



**TOWER 2, LEVEL 23
DARLING PARK, 201 SUSSEX ST
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

19 September 2018

Ms Judith Portelli
Manager, Development Assessment
Blacktown City Council
62 Flushcombe Road
Blacktown NSW 2148

Dear Judith,

RE: RIVERBANK PUBLIC SCHOOL - 2017SWC127 DA - 25 WENTWORTH STREET, THE PONDS - COUNCIL SUPPLEMENTARY ASSESSMENT REPORT

This letter has been prepared by Urbis on behalf of the New South Wales Department of Education (the applicant). The purpose of this letter is to respond to Council's request for additional information to inform Council's Supplementary Assessment Report to the Sydney Central Planning Panel for 2017SWC127.

The DA for 2017SWC127 was assessed by the Sydney Central Planning Panel on Wednesday 29 August 2018. Minutes of the meeting (refer Attachment A) have incorrectly recorded three conditions of development consent that were agreed with Council on the day of the Panel meeting (Conditions 1.1.1-1.1.5, 3.2.1 and 7.11.1). The conditions are required to be amended via a Supplementary Assessment Report from Council to the Panel.

A further condition of development consent (Condition 3.4.1) was not agreed between Council and the applicant in relation to car parking. However, since the Panel meeting, the applicant has reviewed the condition and its position and has decided to accept it. The project needs to be completed by end of 2019 and therefore it cannot be further delayed.

The conditions are summarised in below.

Conditions agreed on at the Panel Meeting

The conditions of development consent agreed between Council and the applicant on the day of the Panel meeting are:

- Conditions 1.1.1-1.1.5: Agreement was reached with Council on Conditions 1.1.1-1.1.5 relating to stormwater deferred commencement conditions. Council agreed to amend the timing of the conditions to prior to construction. The deferred commencement requirement is to be deleted from the consent.
- Condition 1.1.1(o): Council agreed for this condition to be amended as follows:
 - *Set the floor levels at a minimum of 225 mm above the finished ground level Ensure a minimum 1% fall of external pavements away from building floor levels.*

- Condition C3.2.1: The applicant agreed to relocate the nominated 7 trees and agreed to the condition of development consent.
- Condition 7.11.1: Agreement was reached with Council on Condition 7.11.1 in relation to a contribution towards a second pedestrian crossing. Council agreed to amend the timing of the condition to prior to occupation to allow time for the applicant to work with Council on the delivery of the crossing.

Conditions now agreed

On the day of the Panel meeting, agreement was not reached between Council and the applicant on Condition 3.4.1. The condition states:

"The demountable classrooms located on the designated parking spaces along Wentworth Street shall be relocated to a location on the site to Council's satisfaction."

The intent of the condition is to ensure adequate car parking for the primary and high schools. The existing demountables on the car park were erected under a separate Department of Education infrastructure process and were not subject to formal development approval. The demountables impacted 31 parking spaces.

TKD Architects have prepared an amended site plan (AR.SK.DMT.001 Rev B), which shows an indicative arrangement to achieve the 31 spaces (Appendix A). The amended site plan shows that 13 previously approved spaces in the south eastern car park are reinstated by the relocation of the demountables and the remaining 18 spaces are accommodated in the extended north eastern car park.

Traffix has prepared a statement that provides a holistic assessment of the parking requirements for both Riverbank Public School and The Ponds High School (Appendix B).

The original proposed site plan contained a total of 158 parking spaces, including:

- 81 spaces in a car park accessed off Riverbank Drive (western car park),
- 40 spaces in a car park accessed from Wentworth Street, north of Tomah Crescent (north eastern car park), and
- 37 spaces in a car park accessed from Wentworth Street, south of Tomah Crescent (south eastern car park).

The amended indicative site plan shows:

- No change to the western car park,
- An additional 34 spaces for the north-eastern car park, and
- A reduction in 24 parking spaces for the south-eastern car park.

The overall increase in 10 spaces will satisfy the additional demands for 130 students and 8 staff under Blacktown Development Control Plan 2015 (which requires one space per staff member and one space per 100 students).



