

Our Ref:CC160183

29 September 2017

Secretary
NSW Department of Planning & Environment
DPO Box 39
SYDNEY NSW 2000

Dear Sir/Madam,

**RE: State Significant Development – Request for Secretary's Environmental Assessment Requirements –
Parramatta West Public School, Auburn and Young Street, Parramatta**

1 Introduction

This letter requests the Secretary's Environmental Assessment Requirements (SEAR's) for a Development Application (DA) for alterations and additions at Parramatta West Public School, Auburn and Young Street, Parramatta.

This letter has been prepared on behalf of Conrad Gargett Ancher Mortlock Woolley and the Department of Education.

2 Site Analysis

2.1 Site Description

The site is located on the corner of Auburn Street and Young Street, Parramatta, the real property descriptions are Lot 406 DP 729083, Lot 407 DP 729082 and Lot 2 DP 1113697, as shown in Figure 1 below. The site is located within the R2 low density residential zone and contains the existing Parramatta West Public School and associated car parking, landscaping and facilities.

The main pedestrian entry to the school is from Railway Street. A raised pedestrian crossing connects the existing school site and sporting field to the north.

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The school has 708 students currently enrolled, and a total of 48 staff (including 10 non-teaching staff).



Figure 1: Aerial Photo of Site

2.2 The Locality

Parramatta West Public School is characterised by a mix of residential, community (ambulance station and church) and recreation (council park) developments, as shown in Figure 2 below. Developments and land surrounding the subject site, include the following:

- North: Low and high density residential development, Parramatta Park and Pirtek Stadium, Westfield Parramatta 2 kilometres from the site, Westmead train station and Westmead and Cumberland Hospitals;
- East: Low, medium and high density residential development, commercial and business development and Harris Park train station 2 kilometres from the site;
- South: Low, medium and high density residential development, Holroyd Gardens, Stockland Merrylands and Merrylands train station 1.5 kilometres from the site; and
- West: Western Motorway, low and medium density residential development.



Figure 2: Aerial Photo of Locality

3 Description of Proposed Development

3.1 Proposed Development

The proposed development will involve alterations and additions to Parramatta West Public School. The proposal seeks consent for internal refurbishments and construction of new integrated learning facilities on the northern section of the site. The concept site plan and 3D perspectives are shown in Figures 3 - 6.

Concept architectural plans are included in Appendix A.

