

Catherine Field Primary School Mod 2 Additional Information – 19th November 2020

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Date: 19 November 2020

Mr Jim Betts
Secretary
NSW Department of Planning, Industry and Environment
12 Darcy Street
PARRAMATTA NSW 2000

Attention: Jason Maslen

Dear Jason,

SECTION 4.55(1A) MODIFICATION APPLICATION, NEW CATHERINE FIELD PUBLIC PRIMARY SCHOOL (SSD 9477 – Mod 2) – ADDITIONAL INFORMATION

We refer to the Department of Planning, Infrastructure and Environment (DPIE) request for additional information dated 10th November 2020 relating to matters raised by Camden Council. The following information re-states the matters (in *italics*) and provides a response to each.

1. *Swept paths shall be submitted showing vehicles entering and exiting the interim car park access*

Response

A swept path plan for a 10.24m waste truck and a swept path plan for B85 and B99 design vehicles are contained in **Appendix A**. The plans have been prepared by Anson Group and indicate that these vehicles will be able to enter and exit the interim car park access in accordance with the requirements of the relevant Australian Standards.

2. *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*

Response

Street trees will not be planted either side of the connection point of the temporary access with the bus and special needs student drop off area. Mass planting will occur within the school site including along the fence line of O'Keefe Drive. Sufficient sightlines will be afforded to vehicles entering and exiting the car park.

3. *Queuing at the Kiss and drop area may obstruct the interim driveway particularly during pick-up and drop off periods.*

Response

The area referred to as a "kiss and drop off area" is in fact not to be used for this purpose. The area will be used for buses and drop off for special needs students on a periodic basis. The interim driveway will connect with the northern extent of the bus and special needs student drop off area. Usage of the bus and special needs student drop off area will not be as frequent as usage as a general drop off and pick up area and hence queuing is not anticipated.

4. *Local Traffic committee concurrence is required for the required signage and line marking – disabled parking should be considered;*

Response

This point is noted. Disabled parking has been accommodated within the overall school design and provided within the secure school car park. Access to the disabled car parking will be monitored by school administrative operation procedures as required.

5. *The detailed design, line marking and signage considerations can be dealt with through the Roads Act Application and Local Traffic Committee processes. 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.

Response

This point is noted. Consultation with Camden Council on this matter has been ongoing. There is no objection to the application of this standard condition.

6. *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 4th 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.

Response

This point is noted. There is no objection to the application of this standard condition.

7. *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.*

Response

As mentioned on page 1 street trees will not be planted either side of the connection point of the temporary access with the bus and special needs student drop off area. The depth of the bus and special needs student drop off area and the Council request for 3.5m wide footpaths in the area eliminates the ability to provide street trees in this location. Mass planting will occur within the school site including along the fence line of O'Keefe Drive. It is also noted that once the interim access is removed two street trees could be reinstated at the northern end of O'Keefe Drive.

Street trees are nominated within the southern perimeter road. Consultation with neighbouring developers and Council representatives has occurred and included consideration of required footpath widths. Updated landscape drawings are provided in **Appendix B**.

We trust that this additional information is sufficient to enable a prompt assessment and approval of the proposed modification request.

