

THE HILLS SHIRE COUNCIL

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26 April 2017

Mr David Gibson
Department of Planning and Environment
Team Leader Social Infrastructure Assets
GPO Box 39
SYDNEY NSW 2001

Your Ref: SSD 7787

Attention: Ms Michelle Niles

K-6 Public School – Nos. 21-23 Fairway Drive, Kellyville

I refer to your letter dated 10 March 2017 in relation to the exhibition of the abovementioned State Significant Development.

As you are aware, Council staff provided comments in relation the Department of Planning and Environment's request for input for the Secretary's environmental assessment requirements (SEARs) prior to lodgement of the Application. As identified in those comments, concern was raised in relation to parking. The reliance on on-street parking is considered unsuitable given the size and location of the school. Council's Development Control Plan (Part C Section 1- Parking) requires that on the site parking be provided at a rate of 1 space per employee plus 1 space per 30 students enrolled, for visitors and/or parent parking. It is noted that no on-site parking has been provided for this proposal.

Contrary to position outlined in the application, it should be noted that no agreement has been reached in relation to the school utilising proposed parking areas within Council's Reserve adjacent to the site and any reliance on that parking or parking being used by the school is not supported.

In addition, no details have been provided regarding a kiss and drop area. It is assumed that these areas are not shown as the public road frontages are used exclusively for parking. Kiss and drop bays if designed appropriately provide for a safe and efficient method of dropping or picking up of students. This application should be redesigned to implement best practice principles in relation to kiss and drop.

In summary, Council staff consider that the parking and lack traffic management measures proposed will lead to an unacceptable outcome for future students and their families as well as other road users.

Further to the issues raised above, it is requested that Castle Hill Police be consulted directly in relation to the proposed development given reliance to on street parking and the potential safety issues associated with this outcome.

In addition, it is considered that insufficient detail has been provided in relation student and staff numbers. The Applicant advised as the prelodgement stage that the school was to cater

for 1000 students, including special education students, and 60 staff. There is no detail regarding student or staff numbers in the Statement of Environmental Effects, however it is noted that the Traffic Report identifies 1000 students and 70 staff. This should be clarified with the applicant and Council renotified once student and staff numbers have been provided. Any approval should include a restriction on staff and student numbers.

Given the issues raised above, it is considered that the proposal warrants amendments to the design to include on-site parking and a formal kiss and drop area. Should the Department be of a mind to support the application, conditions can be provided at this time on request.

We would be pleased to meet you to discuss these concerns. Should you have any questions please contact Robert Buckham, Development Assessment Coordinator on 9843 0267.

Yours faithfully



Paul Osborne

MANAGER DEVELOPMENT ASSESSMENT

