

21 Dec 2021

Ms Jasmine Tranquille
Department of Planning, Industry and Environment – Major Projects
Jasmine.tranquille@planning.nsw.gov.au

Dear Ms Tranquille,

**SSD-16858710 Pacific Brook Christian School – Muswellbrook Shire Council
Request for Comment**

I refer to your correspondence regarding the public exhibition of SSD-10380 and your request for Council to provide any comments it may have in related to the project dated 17 November 2021.

Council appreciates the opportunity to provide comment in relation to the proposed development.

General Comment

Council Officers have no objection to the concept of the proposed development. The expansion of educational services in the Muswellbrook LGA is compatible with Council's Strategic and Operational Plan Objectives related to the diversification of the region's economic base, facilitating access to and participation in education and supporting employment opportunities. As part of its role as the consent authority it is anticipated that the Department of Planning, Industry and Environment will undertake a more holistic assessment of the proposed development and consider the likely environmental impacts and submissions received prior to determining the development application.

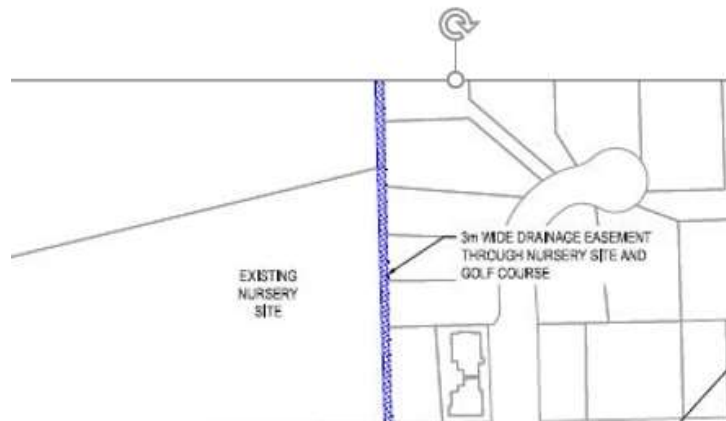
Council Officers have reviewed the documentation related to the project available online from the Major Projects Portal and Council makes the following comments in relation to the proposal.

1. **Thompson Street Intersection Signalisation** – the proposed development is reliant on the construction of a signalised intersection at the Maitland/Thompson Street intersection to support the proposed development and the provision of safe pedestrian access to the school. Given the relationship between the proposed development and this planned piece of public infrastructure it is recommended that the consent authority consider:
 - The additional demand for this infrastructure generated by the proposed development and require the proponent to contribute to the signalisation of the intersection. Council's Community Infrastructure Department are of the view that a reasonable financial contribution would be \$60,000.
 - A condition of consent should be imposed requiring the signalised intersection to be completed prior to the issue of an Occupation and/or the commencement of the school's operation.

2. **Proposed Bus Stop B along the western New England Highway carriageway** – Council Officers have reservations with the bus stop proposed along the western New England Highway Carriageway (proposed Bus Stop B). Council Officers are concerned about the safety of young students crossing the Highway to access the bus stop and recommend that further consultation is undertaken with the bus service provider to identify whether bus routes can be developed which would enable busses servicing the school to use the eastern carriageway bus stop (proposed Bus Stop A). Where this is not feasible it is recommended that the proponent provide further information related to measures to ensure the safety and functionality of proposed Bus Stop B and to limit pedestrian movements to the traffic signalised intersection.
3. **Cycleway/footpath** – there is currently no public footpath along the site's frontage to with New England Highway. There is a Council footpath east of the site along the same New England Highway frontage (this footpath has been recently constructed and is not identified in the Traffic Impact Assessment) and opposite the site on the southern side of the Highway.

To support the development and provide proper pedestrian linkages between the site and residential areas, a condition of consent is requested requiring the developer to design and construct a pedestrian footpath along the entirety of the development site's road frontage with the New England Highway.

4. **Stormwater** – The following observations are made on the stormwater information provided:
 - The On-Site Detention requirements for the school are inconsistent within the report and between the report and the engineering plans. The correct OSD requirements should be detailed clearly in all references to the OSD system for the site in accordance with MSC DCP and control discharge to pre-development levels. Any OSD system should be designed to be load rated for both the expected construction and in-service loads including maintenance vehicles. Prior to CC, a maintenance manual should accompany all stormwater treatment and detention systems. It is recommended that below-ground stormwater detention requirements can be further reduced by providing rainwater tank facilities on the site with additional detention volume as part of the overall site OSD.
 - Above-ground detention depth is not shown for the car park but should be less than 200mm in depth
 - Prior to CC, all details of the drainage lines should be detailed including invert and finished service levels and accompanied by a compliant DRAINS and MUSIC model for validation of the design
5. **Easement for Stormwater** – Additional Stormwater management systems are required in the precinct to cater for stormwater originating higher in the catchment, including from Maitland Road. A condition of consent is requested requiring the developer to provide an easement for stormwater, 3m wide, along the south-eastern side boundary as shown in the diagram below.



6. **Waste Service Vehicle** – manoeuvring areas for a waste service vehicle should be based on a 9.9m service vehicle.
7. **Section 7.12 Contribution Plan** – Council's Section 94A (7.12) Contribution Plan is applicable to the proposed development. Council requests a condition of consent requiring the payment of a Section 7.12 contribution.
8. **Notice of Requirements** – Muswellbrook Shire Council is the Water Authority under the Water Management Act 2000 for the provision of reticulated water and sewerage services in the Muswellbrook LGA. For the proposed development to proceed it will be necessary for the proponent to obtain a Notice of Requirements for water and sewerage servicing from Council prior to the issue of a Construction Certificate and a Compliance Certificate prior to the issue of an Occupation Certificate. The Notice of Requirements will require the proponent to pay Section 64 water and sewer headworks charges for the development in accordance with Council's Servicing Plan. A condition of consent requiring the proponent to obtain these approvals and comply with the Water Management Act 2000 is requested.

Should you have any further queries regarding this application or letter feel free to contact Council's Development Coordinator Hamish McTaggart on 6549 3860 or via email at hamish.mctaggart@muswellbrook.nsw.gov.au.

Yours faithfully,

Sharon Pope
EXECUTIVE MANAGER ENVIRONMENT AND PLANNING