

Our ref: Sydney Olympic Park new high school-Mod-2 (SSD-11802230-Mod-2)

Ms Jenny Chu
Senior Statutory Planner
Department of Education
6-8 Central Avenue
Eveleigh NSW 2015

13 January 2025

Subject: Response to Submissions - Sydney Olympic Park new high school-Mod-2

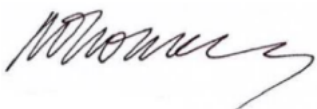
Dear Ms Chu

The exhibition of the modification application and modification report for the Sydney Olympic Park new high school-Mod-2 (SSD-11802230-Mod-2) ended on Friday 10 January 2025. The Department has placed all submissions on the NSW Planning Portal at <https://www.planningportal.nsw.gov.au/major-projects/projects/sydney-olympic-park-new-high-school-modification-2>.

We now require a written response to issues raised in the submissions, as required under section 59(2) of the Environmental Planning and Assessment Regulation 2021. The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines including Appendix C - Preparing a Submissions Report*. The Department has also undertaken a preliminary assessment of the modification application and requires the matters at Attachment A to be addressed.

Please lodge your submissions report by Monday 24 February 2025 via the NSW Planning Portal <https://majorprojects.planningportal.nsw.gov.au/>. If you have any questions, please contact Navdeep Shergill, on 8289 6777 or via email at navdeep.singhshergill@planning.nsw.gov.au.

Yours sincerely,



Madeline Thomas
Team Leader
Social Infrastructure Assessments
as delegate for the Planning Secretary

Attachment A

1. Legal Encumbrances

- As detailed in City of Parramatta Council's submission, the Response to Submissions (RtS) must address the implications of existing legal encumbrances on the site that restrict carrying out of any of the proposed modifications. The RtS must only be submitted once evidence has been provided that there are no prohibitions that prevent the carrying out of the proposed modifications and where necessary, existing legal encumbrances have been modified, varied or extinguished as per the requirements of the *Conveyancing Act 1919*.

2. Staging Management and Mitigation Measures

- The modification application identifies that the management and mitigation measures approved as part of the original development would continue to apply to the proposed modifications. However, these management and mitigation measures must be further updated in reflection of the proposed modifications e.g. have regard to the concurrent construction and operation that would occur on site.
- The management and mitigation measures should relate to (but not limited to):
 - details of on-site construction access management and mitigation measures during concurrent school operation.
 - diagrammatic details of hoarding on the site.
 - noise and vibration impact to school users.
 - total number of temporary bicycle parking in Phase 1 and 2.
 - social impacts.
- The RtS must include an updated staging report that also reiterates the above updated management and mitigation measures under each relevant construction phase. The staging report must also be updated to identify whether areas identified for Phase 2 and 3 (outside of construction access zones for Phase 1 construction requirements) would still be available for use by the operational school.
- Details of the expected timeframes for each construction phase should also form part of the RtS and updated staging report.

3. Noise Intrusion Impacts

- The Department notes that plywood hoarding is to be utilised to separate construction zones and active sections of the school. The modification application has not sufficiently demonstrated whether the hoarding also acts as part of the management and mitigation measures to ensure no detrimental noise intrusion impacts to school users during the concurrent construction and operation works. The RtS must include evidence prepared by a suitably qualified professional, demonstrating that construction noise intrusion to the operational school complies with the noise management levels as originally approved and does not result in detrimental impacts to students on site. Where a non-compliance is identified, the RtS must include suitable management and mitigation measures.

4. Stormwater Management

- The proposed modifications seek to introduce a large amounts of impermeable surfaces to what was originally approved. The RtS must include evidence from a suitably qualified person demonstrating that the proposed updates to the on-site stormwater management system can cater for the additional capture of overland flows and run-off consistent with the approved stormwater management design and not result in any on or off-site ponding or flooding impacts.

5. Materials

- Plans submitted with the modification application identify material number “17” for the upper cladding to the proposed gymnasium. This material is not identified on the originally approved materials schedule. The RtS must include an updated materials schedule and an illustrated plan (or photomontage) demonstrating this material treatment and associated “meandering” pattern.