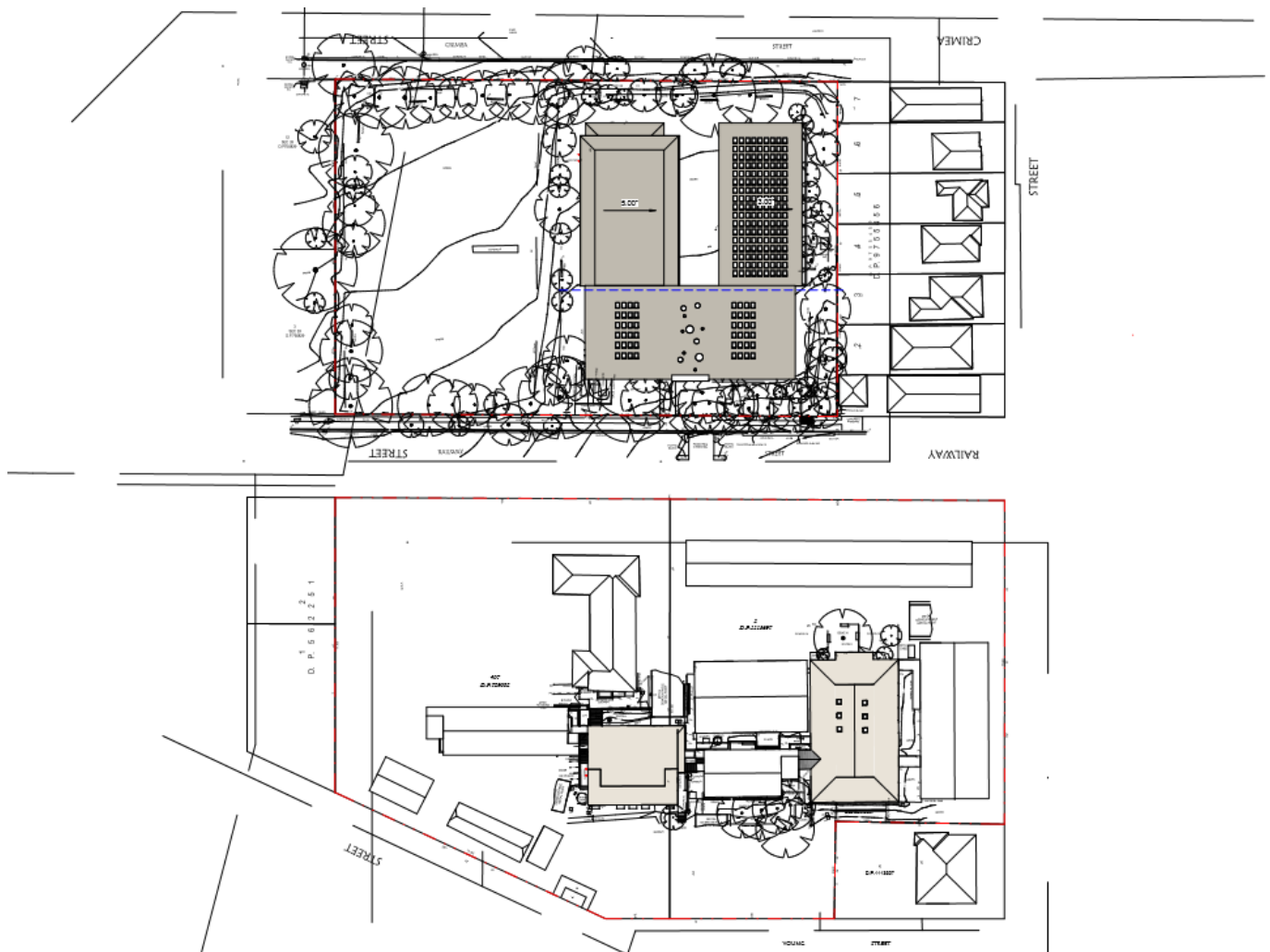


Figure 3: Proposed Site Plan



Figure 4: Concept 3D Perspective



Figure 5: Concept 3D Perspective



Figure 6: Concept 3D Perspective

3.2 Proposed Demolition

The proposed alterations and additions to Parramatta West Public School will involve demolition associated with internal refurbishments, as shown in Figure 7.

