

Andrew Beattie
Team Leader
School Infrastructure Assessments
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

By email: lona.Cameron@planning.nsw.gov.au

Dear Mr Beattie

**Re: St Francis Catholic College, 130-160 Jardine Drive, Edmondson Park
(SSD 8832)**

I write in response to your letter dated 9 July 2018 inviting Council to comment on the above State Significant Development proposal and advice on recommended conditions of consent.

Council supports the proposal and provides the following comments.

Existing Development Consent

Council has approved two separate development applications on the site for the purpose of an educational establishment.

DA-456/2016 approved an educational establishment for a maximum of 250 students between kindergarten and year 7 along with a total of 19 staff. This application imposed two specific conditions on the consent, being Conditions 104 and 105 which required the roads along the perimeter of the school site to be designed and constructed within a certain time period of the school commencing. These are important connector roads within the vicinity of the school and are essential to the functioning of the road network of Edmondson Park.

The conditions read as follows:

Design and Construction of Roads:

104. The construction of Poziers Road, Vinny Road and McFarlane Road is to be completed no later than 18 months after the issue of an occupation certificate for this development application.

105. The final design drawings for Poziers Road, Vinny Road and McFarlane Road is to be prepared and submitted to Council's Development Engineering department for approval a maximum of 12 months prior to the construction of the roads are to commence.

It is important to recommend a condition of consent be imposed on the SSD which states that no Construction Certificate can be issued until such time the roads are constructed as required by conditions 104 and 105 of DA-456/2016, certified by Council and dedicated to Council.

Site Suitability

The need for an educational facility of such scale needs to be justified in the application. A social impact assessment will be required. The catchment area of this proposed educational facility will go beyond the geographical boundary of Edmondson Park and this needs to be considered in the needs assessment. The Department of Education is also planning for a public school at a location within the planned Edmondson Park town centre.

There are three storey buildings proposed on the site which has a 8.5m height limit (12m limit on the eastern and southern perimeter). Consideration is to be given to ensure that overshadowing and privacy impacts to low density residential areas are avoided.

Shared Facilities

The intention of sharing facilities with the wider community is mentioned multiple times in different submissions made by the applicant without any assurances or plans being provided. Further clarification on this issue is needed to be able to underline positive impacts arising from the development.

It is also recommended that the shared facilities (i.e. library, sports grounds and early childhood centre), are delivered at the earliest stage possible. This would greatly improve the benefits emerging from the development for the wider community and also contribute to the applicant's intended 'place-making' approach.

Sustainable Transport

Council supports the provision to prepare a Workplace Travel Plan (WTP) to promote sustainable travel choices and reduce car dependency. Currently the only suggested school bus route is from the north of the school location along Jardine Drive, towards Camden Valley Way via Rynan Avenue. The applicant also suggested that once the proposed development and the surrounding roads are completed school bus services will travel west from the school along Jardine Drive toward Camden Valley Way via Buchan Avenue and Rynan Avenue to service surrounding suburbs from Camden Valley Way. Effectiveness of this provision could be increased through establishing an additional bus service that carries staff and students from Edmondson Park train station to the school premises and back.

Traffic and Access

Council will need to be provided a level of assurance on how the traffic and parking arrangements will be managed during peak periods. There should be enough internal parking and drop off/pick up zones within the school site to alleviate the impact on the road network.

Other specific requirements in terms of traffic and transport for the proposed development are -

