

25 March 2020

**Matters taken on notice in the briefing to the Independent Planning Commission in relation to Santa Sophia Catholic College (SSD 9772) held at 10:30am on Friday 20 March 2020**

Following its presentation to the Independent Planning Commission (the Commission) on 20 March 2020, the Commission wrote to the Department seeking further clarification on several matter. The Department's response is provided below:

1. *Provide a copy of the letter from The Hills Shire Council confirming that the proposed school can use the Council owned playing fields close to the site.*

Department Response:

The letter is attached at Tab A.

2. *Clarification as to the extent of wind analysis undertaken in relation to the School – of particular interest is the comfort and amenity of outdoor spaces, including the upper levels. The Commission also seeks clarification as to whether the wind analysis for the School has been prepared in isolation or the context of the likely future built form of the Town Centre.*

Department Response:

The Applicant's EIS includes a Pedestrian Wind Assessment Report (Appendix P). The report can be viewed on the Department's website. The purpose of the report was to assess the likely impact of the proposed design on the local wind environment of the critical outdoor areas within and around the site. No wind tunnel testing has been undertaken. The report only addresses the general wind effects and localised effects that are identifiable by visual inspection.

Chapter 2 of the report considers the likely future character of the surrounding sites. It indicates that the surrounding buildings on the east and the west are to be low rise, therefore not acting as significant wind shields for the proposed building.

The report concludes that safe and comfortable wind conditions can be achieved for all outdoor trafficable areas within and around the site. However, some localised areas of the proposed development are relatively exposed to the three prevailing wind directions affecting the site. As a result, some sections of the rooftop play areas (Level 4) may not meet the comfort criteria for their intended uses (long duration activities such as classes, where sensitivity towards wind is heightened). Treatment strategies have been proposed to ameliorate the expected wind effects in these areas. These include landscaping, perimeter or local screening, relocation of wind sensitive areas away from hot spots, or managing periods of high winds by bringing children or teaching staff inside.

The report recommends wind tunnel testing at a later design stage to optimise the recommended measures.

The Department has not recommended any specific conditions with regard to wind tunnel testing. However, given the concerns raised by the Commission at the briefing, the Department recommends the following condition:

### **Wind tunnel testing**

- B11. A wind tunnel testing be undertaken as recommended in the *Pedestrian Wind Environment Statement* prepared by Windtech Consultants Pty Ltd dated 10 May 2019. Any design recommendations / landscaping recommendations of the wind tunnel testing report be

implemented in the detailed design / landscaping for the development.

### **Pedestrian wind assessment measures**

E44. Prior to the commencement of operation of the school, a suitably qualified consultant must provide a letter to the Certifier, certifying that the open space areas of Level 4 and all other trafficable outdoor areas within the site include landscaping and screening measures to reduce adverse impacts of wind effects, as specified in the *Pedestrian Wind Environment Statement* prepared by Windtech Consultants Pty Ltd dated 10 May 2019 or as modified by the subsequent wind tunnel testing results.

3. *Amend recommended conditions of consent to reflect the need to ensure students using the pick-up / drop-off facility for secondary school students (located on the future Fontana Drive on the other side of Red Gables Road) are directed to the propose pedestrian crossing in Red Gables Road.*

Department Response:

The Department has recommended condition E23 requiring the preparation of an Operational traffic and Access Management Plan (OTAMP). The condition states the following:

### **Operational Transport and Access Management Plan (OTAMP)**

- E23. Prior to the commencement of operation, an OTAMP is to be prepared by a suitably qualified person, in consultation with Council, TfNSW and TfNSW (RMS), and submitted to the satisfaction of the Planning Secretary. The OTAMP must address the following:
- (a) detailed pedestrian analysis including the identification of safe route options – to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the site in a safe and efficient manner during school start and finish;
  - (b) the location of and access to all car parking spaces on the school campuses and off-site and their allocation (i.e. staff, visitor, accessible, emergency, etc.);
  - (c) the location and operational management procedures of the drop-off /pick-up zones located within future Road B and future Fontana Drive, including access procedures (for the. Fontana Drive zone) and staff management / traffic controller arrangements, generally in accordance with the recommendations contained in the *Technical Note* prepared by Ason Group and dated 19 December 2019, which accompanied the Applicant's Response to Submissions Addendum;
  - (d) the location and operational management procedures for the Fontana Drive bus zone for daily school drop-off /pick-up operations, for excursions and sporting activities, including staff management/traffic controller arrangements;
  - (e) details of a private school bus service required by condition E19, including bus routes and service times; and
  - (f) details of parking arrangements for drop-off / pick-up of children using the OOSH;
  - (g) delivery and services vehicle and bus access and management arrangements;
  - (h) management of approved access arrangements;
  - (i) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing the drop-off / pick-up zones;
  - (j) car parking arrangements and management associated with the proposed use of school facilities by community members and events; and
  - (k) a monitoring and review program.

