

Mr Glenn McLachlan
Director Finance and Property
38 Renwick Street
Leichhardt New South Wales 2040
09/11/2021

Dear Mr McLachlan

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

The exhibition of the modification application for the above proposal - including the Modification Report, plans and supporting documents ended on 8 November 2021.

We have placed all submissions on the Department's website at
www.planningportal.nsw.gov.au/major-projects/projects.

We now require a written response to issues raised in the submissions, as required under clause 82(2) of the *Environmental Planning and Assessment Regulation 2000*. The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines (2021)*. The *Preparing a Submissions Report Guideline* forms part of the SSD Guidelines (Appendix C).

Please note that at the time of this letter, the Department has not received comments during the exhibition period from Liverpool City Council, NSW Environmental Planning Authority, or Department's Environment, Energy and Science Group. Once comment from these public authorities is received by the Department, they will be provided under a separate cover.

In addition to the submissions received, the Department has also reviewed the Modification Report and requires you to address the matters raised in **Attachment 1**.

The Department requires a submissions report by 1 December 2021. Please lodge your response by progressing the application on the major projects planning portal
<https://majorprojects.planningportal.nsw.gov.au/>.

Note that the time between the date of this letter and the date the Secretary receives your response are not included in the period of 'deemed refusal', under clause 113(7) of the *Environmental Planning and Assessment Regulation 2000*.

If you have any questions, please contact Gavin Ho at gavin.ho@dpie.nsw.gov.au.

Yours sincerely



Karen Harragon

Director, Social And Infrastructure Assessments
Social & Infrastructure Assessments

as delegate for the Planning Secretary

Attachment 1

1. Amendment to Conditions

A revised statement identifying the proposed “amendment to conditions” in track changes is required to be submitted, as the version submitted at lodgement with SSD-8865-MOD-1 is superseded.

2. Phasing Timeline

A revised timeline of phases of construction and student enrolments has not been submitted. SSD-8865 included six phases spanning over a period of eight years. An amended timeline schedule must be submitted with this modification to indicate when phasing is expected to commence and be completed.

3. Road works

The phasing (aerial and 3D view) plans do not reflect the timing of the interim road design and the final roundabout design.

The revised traffic report prepared by Colston Budd Rogers & Kafes dated 27 August, identifies (at point 7-8 and 16) that the interim intersection design with the two approach lanes and give-way / stop signage at both Eleventh Avenue / Fourth Avenue and Tenth Avenue / Fourth Avenue is required to be constructed and operational prior to student enrolment reaching 1088. Additionally, the traffic report identifies (at point 16) that the roundabout design will be constructed and operational prior to student enrolment reaching 1350.

The Department considers that, to ensure the works are completed and operational at relevant phasing checkpoints, the proposal should be designed so that:

- i. The interim intersection design is constructed and operational before Phase 1 operation commences, when the student enrolment is at 975. This is the Department’s preferred option.

Alternatively, a new interim Phase between Phase 1 and Phase 2 could be introduced so that the interim intersection design is constructed and operational at this new interim phase and before the student enrolment reaches 1088.

- ii. The final roundabout intersection design is constructed and operational at Phase 2, and before the student enrolment reaches 1300.

The above will need to be clearly outlined in revised phasing plans (aerial and 3D views) and in the Response to Submissions Report (RtS).

4. Gross Floor Area (GFA)

The modification has not included revised Gross Floor Area (GFA) calculations, despite the built form envelopes changing. The proposed GFA must be indicated in a plan and detailed in the RtS document.