ul style="list-style-type: none"> The proposed design should ensure mature trees (particularly those on the southern boundary) are maintained. The proposal design should reduce tree loss. 	<ul style="list-style-type: none"> The landscape plan identifies that all 67 trees to be removed will be replaced with super advanced trees (75-100L). Detailed planting plans will be developed in the next stage of the project, with the possibility of increasing the proposed trees. 	Appendix J
62. Loss of views	3	<ul style="list-style-type: none"> The proposal will cause a loss of views from surrounding dwellings towards Alexandria Park and the city. 	<ul style="list-style-type: none"> Refer to Section 3.2 of this report for a view impact assessment, which is supplemented by various visual impact drawings prepared by TKD and are included in the amended Architectural Plan Set. 	Section 3.2
63. Heritage	1	<ul style="list-style-type: none"> The proposal will negatively impact the heritage significance of Alexandria Park. 	<ul style="list-style-type: none"> The heritage impacts associated with the proposal have already been addressed within the Heritage Impact Statement lodged at SSDA. 	
64. Construction	1	<ul style="list-style-type: none"> The proposed construction hours are excessive and should be reduced to minimise amenity impacts. 	<ul style="list-style-type: none"> Standard construction hours are proposed in accordance with the EPA Interim Construction Noise Guideline. These hours are applicable to construction sites across NSW. Mitigation measures as documented in the Acoustic Report prepared by Wilkinson Murray are recommended to minimise noise emissions from construction works. 	

Issue	# Submissions	Comment	Response	Refer to
65. Impact on Future Development Potential at Surrounding Sites	1	<ul style="list-style-type: none"> The proposal is considered to have a negative impact on the overall future development potential of 135-139 McEvoy Street, Alexandria. 	<p>The project team can confirm that the structures originally proposed close to the boundary with 131-135 McEvoy Street are sheds, 1-storey in height.</p> <p>In response to the public submission, these have been relocated to another part of the site. The setback to the substantive building envelope is 5m. Notwithstanding the above the proponent wishes to clarify:</p> <ul style="list-style-type: none"> The proposal is not for a commercial building. It is a school, which constitutes 'social infrastructure'. The 135-139 McEvoy Street site is in the order of 2,395 sqm which allows sufficient scope for a skilful urban design and architectural response to buildings on adjoining sites. 	Appendix B

5. CONCLUSION

This RtS has considered the submissions received from NSW DPE, government/infrastructure agencies and the community during the exhibition of SSD 17_8373 for the redevelopment of Alexandria Park Community School. The proposal has been refined, where appropriate, to respond to comments raised by all stakeholders. The EIS and RtS confirm that there are no significant adverse environmental impacts and the proposal should be approved.

The proposal is considered suitable for the site and worthy of support by the Minister for the following reasons:

- It will assist in delivering much needed school enrolment capacity in the locality, noting the transformation occurring around Green Square, and inner-Sydney (more broadly).
- The land is zoned 'SP2 – Infrastructure: Educational Establishment' under the SLEP. The proposed development is permissible with consent and consistent with the land use objectives of SP2 zoning.
- It is consistent with the objectives of all relevant planning controls and achieves a high level of planning policy compliance.
- Subject to the various mitigation measures recommended by the specialist consultants, it does not have any unacceptable impacts on adjoining properties, the public domain or end users in terms of traffic, heritage, social and environmental impacts.
- The applicant has taken into consideration the submissions received from agencies and the public, particularly regarding overshadowing and view loss. Detailed analysis of these issues has been undertaken, with design modifications proposed to mitigate impacts, where practical and possible.
- The proposed built form has undergone vigorous independent review by the Design Review Panel (DRP), who have demonstrated support for the design intent.
- It will result in the development of a high-quality educational environment for staff and students that supports contemporary pedagogy.
- The site is well serviced by public transport and various walking and cycling routes. The proposal is not expected to exacerbate the existing traffic flow conditions.

In summary, the development warrants the support of the Minister and we therefore recommend that approval be granted to the proposed development, subject to conditions.

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