



Contact : Jade Shepherd
Phone : 02 9383 2114
Fax : 02 9299 9835
Email : jade.shepherd@pac.nsw.gov.au

Ms Carolyn McNally
Secretary
Department of Planning and Environment
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Ms Karen Harragon

5 February 2016

Dear Ms McNally

State Significant Development Application for St Catherine's School Campus Master Plan and Stage 1 Research, Performing Arts and Aquatic Centre

On 28 January 2016, the Commission held a meeting to hear public views on the Secretary's Environmental Assessment Report and its recommendations for the above proposal. A number of concerns were raised by the public in relation to car parking, traffic and student numbers, which need further consideration. Accordingly, the Commission seeks additional information from the Department of Planning and Environment to assist with its determination of the subject application.

During the public meeting, the community raised concern about the school's breaches of its development consents in relation to student numbers. The school already has a student population well in excess of its current consent. The Commission would find it useful to have a comprehensive history of the school's use of the site, including further information on past and projected student numbers and consent limits. The Commission is also interested as to whether previous development consents issued for the school specified any conditions relating to traffic, car parking and/or student numbers.

The Commission notes that recommended condition A6 requires the Applicant to pay section 94A contributions amounting to \$386,834.07 to Waverley Council. The Commission would like some information on how this contribution was calculated.

The Commission seeks to provide a degree of certainty for the community that St Catherine's School will actively work with its students, parents and staff to mitigate traffic and car parking impacts on streets surrounding the school and the wider road network. The Commission is of the view that this could be achieved by imposing more rigid conditions of consent and would appreciate the Department's assistance in strengthening the draft conditions to achieve the following outcomes:

- That the school may only be granted an increase in its student enrolment numbers if there is sufficient evidence to demonstrate the success of the Operational Transport Management Plan (OTMP) and the mode of transport shifts.
- That the implementation of the OTMP be staged, with clearly defined requirements and measures to be implemented at each stage, including prior to the commencement of construction of the Research, Performing Arts and Aquatic Centre (RPAC), and with further measures to be refined, approved and executed at

subsequent stages (taking into account the results of the previous stages and independent auditing of the effectiveness of those measures).

- That the Applicant implements further measures to mitigate car parking and traffic impacts on the surrounding street network when events are held on the school grounds. Further consideration of the proposed 6.30 pm evening event start time limitation is warranted based on community feedback. Alternatives might include the provision of shuttle bus transportation and connections to remote parking stations.
- Arrangements within any draft traffic management plan for the construction period that would limit or prevent construction traffic parking in residential areas over the course of the 15 year project
- The Commission understands that although the Department will be the regulatory authority for the project, it is likely that Waverley Council will be contacted by residents regarding any traffic and car parking issues relating to the school. An authorised traffic controller, paid for by the school, should be in attendance to enforce traffic, parking, disabled parking, and drop off and pick up arrangements, particularly during the construction periods and other periods of high activity or disruption.
- In order to improve community confidence and strengthen the attention to compliance with conditions of consent, a program to monitor, independently audit and report on the school's compliance with its development consent is warranted.
- At the public meeting, some members of the community raised concern about the lack of consultation and engagement from the school. As such, requirements for the school to conduct quarterly meetings with the community to discuss and resolve any issues of concern, including car parking and traffic matters are considered necessary in the first instance. The frequency of these meetings may be reduced at a later date once construction activities have been completed and operational activities are demonstrated to be properly managed, with the approval of the Secretary. Further to this, a mechanism for managing and handling complaints, including a published register, and a dedicated travel, traffic and parking coordinator should be established so that comments and complaints about the school can be resolved and that transport management is prioritised now and into the future.

In the event that the Applicant's efforts to successfully implement its traffic management plan fail, what are the steps involved for local councils to designate the surrounding residential streets as resident only parking? Can you recommend any conditions to help facilitate this?

The Commission has also sought additional information from the Applicant, some of which may be relevant to the above issues. I have provided a copy of this request for your information. I particularly note that there is some uncertainty about the proposed availability of the proposed event spaces for other community users. The Commission supports the efficient use of such facilities and as such it is not currently opposed to use of the facilities by external parties, so long as the traffic and parking issues associated with such events can be appropriately managed. It may be appropriate to provide discretion for the Secretary to allow such uses at a future date, should traffic and parking issues be able to be satisfactorily resolved.

If your Department has any questions regarding the above, please call Jade Shepherd on 9383 2114 or Megan Webb on 9383 2113 or email jade.shepherd@planning.nsw.gov.au.

Yours sincerely



Ms Lynelle Briggs AO
Chair NSW Planning Assessment Commission