

Mr Glenn Mclachlan
Director Finance and Property
38 Renwick Street
LEICHHARDT NSW 2040

04/08/2021

Dear Mr Mclachlan

**St Anthony of Padua Catholic School Redevelopment Modification 1 (SSD-8865-Mod-1)
Response to Submissions**

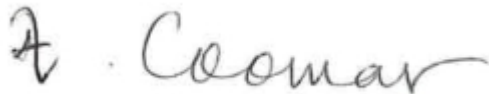
I refer to the Response to Submissions (RTS) submitted for the St Anthony of Padua Catholic School Redevelopment Modification 1 (SSD-8865-Mod-1). The Department is requesting you provide additional information before accepting the RTS.

You are requested to submit additional information that effectively addresses the issues identified in **Attachment 1**.

Please provide a revised RTS to the Department that includes the additional information by 29 September 2021.

If you have any questions, please contact Nathan Stringer on 9995 5531 or via email at Nathan.Stringer@planning.nsw.gov.au.

Yours sincerely



Aditi Coomar
Team Leader
Social & Infrastructure Assessments

ATTACHMENT 1 – ADDITIONAL INFORMATION REQUIRED

Phasing and retrospective modifications

1. To avoid confusion, the Department will continue to refer to the approved SSD development as '*Concept*' and '*Stage 1*', and the individual construction/operational sub-stages under Stage 1 as '*phases*'. This is consistent with the language used in the instrument of development consent for SSD-8865. Please revise all documentation to refer to the construction/operational stages as '*phases*'. For example, the proposed modified condition of consent B8 Table 1 should refer to '*Phase 1 – at end 2023*' rather than '*Stage 1 – at the end of 2023*'.
2. The Department notes that the approved Stage 1 development has already been re-phased, however condition A10 of SSD-8865 does not allow for amendments to the sub-phases of the Stage 1 development without approval. The Department also notes that student capacity cannot be increased under the exempt development provisions of the State Environmental Planning Policy (Educational Establishments and Child Care Centre) 2017 (Education SEPP).

Therefore, you must clearly describe the aspects of the development that do not form part of the approved sub-phase 'Phase 1', but have been constructed and/or are operational prior to their relevant phase (e.g. the eastern car park, the Years 1-4 building, and student capacity beyond that approved under Phase 1). You should then explicitly seek retrospective approval to modify the sub-phases of the Stage 1 approval for all relevant development aspects that have been brought forward.

Additional proposed 'project refinements'

3. You must explicitly state whether the additional 'project refinements' form part of the proposed modified Concept Approval, modified Stage 1 Approval, or both. If the proposed bus shelter forms part of the modified Stage 1 works, please indicate which sub-phase it would be included in. The Department is concerned that this did not form part of the original consent and may not be consistent with the original approval.
4. Provide amended architectural drawings to demonstrate the proposed bus shelter.

5. Confirm that the proposed bus shelter is not associated with any changes in bus or student capacity, or whether it would result in additional traffic movements. This should be clarified via an amended traffic impact assessment.

Roadworks and Traffic Report

6. Confirm the status of all roadworks currently being undertaken.
7. Provide a revised Traffic Report that:
 - a) includes evidence to justify the proposed revised student capacity trigger for the completion of required roadworks, in particular the 1350 student trigger figure for the completion of roundabout works.
 - b) includes all figures that are consistent with those provided within the modification report (the Department previously outlined inconsistent figures within its RtS request letter dated 1 June 2021). The Traffic Report must demonstrate that all figures used to inform the modification application are correct and based on thorough traffic assessment.

Other Matters

8. The Years 1-4 building is still shown inconsistently on the plans. For example, it is shown as 'existing' on some plans. For consistency and to avoid any confusion regarding the approval pathway for the building, each plan must indicate that the building is included as part of Phase 1 works.
9. With regard to the Department's enquiry regarding the differing figures provided in the proposed Condition B8 Table 1 ('Phase 1' versus 'Existing'), it is noted that the approved Phase 1 figures for car and bicycle parking spaces were intended to reflect the existing provision on site. However, if these spaces were previously existing at the site, this does not explain why the number of 'existing' spaces outlined within the modification application are lower than those previously identified. Please clarify the difference. For example, have some of the previously identified spaces since been removed? Should this be the case, you will need to explicitly advise that this aspect of the development is subject to a retrospective modification request (see Point 2).
10. All architectural drawings must show RL level to top of roof and rooftop services, as consistent with the approved drawings. For example, the height of the roof of the main school building appears to extend beyond roof level RL shown on the plan.