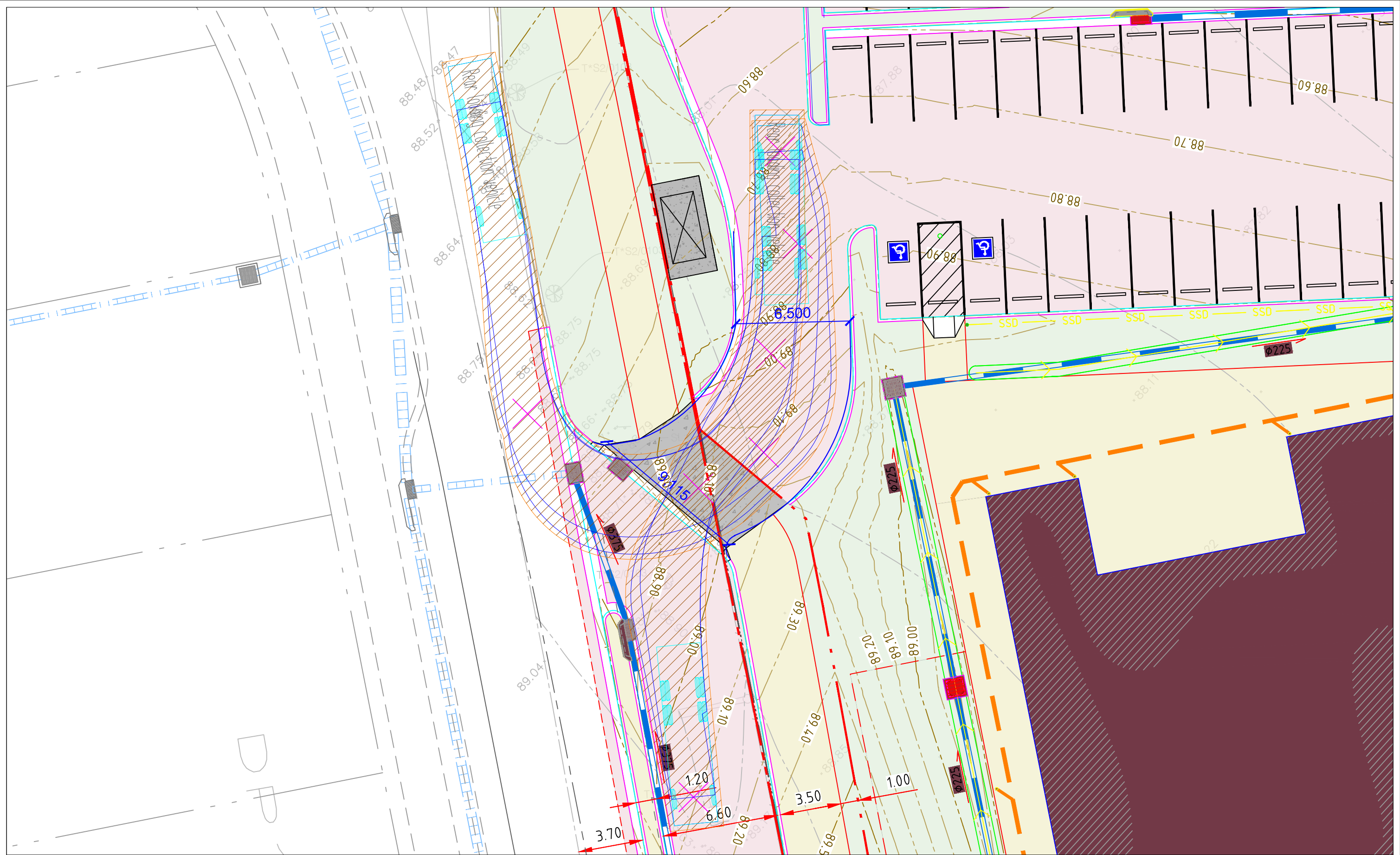
Yours sincerely,
for RPS Australia East Pty Ltd

A handwritten signature in black ink, appearing to read 'Rob Dwyer', with a stylized, cursive script.