Condition E23(c) requires that the Applicant provides measures regarding procedures for managing the Fontana Drive drop-off / pick-up zone. The Department is satisfied that the implementation of this condition would ensure that the students use the pedestrian crossing on Red Gables Road to cross the road during the peak school periods.

Recommended:



**Karen Harragon**  
Director  
School Infrastructure Assessments

Approved:



**David Gainsford**  
Executive Director  
Infrastructure Assessments

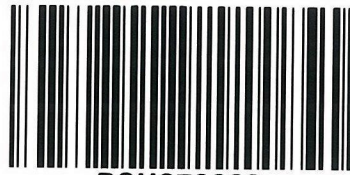
Attached: Tab A

**Tab A**



**THE HILLS**  
Sydney's Garden Shire

**THE HILLS SHIRE COUNCIL**  
3 Columbia Court, Norwest NSW 2153  
PO Box 7064, Norwest 2153  
ABN 25 034 494 656 | DX 9966 Norwest



PCU078629

05 November 2019

Jason Maslen  
Social & Infrastructure Assessments  
Planning Industry & Environment  
GPO Box 39  
SYDNEY NSW 2001

Department of Planning  
Received  
12 NOV 2019  
Scanning Room

Our Ref:  
Your Ref:

Dear Mr Maslen

#### **Santa Sophia Catholic College (SSD-9772) – Shared Use Agreement**

Further to your request for confirmation of “in principle” agreement between Council, Hockey NSW, and the Catholic Education Diocese of Parramatta regarding the above referenced SSD application for shared use public open space and the associated playing fields in Box Hill North, I offer the following comments:

- Subject to the ultimate endorsement, by Council resolution, of an agreement with Hockey NSW for the upgrade and use the proposed sports fields on the southern side of Red Gables Road, we would have no objection to the regular use of the proposed playing fields by the school for day to day activities.
- That use would be formalized by way of our existing community facility booking system where daily, weekly, or even permanent reservations could be made by the new school.
- Those bookings would require payment of the relevant fees, in accordance with Council's Fees and Charges Schedule.

We are currently finalizing a shared use agreement with Hockey NSW that will ultimately be a tripartite arrangement, incorporating the intended use by Santa Sophia Catholic College, for the proposed Sports Fields on Red Gables Road.

When the draft document is completed, the details of the agreement will be worked through with the relevant stakeholders, prior to the endorsement of Council early in the new year. If you require any further information please contact me on 9843 0242 or [aking@thehills.nsw.gov.au](mailto:aking@thehills.nsw.gov.au)

Yours faithfully

**Andrew King**  
**MANAGER – INFRASTRUCTURE PLANNING**

CC: Catholic Education Diocese of Parramatta, TSA Management





09/10/2019

Mr Mark Desylva  
Schools Development Manager  
Catholic Education Office Diocese of Parramatta  
12 Victoria Road  
Parramatta NSW 2150

Dear Mr Desylva

**Santa Sophia Catholic College (New School) (SSD-9772)**  
**Request for Additional Information**

I refer to your application for Santa Sophia Catholic College (SSD-9772).

After careful consideration, the Department requests that you provide the following additional information:

- the agreement detailing the arrangement with Hockey NSW for the college to use the proposed sports fields on the southern side of Red Gables Road;
- the agreement detailing the arrangement to use part of the future town centre car parking facilities for Santa Sophia Catholic College staff and visitor car parking.

You are requested to provide the information, or notification that the information will not be provided, to the Department by Wednesday 6th November 2019. If you are unable to provide the requested information within this timeframe, you are requested to provide, and commit to, a timeframe detailing the provision of this information.

If you have any questions, please contact me on 9275 1317 or [jason.maslen@planning.nsw.gov.au](mailto:jason.maslen@planning.nsw.gov.au).

Yours sincerely,

Jason Maslen  
Senior Planning Officer, School Infrastructure Assessments  
Social & Infrastructure Assessments