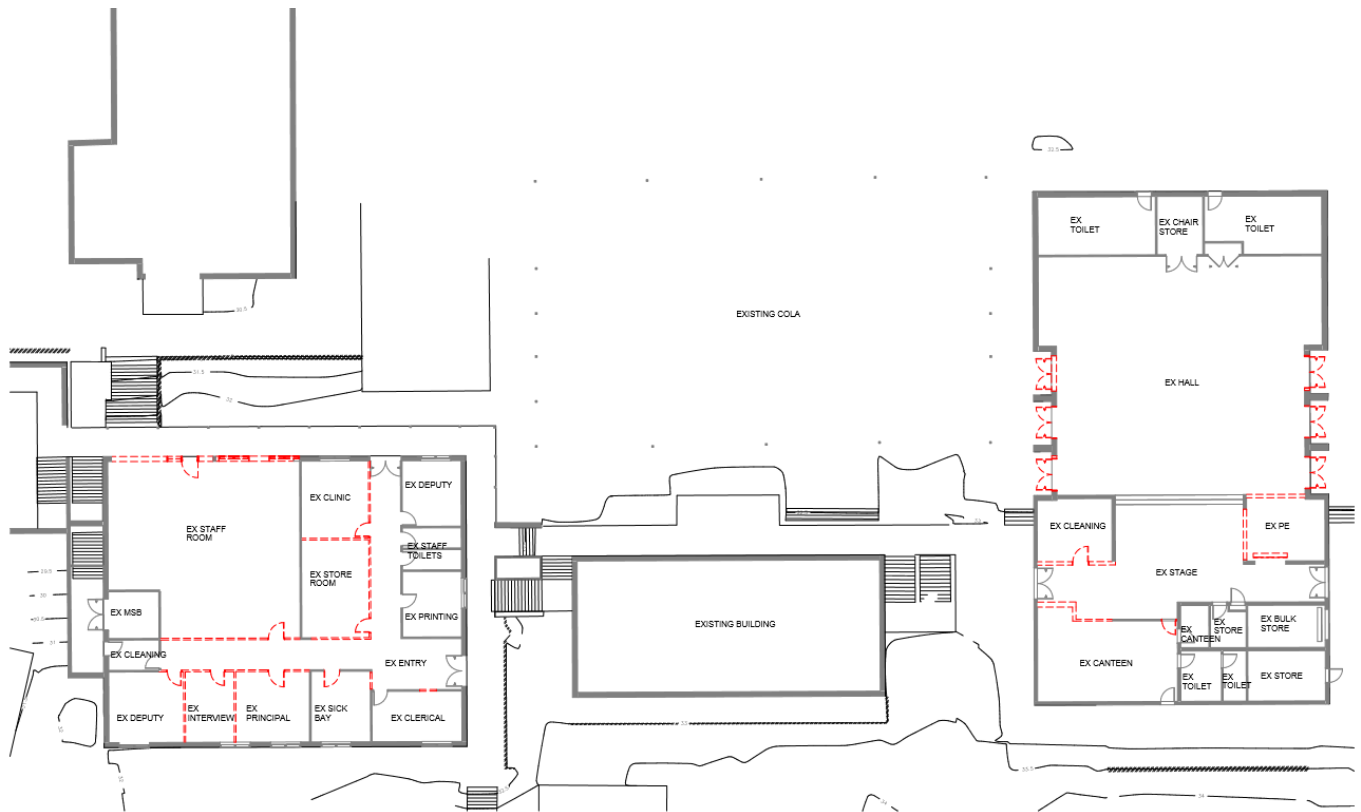


Figure 7: Demolition Plans

The waste will be transported to a recognised waste facility.

3.3 Operational Details

Students and Staff

The school has 708 students currently enrolled, and a total of 48 staff (including 10 non-teaching staff). The proposed upgrades will provide learning facilities to cater for an additional 207 students.

Parking and Traffic

There are currently 8 staff parking spaces which are accessed from Young Street and unrestricted on street car parking on Auburn Street, Franklin Street and Young Street. Given this permeable spread and local nature of the traffic, it is unlikely that additional traffic will adversely affect the surrounding road network.

Pedestrian Access

The main pedestrian entry to the school is from Railway Street. A raised pedestrian crossing connects the existing school site and new learning facilities to the north, as shown in Figure 8. Students will be assigned to respective buildings and during school hours supervised access to cross the street for play on the oval during recess and lunch.



Figure 8: Pedestrian entries and crossings

4 Legislative Framework

4.1 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

In accordance with Schedule 6 of the State Environmental Planning Policy (SEPP) (Educational Establishments and Child Care Facilities) 2017, the proposed development is classified as State significant. The proposed development exceeds the Capital Investment Value (CIV) of \$20 Million. The CIV of the proposed development is outlined in correspondence from Turner & Townsend, refer to Appendix B.

The proposed alterations and additions will be designed in accordance with the design quality principles set out in Schedule 4 of the SEPP.

4.2 State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 omits matters relating to educational establishments outlined in State Environmental Planning Policy (Infrastructure) 2007.

4.3 State Environmental Planning Policy (State and Regional Development) 2011

Clause 15 of State Environmental Planning Policy (State and Regional Development) 2011 has been replaced with the following:

15 Educational establishment

- (1) Development for the purpose of a new school (regardless of the capital investment value).*
- (2) Development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school*
- (3) Development for the purpose of a tertiary institution (within the meaning of State Environmental Policy (Educational Establishments and Child Care facilities) 2017), including associated research facilities, that has a capital investment value of more than \$30 million.*

As detailed above, this application will be considered as State significant development as it has a capital investment value of over \$20 million.

4.4 State Environmental Planning Policy No. 55 – Remediation of Land

Clause 7 of State Environmental Planning Policy No. 55 – Remediation of Land requires the consent authority to consider whether land is contaminated during the development application process.

A contamination assessment and preliminary waste classification has been undertaken in accordance with SEPP 55. Further details and recommended mitigation and/or management measures will be provided with the EIS.

4.5 A Plan for Growing Sydney

The subject land is included in the Sydney Metropolitan Area Regional Strategy and is part of “A plan for Growing Sydney”. The site is located within the Global Economic Corridor.

The proposed alterations and additions to the site are consistent with the priorities of the global economic corridor and the continued development of this locality.