The proposal will therefore be able to operate in accordance with the original consent and satisfy the additional parking demand generated by the expanded school. The applicant can therefore achieve the intent of Condition 3.4.1.

Further work is being undertaken to confirm the exact details of the alternative parking arrangement. We therefore ask Council to amend Condition 3.4.1 to state:

"The approved number of car parking spaces under JRPP-13-369 must be achieved. The site plan prepared by TKD Architects must be amended to demonstrate that 31 spaces lost by existing demountables can be accommodated on site. An amended site plan is to be submitted to Council for approval prior to construction. Council is to consider and approve the amended site plan within 7 days of receiving it."

We trust this satisfies Council's request for additional information. Given the importance of this project and need to start construction in the coming October school holidays, we request Council urgently issue their Supplementary Assessment Report to the Panel.

Should you wish to discuss further, please do not hesitate to contact the undersigned on (02) 8233 9900.

Yours sincerely,

A handwritten signature in blue ink that reads "Alaine Roff".

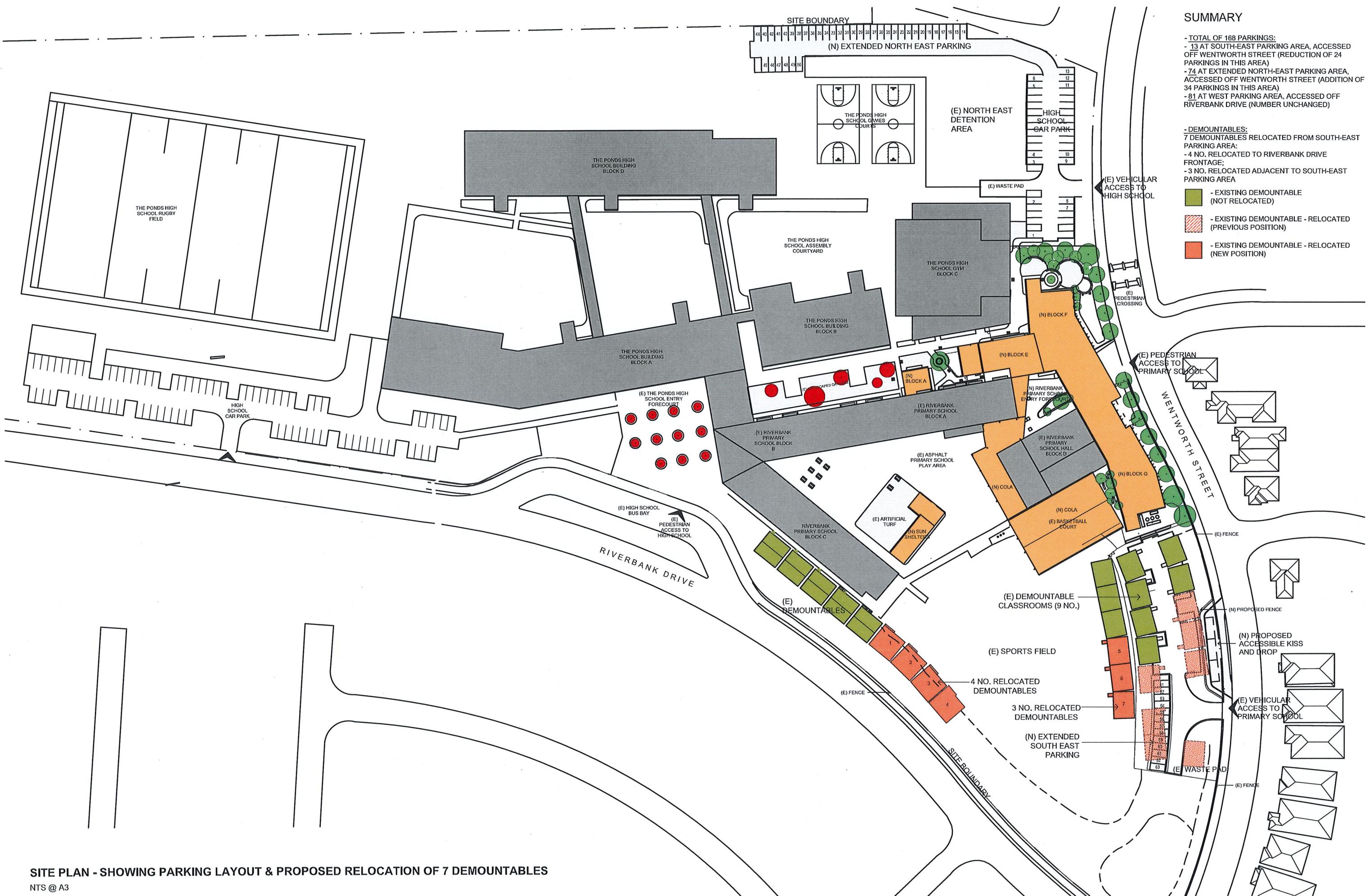
Alaine Roff
Associate Director



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Appendix A





**TOWER 2, LEVEL 23
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Appendix B



Reference: 16.303r03v04

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19 September 2018

Department of Education
C/- Urbis
Level 23, Darling Park Tower 2
201 Sussex Street
SYDNEY NSW 2000

Attention: Ms Alaine Roff, Associate Director

**Re: Riverbank Public School, The Ponds – Proposed Alterations and Additions
Revised Parking Arrangements**

Dear Alaine,

We refer to the subject school and submitted Development Application for alterations and additions. It is understood that the proposal must also address a deficiency in parking arising from existing demountables constructed over a car park to the south-east of the site. The 31 obstructed parking spaces were intended to accommodate demands for the original school and after reviewing an amended Site Plan prepared by TKD Architects, confirm the provision will be restored by the following means:

- 13 parking spaces reinstated in the existing south-eastern car park by the relocation of demountables; and
- 18 parking spaces constructed as an extension to the existing car park to the north-east of the site.

It is thus expected that the expanded school will be able to operate in accordance with the original consents and a holistic assessment of the parking requirements for both Riverbank Public School and The Ponds High School is provided below.

