

David Way

From: Belinda Borg <Belinda.Borg@campbelltown.nsw.gov.au>
Sent: Thursday, 16 January 2020 6:19 PM
To: David Way
Cc: Fletcher Rayner; Andrew MacGee
Subject: RE: HPE CM: Notice of Exhibition - East Leppington Public School (SSD 9476)

Dear David,

Apologies for the delayed response from Council in relation to the proposed East Leppington School. We are excited that the school is progressing to delivery and the opportunity to review the documentation publicly exhibited.

A review of the information has raised the following concerns for Council:

- **Community Facility** - It is noted that an agreement has not been reached between Campbelltown Council and the Department of Education regarding the delivery of the community facility. This area would be the subject of a separate Development Application.
- **Student Numbers** - It is noted that the submitted traffic study has been based on estimated School capacity of 1012 students. It is not clear how the student count was derived. Council is concerned that should the student number increase; it has the potential to negatively impact on the safety of traffic circulation in the vicinity of the school. In this regard, Council needs assurance that the student number will not increase.
- **Traffic and Parking Management Plan** - It is noted that the report recommends preparation of Traffic and Parking Management Plan prior to the opening of the school to provide safe and efficient operations on and off-site. Council believes that this is not satisfactory as there are numerous road safety matters as listed below. Such plan needs to be prepared now during the DA stage demonstrating how the on-site design elements will complement with on-street traffic facilities so that an effective and safe traffic solutions can be achieved. Such plan must include consideration of the interaction between the school and the childcare centre on the opposite side of Willowdale Drive as many parents will access both facilities. In this regard, the applicant shall submit a revised engineering drawings supported by robust Traffic and Management Plan for the review and approval of Council's Executive Manager Infrastructure addressing the following concerns.
- **Site Access** - The development includes a significant number of access points – controlling access to the site would be difficult and a reduction in the number of access points should be considered.
- **Equitable Access** - The provision of one lift and its location within the school is not considered to deliver equitable access. The inability to move within the administration/ library level of the building is of greatest concern in this area.
- **Equitable Access throughout site** – the applicant should review the plans to ensure the paths of travel provided appropriate linkages within the site/ connectivity to fields and court.
- **Willowdale Drive Public Verge Area** - It is noted that the footpath area will be reduced in width due to the installation of kiss & ride and bus bay on all road frontages. The applicant shall dedicate land to reinstate the public verge area to the current width. Footpaths of appropriate width are to be reconstructed where moved or modified to ensure that the students/ passengers using the bus bay have sufficient space to wait while allowing pedestrian movements within the locality.
- **Willowdale Drive & Children's Crossing** - A children's crossing will be needed to provide a safe crossing points for walking students and parents who park at the childcare (on the opposite side of the road) to drop their children and then walk to school to drop school kids.

Such path may be located where the existing off-road cycleway cross the road if this can be demonstrated not to conflict with other operational aspects of this frontage (e.g. buses).

- **Bus Bay Length** - The applicant needs to justify how the proposed length of bus bay was derived as it seems a bit lengthy. The applicant needs to consider the number of students who will be dropped off at this primary school (with their younger siblings) to be collected and transported to their high school by bus. A shortening of the bus bay would enable the provision of a children's crossing within Willowdale Drive.
- **Access to the Community Hall** - The proposed vehicular access for the future community hall needs to be located outside the bus bay as the current location would restrict access to outside school peak times. Given the intended shared use nature of this facility and expected hours of operation, this need to be addressed as a part of this application, rather than the future DA for the Community Facility.
- **Willowdale Drive & Pedestrian Access to future Community Facility** - The proposed pedestrian access to the future community hall needs to be relocated to the east of the vehicular access so that there is no conflict between the pedestrians and vehicles.
- **Commissioners Drive Children's Crossing** - A children's crossing is needed outside kiss & drive bay to provide safe crossing point. At the time of subdivision Council had designed the road to enable the installation of such crossing through the provision of the blisters in the kerb area. The proposal includes the removal of such blisters.
- **Elkhorn Street** - The traffic report details that there will be an estimated queue of 200m on this road to access the kiss and drive bay. The road is only 8.0 m wide and will not be able to accommodate on-street parking (on residential side) and two through lane. This matter must be addressed as the community impact is unacceptable. It is recommended that the pedestrian access pint from Elkhorn Street is removed.
- **Linkage to Town Centre/ Sports Fields and Riparian Corridor** - Pedestrian access and linkages with town centre need to be considered in relation to the delivery of pedestrian crossings.
- **Safety and Security Plan** - this is required to address the significant number of access points to the school, treatment to streets/fencing/lighting throughout site, etc.
- **Contamination** - What does Low Contamination on site mean and does this require additional assessment under SEPP 55?
- **Sydney Water Supply Canal** - A Management Plan is required to protect this critical infrastructure it short term during construction and long term (rubbish from the playground)
- **Signage Illumination** - The illumination levels of the signage should be limited to protect the amenity of the adjoining residents - no flashing sign boards would be appropriate.
- **Separate DA for Bulk Earthworks** - Please note that Council is in receipt of a Development Application for Bulk earthworks associated with this site. Reference 3870/2019/DA-CW, received on 6 December 2019.