Rob Dwyer
Planning Manager - Newcastle
rob.dwyer@rpsgroup.com.au

APPENDIX A

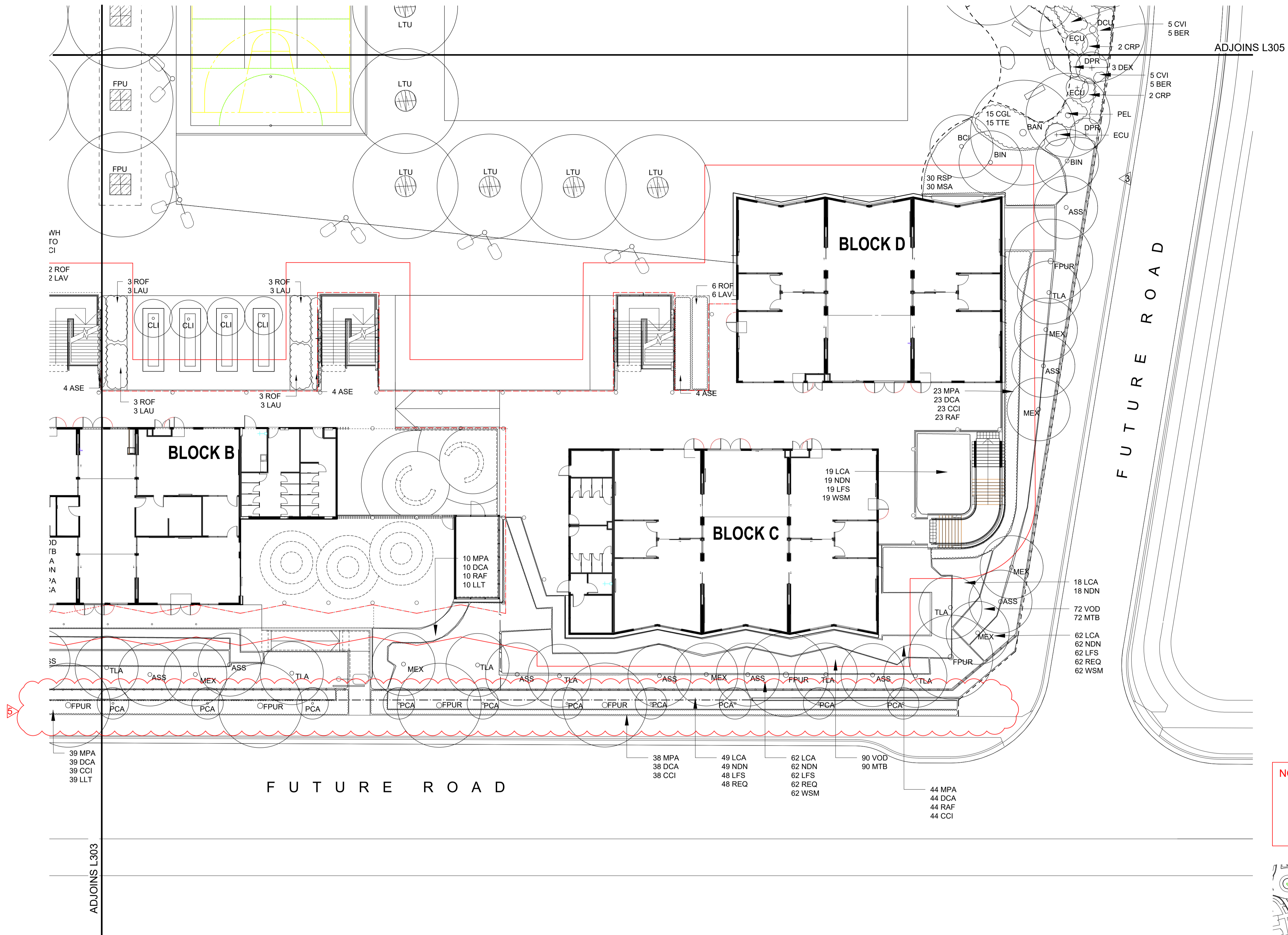
Swept path drawing for temporary access to car park



<p>Notes:</p> <p>This drawing is provided for information purposes only and should not be used for construction.</p>	<p>Document Info:</p> <p>Drawn by: AT</p> <p>Client:</p> <p>Hansen Yuncken</p>	<p>Project:</p> <p>1047 Catherine Fields Primary School</p> <p>Drawing Title:</p> <p>Swept Path Analysis 10.24m Waste Truck</p>	<p>Date:</p> <p>11/09/20</p> <p>Scale @ A3:</p> <p>N/A</p> <p>Drawing Number:</p> <p>01</p>	<p>asongroup</p> <p>Suite 5.02, Level 5, 1 Castlereagh St Sydney NSW 2000 info@asongroup.com.au</p>
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APPENDIX B