4.6 Holroyd Local Environmental Plan 2013

Under the provisions of the Holroyd Local Environmental Plan 2013 the site is zoned R2 Low Density Residential, as shown in Figure 9. The zone objectives are:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To allow residents to carry out a range of activities from their homes while maintaining neighbourhood amenity.*

The proposal is considered to be consistent with the zone objectives for the following reasons:

- The development is a significant opportunity to expand Parramatta West Public School and deliver a high-quality education establishment and meet the demand of a growing population due to suburban densification; and
- Provides services to meet the day to day needs of the local community.

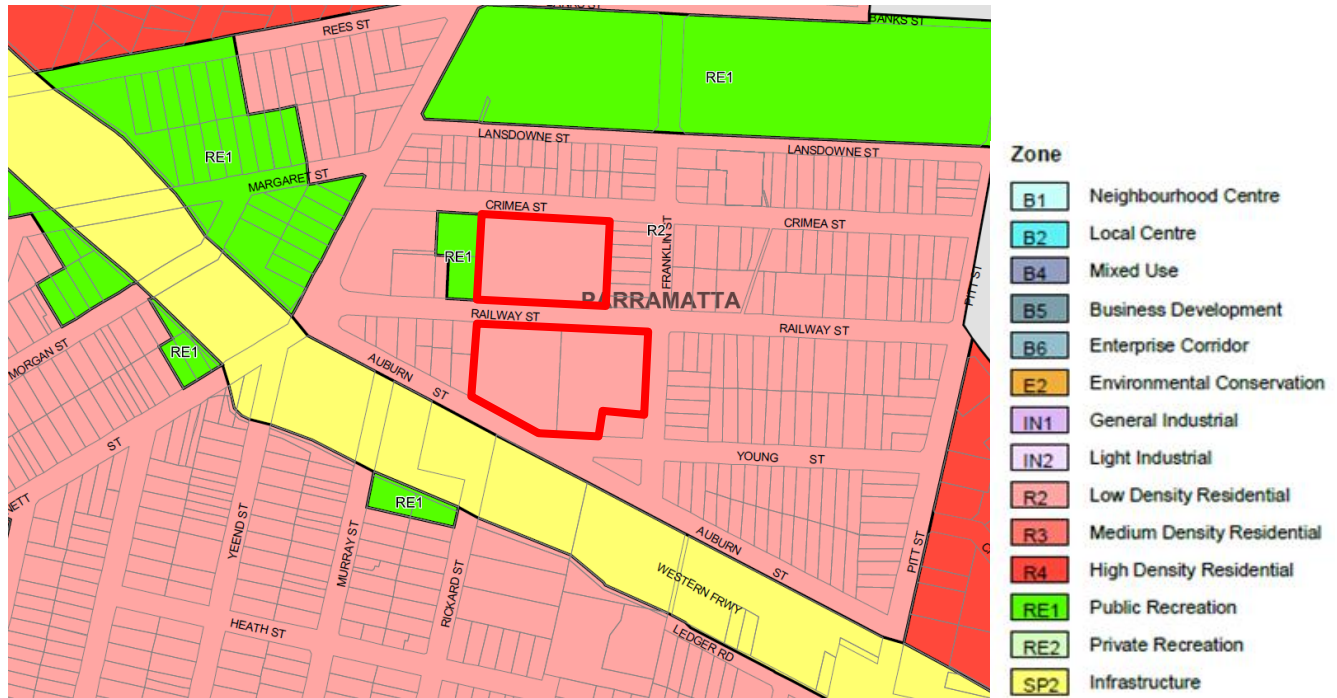


Figure 9: Extract from Land Zoning Map

Clause 4.3 Height of Buildings

This clause and associated mapping outlines the maximum height of building for the site. The subject site has a permissible height of 9m, as shown in Figure 10. The proposed development is 2 storeys and will be within the maximum height limit. If a variation to this height is required, details will be included in the EIS.

