



planning consultants

Response to Submissions

State Significant Development

New Oran Park High School and
Expansion of Oran Park Public School

400F The Northern Road, Oran Park

Prepared for: NSW Department of Education
September 2017

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Executive Summary

On 7 April 2017, DFP Planning (on behalf of Perumal Pedavoli Architects and the NSW Department of Education) submitted Development Application No SSD 16_7968 to the NSW Department of Planning and Environment. The application is described as follows:

Construction of a new Oran Park High School to accommodate 2,000 students and 160 staff, and construction of new facilities at Oran Park Primary School to increase student capacity from 704 to 1,000 students and 40 additional staff.

On 15 June 2017, the NSW Department of Planning and Environment issued a letter seeking a response to submissions, including submissions from government agencies and organisations, and submissions from the public.

The requested response to submissions raised some general matters, as well as matters specific to built form, urban design, landscaping, access and parking, and noise and vibration.

The contents of this response to submissions is discussed in detail, however a summary of the primary changes/modifications introduced to the project is provided below:

- Additional car parking has been included (as shown in the updated Architectural and Landscape Plans) at both the High School and Primary School sites as follows:
 - High School: Car park expanded from 10 spaces to 80 spaces (80 total available);
 - Primary School: Additional car parking area to be constructed with 20 additional spaces (69 total available);
 - Combined Total: This provides a total car parking supply of 149 spaces.
- Landscape Plans updated in response to additional car parking and matters raised by DPE, such as street trees and furniture;
- Traffic Report including updated bus bay and parent drop off design updated to respond to matters raised by all government agencies, including updated parking and traffic assessment, correction of staff numbers and updated Green Travel Plan; and
- Acoustic Report updated to respond to matters raised by all government agencies, including assessment in accordance with the NSW Industrial Noise Policy.

On 6 September 2017 the draft response to submission package was submitted to NSW Department of Planning and Environment for review and comment, which was subsequently provided on 8 September 2017. The comments raised in the response provided by the NSW Department of Planning and Environment have been addressed in this Report and the appended documents for the purposes of the final submission.

1 Response to Submissions Report

1.1 Overview of Submissions

A total of seven (7) public submissions (two (2) of which were registered as objections) and eight (8) submissions from government agencies and other organisations (one (1) of which was registered as an objection) were received and published by NSW Department of Planning and Environment (DPE).

A summary of the submissions and their content is provided below:

- Public Submissions – seven (7) received in total, two (2) registered as objections. Primary issues raised:
 - Insufficient car parking
 - Traffic impacts
- Greenfields Development Company – comments only, not objection. Primary issues raised:
 - Insufficient car parking
- Camden Council – objection to application. Primary issues raised:
 - Traffic and vehicle movements and related issues
 - Insufficient car parking – both primary school and high school
 - Relocation of bus bays
 - Potential bushfire prone land at Julia Creek riparian corridor
- Roads and Maritime Service – comments only, not objection. Primary issues raised:
 - Drop-off and pick-up zones and bus zone design pursuant to RMS standards
 - Insufficient car parking
 - Traffic movements and swept paths
 - Construction Traffic Management Plan
- Department of Primary Industry – comments only, not objection. Primary issues raised:
 - Works to be carried out in accordance with Guidelines on Controlled Activities (2012)
 - Should proposal encounter groundwater, DPI water should be consulted
- Environment Protection Authority – comments only, not objection. Primary issues raised:
 - Matters relating to contamination
 - Noise and vibration impacts: hours of operation, reversing movements, operational impacts
 - Dust control
 - Sediment control
 - Waste control and management
 - Out-of-hours use
- Transport for NSW – comments only, not objection. Primary issues raised:
 - Insufficient car parking
 - Traffic impacts at pick-up and drop-off times
 - Timing of roadworks

1 Response to Submissions Report

- Request for further consultation
- Office of Environment and Heritage – no comments or objection submitted.
- Sydney Water – submission only, not objection. Primary issues raised:
 - Water and waste water advice

A detailed response to all submissions has been compiled by TSA Management (**Appendix 1**).

The detailed response referenced above also addresses the matters raised in the letter issued by DPE dated 15 June 2017.

1.2 Summary of Amendments

A summary of the primary amendments incorporated in the appended documentation is provided below:

- Additional car parking has been included (as shown in the updated Architectural and Landscape Plans) at both the High School and Primary School sites as follows:
 - High School: Car park expanded from 10 spaces to 80 spaces (80 total available);
 - Primary School: Additional car parking area to be constructed with 20 additional spaces (69 total available);
 - Combined Total: This provides a total car parking supply of 149 spaces.
- Landscape Plans updated in response to additional car parking and matters raised by DPE, such as street trees and furniture;
- Traffic Report including updated bus bay and parent drop off design updated to respond to matters raised by all government agencies, including updated parking and traffic assessment, correction of staff numbers and updated Green Travel Plan; and
- Acoustic Report updated to respond to matters raised by all government agencies, including assessment in accordance with the NSW Industrial Noise Policy.