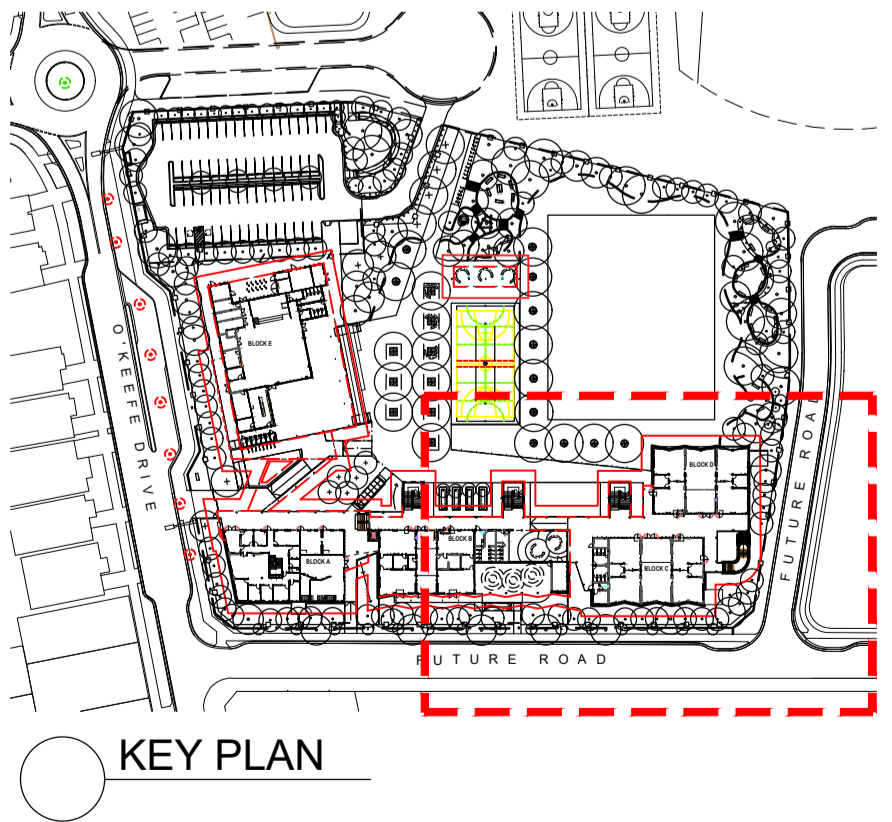
Landscape plans for southern perimeter road



NOTE - TREE /ROOF CLEARANCE

--- ROOF LINE

--- ROOF LINE 3m OFFSET



AMMENDMENTS			
REV	BY	DATE	DESCRIPTION
A	BH	09.12.2019	ISSUED FOR 75% DESIGN DOCUMENTATION
B	BH	13.12.2019	ISSUED FOR CO-ORDINATION
C	BH	20.12.2019	DETAIL DESIGN
D	BH	24.01.2020	DETAILED DESIGN
E	BH	11.03.2020	DETAILED DESIGN
F	BH	29.04.2020	DETAILED DESIGN
G	BH	23.06.2020	ISSUED FOR CONSTRUCTION
H	BH	08.09.2020	ISSUED FOR CONSTRUCTION
I	BH	17.09.2020	ISSUED FOR CONSTRUCTION

LIST OF CHANGES			
1.	11.03.2020	PLANTING ADJUSTED TO SUIT UPDATED LAYOUT.	
2.	20.04.2020	SERVICES L IN NETWORK REMOVED.	
3.	23.06.2020	ROOFLINE OVERHANG LINES AND CORRESPONDING 3M OFFSET LINES ADDED. PLANTING LAYOUT ON SOUTHERN BOUNDARY UPDATED.	
4.	08.09.2020	PLANTING LAYOUT UPDATED TO SUIT ADJUSTED ARCHITECTURAL LAYOUT.	
5.	17.09.2020	SOUTHERN FOOTPATH WIDTH WIDENED TO 2m. TREES LOCATION UPDATED 1.2m AWAY FROM FENCE.	

