

GYDE

Response to Submissions Report

North Sydney Public School Modification Application
(SSD-18869481-Mod-3)

182 Pacific Highway, North Sydney

Submitted to the NSW Department of Planning and Environment
on behalf of School Infrastructure NSW

December 2023

gyde.com.au

Acknowledgment of Country



Towards Harmony by Aboriginal Artist Adam Laws

Gyde Consulting acknowledges and pays respect to Aboriginal and Torres Strait Islander peoples past, present, Traditional Custodians and Elders of this nation and the cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander people. We recognise the deep and ongoing connections to Country – the land, water and sky – and the memories, knowledge and diverse values of past and contemporary Aboriginal and Torres Strait communities.

Gyde is committed to learning from Aboriginal and Torres Strait Islander people in the work we do across the country.

This report was prepared by:

Approver: Mel Krzus
 Author: Debrah Barr
 Project: North Sydney Public School Modification Application (SSD-18869481-Mod-3)
 Report Version: Final
 This report was reviewed by: Mel Krzus

Disclaimer

This report has been prepared by Gyde Consulting with input from a number of other expert consultants (if relevant). To the best of our knowledge, the information contained herein is neither false nor misleading and the contents are based on information and facts that were correct at the time of writing. Gyde Consulting accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

Copyright © Gyde Consulting
 ABN 58 133 501 774

All Rights Reserved. No material may be reproduced without prior permission.

Contents

Executive Summary	1
1. Introduction	2
1.1 Summary of Approved Development	2
1.1.1 Original consent	2
1.1.2 Modification no. 1	3
1.1.3 Modification no. 2.....	3
1.2 Proposed Modification.....	3
1.3 Purpose of Report	4
2. Analysis of submissions	5
2.1 Details of Submission.....	5
2.2 Environmental impacts	5
2.2.1 Number of bicycle parking spaces.....	5
2.2.2 Stair 08.....	5
2.2.3 Changes to the roof design of Buildings I & J.....	5
2.2.4 Multi-level timber decking	6
2.2.5 Construction management.....	6
2.2.6 Acoustic impacts.....	6
3. Actions taken since exhibition	7
3.1 Changes to the proposal	7
3.2 Conditions to be modified.....	7
4. Response to Submissions	11
5. Conclusion	15

Figures

Towards Harmony by Aboriginal Artist Adam Laws	ii
Figure 1 Aerial photograph, site boundaries outlined in red (source: Google Map)	2
Figure 4.1 Location and number of bicycle parking spaces (source: NBRIS).....	11
Figure 4.2 Design and shape of Stairs 08 (source: Fulton Trotter Architects)	11
Figure 2.3 Roof plan for Building I (source: Fulton Trotter Architects).....	12
Figure 4.4 Northern elevation for Building I (source: Fulton Trotter Architects).....	12
Figure 4.3 Layout and design for the multi-layer timber decking (source: NBRIS).....	13
Figure 4.4 3D view of the multi-layer timber decking (source: NBRIS).....	13
Figure 4.5 Elevation of multi-layer timber decking (source: NBRIS).....	13
Figure 4.6 Level 3 floor plan for Building I (source: Fulton Trotter Architects).....	14

Tables

Table 1 Supporting documentation	4
Table 2 Summary of submissions received	5
Table 3 Additional information provided by the consultant team	7
Table 4 Response to submissions received	11

Executive Summary

This Response to Submissions Report (Report) has been prepared by Gyde Consulting for School Infrastructure NSW (SINSW), on behalf of the Department of Education (DoE) (the Proponent). The Report supports a Section 4.55(2) modification application (SSD-11869481-Mod-3) currently under assessment by the NSW Department of Planning and Environment (DPE) by responding to submissions received in relation to the aforementioned application. This Report will address the matters raised by providing additional clarification on the proposed scope of works.

The proposed modification to SSD-11869481 sought in the application are summarised as follows:

- **Landscaping works** – relocating play equipment, the yarning circle and bicycle parking spaces;
- **Internal works** – new unopenable windows to the hub spaces in Building I;
- **External works** – installing tensile mesh on balconies in Buildings I & J and repairing the pickets in the heritage-listed palisade fence; and
- **Updating conditions of consent** – including Condition of Consent A2 which relates to the approved drawings and Condition of Consent A36 which relates to the Fire Engineering Report.

This Report considers matters raised by DPE and refers to amended drawings that have been prepared to clarify these matters.

