

Mr Mark DeSylva
Schools Development Manager
Catholic Education Office Diocese of Parramatta
12 Victoria Road
PARRAMATTA NSW 2150
04/06/2021

Dear Mr DeSylva

Westmead Catholic Community Education Campus (SSD-10383)
Clarification of open space details

I refer to the meeting held between Department representatives and the SSD project team on 28 May 2021. As discussed in the meeting, the Department has identified a number of gaps in the information provided to date with regard to the open space proposed for primary school students. Much of this has previously been highlighted throughout the course of the Department's assessment of the application. Please find a breakdown of the required information and clarification below.

Open Space

The Department notes that during the meeting on 28 May 2021, it was confirmed that the Westmead Catholic Community Campus (WCC) open spaces outside of the primary school site (including the school ovals) would only be accessible to primary school students during infrequent events, such as school carnivals. Therefore, for the purpose of the Department's assessment, the calculation of open spaces for primary school students is limited to the spaces within and immediately adjacent to the primary school building.

The Department requires that you address the following:

- a) Clarify where the Out-Of-Hours-School (OOSH) will be located, and which outdoor play space will be used by OOSH students. The information should also outline the quantity of unencumbered outdoor space that will be provided per student.
- b) The Response to Submissions (RtS) advises that the outdoor play spaces would be divided between year groups (K-2 at ground and Level 1, Years 3-4 at Levels 4 and 5, and Years 5-6 at Levels 2 and 3). The application also advises that the school building has been designed to minimise vertical movement to one level up or down, where possible. However, the plans note that each outdoor play space would be accessible for all K-6 students. Please clarify the quantity of open space to be provided per student for each year group (e.g. Years 5 and 6 students at Levels 2 and 3). Please also quantify the amount of unencumbered ground level open space access to be provided for each year group. This information should be provided in a table/schedule format.
- c) Justify the inclusion of the circulation/access areas to the east and north of the primary school building within the open space calculations (area highlighted in blue below). The Department notes that this area includes circulation routes and bicycle racks and does not appear as functional play space.



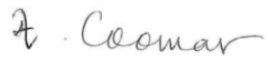
- d) During the meeting on 28 May 2021, you advised that the Department has previously been provided with information pertaining to the creation of additional open space across the WCC campus following the completion of the early works DA. Your presentation included a site plan outlining two additional areas of open space. Please confirm when this information was provided to the Department. Please also confirm the nature of the design and use of this open space in the future.
- e) The Department notes that the majority of proposed covered outdoor play space would not receive any direct sunlight during the winter months, particularly the winter solstice. Please provide further justification outlining why the level of solar access at each level of the covered outdoor play space is acceptable during the winter months.
- f) Outline how the State Design Review Panel's (SDRP) comments following SDRP 2 have been addressed, in particular the matters relating to circulation, boundaries, open spaces between separate school uses, and levels of daylight for play spaces (i.e. introduction of voids, etc.).
- g) Please provide any other information you intend to rely upon for the Department and Independent Planning Commission's (Commission) assessment with regard to the health and wellbeing of primary school students.

Notwithstanding the above, further to your reference to the open space at Santa Sophia (SSD 9772) being considered acceptable by the Commission, the Department would like to draw your attention to the below extract from Section 109 of the Commission's Statement of Reasons for that project. This extract was previously outlined in an email from Prity Cleary to Kate Tudehope dated 27 July 2020. The Department notes that there are many similarities with respect to that site and the proposed WCC design and recommends that you consider closely the Commission's Statement of Reasons for Santa Sophia.

"The Commission acknowledges the positive outcomes of locating a school in the emerging Town Centre of Box Hill North..., however, the Commission is of the view that there have been a number of missed opportunities associated with this project which potentially could have been avoided and should not be replicated in other greenfield developments. These include siting/orientation and solar access, tree canopy cover and direct/boundary adjacencies to larger areas of recreational open space."

If you have any questions, please contact Prity Cleary on 8289 6795 or via email at prity.cleary@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in cursive script that reads "A. Coomar".

Aditi Coomar
Team Leader, School Infrastructure Assessments