

Department of Planning, Industry and Environment  
4 Parramatta Square, 12 Darcy Street  
Parramatta NSW 2124

<b>Your Ref</b>	SSD-10383
<b>Our Ref</b>	NCA/8/2019
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**28 September 2021**

ATTN: ADITI COOMAR,

**COUNCIL SUBMISSION**

**NOTICE OF EXHIBITION OF RESPONSE TO SUBMISSIONS FOR THE WESTMEAD CATHOLIC COMMUNITY EDUCATION CAMPUS (2 DARCY ROAD, WESTMEAD)**

I refer to the above application and the request to provide advice on the proponent's second *Response to Submission Report*. The applicant has undertaken significant amounts of additional work to improve the scheme and to provide additional clarity which is noted and appreciated. Council staff has reviewed this additional work and wish to make the following comments:

**Traffic**

Council has previously raised concerns in relation to traffic issues. Specifically, in relation to modelling, the impacts to intersections and the failure to fully explore a connection through to Bridge Road.

The applicant has been in discussions with TfNSW and DPIE in relation to possible improvements to offset the impacts to these intersections. These discussions have resulted in changes to the scheme at the Darcy Road - Mother Teresa intersection and the Darcy Road-Catherine McAuley intersection. These matters should be appropriately conditioned.

It is also understood that TfNSW is looking to impose conditions in relation to the degradation of intersection level of service. Whilst Council would not oppose the imposition of additional conditions that require the applicant to further assess and mitigate the impact of their development in the future, Council is still of the opinion that enough has not been done to secure improved access and connectivity as part of this application. Council's approach is to consider measures that could be put in place or secured now to proactively manage the anticipated progression of traffic related impacts as the school population increases.

The link from Bridge Road to Westmead Catholic Community Education Campus suggested by Council staff will reduce traffic volumes travelling through the intersection of Bridge Road/Darcy Road/Coles and therefore provides an efficient reduction in delays on the road network. The applicant's modelling for future conditions at this intersection shows a poor level of service, however, traffic conditions would be subject to the nature of future development

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that occurs on the south eastern corner of this intersection and conditions could be worse than the applicant's forecast during peak times for the schools. The link would also improve pedestrian access to the west and south by reducing the walking distance by approximately 450m.

The applicant's position is that it would allow pedestrian access to its site from Bridge Street, but the link across the land to the west of its site would need to be organised by others. In some places in the report it is not clear if the applicant would also be prepared to allow vehicles to access the site. It is not uncommon for applicants to be required to obtain an easement across a neighbouring site to ensure the development is acceptable. This is done for drainage purposes. It is Council's position that the applicant should negotiate this 'right of way' prior to the application being approved. This 'right of way' also has some benefit to the landowner as it can be used for internal access on the site.

This link should ideally be a vehicle access. However, it should be noted that even as a pedestrian link it has important benefits in reducing traffic congestion. This is because some parents may choose to pick up and set down in Bridge Road, with the student using the pedestrian link to access the school, thereby reducing vehicle movements at the intersection of Bridge Road/Darcy Road/Coles. Furthermore, shortening the walking distance would encourage walking as a mode of transport. It is envisaged that the easement would provide for pedestrian access at the least, benefitting the catholic education campus. The aim is to secure the legal right for access through to Bridge Street at this stage. Actual construction of a pathway/road would eventuate on the site to the west, as redevelopment of the Crown land to the west occurs (or if there are earlier negotiations).

In addition to access across the adjacent site, an easement securing future access across the Catholic Education Campus (CEC), from the Farmhouse Road gate to the western CEC boundary as a public pedestrian access to be open from 7am to 5pm school days should be provided. The easement would only become operational, and the necessary path created if and when an access way linking the site to the west to Bridge Road becomes available. This connection is in line with the Westmead Innovation District Preferred Draft Masterplan.

Should the DPIE take the view that securing an access via easement across the neighbouring site to Bridge Road for vehicular and/or pedestrian access is outside the scope of this application, Council would remove its objection if access across the application site is secured. This access would connect Farmhouse Road to the western site boundary and should be secured via relevant conditions of consent including the creation of an easement.

### **Connectivity – Urban Design**

Except for the lack of access from Bridge Rd to Farmhouse Rd South as detailed above, the masterplanning of the site is supported. The architectural resolution and the organisation of the buildings to the landform are supported. Buildings should use robust materials and energy efficient design to deal particularly with natural ventilation and urban heat.

It is noted that the applicant has amended the proposal to include an upgraded link between the site and Farmhouse Road. This is welcomed and should be secured via condition.

As outlined above a pedestrian access across the site should be secured as part of this application. This may require a reorganisation of the proposed access from Farmhouse Road. It is considered that this could be managed via proposed conditions to secure the more complete access across the site.

Pending the resolution of cross site access Council no longer objects on connectivity grounds.

### **Open Space and Recreation**

The additional work completed in relation to open space is acknowledged and Council has no further comment in relation to the quantum of open space provided.

Community access to sport and recreation facilities within the site, outside of school hours should be provided. It is considered that this could be secured via a condition of consent incorporating a commitment by the Catholic Education Office that community access will be accommodated.

Pending the resolution of this matter via condition Council no longer objects to the proposal in relation to open space and recreation.

### **Developer Contributions**

Council welcomes the applicant's commitment to the payment of 7.12 Developer Contributions for an amount of \$804,742.00 as per the Parramatta Non-CBD Development Contributions Plan. It is recommended that a condition is applied that includes the amount payable for the avoidance of any doubt.

Pending the imposition of this condition Council no longer objects to this matter.

### **Zoning and Permissibility**

Council Staff still maintain the opinion that the place of public worship is not a permissible use in the zone and not ancillary to the school. However, Council defers the decision on this matter to DPIE and notes it has mechanisms available to manage this situation in any event.

### **Conclusion**

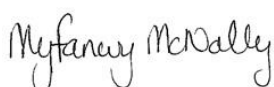
Council would like to thank the applicant for their continued collaboration on these matters and confirms that Council no longer objects to this development pending the satisfactory resolution of the matters as detailed above.

Council would like to request that the draft conditions are provided for review before any determination is made.

It is noted that this is the recommendation of Council officers and this submission has not been endorsed at a Council meeting.

Should you wish to discuss the above matters, please contact Paul Sartor on the details listed above.

Yours sincerely



Myfanwy McNally  
**MANAGER, CITY SIGNIFICANT DEVELOPMENT**