It is considered that a response has been provided to each of the issues raised, and that the proposed amendments result in a development that is substantially the same as what was previously approved. Furthermore, the proposed amendments do not result in any adverse environmental impacts over and above that which were originally assessed and approved by DPE.

1. Introduction

1.1 Summary of Approved Development

This Section 4.55(2) of the *Environmental Planning and Assessment Act 1979* application seeks to modify the original consent for upgrade works to the North Sydney Public School.

The site is legally described as Lot 1 in Deposited Plan (DP) 183591 and Lot 1 in DP 184559. Figure 1 indicates the location of the existing school.



Figure 1 Aerial photograph, site boundaries outlined in red (source: Google Map)

1.1.1 Original consent

DPE approved upgrades to the existing school on 21 February 2022 (SSD-11869481). The approved development involves:

- Demolishing the existing hall (Building B), Haven Building (Building C) and 6 temporary buildings;
- Constructing a 3 storey building comprising:
 - Staff administration rooms;
 - 16 homebases;
 - A library;
 - A hall;
 - Out of school hours care facilities;
 - A covered outdoor learning area;
 - Bicycle parking and end of trip facilities for staff; and
 - Services, amenities and access.
- New entry gate and forecourt on Bay Road;
- Internal refurbishment of the ground floor of Building G from an existing library to 3 homebases; and
- Associated tree removal, landscaping and excavation to facilitate the above works.

1.1.2 Modification no. 1

A modification (SSD-11869481-Mod-1) was approved on 9 June 2022. This modification related to the following works:

- Reconfigure the approved Bay Road entry ramp;
- Partial demolition and subsequent later reinstatement of the heritage-listed fence on Bay Road and corresponding stone gutter to facilitate construction access to the site;
- Provision of an additional cleaner's cupboard on level 2 of approved Building I;
- Minor relocation of the approved library entry doors as a consequence of providing the cleaner's cupboard;
- Realignment of the approved WC walls on level 3 of Building I;
- Minor increase in the approved level 1 homebase windows and level 2 and 3 homebase/multi-purposes and library windows fronting Bay Road to ensure compliance with Part F4 Light and Ventilation of the Building Code of Australia 2019 (BCA);
- For the type D windows to the level 1 administration area, provision of larger openable louvres to enable natural ventilation compliance with the same abovementioned part of the BCA;
- Provision of two louvred doors on the southern elevation of level 1 of Building J to screen the plant room equipment when viewed from the Bay Road frontage; and
- Correct landscape plan drawing number LA102 in condition A2 of the SSD development consent.

1.1.3 Modification no. 2

A further modification (SSD-11869481-Mod-2) was approved on 21 March 2023 and involved the following works:

- Fire safety – including changes to the location of fire hydrants and ensuring adequate fire egress from the hall by increasing the width of the doors;
- Stormwater and sewer modifications – including changes to the OSD design, updating stormwater works for flood conveyancing and removing 2 additional trees due to the location of the stormwater works;
- Internal design modifications to Buildings I & J – including ensuring compliance with relevant BCA provisions, relocating previously approved signage and improving mechanical ventilation; and
- External design modifications – including landscaping relocating the yarning circle, bicycle racks and retaining wall to the north of the bleachers.

1.2 Proposed Modification

The proposed modification, the subject of this application, can be summarised as follows:

- Relocation of play equipment to the western side of Building J (formerly the yarning circle location);
- Relocation of the yarning circle from the western side of Building J to the north-western side of Building A (formerly a temporary building that was approved to be removed as part of the original SSD scope of works);
- Relocation of 60 bicycle parking spaces to the northern part of the site adjacent to Building F;
- Introduction of additional unopenable windows into an internal wall within the hub spaces (multipurpose rooms) on Levels 1, 2 & 3 of Building I;
- Introduction of a new indent to an external retaining wall to avoid an existing shade sail structure not originally foreseen, however uncovered during construction on Levels 1, 2 & 3;
- Installation of tensile mesh to balconies on Buildings I & J;
- Repair of damaged pickets in the heritage-listed palisade fence along Pacific Highway; and

- Update the previously approved Fire Engineering Report in Condition of Consent A36 to reflect results on stakeholder consultation.

1.3 Purpose of Report

The purpose of this Report is to:

- Respond to the issues raised in the submissions made during the notification of the subject modification application;
- Ensure that the community receives feedback on the issues raised in the submissions; and
- Assist DPE in evaluating the amendments made to the proposed modification following the receipt of the submissions.

