



18 March 2019

Our Ref: 7484

NSW Department of Planning and Environment
320 Pitt Street
SYDNEY NSW 2001

ATTENTION: Navdeep Shergill (Navdeep.SinghShergill@planning.nsw.gov.au)

Dear Navdeep,

**RE: Catherine McAuley Catholic College, 507 Medowie Road, Medowie
SSD 8989**

1. Introduction

This letter provides a response to additional comments from government agencies in relation to the proposed Catholic College at Medowie. For clarity, comments from each agency are addressed separately.

2. Department of Industry

The Department has advised that the Vegetation Management Plan should be developed in consultation with DoI – Water.

Response: Condition of consent should be provided in accordance with DoI requirements.

3. Office of Environment and Heritage

OEH is satisfied with Aboriginal Cultural Heritage and Flooding and Flood Risk. OEH has provided a suggested condition relating to proximity of the floodway to the school as follows.

Response: Condition of should be provided in accordance with OEH requirements to provide a guardrail adjacent to the high hazard floodway.

4 Rural Fire Service

The RFS has provided additional comment as follows:

- The recommendations contained in the NSW RFS letter to NSW Department of Planning & Environment (ref: D17/4703) dated 30 July 2018 remain relevant to the proposed development.

Response: A revised Bushfire Assessment Report is provided in Attachment 1 to address requirements of NSW RFS.

- The proposed asset protection zone dimensions outlined in the Response to Submissions document are not consistent with the APZ shown on the site plan.

Response: A revised Bushfire Assessment Report is provided in Attachment 1 to address requirements of NSW RFS.

- There is a potential conflict between the proposed riparian corridor revegetation to the south of the development and the required asset protection zone standards for an inner protection area (IPA).

Response: A revised Bushfire Assessment Report is provided in Attachment 1 to address requirements of NSW RFS.

- The NSW RFS raises no objection to the proposed staging of the fire trail construction as indicated on the diagram titled 'Site Fire Trail Staging', prepared by Webber Architects (ref: 2544_TD_02_0035_B) dated 19 December 2018, however the fire trail construction should comply with section 4.1.3(3) of 'Planning for Bush Fire Protection 2006'.

Response: A revised Bushfire Assessment Report is provided in Attachment 1 to address requirements of NSW RFS.

- The emergency / evacuation plan for the development should be consistent with the NSW RFS document titled 'A guide to developing a bush fire emergency management and evacuation plan'.

Response: A revised Bushfire Assessment Report is provided in Attachment 1 to address requirements of NSW RFS.

5 Transport for NSW

TfNSW has provided additional comment as follows:

- Bus entry pavement to be treated with 'Bus Lane' pavement treatment as per RMS Delineation Section 9 – Message on Pavements.

Response: See proposed signalised intersection design and associated works in Attachment 2.

- Design proposed intersection works to make allowances for a shared-use path.

Response: See indication of assumed footpath extent shown on Webber Architects drawing '2544_01_0004 Site Analysis Plan'.

- Provide 148 bicycle storage spaces, which would be located and designed in accordance with AS2890.3, and supporting end-of-trip facilities.

Response: Condition of approval in accordance with TfNSW requirements to provide 148 bicycle storage spaces.

6 Government Architect

The Government Architect has provided additional comment as follows:

- Increase canopy cover to 40%

Response: A revised Landscape Masterplan and landscape tree canopy plan is provided in Attachment 3.

- Proposed canopy cover should be demonstrated by a planting schedule to demonstrate 40% cover for the entire site.

Response: A revised Landscape Masterplan and landscape tree canopy plan is provided in Attachment 3.

- Provide increased landscape at the Medowie Road frontage.

Response: A revised Landscape Masterplan and landscape tree canopy plan is provided in Attachment 3.

- Provide no more than minimum car parking requirements.

Response: The car parking numbers on site have been calculated with regard to the Port Stephens Council DCP requirements and in discussion with both PSC and RMS to provide an overall site transport approach which balances the different forms of transport expected (pedestrian, bicycle, bus and car) to the site given its rural context. The split between private vehicles and school buses has been assessed in detail based upon surveys of similar schools operated by the proponent across the Lower Hunter. The school is supportive of school bus use and shall encourage its use from the commencement of the school so that the culture of travel is geared towards school buses. The parking provision determined for the site is based upon the current surveys at other similar schools and the overall provision on site may be reduced based on surveys of the actual split in transport for the school as it develops.

- Provide dispersed bicycle parking.

Response: Bicycle parking has been provided in a number of locations across the site. Refer drawing '2544_02_0002 Site Plan – Overall' which shows these locations.

- Provide better provision of footpaths.

Response: See indication of assumed footpath extent shown on Webber Architects drawing '2544_01_0004 Site Analysis Plan'.

The applicant is discussing S94 contributions versus payment for footpath construction with Port Stephens Council (PSC).

7 Port Stephens Council

PSC has provided additional comment as follows:

Ecology

PSC has provided additional comments that are addressed by Biosis in Attachment 4. No additional assessment is required for the BDAR.

Response: Conditions of consent should be provided (as identified in Attachment 4) to address ecological impacts and management within the Construction Environment Management Plan.

Developer contributions

- Construction of footpath.

Response: At this stage the proponent will pay Section 94 (7.11) contributions for the footpath. Refer footpath on drawings showing assumed extent of Footpaths noted in PSC request. The applicant is open to discussion regarding:

- Construction of the footpath network to the extent shown on Webber Architects drawing '2544_01_0004 Site Analysis Plan' and seek an offset for Section 94 contributions equal to the construction cost of the works; or
- Contribute Section 94 contributions in full, without the responsibility of upgrading the footpath network outside the immediate property frontage.

At this stage it is the applicant's preference to pay full Section 94 contributions to the Council.

Exception to development standard

- Consent authority to be satisfied with relevant requirements of Clause 4.3 and Clause 4.6.

Response: Noted.

Accessibility, roadworks and traffic

- Ongoing discussions regarding roadworks and traffic.

Response: A meeting was held with PSC on 07/02/2019 and additional information sent to Joe Gleeson on 04/03/2019 (refer to Attachment 5).

Stormwater drainage

- Address Council's comments on stormwater.

Response: A revised stormwater design is provided in Attachment 6 to address Council comments.

8 Roads & Maritime Services

It is understood that the response date 11 March 2019 confirms RMS is satisfied with the proposed intersection design and that amendments as requested can be conditioned to Roads and Maritime and Council's satisfaction. Conditions of consent have been provided in the letter from RMS to be included in the overall approval of the development application.

9 Summary

This letter and attachments have addressed comments from relevant government agencies. Please confirm that the NSW Department of Planning and Environment has no additional comments and the application can be determined. If you require further information please contact me on 02 4942 5441.

A handwritten signature in black ink, appearing to be 'Mark Maund', written over a faint circular stamp.

Mark Maund

Principal Planner

Attachments

Attachment 1 – Bushfire Assessment Report

Attachment 2 – Proposed signalised intersection design and Design Review

Attachment 3 – Landscape Masterplan

Attachment 4 – Ecology response

Attachment 5 – Response to Council traffic comments

Attachment 6 – Revised stormwater design