TaylorBrammer

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PERUMAL PEDAVOLI ARCHITECTS

CATHERINE FIELD PS
NEW HIGH QUALITY CLASSROOMS

DRAWING NAME
LANDSCAPE: PLANTING PLAN

PROJECT NORTH

0 2 4 8 12 16 20

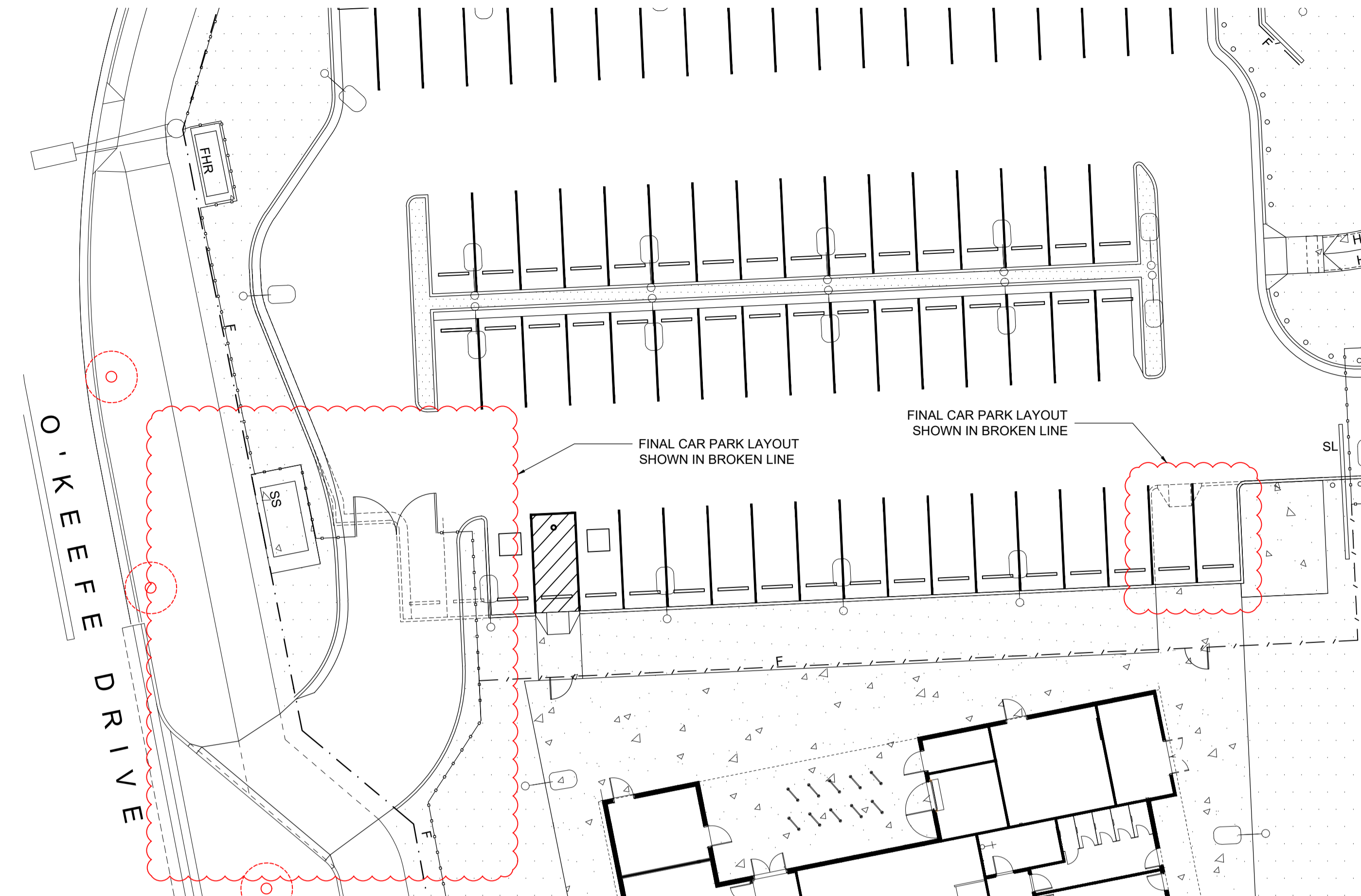
DRAWN	CHECKED	VERIFIED	DATE
BH	IB	IB	28 OCTOBER 2019