This Report is to be read in conjunction with the following supporting documents:

Table 1 Supporting documentation

Document Name	Consultant	Version
Architectural drawings	Fulton Trotter	SD-1002 rev. X SD-1102 rev. O SD-2005 rev. V SD-2006 rev. P SD-2007 rev. Q SD-3002 rev. O
Landscape drawing	NBRS	21433-NBRS-DD-LS-504 rev. A

2. Analysis of submissions

2.1 Details of Submission

A total of 3 submissions were received in relation to this modification application. The submissions received were from DPE, North Sydney Council and a member of the community. A summary of the responses is provided below:

Table 2 Summary of submissions received

Agency	Matter raised
Department of Planning and Environment	<ul style="list-style-type: none"> • Clarification is required to confirm the total number of bicycle parking spaces. • Clarification is required to confirm if the scope of works includes: <ul style="list-style-type: none"> – Changes to Stair 08, west of Building J; – Changes to the roof design for the northern elevation on Buildings I & J; – Changes to the multi-level timber platform in the play area north of Building I; and – Reference number on Fulton Trotter Architects drawing SD-2005 reflecting the installation of new windows to the multi-purpose rooms at level 3 in Building I.
North Sydney Council	No matters of concern raised.
Community member	<ul style="list-style-type: none"> • Noise resulting from an increase in the number of students attending the school. • Impacts of construction, including traffic and noise.

2.2 Environmental impacts

2.2.1 Number of bicycle parking spaces

Landscape drawing 21433-NBRS-DD-LS-102 rev. G, submitted with the original modification application, indicates that 60 bicycle parking spaces will be provided through the installation of 30 bicycle parking racks (each accommodating 2 bicycles, resulting in 60 spaces) to the north and north-west of Building F. This will result in an increase of 5 bicycle parking spaces, which will provide an improved outcome in encouraging active transport options for the children and staff attending the school. Further, the relocation of the bicycle parking to a single location within the school will provide clarity on available safe bicycle storage on site.

2.2.2 Stair 08

Clarification on the design and shape of Stair 08, on the western side of Building J, has been provided (refer to amended drawing SD-1002 rev. X prepared by Fulton Trotter Architects). The stairs are confirmed to have an 'L-shape' form and will provide access between the play area on the western side of Building J to the front of the building. This will ensure accessibility between various outdoor spaces at the school and will result in a positive environmental outcome.

2.2.3 Changes to the roof design of Buildings I & J

Amended drawings (SD-2006 rev. P and SD-2007 rev. Q) prepared by Fulton Trotter Architects, illustrate that the solar panels on the roof of both Buildings I & J will be reoriented to access optimum solar energy to satisfy energy requirements for the upgrades. This change will result in a positive environmental outcome.

2.2.4 Multi-level timber decking

Multi-level decking is being introduced as part of this modification application for the synthetic turf play area north of Building I. This decking is designed to protect the structural root zones of the 2 existing trees, which have been identified for retention, without increasing non-permeable surfaces and allowing rainwater to penetrate. An additional tree is located immediately south of the decking and will not be affected by the proposed decking. An amended landscape drawing (21433-NBRS-DD-LS-504 rev. A) has been prepared by NBRS to show where the decking will be installed to avoid the structural root zones for the existing trees.

The retention of these trees will also provide opportunities for shade in the play area for the children.

The design of the multi-level decking will provide a positive outcome for the students and staff to have a shaded area for formal and informal seating. It will provide a transition in topography between the bitumen play area and the synthetic play space in this part of the school.

2.2.5 Construction management

A construction management plan, SD-1102 rev. O prepared by Fulton Trotter Architects, indicates the manner in which construction will be undertaken to upgrade the existing school. This drawing relates to broader upgrades being undertaken at the school. The drawing has been updated to reflect the changes being proposed in this application. The update will not result in any environmental impacts.

2.2.6 Acoustic impacts

This modification application does not seek to change the approved number of students. As such, no further mitigation is required.

3. Actions taken since exhibition

3.1 Changes to the proposal

In response to the submissions received, the following amendments have been undertaken to the documentation submitted to support this modification:

Table 3 Additional information provided by the consultant team

Area of Expertise	Amendments to Documentation
Architecture	Amended architectural drawings clarify the matters raised in the submissions by including additional annotations and by amending design features to ensure consistency with the previous consent and approved modification applications.
Landscape Architecture	A new drawing is provided to clarify the design and location of the proposed timber decking and its installation surrounding existing trees.

