



CUMBERLAND
CITY COUNCIL

Our Ref: OA2020/0008
DPIE Ref: SSD-8926

30 September 2020

NSW Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Attention Dimitri Gotsis,

Subject: Section 4.55(1A) Modification Application to Development Consent
SSD-8926
Application No: OA2020/0008
Property: 2 Percy Street Auburn,
Proposal: Ministerial Consent - SSD-8926 - Modification to IMSA Gallipoli
Campus Ref: 20265D.2PS_4.55 - 2 Percy St Auburn

Reference is made to the Department of Planning Industry and Environment referral dated the 17 September 2020 being a Section 4.55(1A) modification application to the approved development at 2 Percy Street Auburn for the staged construction and operation of a new kindergarten to Year 12 school.

Council has reviewed the application and requests that the following matters be addressed in the assessment of the modification application.

PLANNING

1. Plan of Management

The plan of management is not supported with the approved hours of operation.

In Table 3 (Page 7) of the Plan of Management, several meetings for curriculum and staff will commence at 3:30 am on multiple mornings throughout the year. This is inconsistent with the proposed operating hours stated in Part 2 (Page 3) of the plan. Clarification is required for the early start.

2. Noise management and amended acoustic report

It is generally identified at Part 9 (Page 11) that scheduled activities and events shall not commence before 8 am and be concluded by 10 pm, excluding seldom events which may commence from 7 am. It is considered to be more appropriate that no activities or events shall be permitted prior to 8 am and be fully concluded by 10 pm to prevent noise disturbance / disruption to the adjoining residents.

An amended acoustic report / noise management plan should be submitted with the modification application and be thoroughly assessed to ensure the operating times and increases in student numbers have no adverse impacts on nearby residential amenity in terms of noise.

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3. Use of Wyatt Park for staff and children

It is identified in the statement of effects that the school is arranging / or has arranged the use of Wyatt Park for activities such as sport or play use.

It is also advised that Council officers have recently approved of Development Application 2019/264 for an expansion of a school at 1 to 5 Harrow Road. As part of this expansion, the school being the Alpha / Omega College have also arranged with Council / Auburn Police Command for approval to use Wyatt Park and the Police Citizens Youth Club building for their own sporting activities.

As such, should the school use the park for activities, such activities must not coincide with the use of the grounds by the Alpha / Omega College of Auburn. It is considered prudent that the school use of the grounds be undertaken at times when the Alpha / Omega College are not using the facilities.

There should be an evidence to be provided for Council records of the agreement that the school has entered into for the use of Council parks prior to the commencement of school operations. In this regard, the school should make contact with Council's Parks and Gardens Department and Council's Property Department for any additional requirements in the use of Wyatt Park such as a lease agreement between the school and the Council for the exclusive use of the park (where appropriate) for a playground or play space.

Should you have any further enquiries please do not hesitate to contact Harley Pearman on 8757 9956 in relation to this matter.

Yours faithfully,



Michael Lawani
Coordinator Major Development Assessment