



22/11/2019

Mr Bhupinder Singh
Board member
Sikh Grammar School Australia
151 Tallawong Road
Rouse Hill NSW 2155

Dear Mr Singh

**Sikh Grammar School Rouse Hill (SSD-9472)
Response to Submissions**

The exhibition of the Environmental Impact Statement (EIS) for new Sikh Grammar Rouse Hill, (SSD-9472) ended on Wednesday 13 November 2019. Submissions received from the public, and all Government agency advice received by the Department of Planning, Industry and Environment (the Department) during the exhibition of the project is available on the Department's website at <https://www.planningportal.nsw.gov.au/major-projects/project/9871>.

In accordance with clause 85A of the *Environmental Planning and Assessment Regulation 2000*, the Planning Secretary requires the Applicant to respond to all issues raised in these submissions and Government agency advice, and where necessary, technical supporting documents must be revised.

Please note that Blacktown City Council, Sydney Metro and Sydney Water have yet to provide comments in relation to the application. Any pending agency responses will be forwarded upon receipt.

The Department has also undertaken a preliminary assessment of the EIS and, in addition to the issues raised in agency submissions, requires the matters at Attachment 1 be addressed in full. You are requested to provide the Department with a response to the submissions as soon as possible.

Note that under clause 113(7) of the *Environmental Planning and Assessment Regulation 2000*, the days occurring between the date of this letter and the date on which you provide your Response to Submissions to the Department are not included in the deemed refusal period.

If you have any questions, please contact Prity Cleary on (02) 8289 6795 or via email at prity.cleary@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'KH' followed by a flourish.

Karen Harragon

Director, Social And Infrastructure Assessments
Social & Infrastructure Assessments
Karen Harragon
Director
Social and Infrastructure Assessments
as delegate for the Secretary

Enclosed/Attached: Agency submissions

ATTACHMENT 1

1. Community use of school facilities

- The application includes the use of school buildings/grounds by the community outside of school hours. A detailed schedule listing the school facilities to be used (i.e. meeting rooms, parking spaces, halls, etc), the types of functions/activities to be carried out and maximum occupancy and hours/days of operations is to be submitted.

2. Arborist report

- The proposal impacts existing trees on the site. An Aboricultural Impact Assessment report is to be prepared by a suitably qualified person that details of all the existing trees on site, the impact to these trees and provides justification for the removal of trees where required.

3. Landscape plan

- The landscape schedule within the submitted landscape plan is to be revised to include the total number of trees proposed to be planted and removed.
- The Department is concerned regarding respect to the heat island effect resulting from the proposed artificial lawn on the village green and paved concrete areas in particular at 'civic heart'. The Department recommends reducing the heat island effect through replacing artificial lawn with real lawn, increasing the amount of soft landscaping and planting (including canopy cover) around the civic space, outdoor play areas and car parks, to provide more external shading. An assessment is to be provided which considers the heat island effect having regard to the proposed treatments and which demonstrates that the proposal would provide a safe and comfortable environment for staff, students and other visitors to the site.
- An arborist's report is to be provided which demonstrates the viability and longevity of these proposed tree planting above and adjacent to the basement car parks.

4. Acoustic impact

- It is unclear if an acoustic assessment of school facilities used by the community outside of school hours (apart for Gurdwara, langar and multi-purpose hall) has been included in the noise and vibration impact assessment report. Clarification (and an updated assessment where required) is to be provided.
- It is unclear if the noise and vibration assessment report provides an assessment of the acoustic impact of the operation of the child care centre. Clarification (and an updated assessment where required) is to be provided.
- The noise and vibration impact assessment report states *"The K-2 Play area will include approximately 20 children at play which could result in a sound power level of up to 93 dB(A). The nearest residential receiver is located at a distance of 31 m. Without mitigation this would lead to an exceedance of the operational noise criterion of approximately 5 dB(A) on the first floor and 4 dB(A) on the ground floor. With a 3.5 m high noise barrier in close proximity to the play area, compliance would be achieved on ground and first floor. As an in-principle solution, it is recommended to move the K-2 Play area into a better shielded position or erect a 3.5m barrier in close proximity to the play area, or reduce the numbers of children allowed in the play area at any one time."* Details are to be provided of what mitigation measures are proposed to address this matter and achieve compliance.

- The noise and vibration impact assessment report states that stage 3-6 temporary play space would only meet compliance with the installation of a 3.5m height noise barrier at the boundary of the play space. Details are to be provided of what mitigation measures are proposed to address this matter and achieve compliance.

5. Signage

- The application seeks consent for signage however no details have been provided in the EIS. Details of the proposed signage is required to be submitted including the number, type and location of signs. Dimensioned plans are also to be provided along with details of illumination/lux levels for digital signs (if any proposed). In addition, the assessment of the proposed signage against State Environmental Planning Policy 64 – Advertising and Signage is to be revised to reflect the details included.

6. Construction and operation staging

- The construction staging plan is to be amended to include timeframes of the duration of each of the construction stages (i.e. Jan 2021-Jan 2022).
- Details are to be provided of the arrangements to be put in place during the staged operation of the site whilst construction is ongoing to ensure the safety of students, staff, other visitors and the public. Details are to include:
 - timeframes of staging.
 - safety arrangements, including how operational areas would be separated from areas of ongoing construction.
 - access arrangements, including how school access areas would be safety separated from construction access.
 - how the staging relates to the anticipated provision of local infrastructure, particularly the construction of full road carriageways surrounding the site.

7. Student/staff accommodation

- Clarification is to be provided as to why the provisions of State Environmental Planning Policy (Affordable Rental housing) 2009 apply to the proposed staff/student accommodation.
- Clause 4 of the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development states that where a development involves the erection of a new building with three or more storeys and four or more self-contained dwellings, the Policy applies. The proposal involves erection of a new four storey building with 6 self-contained dwellings. Accordingly, where relevant an assessment is to be provided for the proposed accommodation building against the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development and design criteria/guidance set out in the Apartment Design Guide. Amended plans are to be provided if compliance with these provisions require amendments to the design of the proposed building.

8. Operational plan of management for student/staff accommodation

- An operational plan of management for the student/staff accommodation is to be submitted which includes, but is not limited to, student/staff capacity, noise management measures, security, room capacities, building services, ongoing review of the plan of management, house rules, and monitoring/complaints management.

9. Building height plane

- A building height plane diagram showing the maximum building height development control overlaid above the proposed buildings with Australian Height Datum is to be submitted.
- The elevations are to be amended to include an annotation of the maximum building height (9m) control.

10. Green Travel Plan, bicycle spaces and end of trip facilities

- A preliminary Green Travel Plan prepared by a suitably qualified person is to be submitted which includes targets and measures to reduce reliance on car travel to the site.
- Whilst it is noted that Blacktown Council's Development Control Plan 2015 does not require for bicycle spaces, bicycle parking spaces and end of trip facilities are to be provided for the proposed development in line with the mode share arrangement proposed in the Green Travel Plan.

11. Plans

- It appears that a western elevation of the proposed development was not included in the EIS. This is to be provided.
- A schedule of materials and finishes is to be submitted.