3.2 Conditions to be modified

This modification application seeks to amend the following conditions of the original consent (and as modified by the recently approved modification applications). The conditions of consent requiring amendment have been revised following the addendum drawings prepared by the consultant team as part of the Response to Submissions. All proposed changes to the conditions of consent are noted in **red** text:

Terms of Consent

A2. The development may only be carried out:

- a. In compliance with the conditions of this consent;
- b. In accordance with all written directions of the Planning Secretary;
- c. Generally in accordance with the EIS and Response to Submissions, modification application (SSD 11869481 MOD 1) and as amended by modification application (SSD 11869481 MOD 2) **and as amended by modification application (SSD 11869481 MOD 3)**;
- d. In accordance with the approved plans in the table below:

Architectural drawings prepared by Fulton Trotter Architects			
Dwg No.	Rev	Name of Plan	Date
SD-1001	M	Existing and Demolition Site Plan	14/03/2022
SD-1002	S X	Proposed Site Plan	30/06/2022 11/08/2023
SD-1101	I	Tree Retention Plan	20/06/2022
SD-1102	K O	Construction Environmental Management Plan	30/06/2022 11/08/2023
SD-1103	L	Streetscape Elevations and School Signage	30/06/2022

SD-1104	P	Site Section 01	20/07/2022
SD-1105	K	Site Section 02	30/06/2022
SD-1106	G	External Materials and Finishes	11/11/2021
SD-1109	O	Site Entry	30/06/2022
SD-2001	V X	Building J – Level 1 Floor Plan	30/06/2022 27/07/2023
SD-2002	U X	Building I – Level 1 Floor Plan	30/06/2022 27/07/2023
SD-2003	S	Building J – Level 2 Floor Plan	30/06/2022
SD-2004	S V	Building I – Level 2 Floor Plan	30/06/2022 27/07/2023
SD-2005	S V	Building I – Level 3 Floor Plan	30/06/2022 27/07/2023
SD-2006	O P	Building J – Roof Plan	20/07/2022 01/12/2023
SD-2007	P Q	Building I – Roof Plan	20/07/2022 01/12/2023
SD-2012	F	Building G – Level 1 Floor Plan	27/08/2021
SD-2103	E	Building J – Level 2 Reflected Ceiling Plan	14/03/2022
SD-2104	E	Building I – Level 3 Reflected Ceiling Plan	14/03/2022
SD-2105	E	Building I – Level 2 Reflected Ceiling Plan	14/03/2022
SD-3001	R	Building I & J – Elevations 01	20/07/2022
SD-3002	M O	Building I & J – Elevations 02	30/06/2022 27/07/2023
SD-3003	N	Building J – Elevations 03	20/07/2022
SD-3004	P	Building I – Elevations 04	30/06/2022
SD-3101	I	Building I & J – Section 01	30/06/2022
SD-3102	H	Building I & J – Section 02	30/06/2022
SD-3103	G	Building J – Section 03	30/06/2022
SD-3104	G	Building I – Section 04	30/06/2022

Landscape Drawing Package prepared by Taylor Brammer Landscape Architects			
Dwg No.	Rev	Name of Plan	Date
LA001	F	Landscape Masterplan	11/11/2021
LA101	D	Landscape Detail Plan 1	25/08/2021
LA102	D	Landscape Detail Plan 2	09/09/2021
LA103	D	Landscape Detail Plan 3	11/11/2021
LA201	B	Landscape Sections	17/08/2021
LA301	B	Plant Schedule and Character	17/08/2021
LA401	D	Tree Retention and Removal Plan	11/11/2021
LA501	B	Landscape Details	17/08/2021
Landscape Drawing Package prepared by NBRIS			
Dwg No.	Rev	Name of Plan	Date
21433-NBRIS-DD-LS-000	F	Cover sheet	28/08/2023
21433-NBRIS-DD-LS-001	I	Landscape Site Plan	28/08/2023
02	F	Landscape Masterplan	27/01/2023
03 21433-NBRIS-DD-LS-101	F M	Landscape Detail Plan 01	27/01/2023 28/08/2023
04 21433-NBRIS-DD-LS-102	F G	Landscape Detail Plan 02	27/01/2023 17/08/2023
05 21433-NBRIS-DD-LS-103	F G	Landscape Detail Plan 03	27/01/2023 17/08/2023
21433-NBRIS-DD-LS-104	F	Landscape Detail Plan 4	17/08/2023
21433-NBRIS-DD-LS-504	A	Timber Decking	22/06/2023


