



OUR LADY OF MERCY COLLEGE PARRAMATTA

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12 August 2016

Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Re: SSD 7372 – New O’Connell Street Public School Parramatta
3 Marist Place and 24A O’Connell Street, Parramatta

Dear Minister for Planning,

Please find below items of concern for Our Lady of Mercy Parramatta (secondary Catholic independent school, with approximately 1000 students in 2018) regarding the abovenamed proposal:

- The College has significant concerns regarding additional traffic that will be generated by the 1000 student proposed primary school on the Old Kings site. North Parramatta is growing at a rapid pace and traffic is problematic already having 3 schools within such close proximity to one another i.e. Our Lady of Mercy College Parramatta, St Patricks Catholic Primary school and Parramatta North Public School. Student and staff safety is a concern due to increased traffic volumes.
- It is acknowledged in the traffic management plan that the conversion of the existing 'No Parking' restrictions approximately opposite and to the north of Market Street will result in the removal of the existing pseudo passing lane provided within the northbound kerb-side Marist Street lane which allows trailing through vehicles to pass stationary vehicles waiting to turn right into Market Street. This will create a significant bottleneck in the surrounding road network further making access to our school increasingly difficult.
- Due to the Western Sydney Stadium proposal, OLMC staff members will no longer have parking available to them at the stadium hence forcing over 60 cars to park in the surrounding areas of the College. This will be compounded by Western Sydney Stadium construction workers also requiring parking around the site. The ability of our staff to park nearby the College will likely impact our ability to retain and recruit staff (OLMC has no onsite parking for teaching or support staff).
- It is noted that 27 of 61 staff members will have staff parking provided representing 44% of staff. This is not representative of the 55% of OLMC Parramatta staff currently requiring parking spaces.
- All schools in the area hold various school events throughout the year. It is not foreseeable where these parents would be able to park during the school day.
- Land immediately adjoining to the north-west of the proposed site is currently vacant however development approval has recently been granted for a mixed use development within this land comprising approximately 75 residential apartments and a three storey

commercial building providing an approximately office floor space of 7,000m². Consideration must also be given to the additional demand on parking and the effect of simultaneous projects taking place on the access to required services in the North Parramatta area.

- Light rail track construction is due to commence in 2018, further placing pressure on access to the precinct; and being another project that will coincide with the major capital works above.
- It is noted all student set-down / pick-up activity is proposed to occur off-site provided within Marist Place and Market Street. OLMC students currently use this same area for their transport to and from school, further creating congestion in the area.
- Additional staffing supervision will likely be required by the College to ensure students are able to safely access buses in Market Street due to increased students from the proposed public school and accordingly increased transportation demands.

While OLMC Parramatta supports in principle the primary school construction due to predicted population growth, we have serious concerns regarding traffic management in the precinct, and accordingly safety of our staff and students. Additionally, parking is not sufficient in the area at present causing the College increasing difficulty in facilitating students and staff to get to school on time and safely. With significant and simultaneous constructions taking place i.e. public school, Western Sydney stadium and 75 residential apartments and commercial premises, accessing required facilities in North Parramatta is severely compromised.

We implore the Department of Planning & Environment to consider thoroughly the traffic management of the precinct, during construction and post construction to ensure student and general public safety is paramount. Infrastructure in the precinct needs to be improved in the short term (it is noted the light rail is due to be complete in 2023!) to support the expansion in this concentrated area affected by such significant change and development.

Regards,



Stephen Walsh
Principal
Our Lady of Mercy College Parramatta



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Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Re: SSD 7534 – Western Sydney Stadium Concept Proposal and Stage 1 Demolition (SSD 7534)

Attention: Director – Social and Other Infrastructure Assessments

Please find below items of concern for Our Lady of Mercy Parramatta (secondary Catholic independent school, with approximately 1000 students in 2018) regarding the abovenamed proposal:

- Parramatta Pool closure: this will constitute a significant loss of a recreational facility in the local area and, of course, for us at OLMC. Additionally, there has been no announcement and is no certainty of timing and location of a new pool in the local area. The OLMC PDHPE Department has used the pool extensively for our aquatics program over many years, which will be near impossible to run due to the distance of the nearest pool and the need to run the program during the school day.
- Noise and crowd management. The College is concerned about the increase in frequency of events taking place during term time, therefore creating noise and crowd management issues flowing to the College being in such close proximity to the Stadium. This will not only result in disruption and access to the schools in the area, but cause safety and duty of care concerns for staff and students. Additionally, increased rubbish, graffiti and vandalism on site is likely to occur which is not conducive to our school environment.
- Parking: OLMC has no onsite parking for teaching or support staff. 50 OLMC staff members currently park at the stadium on a lease arrangement. Additionally, it is estimated 10 visitors attend the College each day that park at the stadium (being a mixture of parents, building contractors, and casual staff). The construction of the Stadium will result in constrained availability of parking in surrounding streets for many members of the public including our employees. The parking in North Parramatta is metered and the cost to our staff to access the school is becoming problematic and is likely to affect OLMC's ability to attract and retain staff. Current parking permits with the stadium cost \$2,340 p.a. per staff member in post-tax dollars. While this cost is significant, the availability of parking in close proximity has provided convenience to staff members in accessing the College. With the removal of parking availability at the Stadium staff members will likely need to park at great distances away from the College, requiring them to carry IT equipment and teaching materials to be taken to and from work, which is unacceptable from a work health and safety perspective.

- There are a concentrated number of schools in the area being: Our Lady of Mercy College Parramatta, St Patricks Primary School, North Parramatta Public school, and the proposed new Public School on the old Kings site. All schools in the area hold various school events throughout the year. It is not foreseeable where these parents would be able to park during the school day.
- Land immediately opposite the stadium is currently vacant however development approval has recently been granted for a mixed use development within this land comprising approximately 75 residential apartments and a three storey commercial building providing an approximate office floor space of 7,000m². Consideration must also be given to the additional demand on parking, traffic congestion and the effect of simultaneous major capital projects taking place in the precinct.

OLMC Parramatta does not support the demolition of Parramatta swimming pool due to the loss of a significant public facility with no concurrent replacement. It is our view the pool should remain in situ and the alignment of the new Stadium should be reconsidered to incorporate the pool. In principle the stadium development and expansion will result in a good public facility, however the pool should not come at its expense.

With predicted rapid population growth in the Parramatta region (Sydney's second CBD), we have serious concerns regarding traffic management in the precinct, and accordingly safety of our staff and students. While it is noted the light rail construction will commence in 2018 and is due to be completed in 2023, this leaves insufficient access to parking in the area during this period and significant traffic implications for the precinct. Our overarching concern relates to student and general public safety due to traffic concentration and congestion.

The impact of simultaneous significant developments taking place in North Parramatta needs to be considered cumulatively i.e. Western Sydney stadium, new O'Connell Street Public school, 75 residential apartments and commercial premises and light rail construction to formulate a realistic plan regarding access to required facilities in North Parramatta. Stakeholder consultation is required to enable this. I would like to point out no schools or surrounding businesses have been consulted in the Stakeholder and Community Consultation Outcome report.

Regards,



Stephen Walsh
Principal
Our Lady of Mercy College Parramatta