



Your Reference SSD-68054209
Camille Kunder
Department of Planning, Industry and Environment
Via Major Projects Planning Portal

10 October 2024

**Submission to SSDA
Santa Sabina College Senior Campus Sports Centre and Aquatic Centre**

Thank you for your correspondence inviting Burwood Council to comment on the State Significant Development Application (SSDA) and the submitted documentation relating to the Santa Sabina College Senior Campus Sports and Aquatic Centre.

The SSDA involves the demolition of existing outdoor courts, changing rooms, pool, and car park to the north of the maintenance shed, as well as the demolition of the existing Siena Hall. The proposal includes new landscaping arrangements and the construction of a new sports centre and aquatic centre building on land at No. 90-98 The Boulevarde, Strathfield. The development also encompasses multi-purpose sports courts, a covered connection to the 1967 Centenary Building, staff bathrooms, student amenities, a gym, sports offices, storage, basement parking with 77 spaces (accessible via the existing vehicle entry and exit from Jersey Road), and a heated outdoor swimming pool with seating areas.

This submission is not conclusive and cannot cover all potential issues due to the tight timeframe. Burwood Council supports the provision of significant development within the Santa Sabina College Campus and acknowledges the increasing need to meet the demands of students by providing state-of-the-art sports facilities to promote sports education and healthy lifestyles. Notwithstanding this, Council has conducted a preliminary review of the SSDA documentation and recommends the following additional information be provided:

Car Parking and Transport

- The application of the parking rate from Strathfield Council's LGA results in a requirement of 107 car parking spaces. The proposal provides a total of 146 car parking spaces within the senior campus post-development, which is expected to accommodate the parking demand.
- Parking Areas E, F, G, and H, which total 69 parking spaces, are to be removed as part of the works. The new parking facility will provide 77 spaces.
- No assessment or details regarding the parking adjacent to the new landscape forecourt are provided in the Transport and Accessibility Impact Assessment. It is expected that details demonstrating compliance with Australian Standards will be required.
- The Transport and Accessibility Impact Assessment advises that semi-trailer access via Jersey Road is to be retained, but no justification is provided as to why a smaller vehicle cannot be utilised. No assessment has been undertaken to demonstrate how the vehicle will access the site safely, given the narrowness of Jersey Road and the high demand for on-street parking, which further reduces manoeuvring space.
- No specific details regarding the number or location of additional bicycle parking facilities have been provided in the Transport and Accessibility Impact Assessment.
- Signage to deter pedestrians from using the Jersey Road driveway is recommended.

Public Domain Improvement

- The applicant should provide high-quality public domain and streetscape improvement elements and finishes on all publicly accessible areas at the property frontage, in accordance with Council's DCP and Public Works Element Manual.

Protection of Assets and Services

- The applicant should prepare detailed survey reports of all existing service authority assets in and around the proposed development area. Surveys should include, but not be limited to, high and low voltage electricity, water, stormwater, sewer, gas, telecommunications, street lighting, and drainage assets.
- The applicant should liaise with all relevant service authorities to satisfy their requirements concerning the protection, termination, or relocation of existing assets. Written consent shall be required where a service authority asset will be affected.

Stormwater Drainage

- A stormwater management plan and a sediment control plan should be prepared by a qualified, practicing professional engineer in accordance with Council's Stormwater Management Code and the publication *Managing Urban Stormwater: Soils & Construction* (Landcom, 2004).

Damage Deposit

- The applicant should be required to pay a damage deposit bond, to be retained by Council until the completion of the development as specified in Council's current Fees and Charges. Should any damage occur to the footpath, kerb, gutter, nature strips, or road pavement, the deposit will be used to repair and restore the damage. The damage deposit is fully refundable if no damage occurs.

Conclusion

Burwood Council does not raise objection to the proposed SSDA, despite the request for further information from Council's Traffic and Transport Team. Thank you once again for engaging with Council. The matters identified above relate to a preliminary review of the proposal within the limited timeframe provided. These comments do not represent a full review of all potential impacts of the proposal on the site and the surrounding community. Additional issues may be identified following the submission of further information.

Regards



Jai Reid

Manager City Development

If you require information in other languages contact the Telephone Interpreter Service directly on 131 450 (free service) and ask them to call Burwood Council on 9911 9911 on your behalf.

ARABIC

إذا كنت بحاجة إلى معلومات بلغات أخرى، اتصل بخدمة الترجمة الشفهية عبر الهاتف على الرقم 131 450 (خدمة مجانية) واطلب منهم الاتصال بالنيابة عنك بمجلس بيروود على الرقم 9911 9911.

CANTONESE

如果您需要以其他語言瞭解信息，請致電131 450聯繫電話傳譯服務中心（免費服務），並請他們代您致電9911 9911聯繫Burwood市議會。

GREEK

Εάν χρειάζεστε πληροφορίες σε άλλες γλώσσες επικοινωνήστε με την Υπηρεσία Μετάφρασης και Διερμηνείας στο 131 450 (δωρεάν υπηρεσία) και ζητήστε τους να καλέσουν εκ μέρους σας το Δήμο Burwood στο 9911 9911.

HINDI

यदि आपको अन्य भाषाओं में जानकारी की आवश्यकता है, तो सीधे 131 450 (निःशुल्क सेवा) पर टेलीफोन दुभाषिया सेवा से संपर्क करें और उनसे बरवुड काउंसिल को 9911 9911 पर आपकी ओर से कॉल करने के लिए निवेदन करें।

ITALIAN

Se avete bisogno di informazioni in altre lingue contattate il servizio di interpretariato telefonico direttamente al numero 131 450 (servizio gratuito) e chiedete loro di chiamare il Burwood Council al numero 9911 9911 per conto vostro.

KOREAN

다른 언어로 정보가 필요하시면 전화통역서비스(Telephone Interpreter Service)에 바로 연락하셔서(131 450번, 무료) 귀하를 대신해 버우드 카운슬(9911 9911번)로 전화를 걸어 달라고 요청하십시오.

MANDARIN

如果您需要以其他语言了解信息，请致电131 450联系电话传译服务中心（免费服务），并请他们代您致电9911 9911联系Burwood市议会。

NEPALI

अरू भाषामा यहाँलाई जानकारी आवश्यक भएमा 131 450 (निःशुल्क सेवा) मा सिधै टेलिफोन दोभाषे सेवामा सम्पर्क गर्नुहोस् र आफ्नो तर्फबाट 9911 9911 मा बर्नवुड काउन्सिलमा सम्पर्क गर्नका लागि उनीहरूलाई भन्नुहोस्।

VIETNAMESE

Nếu quý vị cần thông tin bằng các ngôn ngữ khác xin liên lạc trực tiếp với Dịch vụ Thông dịch qua Điện thoại qua số 131 450 (dịch vụ miễn phí) và nhờ họ thay quý vị gọi cho Hội đồng Thành phố Burwood qua số 9911 9911.