

6 October 2020

Mr Jim Betts
Secretary
NSW Department of Planning, Industry & Environment
Locked Bag 5022
Parramatta NSW 2124

Attention: Karen Harragon

Dear Mr Betts

**RE: St MATTHEWS CATHOLIC COLLEGE, MUDGEE (SSD 9872)
CORNER BROADHEAD ROAD AND BRUCE ROAD, SPRING FLAT (MUDGEE)
RESPONSE TO SUBMISSIONS**

I write on behalf of Trustees of the Roman Catholic Church for the Diocese of Bathurst in relation to the current SSD DA for the new St Matthews Catholic College – Secondary Campus at the corner of Broadhead Road and Bruce Road, Spring Flat (Mudgee) and provide a response to submissions arising from the public exhibition of the project. I note agency submissions were received from the following:

- Transport for NSW
- NSW Department of Planning, Industry & Environment (Biodiversity & Conservation Division)
- NSW Department of Primary Industries
- NSW EPA
- Essential Energy
- Water NSW
- Crown Lands
- Mid-Western Regional Council

The Department has also provided a summary of key issues as per its letter dated 7 July 2020.

One public submission in support of the development was received by the Department, along with a submission by the Ibbai Waggan-Wiradjuri People.

Liaison and resolution of numerous matters

Since the close of exhibition and receipt of the submissions, the project team has met, and worked closely, with Mid-Western Regional Council and Transport for NSW to ensure all comments in those submissions have been suitably resolved. This has involved the following:

- A meeting with Mid-Western Regional Council on 23 July 2020, as well as a number of other subsequent technical meetings and other liaison around confirming and securing agreement on drainage, traffic, civil engineering matters, and levies and contributions; and
- A meeting with Transport for NSW on 31 July 2020 to discuss and resolve the comments and details in its submission.

We are of the view that the time invested in attaining agreement and accepted positions on these numerous matters will result in a streamlined assessment process. Accordingly, these discussions have informed this Response to Submissions package. At this point we understand that there are likely to be no substantive outstanding matters with respect to the proposed development.

Those matters resolved include:

- Redesign of the car park and kiss-and-ride bays to increase capacity, efficiency, legibility and safety;

- Relocation and redesign of access and egress points to Bruce Road to enhance safety and legibility;
- Confirmation of the capacity for buses to operate to and from the site in an efficient and safe manner;
- Further review and confirmation of road intersection performance (remaining at Levels of Service A and B) in the vicinity of the site arising from a revised traffic distribution to/from the development;
- Reinforcement of the applicant's commitment to a range of roadworks, intersection upgrades, and civil engineering works with a nexus to the development, as well as additional minor roadworks removed from the site to improve road safety;
- Procurement of additional Council stormwater and flooding information, subsequent further remodelling, and confirmation of minimal and manageable stormwater impacts upon the site and development;
- Consequential redesign of the development to provide for asset protection during 1:100 year events, including raising the development by 150mm;
- Confirmation that there will be no land use conflicts as a result of the development;
- Agreement with Council to enter into a Works in Kind agreement to effectively offset the water headworks levy, as well as agreement with Council on the sewer headworks levy; and
- Agreement with Council on the allocation of any section 7.12 contributions made.

Plan changes by applicant's volition

Note also that minor changes to the lodged and exhibited plans have also been undertaken to cater for future construction certification purposes and to better meet the client's objectives for the school, in addition to those matters addressed as arising from submissions made. The changes are broadly summarised below and relate mainly to minor internal changes to the various buildings. These changes are shown in **Appendix G** and **Appendix J** to this RtS.

Loading Bay, Waste Area, Grease Arrestor, LPG Tank

- Adjustments at locations addressing various parts of the site and Bruce Road to better satisfy Safety in Design and adjustment for traffic movements.

Block A – Administration

- Plant room, storage and window, and door adjustments.

Block B – Chapel

- Window and store adjustments, added door, plant room increased, and sloping roof made flat.

Block C – Hall

- Rearrangement of rooms and stores, amenities, and of proposed furniture layouts. Additional doors, and plant room adjustments.

Block D – TAS

- Minor plant room and courtyard adjustments, deletion of stores, internal window and door adjustments, existing teaching space adjustments and cleaner's store addition. Door and window changes.

Block E

- General plan adjustment, door and WC adjustments, window and proposed furniture layout adjustments.

These changes, as well as those arising from responses to submissions are shown in a 'clouded' set for assessment purposes. A clean set is also provided for approval purposes. Given the changes to the Bruce Road frontage, reconfiguration of access and car parking, and civil engineering works, the

Landscape Plans are also subject to minor consequential changes. Further, due to redesign of the Bruce Road access points and frontage of the site to meet the specific traffic and transport comments of Council and TfNSW, one further tree is now proposed to be removed – Tree 15. This tree was recommended for removal in the originally submitted Arboricultural Assessment.

Lastly, in a review of an interim copy of the RtS, DPIE commented on the need for the revised SIDRA analysis to address the new residential subdivision to the site's south, the aged care development to this DA's north-east, and the Bunnings development near the Castlereagh Highway. We advise that the material in **Appendix B** already specifically addresses the new residential subdivision to the site's south and that existing Bunnings development-related traffic also is factored into the analysis. The aged care development to the north-east, whilst approved some years ago, remains yet to be commenced.

In conclusion, this response includes the following documentation for the Department's consideration and assessment:

- **Appendix A** – Response to DPIE Key Issues and Agency and Council Submissions (_planning)
- **Appendix B** – Traffic Statement (TTPP)
- **Appendix C** – Detailed Stormwater Drainage and Management Plan (Triaxial)
- **Appendix D** – Land Use Conflicts Risk Assessment - LUCRA (_planning)
- **Appendix E** – Integrated Management Plan (North)
- **Appendix F** – Operations Plan (TSA)
- **Appendix G** – Revised Architectural Plan set (clouded and clean) (Alleanza)
- **Appendix H** – Revised Civil and Stormwater Report and Plans (Triaxial)
- **Appendix I** – Original Civil and Stormwater Report and Plans (Triaxial)
- **Appendix J** – Revised Landscape Plan set (TaylorBrammer)

Should you have any questions or seek further information please do not hesitate to contact me on 0437 259 581.

Yours Sincerely



Oliver Klein
Director
_planning Pty Ltd