

Your ref: SSD-41372302-Mod-1
File no: MOD-24-00248

NSW Department of Planning and Employment
GPO Box 39
Sydney NSW 2001
navdeep.singhshergill@planning.nsw.gov.au

11 June 2024

Attention: Navdeep Shergill

Dear Mr Shergill,

SSD-41372302-Mod-1: Modification 1 to Marsden Park High School and Melonba Primary School

Thank you for your correspondence dated 27 May 2024 requesting Council's comment for the modification to Marsden Park High School and Melonba Primary School to facilitate staged construction and operation, and modifications to internal and external built form, landscaping as well as temporary car parking, waste management and flood evacuation arrangements under Modification 1 to the State Significant Development SSD-41372302.

The proposal has been reviewed by our officers and we object to the proposal until all our issues listed in the Attachment to this letter are addressed and the information required is referred back to Council for reconsideration before any determination is made of the proposed Modification Application by the Department.

If you would like to discuss this matter further, please contact our Town Planner, Jude Urbanik on 9839 5967.

Yours faithfully,



Judith Portelli
Manager Development Assessment

SSD-41372302-Mod-1: Modification 1 to Marsden Park High School and Melonba Primary School

1. Traffic issues

- a. Figure 9 of the submitted traffic report shows a portion of the school traffic preferred circulation route as a one-way traffic flow. This is not supported by Council as it will have a significant impact on the existing residents. The traffic report is to be amended, removing reference to any one-way traffic flow.
- b. The traffic report has not provided details of the expected school trip generation during AM and PM periods. Council requests this information be provided for each proposed stage, for assessment.
- c. The traffic report has not appropriately assessed the cumulative traffic impact of the proposed operation of the temporary primary school, Marsden Park High School, and construction (including the number of construction workers, construction vehicles, school staff, students, and residents who ingress and egress the area). Council requests this information be provided for assessment. This should also include distribution figures in the local street network accounting for construction, road widening not completed, and limited drop-off and access areas.

2. Civil Maintenance issues

- a. Adjacent to the tree notated as L168 on the submitted Public Realm Plan, there is a change in the allotment boundary alignment. This results in a bottleneck for pedestrian movement due to the reduction in footpath width. The applicant is to relocate the tree to ensure a minimum path width of 1.5 metres is provided.
- b. The light pole notated as L170 on the submitted Public Realm Plan is proposed to be relocated directly in front of a pedestrian ramp. Per Australian Standard 1428.1 – 2009, there needs to be a minimum landing of 1.5 metres from the top of the ramp to any obstruction. The applicant is to amend the plans to address this matter accordingly.

3. Drainage Engineering issues

- a. The submitted Modification Report refers to a water quality treatment tank and on-site detention, however, the submitted plans do not show this. Per condition C26 of the consent, the stormwater management system is to be designed to utilise regional drainage facilities as requested by Council facilitated by the payment of a development contribution by the Applicant. As a result, the stormwater management system will not include an on-site detention facility. The applicant is to amend the report to remove any mention of on-site stormwater detention accordingly.

4. Recreation Planning issues

- a. The applicant is to confirm if public access will be provided to recreation facilities during the staged occupation of the development.