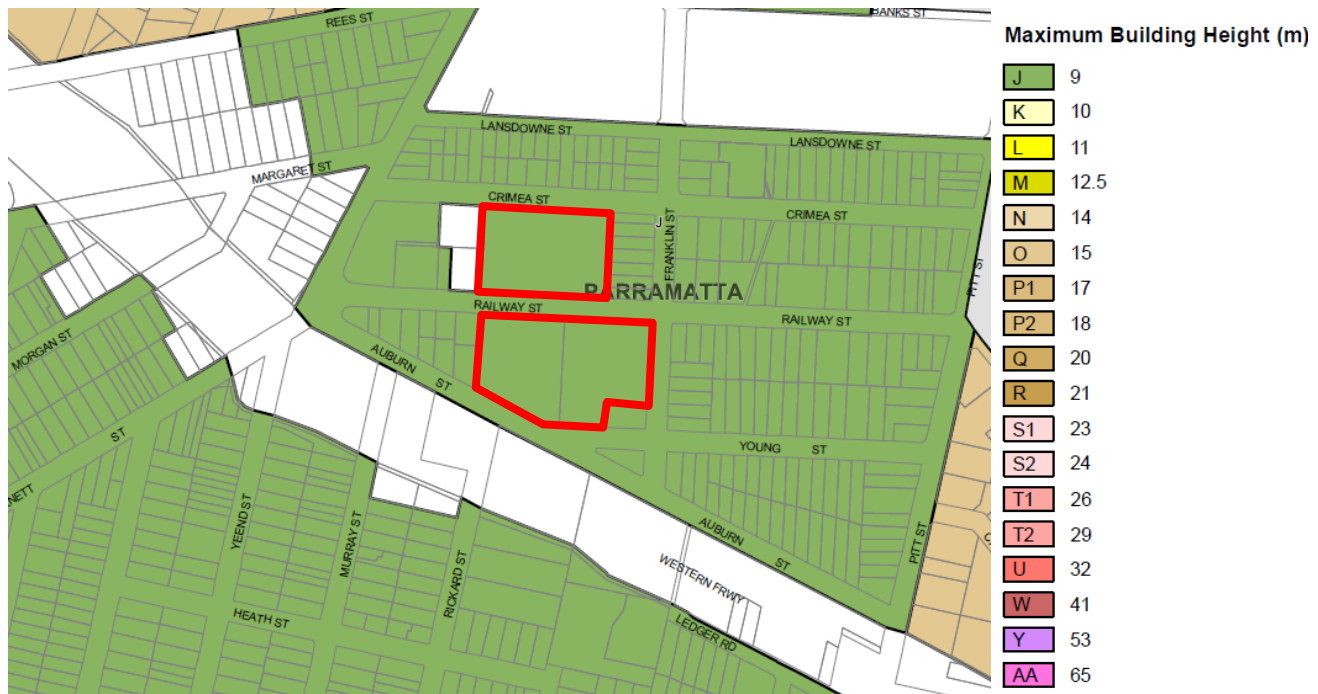


Figure 10: Extract from Building Height Map

Clause 4.4 Floor Space Ratio

This clause and associated mapping outlines the maximum floor space ratio for the subject site. The subject site has a permissible floor space ratio of 0.5:1, as shown in Figure 11. The subject site has undergone alterations and additions since construction. To date the school has been developed on the southern campus, with the northern campus utilised for recreation. Continued expansion and growth of the school population has resulted in 13 demountable classrooms being located over open space areas on the southern site. The construction of a new campus building and relocation of the administration building to the north will enable the Department of Education to remove demountable buildings and readdress the imbalance of open space on the southern site. The proposed development is unlikely to exceed the permissible floor space ratio provisions

