



15 July 2020
Our Ref: 21168B.3KC_SEARs Request_Final

planning consultants

Mr Jim Betts
Secretary
NSW Department of Planning, Industry & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Betts,

**RE: Request for Secretary's Environmental Assessment Requirements
New Primary School at Epping South - 86 Chelmsford Avenue, Epping**

1.0 Introduction & Background

DFP Planning has been engaged by the Department of Education (DoE) and Schools Infrastructure NSW (SINSW) to assist in the planning and design of a proposed new primary school at Epping South (the school). The school is proposed to be a K-6 public educational establishment and will be located on the site of the former Northern Sydney Institute of TAFE NSW campus at 86 Chelmsford Avenue, Epping (the site). The development proposal comprises of demolition works and the construction of new buildings to cater for an enrolment capacity for up to 1,000 students (the Proposal).

The proposal meets the criteria for State Significant Development (SSD) as the development proposed is for the purpose of a new school (regardless of the capital investment value) pursuant to Clause 15(1) of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD) (refer to **Section 8** further below).

This letter constitutes a written application to obtain the Secretary's Environmental Assessment Requirements (SEARs) as required under Clause 3 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (the Regulation).

Matters relating to the proposed development, permissibility, strategic planning context, associated impacts and justifications are discussed below.

2.0 Site Description

The site is legally described as Lot 1 in DP 582172. As mentioned in **Section 1.0**, the site is a former campus of the Northern Sydney Institute of TAFE NSW. It has an area of 2.068Ha and is located within the Parramatta City Local Government Area (LGA). **Figure 1** below shows the site and locality context.

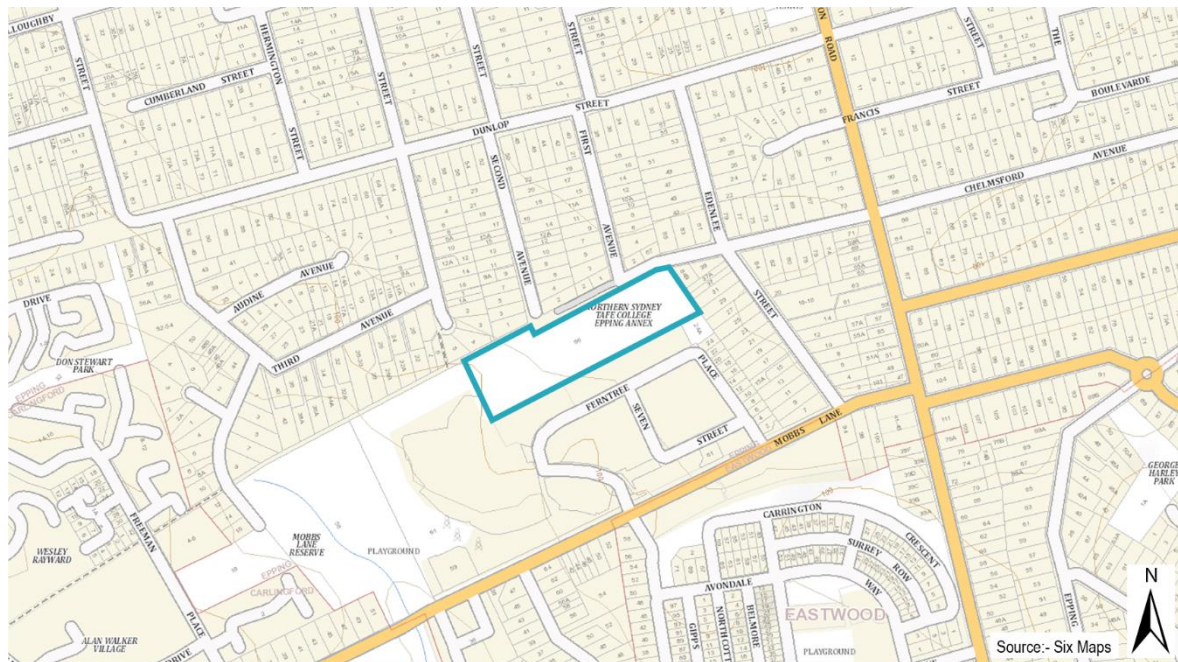


Figure 1: The Site and Surrounds

The site is generally a rectangular shaped allotment with its long axis orientated north-east to south-west. The north-eastern half of the site, which has frontage to Chelmsford Avenue and Grimes Lane, is relatively flat whilst the south-western half falls steeply at a slope of approximately 19-20% towards the south-western boundary. The fall from east to west is approximately 12m.