DRAWING NUMBER: L302 SCALE: 1:200 @ A1 REVISION

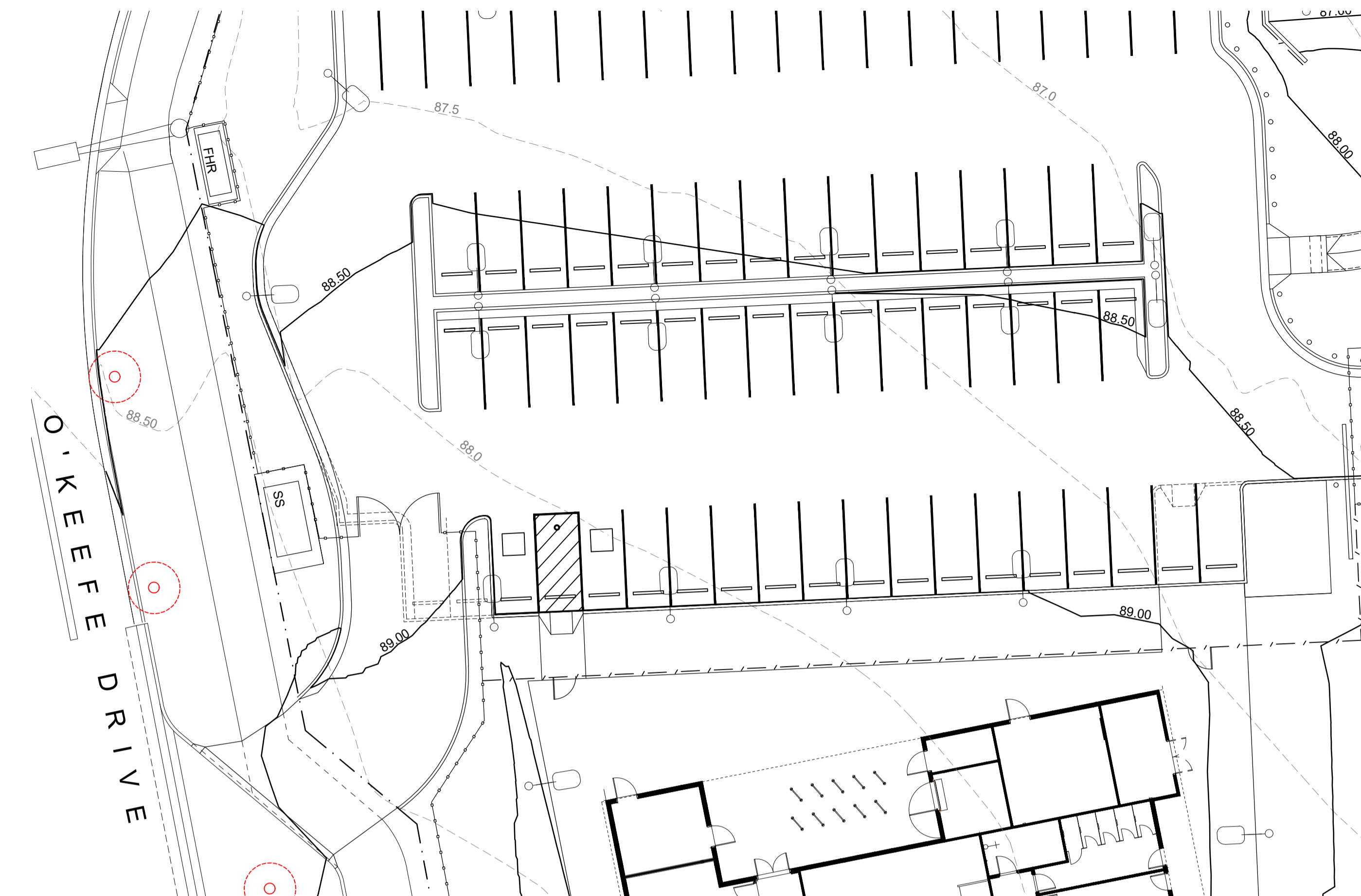
PROJECT CODE SCH. REF. DISC. TYPE SERIES#

