

Mr Patrick Cooper
Diocesan Financial Administrator
PO Box 246
Bathurst New South Wales 2795

07/07/2020

Dear Mr Cooper

**St Matthews Catholic College (SSD-9872)
Response to Submissions**

The exhibition of the Environmental Impact Statement (EIS) for St Matthews Catholic College (SSD-9872) ended on Tuesday 23 Jun 2020. All submissions received by the Department of Planning, Industry and Environment (the Department) during the exhibition of the proposal are available on the Department's website at:

<https://www.planningportal.nsw.gov.au/major-projects/project/12161>.

In accordance with clause 82 of the Environmental Planning and Assessment Regulation 2000, the Planning Secretary (Secretary) requires the Applicant to respond to all issues raised in these submissions and Government agency advice, and where necessary, technical supporting documents must be revised. Please provide a response to the issues raised in these submissions within two months by Tuesday 26 August 2020.

The Department has also undertaken a preliminary assessment of the EIS and, in addition to the issues raised in submissions, requires the matters at **Attachment 1** be addressed in full. You are requested to provide the Department with a response to the submissions as soon as possible.

Note that under clause 113(7) of the Environmental Planning and Assessment Regulation 2000, the days occurring between the date of this letter and the date on which your response to submissions is received by the Secretary are not included in the deemed refusal period.

If you have any questions, please contact Lenox Tweneboa, who can be contacted on 9995 5233 or at lenox.tweneboa@planning.nsw.gov.au.

Yours sincerely



Karen Harragon
Director, Social And Infrastructure Assessments
Social & Infrastructure Assessments

as delegate for the Planning Secretary

ATTACHMENT 1

1. Traffic and Transport

- The Department notes that the proposal involves the construction of a new secondary school with a maximum of 680 secondary school students. Section 5 of the submitted Traffic Impact Assessment Report identifies a projected growth in student and staff numbers between 2019 and 2026.
- It is unclear whether the intersection performance results in the SIDRA analysis within the Traffic Impact Assessment Report are for the year of completion / operation of the development or for 2026, when full capacity is expected. In this regard, the SIDRA analysis must clarify the year for which the SIDRA model is predicated.
- Clarification must be provided regarding the proposed staging of the number of students / timing specified against the SIDRA analysis or table of results. The details of staging the operational capacity (in terms of student and staff numbers) would also be needed to validate the future rates of car parking spaces on the site.
- If the increase in student numbers and / or construction of the buildings are to be phased during operation, then the associated SIDRA modelling for intersection performances, construction and operational traffic impacts on the surrounding road network must be considered for each phase of increase in student numbers.
- The construction traffic assessment does not conclude whether works zones are required during construction or whether the surrounding road network can accommodate the construction traffic movements. The construction traffic management plan should be amended to include these details and any mitigation measures to minimise impacts on the surrounding traffic network.
- The Department notes that Mid-Western Regional Council (Council) and Transport for NSW (TfNSW) have raised a number of concerns regarding the tri assignments, relevant assumptions, parking and other traffic matters. The Department agrees with these concerns and considers that these be addressed in full in the Response to Submissions Report (RTS).

2. Drainage and flooding:

- The site is located within a natural catchment known as “Sawpit Gully” and is therefore impacted by a flood hazard. In accordance with Council’s comment, a detailed Stormwater Drainage and Management Plan is to be submitted for the development.
- The stormwater management plan must assess the impacts on the downstream properties and include details of a lawful point of discharge for the development. The Department notes that a drainage easement along the defined water course may be required in the absence of any pre-existing discharge point or changes to the

stormwater flow concentration / regime due to the proposed development on the site. The matters in relation to the requirement of a drainage easement is required to be clarified in the RTS.

3. Landuse conflict risk assessment

- The Department notes that the adjoining lands comprise agricultural uses.
- Having regard to the above, a land use conflict risk assessment is required to be submitted to assess the impacts on the agricultural uses on the future school. The land use risk assessment must be completed in accordance with the guidance documents prepared by Department of Primary Industries and include details:
 - impacts of agricultural sprays.
 - odour and dust due to intensive agricultural use.
 - conflicts between school traffic and slow-moving agricultural vehicles on the surrounding roads.

4. Final version of all associated documents and appendices

- All documentation associated with the EIS must be finalised, with watermarks removed and resubmitted with the RTS. This includes, but is not limited to the following:
 - Construction Management Plan (Appendix R).
 - Operations Plan (Appendix T).

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