From: Ross Edwards
To: Andrew Newman
Subject: RE: SSD-67173718 - New Eileen O"Connor School - 84 Gavenlock Road Mardi
Date: Wednesday, 3 September 2025 12:57:00 PM
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Hi Andrew,

The following comments are provided by Council's Development Engineer in relation to the proposal which are to be included as part of Council's submission objecting to this proposal:

- The applicant has not provided written evidence from the downstream landowner of proposed Lot 2, DP3368 (St Peter's Catholic College) for the granting of an overland flow path easement to legally discharge stormwater over the land. The Stormwater Concept Plans prepared by James Taylor & Associates Consulting Engineers proposes the creation an easement (30m long) 6.5m wide. A positive covenant/restriction shall also be created on the plan of subdivision and 88B instrument to ensure the ongoing maintenance and function of the overland flow path.

- The proposed Plan of Subdivision (dated: 6 August 2024) does not show the creation of the drainage easement as proposed on the concept stormwater drainage plans.

- Keefers Glen is a local access road designed to service the local residential area. The current pavement design and road width is insufficient for the purposes of a school and would be required to be upgraded and widened to accommodate the use of the site.

- Concern is raised over the impact of which the construction vehicles (Heavy Rigid Vehicles – Truck & Dogs) will have on the condition of the existing pavements of the surrounding local road network that have not been designed for the construction traffic movements. Dilapidation reports shall be required for rectification works to the public road network at the developers cost.

Regards

Ross Edwards
Principal Development Planner
Development Advisory Services
Central Coast Council

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Council on LinkedIn

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From: Andrew Newman <andrew.newman@dpie.nsw.gov.au>
Sent: Thursday, 28 August 2025 1:39 PM
To: Ross Edwards <Ross.Edwards@centralcoast.nsw.gov.au>
Subject: SSD-67173718 - New Eileen O'Connor School - 84 Gavenlock Road Mardi

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Hi Ross,

Hope you are well.

I'm looking after the SSDA for the New Eileen O'Connor School. Thanks for Council's submission during the exhibition period on the proposal.

I note the submission states that further comments are forthcoming pending the review by some technical staff.

The Department has deadlines to respond to the applicant with any issues. It would be valuable to have any addition specific comments from Council, particularly in relation any traffic and parking matters and the public domain work proposed to Keefers Glen.

Could you please provide these additional comments by COB Wednesday 3 October.

I'm very happy to discuss this further if needed, so please feel free to contact me.

Thanks,
Andrew.

Andrew Newman
Senior Planning Officer, Social Infrastructure Assessments
Infrastructure Assessments

Department of Planning, Housing and Infrastructure

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I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all Aboriginal and Torres Strait Islander staff working with the NSW Government.

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