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Department of Planning and Environment
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Dear Nahid

RE: SEAR's response Blessed Carlo College, Moama (SSD-24262975)

Thank you for allowing Murray River Council to provide comments in relation to the Blessed Carlo College, Moama (SSD-24262975), as a precursor to the Environmental Impact Statement (EIS) process. As outlined the development is proposed to be located in the Murray River Local Government Area (LGA) and includes the construction and operation of a new catholic school for K-12 students for 500-600 students and approx. 100 staff.

Please find Council's notes and comments in relation to the proposal which are recommended to be focused on in the EIS:

Traffic/roads: Traffic generation and movements will impact Lignum Rd and Perricoota Rd significantly more than estimated in submitted TIA while future connection to Boyes Rd and Cobb Hwy is under construction. There is currently no connection available for traffic to Cobb Hwy and all proposed traffic will access the site via Lignum Road.

- Council requires a CHR and AUL treatment be installed on Lignum Rd intersection with access road for proposed carpark (Fig. 2.26c AGTM6) ***Note Perricoota Parklands and Arthurs Estate North and South of development on Perricoota Rd will be installing turning treatments.**
- Construct kerb and 40mm asphalt wearing surface on Lignum Rd for section adjacent to boundary West boundary.
- Fence and bollard Kiely Road reserve at Lignum Rd and North-East boundary of development to minimise risk of vehicles entering reserve area for risk to public safety and to preserve environmental area.

Development Contributions: The proposed development will trigger Development Contributions in accordance with Council's Contribution Plan which is current at the time of determination. See additional preliminary comments below:

- Contribution to Lignum Perricoota roundabout design and construction based on percentage of traffic generated in final TIA for development.
- S7.11 and 64 Contributions. **(this is consistent with previous advice sent to the Applicant)**
S7.11 for Schools are 1.4 trips per enrolment (Table F) =
 $390 \text{ enrolments} \times 1.4 \text{ trips} = 546 \text{ trips} / 6.5 = 84 \text{ ET}$

84 ET for Roads, Open Space, Community Facilities, Waste and Stormwater.

S64 for Education – School is 0.03 ET per person for water and 0.05ET per person for sewer.

Water = $390 \times 0.03 = 11.7$ ET

Sewer = 19.5 ET

Given the significant amount of contributions triggered, Council is able to meet to discuss this matter in greater detail.

Potential for shared use with wider community: Given the significant infrastructure to be developed as part of the project, there may also be opportunity to create a shared space with the wider community to provide greater benefit to the wider Moama community (i.e. use of buildings by community groups on weekends/after school hours etc.).

Council looks forward to reviewing the investigations out of the EIS process which address the issues outlined in this response. Once an application is formally lodged and referred to Council for comment, Council reserves the right to provide additional comments or request additional information.

Should you require further information, please contact Chris O'Brien, Senior Town Planner, on 1300 087 004.

Yours sincerely



Chris O'Brien
Senior Town Planner