Matters that can be conditioned as part of the determination:

- The community carpark shall be solely preserved for community use and shall not be used for staff carpark.
- The staff carpark shall be available for community use when it is not being used by the school.
- It is noted that the existing stormwater pits on all school frontages will be impacted by the proposed bus and kiss & ride bays. In this regard, each affected pit shall be replaced with two butterfly pits (two pits to compensate for the reduced intake capacity of an individual butterfly pit).
- The applicant shall submit a DRAINS model to ensure that any flood water is contained in the swale located on the site adjacent to Sydney Water Canal. It is noted that an imperviousness of 50% was considered for the school in earlier stormwater analysis which showed flood water being contained in the swale.

Council would be happy to meet with the Department of Planning in the event that you would like to further understand Council's comments.

Regards,



Belinda Borg
Coordinator Urban Release

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Campbelltown City Council acknowledges and respects the Dharawal people as traditional custodians of this land, and extends these respects to all Aboriginal Elders, past and present, and people from all Aboriginal nations.

From: David Way <David.Way@planning.nsw.gov.au>
Sent: Thursday, 16 January 2020 3:37 PM
To: Belinda Borg <Belinda.Borg@campbelltown.nsw.gov.au>
Subject: RE: HPE CM: Notice of Exhibition - East Leppington Public School (SSD 9476)

Hi Belinda

Great to hear.

Regards,

David

David Way
Senior Planning Officer, School Infrastructure Assessments

Social and Infrastructure Assessments | Planning and Assessment
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320 Pitt Street Sydney NSW 2000
www.dpie.nsw.gov.au



**Planning,
Industry &
Environment**

From: Belinda Borg <Belinda.Borg@campbelltown.nsw.gov.au>
Sent: Thursday, 16 January 2020 3:18 PM
To: David Way <David.Way@planning.nsw.gov.au>
Subject: RE: HPE CM: Notice of Exhibition - East Leppington Public School (SSD 9476)

Hi David,

Yes we will be and I will have this done by the end of the week.

Regards,

Belinda Borg
Coordinator Urban Release

From: David Way <David.Way@planning.nsw.gov.au>
Sent: Thursday, 16 January 2020 2:15 PM
To: Belinda Borg <Belinda.Borg@campbelltown.nsw.gov.au>
Subject: RE: HPE CM: Notice of Exhibition - East Leppington Public School (SSD 9476)

Hi Belinda

I just wanted to quickly touch base regarding the East Leppington Public School (SSD 9476) which finished its exhibition period last year.

I wanted to check whether Campbelltown was likely to provide a late submission for this project?

Happy to discuss,

David

David Way
Senior Planning Officer, School Infrastructure Assessments

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Planning,
Industry &
Environment

From: Andrew MacGee <Andrew.Macgee@campbelltown.nsw.gov.au>
Sent: Thursday, 16 January 2020 11:24 AM
To: David Way <David.Way@planning.nsw.gov.au>
Subject: RE: HPE CM: Notice of Exhibition - East Leppington Public School (SSD 9476)

Hi David, I am away at the moment but have forwarded your message to Belinda Borg, who is the area coordinator for the team that looks after the east Leppington area. I understand they were definitely intending on making a submission as there is a plan to collocate some Council/community facilities on the site as well.

From: David Way <David.Way@planning.nsw.gov.au>
Sent: Wednesday, 15 January 2020 16:15
To: Andrew MacGee <Andrew.Macgee@campbelltown.nsw.gov.au>
Subject: FW: HPE CM: Notice of Exhibition - East Leppington Public School (SSD 9476)

Hi Andrew

I hope you nice Christmas / New Years.

After our talk last year regarding Warakirra College, I thought you might be a good starting point for a question regarding an exhibition which the Department of Planning undertook last year (see below).

In the end Campbelltown didn't provide a submission on this project. I was just wondering if there was some way I could check if Campbelltown Council was intending to provide a late submission or if they were not intending to provide one?

Happy to discuss,

David

David Way
Senior Planning Officer, School Infrastructure Assessments

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Planning,
Industry &
Environment

From: David Way
Sent: Friday, 8 November 2019 10:05 AM
To: OLG - Campbelltown City Council <council@campbelltown.nsw.gov.au>
Subject: HPE CM: Notice of Exhibition - East Leppington Public School (SSD 9476)



Planning,
Industry &
Environment

Attention: Mrs Lindy Deitz
General Manager
Campbelltown City Council
PO Box 57
Campbelltown NSW 2560

-via email-

council@campbelltown.nsw.gov.au

Dear Mrs Deitz

The Department of Planning, Industry and Environment has received an Environmental Impact Statement (EIS) for the New East Leppington Primary School (SSD-9476).

The EIS will be publicly exhibited from **Thursday 14 November 2019 to Wednesday 11 December 2019**. All relevant documents may be viewed on the Department's website at:
<https://www.planningportal.nsw.gov.au/major-projects/project/9686>.

The Applicant has arranged to deliver two hard copies and one electronic copy of the EIS to you directly. You are requested to make a copy of the DA and EIS available at Campbelltown City Council Offices for the duration of the public exhibition period, accompanied by a copy of the attached exhibition notice.

The Department invites you to advise on the proposal, including advice on recommended conditions by **Wednesday 11 December 2019**.

If you have any enquiries, please contact David Way on (02) 8275 1324 or via email at David.Way@planning.nsw.gov.au.

Kind regards

David Way
Senior Planning Officer, School Infrastructure Assessments

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