



Ms Helen Mulcahy  
Principal Planner - Special Projects  
Level 8, 259 George Street  
Sydney New South Wales 200016 October 2020

29/07/2021

Dear Ms Mulcahy

**New Primary School at Edmondson Park (SSD 10224)  
Request for Further Information**

I refer to the State significant development (SSD) application for a new Primary School at Edmondson Park and my previous correspondence dated 26 July 2021.

Having carefully reviewed the proposal, as well as issued raised in submissions, the Department requests further information to address the issues raised in **Attachment A**.

The Department requests that you provide a consolidated response to submissions and the issues raised by **30 September 2021**.

If you have any questions, please contact Michelle Niles on 9274 6272 or at [michelle.niles@planning.nsw.gov.au](mailto:michelle.niles@planning.nsw.gov.au).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'K T' followed by a long horizontal stroke.

Keiran Thomas  
**Director**  
**Regional Assessments**  
**as delegate for the Planning Secretary**

## **ATTACHMENT A – KEY ISSUES**

### **Site referencing**

- The EIS notes that boundary realignment works are underway to form the final site boundaries of the school. Consequently, the Department requests updated Lot and DP information be provided, including any updates required to relevant documentation.
- Provide sufficient evidence to confirm the removal of the electricity easement, given works are proposed in this locality.

### **Design excellence**

- Consider and respond to the matters raised at the State Design Review Panel (SDRP) meeting held on 23 June 2021 and listed in the advice dated 30 July 2021.
- Further refinement of the secondary entrance on Faulkner Way is required to address the SDRP comments to make the entry more welcoming and identifiable.
- Additional consideration should be given to design opportunities that may break the uniformity of the Faulkner Street elevation, when viewed from Gallipoli Drive, which is contributing to the perceived bulk and scale of the school.

### **Traffic and parking**

- Further justification for the shortfall of on-site car parking spaces is required and consideration should be given to increasing the amount of car parking spaces provided on-site.
- The EIS notes that construction worker parking can be provided either on Lot 2 or via on-street parking. In this regard, clearly identify the location and amount of parking spaces available for construction workers on Lot 2.
- The consent of the owners of Lot 2 must be provided which confirms construction access, waste storage and construction worker parking are acceptable for the duration of the construction period.
- The EIS notes that the Transport and Traffic Assessment and School Transport Plan will need to be updated based on updated traffic modelling data provided as part of the broader Edmondson Park Concept Plan modifications. These updated reports must be provided as part of the RtS to provide a final assessment of the traffic impacts associated with the proposal.
- Provide details on the future road south of the site including responsible delivery party and expected completion date.
- Outline discussions with bus service providers about extending, changing, or adding bus routes to service the school.
- Demonstrate that Faulkner Way and Buchan Avenue can accommodate the proposed drop-off and pick-up areas including, but not limited to, adequate space for two way traffic flow on the roads during drop-off and pick-up times.
- Demonstrate adequate swept paths are available for cars entering and existing spaces.
- Identify the number of staff lockers provided to meet end-of-trip requirements within staff rooms.

### **Landscaping**

- Provide confirmation that the proposed landscaping satisfies the requirements of Planning for Bushfire Protection 2019 in relation to management of the site as an Inner Protection Zone.
- Identify the number of trees proposed to be planted.

### **Earthworks**

- Provide details of the scope of the early works development application with Council and an update on its status and relationship to this proposal.

### **Timing of surrounding works**

- Provide the timing for delivery of surrounding infrastructure works, including (but not limited to) bus stops, roads, stormwater and utilities, and whether they will be operational when the school opens.

### **Community use of school facilities**

- The application includes the use of school buildings/grounds by the community outside of school hours. Provide a detailed schedule of the school facilities to be used (i.e. meeting rooms, parking spaces, halls, etc), the types of functions/activities to be carried out and maximum occupancy and hours/days of operations.

### **Terminology**

- Provide definitions or clear descriptions of the terms 'Core 35' and 'homebases', as well as any other education specific terminology used in the EIS.