

DOC18/1586158

Department of Planning and Environment
320 Pitt Street
Sydney NSW 2001

Attn: **Mr Scott Hay**

Dear Scott,

Re: SSDA-8372 Smalls Road Public School
3b Smalls Road, Ryde (Lot 1 DP 830420)

We refer to the above approved SSDA for the Smalls Road Public School and provide the following clarity and support for various conditions in the SSDA:

Condition B21 [Student Drop Off / Pick Up](#)

We quote:

Student Drop-off / Pick-up – Smalls Road

- B21. Prior to the commencement of construction, unless otherwise agreed to by the Secretary, the final location and design of the student drop-off/pick-up area must be determined in consultation and agreement with Council. Designs consistent with the concept design approved must include consideration of localised road widening, kerbside parking, signage and appropriate crossing and bus stops.

We confirm that the design and location of the “Kiss and Drop” student drop off and pick up zone on Smalls Road was included in the Environmental Impact Statement, the Transport and Accessibility Impact Assessment and clearly set out in the Appendix C Architectural Plans_04 Proposed Site Plan and Appendix C Architectural Plans_03 Existing Site & Demolition Plan, all as publicly published and part of the SSDA advertising processes.

Following closing of the SSDA we received a detailed response and submission from Ryde Council without any concern expressed associated with the documented student drop off/pick up zone proposal. Accordingly the concept design of the student drop off/pick up zone including the clearly proposed road widening, curbside parking, extent, location and associated works were known and accepted by Council.

Further detail design of the proposal is in development and is to be fully addressed by Condition B20 which reads:

Road Design and Traffic Facilities

B20. All roads and traffic facilities must be designed to meet the requirements of Council or RMS (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.

Accordingly we believe Condition B21 has been satisfied and that Condition B20 now applies that we will seek Council (and RMS as is applicable) approval for the road works prior to pavement construction works commencing.

Condition B 8 Ecologically Sustainable Development

Ecologically Sustainable Development

B8. Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction the Certifier demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in the *Green Star & ESD Report* prepared by Conrad Gargett dated October 2017 to achieve the equivalent of a minimum 5 Star Green Star rating.

We confirm compliance with the Condition B6 such that the work can demonstrate incorporation of sustainable initiatives as outlines in the Green Star & ESD report by Conrad Gargett dated October 2017. As previously advised to the Department of Planning the initiatives documented in the Green Star & ESD report by Conrad Gargett dated October 2017 are for a Green Star 4.0. Accordingly we note this complies and satisfies the Condition B6.

Condition B30 (c) End of Trip Facilities

Bicycle Parking and End-of-Trip Facilities

830. Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifier prior to the commencement of construction:

- a) the provision of a minimum 50 staff and visitor/student bicycle parking spaces;
- b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 *Parking facilities - Bicycle parking*, and be located in easy to access, well-lit areas that incorporate passive surveillance;
- c) **the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool;**
- d) appropriate pedestrian and cyclist advisory signs are to be provided; and
- e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.

The Green Star & ESD Report prepared by Conrad Gargett dated October 2017 included points for end of trip facilities which counted towards the credits required to achieve Green Star 4.0 equivalency all as required by the Department's Educational Facilities Standards and Guidelines (EFSG).

Throughout the design process end of trip facilities were not included and alternative measures were selected to achieve the required number of credits to achieve the 4

Star equivalency. Accordingly we believe we have complied with the Green Star & ESD Report as prepared by Conrad Garget along with the Condition B30.

Condition B1 – Notice of Commencement

Notification of Commencement

B1. The Department must be notified in writing of the dates of commencement of physical work at least 48 hours before those dates.

If the construction of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.

As all information and conditions have been addressed for "Prior to Commencement" we provide notice of the commencement of the physical works from 13 December 2018 under the SSDA 8372 for Smalls Road Public School at Ryde.

Yours sincerely



David Philpott
Project Director
11 December 2018