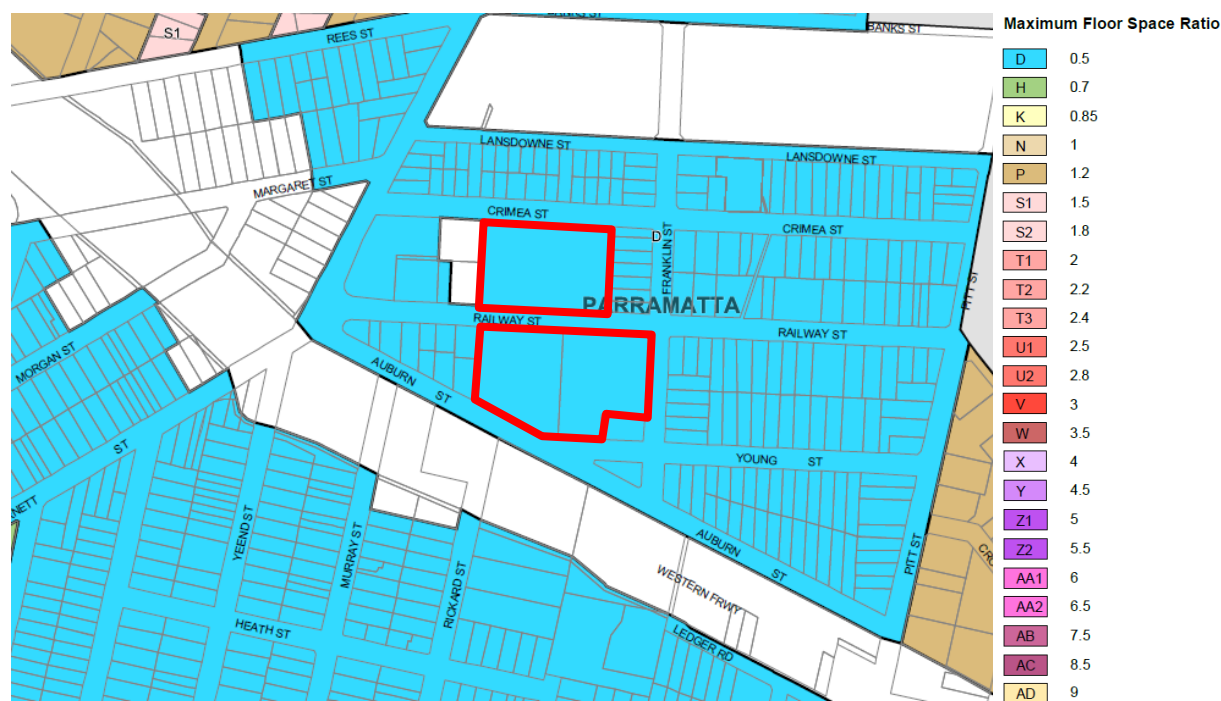


Figure 11: Extract from floor space ratio map

Clause 5.10 Heritage Conservation

This clause and associated mapping outlines items listed within Schedule 5 of the LEP – Environmental Heritage. The subject site is listed as 'Parramatta West Public School, circa 1887', local heritage item I13. Refer to Figure 12, below. A heritage impact statement will be provided with the EIS.

It should be noted that no works are proposed on buildings of heritage significance. The construction of proposed new learning facilities will be located on the northern section of the site, which is not listed as heritage item.