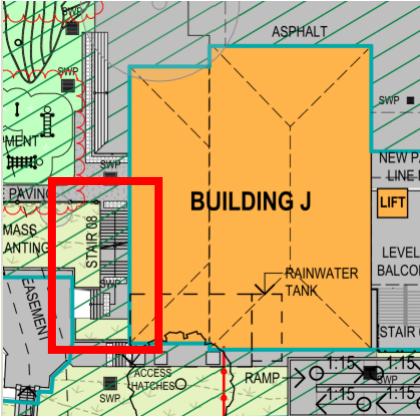
Fire Safety


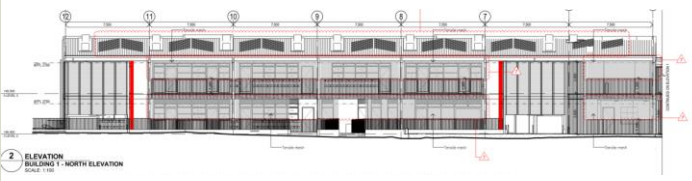
A36. Fire safety for the proposal is to be undertaken in accordance with the Fire Engineering Report prepared by *Lehr Consultants International (LCI)* dated ~~17 June 2022~~ **5 August 2022** and the relevant requirements of the BCA.

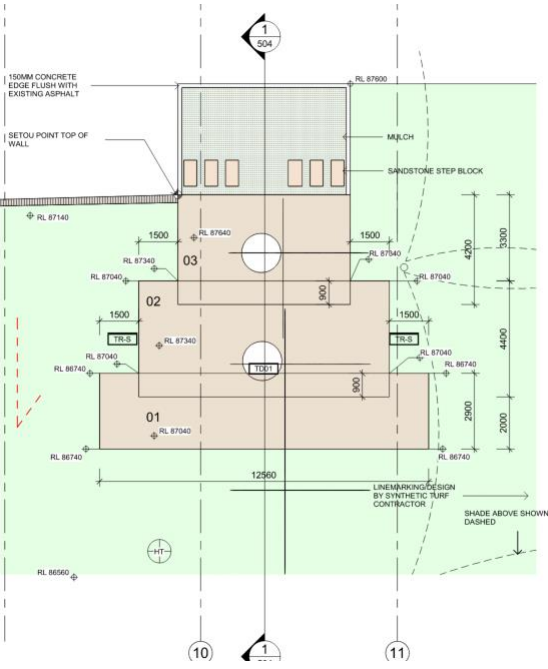

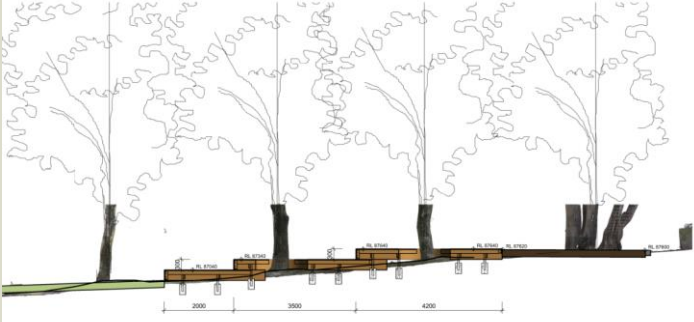
4. Response to Submissions


In response to the submissions received, the following additional assessment and analysis has been provided by the consultant team:

Table 4 Response to submissions received

Author	Matter raised	Response
<p>Department of Planning and Environment (DPE)</p>	<p>Clarification on the total number of bicycle parking spaces proposed to be relocated as part of MOD 3.</p>	<p>Landscape drawing, 21433-NBRS-DD-LS-102, submitted as part of the original documentation for this modification application clearly shows 20 bicycle racks along the northern side of Building F and an additional 10 bicycle racks to the north-east of Building F. Each bicycle rack can accommodate 2 bicycles, which results in 60 spaces being available for use. This represents a reduction to that originally proposed in this modification application, where 63 spaces were previously being proposed. The number of spaces continues to meet requirements for bicycle parking.</p>  <p>Figure 4.1 Location and number of bicycle parking spaces (source: NBRS)</p> <p>The relocation of the bicycle racks into a single location improves legibility on the availability of spaces for bicycle storage for students and staff.</p>
	<p>Clarification on the shape of Stairs 08 on the west of Building J.</p>	<p>The amended architectural drawings indicate that Stairs 08, on the west of Building J, are a 'L-shape' configuration. This confirms that there are no proposed changes to the orientation of the previously approved stairs.</p>  <p>Figure 4.2 Design and shape of Stairs 08 (source: Fulton Trotter Architects)</p>
	<p>Clarification on the roof design of Buildings I & J.</p>	<p>The orientation of the solar panels on the roof levels of Buildings I & J will be changed, as part of the amended</p>