- A Construction Traffic Management Plan (CTMP) detailing construction vehicle routes, numbers of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for approval prior to the issue of a Construction Certificate (CC)
- Prior to issuing any CC, detailed design plans for the access driveways and car park, including swept path analysis, line markings and sign posting in accordance with the DCP and AS2890, are to be submitted to Council's Traffic and Transport Section for review.
- A detailed Operational Traffic Management Plan (OTMP), including staggered hours, car parking control and management is to be submitted to Council for approval with regular reviews and updates by a committee or school council, and notification to Council as required. The OTMP is to be designed for different stages of the development.
- Detailed road widening and lane configuration for all road frontages including a minimum of 12m pavement width for Vinny Road is required.
- Detailed design and implementation timeframe for the proposed roundabouts including pedestrian crossing facilities, at Jardine Drive/Poziers Road and Poziers Road/Vinnys Road is to be submitted for review prior to issuing any CC.
- Intersection treatment preferably a roundabout at the intersection of Guillemont Road/McFarlane Road is required.
- Access off Jardine Drive is to be made 'left-in, left-out' by means of a concrete median extending to the proposed roundabout at Jardine Drive/Poziers Road.
- Provide raised 'Wombat Crossing' facilities at all internal and external crossing points.
- Details of proposed Transport Access Guide (TAG) is to be provided prior to issuing any Occupational Certificate (OC).
- Detail internal and external parking management and control including parking restrictions and delineation with signs and lines must be provided.
- Verify how the proposed queue length can be attained (i.e. 67 vehicle queuing capacity @ 1 vehicle per 2 minutes turnover = 2010 vehicles per hour) and address concerns about utilising the internal car parking aisle areas for queuing.
- Details of drop off/pick up traffic management plan are to be provided prior to any OC.
- Provision of 'School Zone' implementation requires consultation with the RMS.
- Detailed integrated bicycle and pedestrian plans and facilities must be provided.

- Clarify parking provision for childcare operation in terms of exclusive staff and parent parking.
- Underground cabling and LED street lights, to Council's specifications, are to be designed for Endeavour Energy's and Council's approval and implemented prior to any CC.
- Prior to issuing any OC all traffic management devices, road works and signposting are to be completed to Council requirements, at no expense to Council or Roads and Maritime Services.

The following standard engineering conditions are recommended to be included in the consent conditions –

- A traffic management plan is to be submitted to Liverpool City Council's Traffic Committee for approval. Works within the road reserve shall not commence until the traffic management plan has been approved.
- Car parking spaces and driveways must be constructed of a minimum of two coat finish seal or better. The spaces must be clear of obstructions and columns, permanently line marked and provided with adequate manoeuvring facilities. The design of these spaces must comply with Council's DCP 2008, and Australian Standard 2890.1 Parking Facilities – Off Street Car Parking.
- All car parking areas to be appropriately line marked and sign posted in accordance with the approved plans. All customer/visitor/staff parking areas are to be clearly signposted limiting car parking for customers/visitors/staff only. The applicant is to cover the costs of installation and maintenance of the signage.
- The on-site parking spaces shown in the approved plans must be identified in accordance with A.S.2890.1 Parking Facilities – Off-Street Car Parking.
- All works within the road reserve are to be at the applicant cost and all signage is to be in accordance with the RTA's Traffic Control at Worksites Manual and the RTA's Interim Guide to Signs and Markings.
- If a works zone is required, an application must be made to Council's Transport Planning section. The application is to indicate the exact location required and the applicable fee is to be included. If parking restrictions are in place, an application to have the restrictions moved, will need to be made.
- Applications must be made to Council's Transport Planning section for any road closures. The applicant is to include a Traffic Control Plan, prepared by a suitably qualified person, which is to include the date and times of closures and any other relevant information.
- The operator of the development must not permit the reversing of vehicles onto or away from the road reserve, with the exception of garbage and recycling collection vehicles. All vehicles must be driven forward onto and away from the development and adequate space must be provided and maintained on the land to permit all vehicles to turn in accordance with AS 2890.1 Parking Facilities – Off Street Car Parking.

- Prior to the issue of a Construction Certificate a S138 Roads Act application/s, including payment of fees shall be lodged with Liverpool City Council, as the Roads Authority for any works required in a public road. These works may include but are not limited to the following:
 - Vehicular crossings (including kerb reinstatement of redundant vehicular crossings)
 - Road opening for utilities and stormwater (including stormwater connection to Council infrastructure)
 - Road occupancy or road closures

All works shall be carried out in accordance with the Roads Act approval, the development consent including the stamped approved plans, and Liverpool City Council's specifications.

Development Contributions

The applicable development contributions should be conditioned on the development as required by the Council's Edmondson Park Development Contributions Plan 2008.

Should you require any further information on this matter, please contact Masud Hasan, Senior Strategic Planner on 8711 7383.

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Smith', with a stylized flourish at the end.

David Smith
A/Manager Strategic Planning