

## Summary of residents' concerns and Council response

### 1 Location of submitters

During the notification period, 2 submissions were received. One submitter requested that Council not disclose their personal details. No address was included on the other submission.

### 2 Consideration of issues raised

Further to Section 8 of the Assessment Report, the following table includes our response to the issues raised:

Issue	Planning comment/response
Significant increase in traffic on Park Road	<p>The Applicant has addressed resident concerns, which is provided below:</p> <p>The proposed traffic provisions in the DA will ameliorate the current traffic problems which the objector is concerned about.</p> <p>There are currently only 31 car parking spaces on site and no provision for a kiss and drop facility off Farm Road where parents can queue. Farm Road has therefore become increasingly congested and residents are justified in being concerned. One of the key benefits of the DA is to provide better facilities for parents to drive their cars off Farm Road, where they queue and pick-up or drop children off. There will also be room for school buses to get off Farm Road where they currently are a hazard to neighbours. The DA proposes to create a much calmer and safer vehicular and pedestrian environment for the adjacent neighbours.</p> <p>The plans and traffic report submitted to Council with the DA indicates off-street parking is provided to achieve compliance. An additional 51 car parking spaces are proposed for staff, parents and visitors, all of which is an improvement on the current situation. Off-street car and bus queuing will also be provided. 48 car queuing bays as well as another 77 lineal meters of bus and car drop-off are proposed within the site and adjacent to existing and new buildings. Separate ingress and egress driveways are provided to disperse traffic and avoid bottlenecks and traffic jams on Park Road.</p> <p>In addition, the objection was referred to Council's Traffic Engineer who provided the following comments:</p> <p>We consider that the objector's traffic concerns will be addressed by this proposal. We do not have traffic concerns about the proposal as now presented to the Panel.</p> <p>It is to be noted that this area will be transformed as part of the realisation of the Marsden Park North Precinct Plan.</p>
Safety of residents	<p>As discussed above, the provision of on-site additional parking, a kiss and drop area and off-street car and bus queuing within the site provide further opportunities for cars to get off Park Road and to reduce the impact on the surrounding road network.</p> <p>It is considered that the proposed development will create a much calmer and safer vehicular and pedestrian environment on Park Road.</p>

## Flooding

The objections were referred to Council's Stormwater Engineer who advised that the objector is referring to Section 12 of SEPP (Educational Establishments and Child Care Facilities) 2017 which concerns works on Flood Liable Land (PMF Flood) that can be carried out 'without development consent', as Exempt Development, however this does not apply to this development as development consent is being sought for this proposal.

The following is to be noted:

- The site is identified as being only partially flood prone but the proposed school pad area is not affected by the 1 in 100 year flood. The flood affected portion is situated along the western boundary midway down. This is medium risk flooding which is only backwater flooding that is slow moving and adequate warning time is provided for any required school evacuation. Whilst a school is a sensitive land use, the school extension is permitted as it will be situated on land that is above the 1 in 100 year flood. A Flood Evacuation Management Plan has been provided by the Applicant due to the minor flood affectation, and more importantly because roads leading out to Garfield Road West are flood prone.
  - Council's Engineers have provided conditions to ensure that the possible flood risk has been addressed.
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