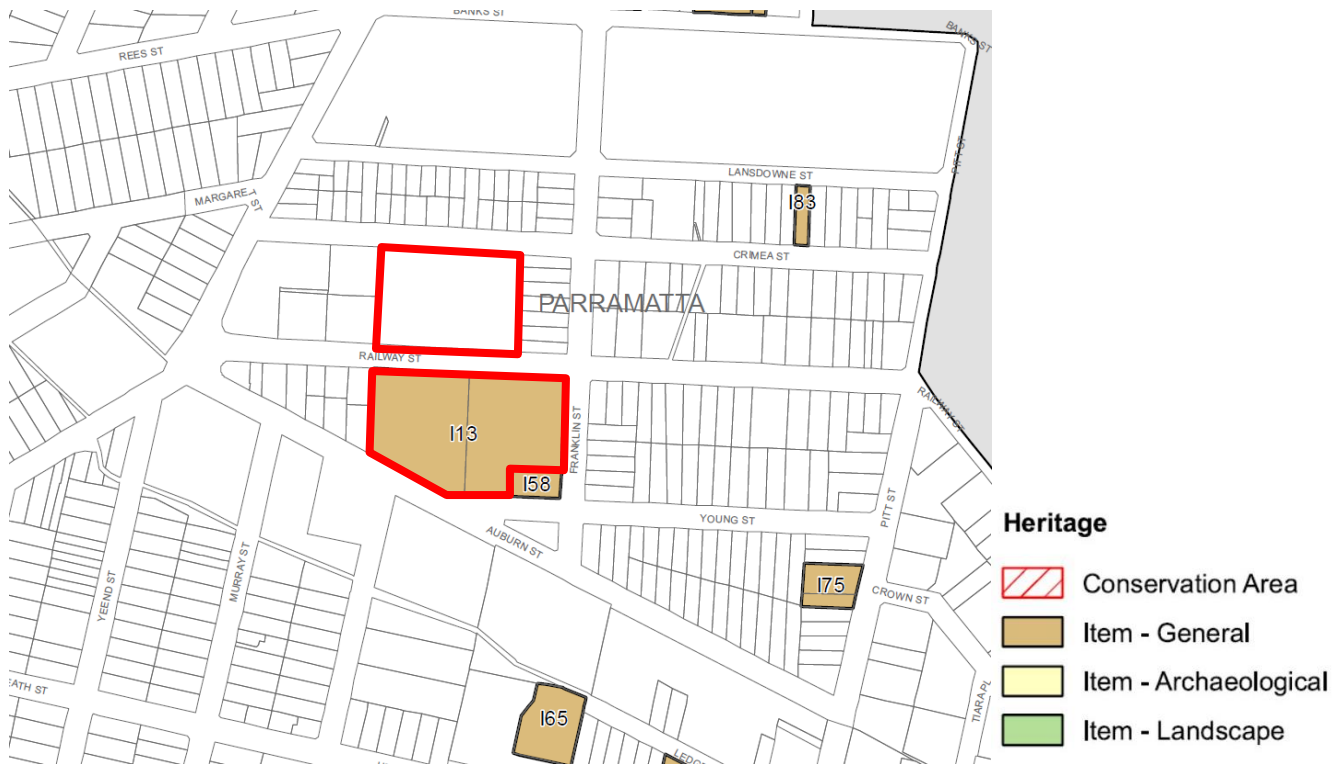


Figure 12: Extract from building height map

Clause 6.8: Salinity

This clause and associated mapping has identified a moderate salinity potential on the subject site.

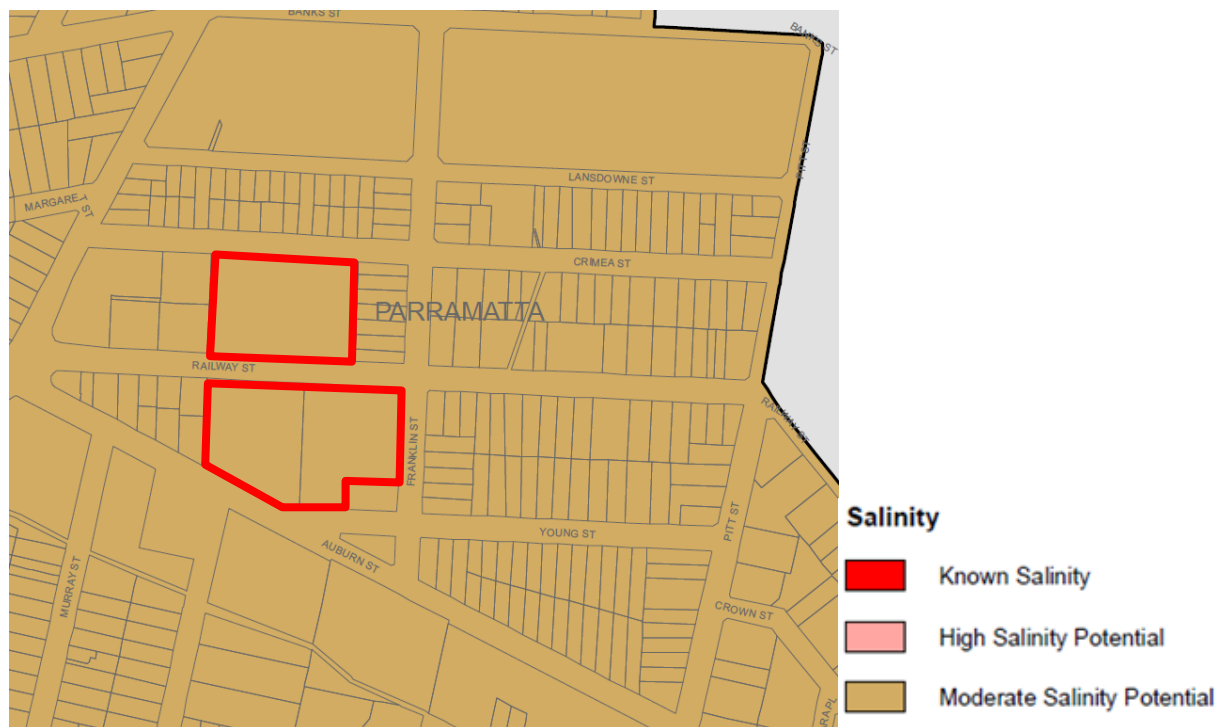


Figure 13: Extract from salinity map

Clause 7.10 Essential Services

The site can be serviced by water, electricity, sewage, communications, vehicular access and stormwater management. Each service will be appropriately extended and upgraded for the new buildings.