1.3 Amended Description of Proposal

At the time of submission, the proposal was described as follows:

Construction of a new Oran Park High School to accommodate 2,000 students and 160 staff, and construction of new facilities at Oran Park Primary School to increase student capacity from 704 to 1,000 students and 40 additional staff.

Through the documentation review process for this response to submissions (RTS), the Department of Education (DoE) have confirmed that the staffing for the public school was forecast at an unnecessarily high rate, and as confirmed that the primary school will require a total of 65 staff for the projected 1,000 students. The Primary School currently has approval for 46 full-time-equivalent (FTE) staff, so the proposal now represents an increase of 19 additional staff, not the 40 staff originally proposed.

Similarly, a review of the staffing requirements for the proposed High School has confirmed that a total of 158 FTE staff is required, not the 160 staff original proposed. This makes an anticipated total of 223 staff on the site.

The other changes to the proposal (such as increased car parking, updated traffic and acoustic assessments etc) will have no impact on the description of the proposal.

The description of the proposal is to be updated accordingly, as follows (amendments in red):

Construction of a new Oran Park High School to accommodate 2,000 students and ~~160~~ 158 staff, and construction of new facilities at Oran Park Primary School to increase student capacity from 704 to 1,000 students and ~~40~~ 19 additional staff.

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1.4 Discussion on Key Issues

The key issues raised by the public and governmental submissions are discussed below:

- Insufficient car parking
 - The original proposal provided ten (10) car parking spaces for the new High School, and did not include any additional car parking beyond the existing 49 spaces at the Primary School. This provided a combined total of 59 car parking spaces for the Site.
 - The proposal has been amended to increase the car parking for the High School to 80 spaces, and provide an additional car parking area with 20 spaces at the Primary School, providing a total of 80 spaces for the High School and 69 spaces for the Primary School. This provides a combined total of 149 car parking spaces for the anticipated 223 staff.
 - These changes are reflected in the following updated documents:
 - Traffic Report (updated) (**Appendix 2**)
 - Architectural Plan – Site Plan (updated) (**Appendix 4**)
 - Landscape Plans (updated) (**Appendix 5**)
- Relocation of Bus Bays
 - Camden Council raised concern in regard to the location of the bus bays on the basis of potential traffic impacts of the 15 busses on the road network.
 - The proposed layout for Holden Drive has been updated to improve traffic flow, including 100m of Bus Zone, sufficient for at least four (4) busses at one time.
 - These changes are reflected in the following updated documents:
 - Traffic Report (updated) (**Appendix 2**)
 - Civil Works Plan – Holden Drive (updated) (**Appendix 6**)
- Adequacy of Drop-Off Zones
 - Camden Council raised concern in regard to the proposed drop-off zones as they would not accommodate the proposed 400 vehicle drop-off at the AM peak.
 - The proposed layout for Holden Drive has been increased to accommodate 14 vehicles and is sufficient to accommodate the anticipated drop off in the AM peak.
 - These changes are reflected in the following updated documents:
 - Traffic Report (updated) (**Appendix 2**)
 - Civil Works Plan – Holden Drive (updated) (**Appendix 6**)
- Green Travel Plan
 - Camden Council raised concern in regard to the Green Travel Plan, relating to the inability to condition the intentions of the Plan, and the low provision of bicycle spaces for the proposed student population.
 - Further, DPE has raised concerns that the Green Travel Plan fails to provide any meaningful details or incentives that would provide the required modal shift away from private motor vehicle use to more sustainable travel modes.

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- The Green Travel Plan and supporting Traffic Report have been amended to introduce new measures such as 50% supply of parking available only to car-pooling staff vehicles, introduction of staggered start/finish times if required and other changes to address these concerns.
 - These changes are reflected in the following updated documents:
 - Traffic Report (updated) (**Appendix 2**)
- After-hours Community Uses
 - DPE has requested details of any proposed after-school-hours community uses of the new facilities.
 - The potential future use of facilities and the associated impacts have been considered and addressed in the body of the supporting documents, concluding that the proposal will not result in a use of the site which is the source of a noise or traffic nuisance.
 - These changes are reflected in the following updated documents:
 - Response to Submissions (**Appendix 1**)
 - Acoustic Assessment (updated) (**Appendix 3**)
- Adequacy of Acoustic Assessment
 - DPE raised concern in regard to the adequacy of the acoustic assessment, in that it did not provide assessment in accordance with the NSW Industrial Noise Policy or Interim Construction Noise Guidelines.
 - The Acoustic Assessment has been updated accordingly to address these comments. The report retains the conclusion that the proposal is capable of satisfying the relevant performance criteria subject to relevant recommendations.
 - These changes are reflected in the following updated document:
 - Acoustic Assessment (updated) (**Appendix 3**)

1.5 Conclusion

The Project Team has reviewed in detail all submissions received from the public and relevant organisations and has provided appropriate responses to each matter raised, including (where relevant) changes to the supporting documentation to address and/or mitigate issues and impacts which were the subject of a submission.

DFP Planning is of the view that the details provided above and in the appended documentation is sufficient to enable DPE to continue the assessment of DA SSD 16_7968.

We would welcome the opportunity to discuss further any matters which DPE are of the view warrant further information.