

28 March 2022

Mr Michael Cassel
Secretary
NSW Department of Planning and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Attention: James Groundwater James.Groundwater@planning.nsw.gov.au

Dear Mr Groundwater

RESPONSE TO SUBMISSION BY SINSW - SSD-15882721 – DORAN DRIVE PLAZA PRECINCT

Thank you for the opportunity to review and consider the submission made by School Infrastructure NSW (SINSW) and to provide this response.

We note that:

- SINSW has taken the proposed residential growth in the Doran Drive Precinct into consideration in its planning to ensure provision of education infrastructure to meet the anticipated primary and secondary school enrolment demand.
- SINSW seeks clarification on the active and public transport networks capacity to meet the demand at the site including:
 - a new pedestrian leg on the western side of the intersection of Gilbert Road / Caterson Drive to prevent students crossing the driveways and intersections on the east side of Gilbert Road;
 - a school service or new bus route between the development and Samuel Gilbert Public School;
 - review of the traffic signal operations and remove double phasing before AM and after PM bell times at the Showground Road intersections with Gilbert Road and Carrington Road.
 - further detail regarding measures to manage conflicts between trucks entering / exiting the loading dock and pedestrians utilising the Andalusian Way footpath.
 - the cumulative impact of the proposal in the context of surrounding Showground Station Precinct.
 - the pedestrian travel demand anticipated to stem from the development.

By way of background, the Doran Drive Plaza Precinct will be one of the early precincts to be developed in the larger Showground Station Precinct and the first precinct to be developed within the Hills Showground Station Precinct. This Showground Station will provide 5,000 new homes, including the 431 homes proposed in the Doran Drive Plaza Precinct and an additional 1,180 proposed in the balance of the Hills Showground Station Precinct.

There has been extensive planning for the Showground Station Precinct resulting in, among other things, the identification of future infrastructure requirements and the making of a development contributions plan

(Contributions Plan No. 19 Showground Station Precinct) to fund a range of local infrastructure items required to support the precinct including pedestrian and cycle infrastructure and intersection upgrades. We note that the Department of Education made submissions on both: the rezoning that created both the Showground Station Precinct and Contributions Plan No. 19; and the concept development application for the Hills Showground Station Precinct.

We anticipate that any consent issued for this development application will include an appropriate condition requiring payment of a contribution in accordance with Contributions Plan No. 19, thereby ensuring that the proposal makes adequate provision for the categories of local infrastructure items referred to in the SINSW submission. In this regard we note that there have been several other development applications approved within the Showground Station Precinct that have also addressed the demand for local infrastructure of the type described by SINSW via the payment of contributions in accordance with Contributions Plan No. 19. On the issue of the phasing of the signalised intersections, this is a matter for the road authority, and not one that the applicant can influence.

Regarding measures to manage conflicts between trucks entering / exiting the loading dock and pedestrians utilising the Andalusian Way footpath, we note that this issue was identified in the Road Safety Audit Report submitted with the development application and was satisfactorily addressed by the inclusion of mirrors and flashlights at the exit to the loading dock.

Thank you again for the opportunity to review this submission and should you have any further questions please do not hesitate to contact me directly.

Yours sincerely



Stephen Kerr
Executive Director