4.8 Holroyd Development Control Plan 2013

In accordance with Clause 11(a) of SEPP (State and Regional Development) 2011, DCP's do not apply to State Significant Development. In addition, Clause 35(9) of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 states that the provisions of any development control plan are of no effect.

Notwithstanding this, the design will have regard for relevant aspects of the Holroyd DCP, such as:

- Part 2: Roads and Access
- Part 4: Tree and Landscape Works
- Part 9: Managing External Road Noise Vibration
- Part 10: Safety and Security
- Part 11: Waste Management

There are no specific controls relating to educational establishments in the Holroyd Development Control Plan 2013.

5 Preliminary Impact Identification and Assessment

5.1 Land Contamination Issues

As outlined above, a contamination assessment and preliminary waste classification has been undertaken in accordance with SEPP 55. Further details and recommended mitigation and/or management measures will be provided with the EIS.

5.2 Built Form and Streetscape Integration

The proposed development will deliver a high-quality educational establishment that meets the needs of current and future populations. The proposed development has been architecturally designed and will have no significant impacts on surrounding developments.

The proposal incorporates integrated landscaping to complement the light weight appearance of the buildings and is consistent with the built form of developments surrounding the site.

The proposed development has been designed and orientated to retain the privacy of children and protect scenic values and prevailing view corridors.

5.3 Parking, Traffic and Access

There are currently 8 staff parking spaces which are accessed from Young Street. No additional off-street parking is proposed due to spare capacity and an abundance of on street and unrestricted parking spaces on Auburn Street, Franklin Street and Young Street.

The school is accessible from various collector roads and a permeable local network. Local traffic surrounding the school is segregated from the Great Western Highway, the additional traffic generated will not adversely affect the surrounding road network. Further information will be provided in a detailed traffic and transport assessment.

5.4 Solar Access and Overshadowing

Proposed new learning facilities will be located to the north of the site, limited to two storeys and away from site boundaries to minimise the potential for overshadowing on neighbouring residential properties. Shadow diagrams will be provided with the EIS.

New learning facilities will be orientated to optimise daylight access for internal amenity.

5.5 Infrastructure and Servicing

The subject site is able to be serviced by water, sewer, gas and telecommunication services as required by the school. Detailed investigations of utility infrastructure upgrades will be undertaken and considered in the EIS.

A waste management plan will be provided with the EIS.

5.6 Stormwater

Supporting information to be included with the EIS includes a Stormwater Management Report describing the approach to the stormwater management on the site, as well as the concept stormwater design plan and relevant calculations and a Plan of Management for the on-site stormwater detention and water quality facilities.

Soil and Water Management Plan will be prepared detailing the soil erosion and sediment control measures to be implemented during the demolition, excavation and building phases of the development.

5.7 Heritage

As outlined above, the subject site is listed as 'Parramatta West Public School, circa 1887', local heritage item I13. A heritage impact assessment will be included with the EIS.

It should be noted that no works are proposed on buildings of heritage significance. The construction of

proposed new learning facilities will be located on the northern section of the site, which is not listed as heritage item.

There are no known Aboriginal objects or Aboriginal places recorded on or near the site.

5.8 Acoustic Impacts

An Acoustic Assessment will be included with the EIS taking into consideration potential noise generating sources during demolition, construction and the ongoing operation of the school.

Recommendations from the acoustic assessment will be incorporated into the site management and building design to mitigate adverse acoustic impacts on sensitive receptors.

5.9 Amenity

Potential amenity impacts associated with the development include traffic generation; car parking; and acoustic impacts. As outlined, supporting specialist studies will be included with the EIS to consider potential impacts and recommend measures to maintain the amenity of surrounding developments.

6 Consultation

Prior to State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 being adopted by the State Government, a pre-lodgement meeting was held with Parramatta Council on 8 August 2017.

Engagement and consultation with stakeholders is recognised as an integral part of the application process. Key stakeholders will be consulted in the preparation of the concept development application and Environmental Impact Statement (EIS).

7 Conclusion

The proposal represents the rational, orderly and economic use of the land.

The development is a significant opportunity to future proof Parramatta West Public School and deliver a high-quality educational establishment that meets the need of current and future populations.