The original layout for the site contains a total of 158 parking spaces, including:

- 81 spaces in a car park accessed off Riverbank Drive (western car park),
- 40 spaces in a car park accessed from Wentworth Street, north of Tomah Crescent (north-eastern car park), and
- 37 spaces in a car park accessed from Wentworth Street, south of Tomah Crescent (south-eastern car park).

A revised Site Plan prepared by TKD Architects and presented in **Attachment 1** now accommodates 168 parking spaces (after accounting for shared areas). The 'net changes' to each parking area involves:



- No change to the western car park,
- An additional 34 spaces for the north-eastern car park, and
- A reduction in 24 parking spaces for the south-eastern car park.

An increased provision of 10 spaces will satisfy the additional demands for 130 students and 8 staff under the *Blacktown Development Control Plan 2015* (which requires one space per staff member and one space per 100 students).

Notwithstanding, the remaining 158 parking spaces will now adequately serve the existing school populations for Riverbank Public School and The Ponds High School in accordance with the original approval for the site.

The layout of these parking spaces has also been assessed in accordance with the off-street car parking standard AS2890.1 (2004), with the following noteworthy:

- Parking spaces have been designed in accordance with a Class 1A user, with a minimum space width of 2.4m, space length of 5.4m and aisle width of 5.8m. These dimensions are suitable for staff use.
- Six (6) accessible spaces will be provided, consistent with the original layout. These spaces will be situated within the north-eastern car park and have been annotated with closed line-marking on the Site Plan.
- Each car park continues to comply with the requirements for a Category 1 access driveway and will not exceed the threshold of 100 parking spaces with access to a local road. That is, there will be no intensification of any car parks that will warrant upgrades to the driveway.
- A turning bay has been provided for the north-eastern car park, facilitating forward exit.

In summary, the Site Plan will now retain the original parking provision for the site while also accommodating demands generated by the proposed alterations and additions.

We trust the above is of assistance and please contact the undersigned should you have any queries or require any further information regarding the above.

Yours faithfully,

traffix

Kedar Ballurkar
Senior Engineer



Attachment 1

Site Plan

