

19/11/2021

Ms Alejandra Rojas
Principal Statutory Planner
Department of Education
Level 8, 259 George Street
Sydney NSW 2000

Dear Ms Rojas

**Sydney Olympic Park New High School (SSD-11802230)
Response to Submissions**

The exhibition of the Environmental Impact Statement (EIS) for the above proposal ended on 10 November 2021. Submissions received from the public and government agencies during the exhibition of the project are available on the Department's website at:
<https://www.planningportal.nsw.gov.au/major-projects/project/40751>.

In accordance with clause 82 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. The Department is awaiting a further detailed submission from City of Parramatta Council and a submission from Transport for NSW. A copy of these submissions will be provided upon receipt. The Department is also seeking clarification from the NSW Environmental Protection Authority and will provide this submission accordingly.

The response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines (2021)*. The *Preparing a Submissions Report Guideline* forms part of the SSD Guidelines (Appendix C).

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.

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 Navdeep Shergill on 8289 6777 or at
navdeep.singhshergill@planning.nsw.gov.au.

Yours sincerely



Karen Harragon
Director, Social And Infrastructure Assessments
Social & Infrastructure Assessments

as delegate for the Planning Secretary

ATTACHMENT 1 – KEY ISSUES

1. Sports Field and Car Parking Delivery

- Provide a copy of the Heads of Agreement entered into between the Applicant and relevant landowner for the delivery (prior to the relevant operation of the school) and ongoing use arrangements for the sports field, road, service access and car parking relied upon by the development and referred to in the EIS.

2. Traffic and Transport

- Provide an assessment of the potential queuing impacts of the proposed drop-off/pick-up spaces on Burroway Road having regard to the existing roundabout and Wentworth Point Public School (WPPS). Mitigation measures must be proposed where required to address impacts.
- Provide further details on arrangements to cater and manage overflow parking where sufficient parking is not provided for staff. Details must include the likely availability of off-site parking having regard to existing arrangements/demand by staff of WPPS and any cost-sharing arrangements. Evidence of consultation with operators of nearby commercial carparks that are proposed to be relied upon to manage parking impacts
- Demonstrate that the footpath width on Burroway Road adjacent to the roundabout and on site bicycle parking is sufficient to cater for the expected pedestrian demand and complies with relevant standards.
- Further consultation should be undertaken with TfNSW and bus operator(s) to confirm what additional bus services may be required to satisfy the demand generated by the school.
- Consideration should be given to the potential to include the bus mode share through the provision of dedicated school bus services from transport nodes in the proposed school catchment area. Evidence of consideration of this option shall be submitted.

3. Built form and Urban Design

- Address Government Architect NSW State Design Review Panel advice for the project dated 20 October 2021, in particular advice relating to:
 - demonstrating how the identified view corridor is maintained, and how a variety of passive and active recreation spaces are integrated in the architectural and landscape design strategy.
 - further technical details on the size and species of flora, opportunities to increase tree canopy cover across the site and that permeable surfaces areas are maximised across the site.
 - opportunities to define the urban edge by using the built form as the site boundary and reduce the extent of a defensive fence line.
 - further details of the interface between the school site and future sports field to the north.
 - opportunities to soften the boundary between WPPS and the subject site.
 - further scale details of the undercroft entry, providing wider footpaths on site frontage and demonstrating the key physical and visual connections throughout the site.

- further details relating to façade details/articulation, materials used for courtyard and external walkways and the nature of solar protection to classrooms.

4. Site Contamination

- Provide an updated assessment of contamination with borehole testing and sampling undertaken in accordance with NSW Environment Protection Authority guidelines.
- Provide an updated Remediation Action Plan reflecting additional testing undertaken.