



17 June 2021

Mr Stephen Barry  
Planning Director  
Independent Planning Commission NSW  
Level 3, 201 Elizabeth Street  
Sydney NSW 2000

Dear Mr Barry,

**Independent Planning Commission's Draft Conditions of Consent  
Roseville College Sport and Wellbeing Centre (SSD-9912)**

I write in response to the above application currently before the Independent Planning Commission (Commission) for determination and in response to the Commission's request for advice on the proposed changes to the draft conditions of consent referred to the Department on 15 June 2021.

The Commission has requested the Department confirm whether draft Condition B22 is intended to manage the School's drop-off and pick-up (DOPU) zones. Further, the Commission has requested the Department draft a condition requiring the management of the School's DOPU zones and bus movements along Bancroft Avenue.

I can confirm that draft Condition B22 relates to the design of operational parking and access arrangements of the proposed Sport and Wellbeing Centre and is not aimed at managing the School's DOPU zones or other operational traffic matters.

To ensure the ongoing management of the School's existing DOPU zones and bus movements along Bancroft Avenue are carried out appropriately, it is recommended that the draft conditions (below) are included as part of the development consent:

***Part D – Prior to Commencement of Operation***

***Operational Transport and Access Management Plan***

*Prior to the commencement of operation of the development, an Operational Transport and Access Management Plan (OTAMP) for the site must be submitted to the satisfaction of the Planning Secretary. The OTAMP must:*

- (a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW;*
- (b) detail the location and operational management procedures associated with all drop-off and pick-up zones by private vehicle, including staff management/traffic controller arrangements;*
- (c) detail the location and operational management procedures for the drop-off and pick-up of students by buses and coaches along Bancroft Avenue, including staff management/traffic controller arrangements;*
- (d) detail delivery and service vehicle access and management arrangements;*
- (e) address potential traffic impacts on the surrounding road network and include mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones;*

- (f) detail car parking arrangements and management associated with the proposed use of school facilities by community members; and
- (g) include a monitoring and review program.

The OTAMP is to be implemented during core school hours and during any out-of-hours activities at the site.

### **Part E – Post Occupation**

#### **Operational Transport and Access Management Plan**

The OTAMP approved under condition [insert condition number] (as revised from time to time) must be implemented by the Applicant for the life of the development.

In response to the proposed deletion of draft Condition B20, the Department understands the Commission's concerns in relation to the potential visual and heritage impact of an acoustic barrier established along the perimeter of the rooftop outdoor sports courts. The deletion of draft Condition B20 is therefore supported.

The Department also supports the inclusion of draft Conditions B26, B27 and B28 relating to the landscaping treatment of the northern and eastern boundaries of the site, at the boundaries of the rooftop outdoor sports courts and the requirement for the Applicant to undertake consultation with the owners of 39 Bancroft Avenue regarding tree plantings at the eastern site boundary.

The Department does not raise any concerns in relation to the workability and enforceability of the Commission's proposed amendments to all other draft conditions that were referred to the Department for comment on 15 June 2021.

Should you have any further questions in relation to this matter, please do not hesitate to contact me directly on (02) [REDACTED] or via email at [REDACTED].

Yours sincerely,



Karen Harragon  
**Director, Social and Infrastructure Assessments**