



**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

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26 November 2019

Ms Aditi Coomar
Principal Planner
Department of Planning, Industry and Environment
Level 29, 320 Pitt Street
SYDNEY NSW 2000

Dear Aditi,

ST ANTHONY OF PADUA SSDA_8865 - CLARIFICATION

This letter supports the Response to Submissions report (RTS) provided to you on 18 November 2019 in respect of SSDA_8865 for the proposed St Anthony of Padua Catholic School (the Proposal) at 125-165 Tenth Avenue and 140-170 Eleventh Avenue, Austral (the site).

The purpose of the letter is to clarify the total student, staff and parking numbers that approval is sought for, and to detail the increase in student and staff population and parking provision at each stage of the development. The letter also (seeks to) confirm the total site area for the development.

1.1. SITE AREA

The amended site comprises eight lots, legally described as Lot 810 DP2475; Lot 811 DP2475; Lot 812 DP2475; Lot 840 DP2475; Lot 841 DP2475; Lot 842 DP2475; Lot 1 DP1232692; and Lot 2 DP1232692.

The total site area is 97,170.30sqm.

1.2. STUDENT NUMBERS, STAFF AND CAR PARKING

SSDA_8865 seeks Concept Approval for a total of **2,480** students on the site.

The detailed development application for construction and occupation of Stages 1-6 seeks approval for a total of **2,280** of students at the end of Stage 6. The total number of staff to be provided at the end of Stage 6 is 200. The total number of car parks to be provided on the site at the end of Stage 6 is 326.

The additional 200 students will be accommodated in the subsequent DAs for the Technical Training Centre and the Church. There is no difference in total staff numbers or carparking provision between Stage 6 and the concept approval.

The increase in students, staff and car parking on the site over the stages is detailed in Table 1 below.

Table 1 – St Anthony's of Padua - Proposed Staging

Project stage	Proposed works	Student population	Staff	Car parks	Timing
Stage 1	<ul style="list-style-type: none"> Classroom building Existing traffic management arrangements retained (give way and stop signs) car parking for this stage will be provided in existing car park accessed from Eleventh Avenue. <p>Note: A bond or bank guarantee will be submitted to Council as security in respect of future intersection upgrades and traffic management that may be generated by Stage 2 – 6 of the school proposal*</p> <p>(Refer drawing DA052)</p>	<p>294</p> <p>NB there are 248 existing students. The existing school DA approval is for up to 300 students therefore Stage 1 does not seek to increase the student population beyond the current approval.</p>	27	33	2020
Stage 2	<ul style="list-style-type: none"> increase in enrolments oval playground temporary carpark for staff parking. installation of school crossing on Eleventh Avenue. existing traffic management arrangements retained (give way and stop signs). <p>(Refer drawing DA053)</p>	659	60	72	2021-2022

Project stage	Proposed works	Student population	Staff	Car parks	Timing
Stage 3*	<ul style="list-style-type: none"> • Required surrounding road infrastructure delivered, including: <ul style="list-style-type: none"> – road widening works to Tenth Avenue, Eleventh Avenue and Fourth Avenue, including bus bays. – replace existing line marking / stop go signage at Fourth/Tenth and Fourth/Eleventh Avenue intersections with new roundabouts. – Marked pedestrian crossings to be provided on Tenth Avenue and Eleventh Avenue (to replace school crossing on Eleventh Avenue) • staged construction of main school building • carparking • plaza <p>(refer drawing DA054)</p>	1088	100	177	2023-2024
Stage 4	<ul style="list-style-type: none"> • Main school building progressed • Market garden • Outdoor learning areas • Carparking and internal access road 	1485	135	177	2025-2026

Project stage	Proposed works	Student population	Staff	Car parks	Timing
	(refer drawing DA055)				
Stage 5	<ul style="list-style-type: none"> • Completion of main school building • Childcare centre • Carparking • Play courts (refer drawing DA056)	1635	150	293	2027
Stage 6	<ul style="list-style-type: none"> • Hall and indoor recreation centre (refer drawing DA057)	2280	200	326	2028
Concept Approval	<ul style="list-style-type: none"> • general site layout, access points, building envelopes and open space. • sets the school boundary which enables some future works to be approved under the exempt and complying provisions in <i>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</i> (Education SEPP) subject to satisfying relevant development standards. • consent for the general position and land use of trade centre and church building within the site. (refer drawing DA058)	2480	200	326	

I trust this letter provides the information you require and enables you to complete the assessment of the application. If you have any questions please don't hesitate to contact me on 0447 605 444.

Yours sincerely,



Rosie Sutcliffe
Senior Consultant