

4 November 2020

Jason Maslen  
Team Leader, School Infrastructure Assessments  
NSW Department of Planning, Industry and Environment  
(via e-mail to [Jason.Maslen@planning.nsw.gov.au](mailto:Jason.Maslen@planning.nsw.gov.au).)

Dear Madam,

**RE: Notice of Exhibition – Modification Request 2 Catherine Field Primary School (SSD 9477)**

**PROPERTY: O'Keefe Drive ORAN PARK  
LOT: 1001 DP: 1234527**

I refer to the above request to modify the development consent SSD 9477 for Catherine Field Primary School located at O'Keefe Drive, Oran Park which is currently being assessed by your department and thank you for the opportunity to comment.

Council officers have undertaken a review of the modification request and supporting information. This letter provides feedback on the proposal for your consideration.

*Of note, as the submission deadline concludes on Wednesday 4 November 2020, this submission has not been reported to Council for formal consideration and endorsement.*

### **Mod 1 Retaining Wall Conflict Addressed**

The plans including the new retaining wall location address the potential conflict as noted in Council's submission on the Mod 1 application.

### **Revised layout Supported**

The revised car park layout is supported by Council. The interim layout is also supported subject to the following comments on the access/egress point on O'Keefe Drive for the Department's consideration:

- Swept paths shall be submitted showing vehicles entering and exiting the interim car park access;

- Sightlines at the interim access shall be assessed – the driveway is angled and setback, also it's not clear if trees will be planted adjacent to the driveway;
- Queuing at the Kiss and drop area may obstruct the interim driveway particularly during pick-up and drop off periods;
- Local Traffic committee concurrence is required for the required signage and line marking – disabled parking should be considered;

The detailed design, line marking and signage considerations can be dealt with through the Roads Act Application and Local Traffic Committee processes. It is noted that existing condition B26 already requires the approval of a Roads Act application by Council as the relevant roads authority. However, there are no conditions which require approval of the signage and line marking changes by the Local Traffic Committee. As such it is requested that the following Camden Council standard condition be added to the consent:

*Installation of or changes to regulatory signage, line marking and devices are subject to the concurrence of Camden Council's Local Traffic Committee on local roads and Transport for NSW on State roads. These concurrences (as required) must be obtained prior to the installation of or any changes to regulatory signage, line marking and devices.*

### **Terms of Access Through Future Council Reserve**

It is noted that the Site Layout Plan requires access through a future Council reserve known as LS1. Although this cul-de-sac is shown as a road in the submitted plans currently it is only proposed to be a driveway access within Council land. As such the Department of Education will be required to negotiate terms for a right of carriageway or dedication of the land as public road in order to obtain lawful access prior to the decommissioning of interim site layout plan (access via O'Keefe Drive). Camden Council requests a condition of consent be imposed similar to the following:

*Suitable arrangements are to be agreed and enacted with Camden Council relating to the use of the future public reserve known as LS1 for vehicular access to the school's carpark. These arrangements shall be agreed and enacted prior to the connection of the school's carpark to the 4<sup>th</sup> leg of the Banfield Drive / O'Keefe Drive roundabout via the LS1 access driveway and prior to the decommissioning of the interim car park access directly to/from O'Keefe Drive, if constructed.*

### **Street Trees**

The landscape plans submitted with the application show the removal of all street trees along O'Keefe Drive and no street trees along the southern perimeter road. There appears to be ample opportunity to plant street trees in the unencumbered areas of these road verges. Street trees should be avoided near the entrance and exit of the kiss and drop / interim car park to avoid blocking sight lines.

Should you have any enquiries in relation to this matter, please do not hesitate to contact the undersigned on 02 4654 7777.

Yours sincerely,



**Mr M Rawson**  
**Team Leader DA Assessments West**  
(Planning and Environmental Services)