



17/11/2021

Ms Helen Mulcahy
Statutory Planner
Department of Education
Suite 9, 259 George Street
Sydney NSW 2000

Dear Ms Mulcahy

**Upgrades to John Palmer Public School (SSD-23330227)
Submissions Report**

The exhibition of the development application for the above proposal including the Environmental Impact Statement (EIS) ended on 15 November 2021.

The Department of Planning, Industry and Environment (DPIE) has placed all submissions on the Department's website at <https://www.planningportal.nsw.gov.au/major-projects/project/42251>.

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 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).

Please lodge your response by progressing the application on the major projects planning portal <https://majorprojects.planningportal.nsw.gov.au/>.

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 the time between the date of this letter and the date the Planning Secretary receives your response are not included in the period of 'deemed refusal', under clause 113(7) of the Environmental Planning and Assessment Regulation 2000.

If you have any questions, please contact John Doubleday on (02) 8275 1129 or at John.Doubleday@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

Design and Built Form

- Address the Government Architect NSW State Design Review Panel (SDRP) advice for the project, including advice relating to:
 - native landscaping and further opportunities to use endemic species that may attract native fauna to the school site and surrounding green spaces.
 - investigating further outdoor learning spaces, connected to proposed classrooms, that address Connecting with Country principles.
 - providing stronger visual connections between the school, Second Ponds Creek, and the green open space on the southern boundary of the site.

Flooding

- Address comments from the Environment, Energy and Science Group of the Department regarding assessment of flood risk in the Civil Engineering Design Report.
- Submit a preliminary flood impact and risk assessment (FIRA) prepared by a suitably qualified professional engineer to determine whether the site is impacted by The Second Ponds flooding and/or local overland flow flooding for the full range of flooding up to and including the probable maximum flood.
- If the site is determined to be flood affected, the FIRA should adequately address the impact of:
 - flooding on the development
 - development on flooding
 - development on adjacent community, and
 - climate change due to increase in rainfall intensities

Vegetation Loss

- Demonstrate consideration of the opportunity to increase the setback on Ponds Boulevard to protect and retain trees that are currently proposed for removal and which currently provide fauna habitat, landscape amenity and an increasing contribution towards mitigation of urban heat island effects on site and within the locality.
- Address the inconsistencies between the BDAR and EIS in relation to trees being removed and retained including, if required, an updated BDAR.

Other Issues

- Confirm proposed shared use of school facilities with the local community and confirm any commitments being made as part of the development application.
- Provide an Accessibility Report for the proposed school. Appendix AC in the EIS is for Glenwood High School.
- Address comments from Blacktown City Council regarding car parking provisions.