NHQC2 - CF - LA -DWG -L302

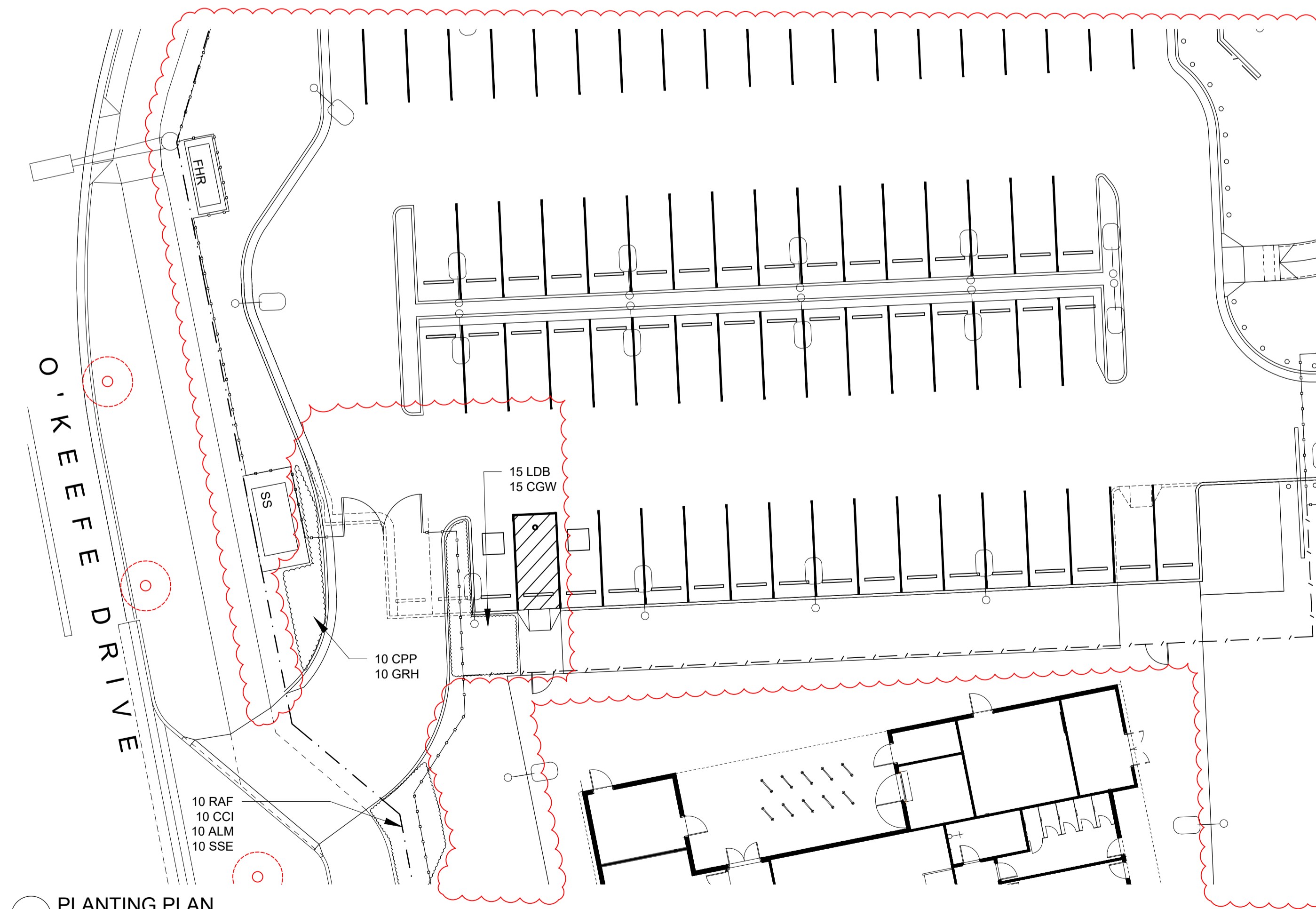
1



FINISHES PLAN
1:200



GRADING PLAN
1:200



PLANTING PLAN
1:200



KEY PLAN

AMMENDMENTS				LIST OF CHANGES
REV	BY	DATE	DESCRIPTION	
A	BH	16.10.2020	ISSUED FOR CONSTRUCTION	

AMMENDMENTS				LIST OF CHANGES
REV	BY	DATE	DESCRIPTION	
A	BH	16.10.2020	ISSUED FOR CONSTRUCTION	

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PERUMAL PEDAVOLI ARCHITECTS
DRAWING NAME
CATHERINE FIELD PS
NEW HIGH QUALITY CLASSROOMS
LANDSCAPE: TEMPORARY CAR
PARK ACCESS

PROJECT NORTH
0 2 4 8 12 16 20
DRAWN: BH
CHECKED: IB
VERIFIED: IB
DATE: 28 OCTOBER 2019
DRAWING NUMBER: L108
SCALE: 1:200 @ A1
REVISION: A
PROJECT CODE: NHQC2 - CF - LA - DWG - L108