

Department of Planning and Environment
Social and Infrastructure Assessment
Locked Bag 5022

PARRAMATTA NSW 2124

By email: Jenny.Chu@planning.nsw.gov.au

Dear Ms Chu,

Re: State Significant Development (SSD 8865 Modification 2) - St Anthony Padua Catholic School

Liverpool City Council was invited to provide comments on the modification request for State Significant Development (SSD 8865 Mod 2) of St Anthony Padua Catholic School at 125-165 Tenth Avenue and 140-170 Eleventh Avenue, Austral. The SSD approval facilitated development of an educational establishment for up to 2,480 students (Kindergarten to Year 12), 200 staff members, a 125-place childcare centre and associated development.

The proposed modification (Mod 2) seeks the following -

- Revised staging of the outdoor play area, entry plaza and two carparks;
- Amended land levels of the proposed soccer fields with new retaining walls and deleting the tiered seating with associated changes;
- amendments to the external façade of the main school building; and
- new signage at the entrance.

Council, in general, supports the modification proposal and notes the modification report and associated supporting document prepared for Mod 2. Noting the above, Council staff provide recommendations relating to urban design and public domain, traffic and transport planning considerations. These detailed comments are provided in the attachment to this letter and are to be considered in the assessment of the proposed modification.

Should you require any further information on this matter, please do not hesitate to contact Masud Hasan Senior Strategic Planner, on 8711 7383.

Yours sincerely,



Ian Stendara
Executive Planner



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Attachment – Detailed comments

Urban Design and Public Domain

The new pedestrian ramps and retaining walls to connect the ovals to the rest of the site and to accommodate the change in level are accepted. The entrances for both the ramp and the stairs should terminate at the same or similar locations to ensure equal access for people of all abilities.

Proposed changes to the northern elevation of the main school building include a new glass curtain wall, horizontal louvred awnings and glazing elements on the façade. Proposed façade treatments must ensure passive surveillance opportunities on to the open space.

The new external signage to the main school building is supported provided it doesn't conflict with any passive surveillance opportunities between the school and open space (i.e. streetscape and piazza).

Recommendation

1. Better integration is achieved between the stairs and the proposed ramp to the east. The entrances for both the ramp and stairs should terminate at the same or similar locations to ensure equal access for people of all abilities.
2. Proposed changes to the northern elevation of the main school building must adhere to CPTED principles. This is to provide better passive surveillance opportunities onto the open space.
3. The new external signage to the main school building must avoid hindrance to passive surveillance opportunities between the school and the streetscape as well as the piazza.

Traffic and Transport

It is noted that the civil and architectural drawings are updated with intersection treatments to reflect the following conditions of approval for Modification 1 –

- Phase 1: interim traffic control at both Eleventh Avenue/Fourth Avenue and Tenth Avenue/Fourth Avenue intersections
- Phase 2 - final traffic control at both Eleventh Avenue/Fourth Avenue and Tenth Avenue/Fourth Avenue intersections

The conditions of approval for Modification 2 need to refer to the updated civil and architectural plans.

Recommendation

4. Consolidated conditions of approval for proposed Modification 2 make reference to the updated civil and architectural plans.