Author	Matter raised	Response
		<p>architectural drawings. The change in the orientation will optimise solar access for the panels.</p>  <p>Figure 2.3 Roof plan for Building I (source: Fulton Trotter Architects)</p>  <p>Figure 4.4 Northern elevation for Building I (source: Fulton Trotter Architects)</p>
	<p>Clarification on the multi-timber platform in the play area north of Building I.</p>	<p>A new drawing, 21433-NBRS-DD-LS504 rev. A, has been prepared by NBRS to clarify the location of the multi-timber platform around the existing trees.</p> <p>This drawing indicates that the timber decking will be constructed on 3 different levels, surrounding the tree trunks, to protect the structural root zone of 2 trees and to retain shade in the play area, whilst allowing for rainwater protection. The decking will also not affect the integrity and health of the existing tree to the immediate south of the decking.</p>

Author	Matter raised	Response
		 <p>Figure 4.3 Layout and design for the multi-layer timber decking (source: NBR5)</p>  <p>Figure 4.4 3D view of the multi-layer timber decking (source: NBR5)</p>  <p>Figure 4.5 Elevation of multi-layer timber decking (source: NBR5)</p>

Author	Matter raised	Response
	<p>Clarification on the reference number of modifications on level 3 of Building I.</p>	<p>The cloud references have been updated on drawing SD-2005 rev. V. These references relate to the installation of new internal windows into the multi-purpose rooms on level 3 of Building I. These new internal windows will assist in providing improved surveillance and supervision of the adjoining classrooms.</p>  <p>Figure 4.6 Level 3 floor plan for Building I (source: Fulton Trotter Architects)</p>
<p>North Sydney Council</p>	<p>No objection raised.</p>	<p>No response required.</p>
<p>Community member</p>	<p>Noise impacts from increasing the number of students.</p>	<p>The increase in the number of students at North Sydney Public School has been assessed and approved as part of the original application. This modification does not seek to increase the approved number of students.</p>
	<p>Noise impacts from construction activities.</p>	<p>Appropriate conditions of consent have previously been imposed to control and manage construction activities at the school.</p> <p>The relevant conditions from the original consent that relate to minimising the impacts of construction on neighbours and the local street networks include:</p> <ul style="list-style-type: none"> • Construction Environmental Management Plan – B14, B15, B16, B17, B18 and B19. • Construction hours – C4, C5, C6, C7, and C8. • Implementation of management plans – C9. • Construction traffic – C10. • Construction noise limits – C13, C14, C15. <p>These conditions will continue to apply any future (amended) consent granted for this modification.</p>

5. Conclusion

This Response to Submission Report has been prepared to support an application under Section 4.55(2) of the *Environmental Planning and Assessment Act 1979* to modify development consent SSD-11869481. This modification is currently under assessment by DPE. The original application was granted consent on 21 February 2022 by DPE for upgrades to the North Sydney Public School and has since been modified on 2 occasions. The subject application is the third modification to the approved upgrades.

The Report responds to submissions received from DPE, North Sydney Council and a member of the community. There was a range of matters that required clarification through amended architectural and landscape drawings. This Report has addressed the matters raised and provides clarification to enable DPE to progress with its assessment of the modification. Based on the submissions received, no additional mitigation measures are required.

As such, the amended proposal is considered to be:

- Substantially the same development as that which was originally approved;
- A suitable and desirable use for the site which meets the relevant heads of consideration under Section 4.15(1) of the *Environmental Planning and Assessment Act*;
- In accordance with the aims, objectives and provisions of the planning instruments and controls;
- An appropriate and acceptable development that will not generate any unreasonable environmental impacts over and above that which was originally approved by DPE; and
- The amended development is in the public interest.

We are satisfied that a response has been provided to all the matters raised in the submissions. Furthermore, the proposed amendments remain substantially the same development as what was previously approved and do not result in any adverse environmental impacts over and above that which were originally assessed and approved by DPE.