



Our reference: P-342395-K2K1
Contact: Robert Craig
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3 August 2022

Patrick Andrade
Planning Officer
Social and Infrastructure Assessments
NSW Department of Planning and Environment
Email: patrick.andrade@dpie.nsw.gov.au

Dear Patrick,

Section 4.55(2) Modification Application: SSD-11070211-Mod-1 – Proposed Primary School at 60-78 Deerubbin Drive, Glenmore Park

I refer to the Department's request to provide comments in relation to the subject modification application.

It is noted that the modification application seeks to provide for temporary school operations on the site to accommodate staff and students for a two year period from December 2022, until the approved school development can be completed.

The following comments are provided for the Department's consideration in relation to the application.

1. Planning Considerations

The proposed setbacks of the demountable buildings from Forestwood Drive have not been nominated on the plans. The plans should be updated in this regard and consideration should be given to providing for street setbacks which, as far as possible based on available space, are characteristic of the dwelling setbacks on the southern side of Forestwood Drive.

In addition, it is recommended that a consent condition be imposed requiring that at the expiration of the temporary school operations, the demountable buildings are to be removed from the site and the land is to be landscaped in accordance with the landscape plans approved as part of the original consent.

2. Engineering Considerations

It is noted that the ultimate on-site staff car park and public domain works will be completed and operational prior to the commencement of the temporary school operations and that on-site stormwater will be directed to the approved stormwater discharge locations. It is recommended that conditions of consent are imposed in this regard.

3. Traffic Considerations

It is noted that maximum staff and student numbers and overall traffic generation is not sought to be modified as part of the modification application.

In relation to construction traffic management, consideration should be given to the following matters:

- Provision of temporary “No Parking” signs to facilitate construction vehicle access off Forestwood Drive will require approval from the Local Traffic Committee. The costs associated with the installation and removal of the signs are to be borne by the proponent.
- Any changes to the Traffic Guidance Scheme at the intersection of Darug Avenue / Forestwood Drive will require approval from Council.
- It is noted that a truck approaching the site from Darug Avenue will occupy both lanes on Forestwood Drive and a truck exiting the site from Forestwood Drive will occupy both lanes on Darug Avenue. One traffic controller is proposed at the intersection of Darug Avenue / Forestwood Drive to control vehicles approaching from different directions. Deploying one traffic controller at the intersection to control vehicle movements may compromise safety. In determining the number of traffic controllers to be deployed at the intersection, consideration should be given to potential conflicts between vehicle and pedestrian movements.

4. Environmental Management Considerations

The modification application has demonstrated that the proposed temporary school operations can achieve compliance with relevant noise criteria and waste management requirements provided that the recommendations in the relevant assessment reports and plans are implemented. In this regard, it is recommended that conditions of consent are imposed to reference the relevant noise assessment report(s) and waste management plan(s).

Thank you for providing Council with the opportunity to provide comment on the modified proposal.

Should you wish to discuss any aspect of Council’s comments, please do not hesitate to contact me on (02) 4732 7593.

Yours sincerely,



Robert Craig
Principal Planner