The site is surrounded by a mix of established low, and high-density residential developments. Adjoining development can be generally described as:

- North: Low-density residential
- East: Low-density residential
- South: High-density residential flat building development
- West: High-density residential flat building developments and a public reserve known as 'Mobbs Lane Reserve'.

Figure 2 below shows an aerial image of the site and the surrounding locality.



Figure 2: Surrounding developments

Existing development on the site relates to its most recent use as a TAFE campus. The site contains three (3) buildings in the north-eastern half along with greenhouse structures and hardstand areas which primarily comprise car parking and vehicular circulation areas. Vegetation on the site comprises a mix of sparsely distributed native and exotic vegetation.

Figure 3 is an aerial photograph of the site.



Figure 3: Aerial image of the site.

3.0 Development Description

The proposed development is for the purposes of a new school. A summary of the proposal is provided below:

- Demolition of existing structures associated with the former use of the site as a TAFE campus;
- Construction of new buildings on the eastern and central portions of the site. The works are proposed to be undertaken in stages. Facilities which will generally include:
 - Home bases (classrooms) suitable for a school population of 1,000 students;
 - Administration and staff areas;
 - Hall and canteen;
 - Library;
 - COLA;
 - Special education unit; and
 - Special programs area.
- Play spaces in various locations;
- Accessible paths linking the school facilities; and
- A staff car park accessed from Second Avenue.

The works are proposed to be undertaken in stages.

The application will be lodged as a concept development application pursuant to Division 4.4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The application will also seek approval for the Stage 1 works. The Stage 1 works will provide a total of 25 home bases and associated facilities together with a hall and canteen, administration facilities and play spaces. Car parking for the Stage 1 development will also be provided.

Preliminary concept details of the proposed development detailing the concept proposal and the Stage 1 works are provided in the Architectural Plans prepared by BVN, dated 14 July 2020 at **Attachment 2**. An extract of the plans can be seen below in **Figure 4**.

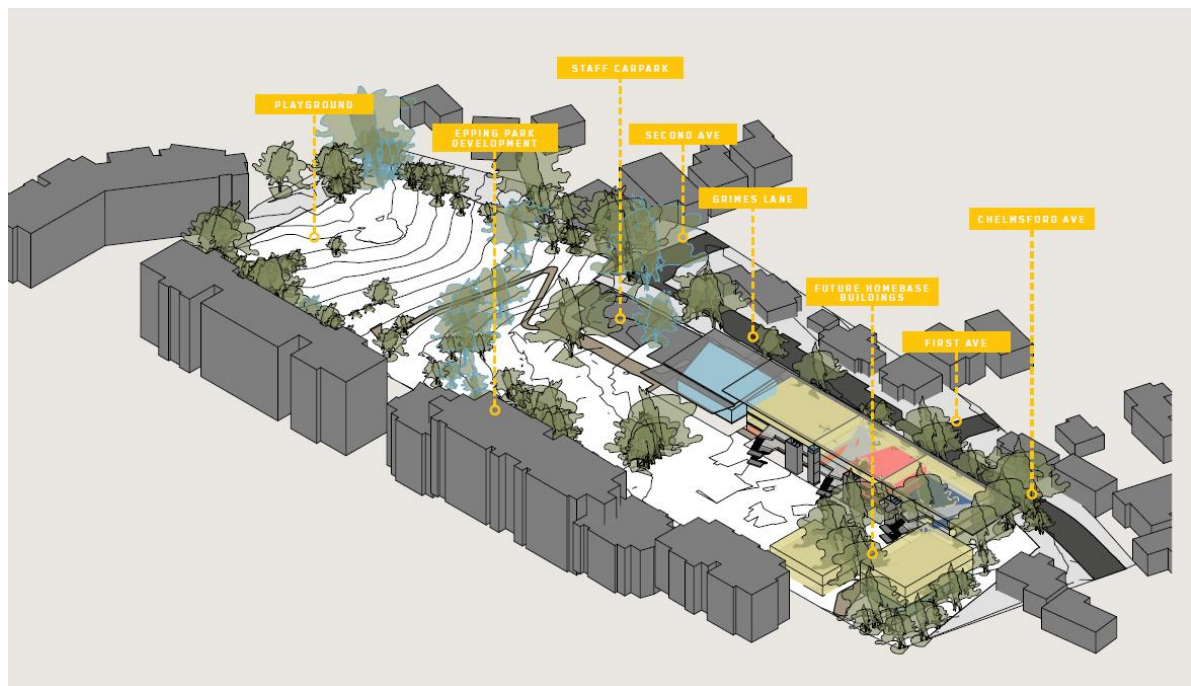


Figure 4: General configuration of proposed development

4.0 Permissibility and Strategic Planning Context

The following legislation and policies are relevant to the proposal and are addressed in more detail below:

- *Biodiversity Conservation Act 2016;*
- *Heritage Act 1977;*
- *Environmental Planning and Assessment Act 1979;*
- *State Environmental Planning Policy No. 19 – Bushland in Urban Areas State Environmental Planning Policy No. 55 - Remediation of Land;*
- *State Environmental Planning Policy No. 64 - Advertising and Signage;*
- *State Environmental Planning Policy (State and Regional Development) 2011;*
- *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017;*
- *Draft State Environmental Planning Policy (Remediation of Land);*
- *Draft State Environmental Planning Policy (Remediation of Land);*
- *Parramatta Local Environmental Plan 2011 (PLEP);*
- *Parramatta Development Control Plan 2011 (PDCP);*
- *Greater Sydney Region Plan: A Metropolis of Three Cities; and*
- *Central City District Plan.*

4.1 Biodiversity Conservation Act 2016

The site is identified as containing areas of biodiversity value on the Biodiversity Values Map published by the *Environment, Energy and Science* division of the *Department of Planning, Industry and Environment* (DPIE) under the *Biodiversity Conservation Act 2016* (BC Act). A

Biodiversity Development Assessment Report (BDAR) will be prepared and submitted with the EIS.

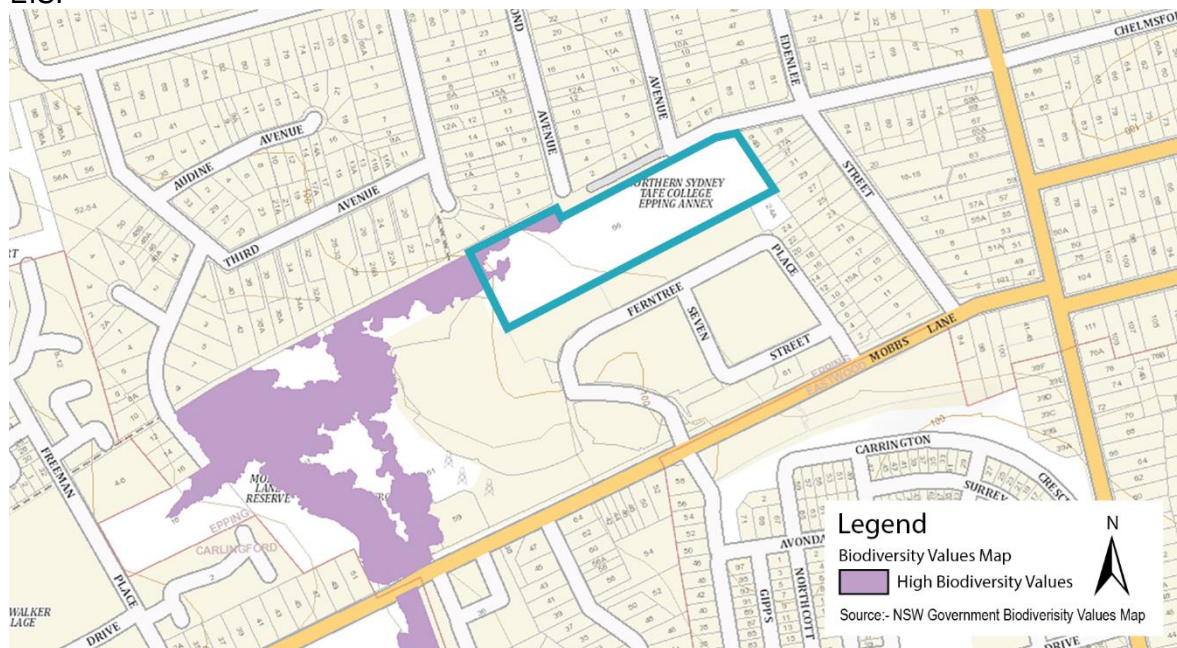


Figure 5: General configuration of proposed development

4.2 Heritage Act 1977

The proposal will involve works in the vicinity of areas identified as having archaeological significance. Therefore, archaeological investigations will be required to be carried out in accordance with an Excavation Permit under Section 140 of the Heritage Act. Please refer to **Section 5.1** for further heritage discussion.

4.3 Environmental Planning and Assessment Act 1979 (EP&A Act)

The assessment framework for SSD is established under Part 4 Division 4.7 of the EP&A Act with Section 4.12 requiring a Development Application (DA) for SSD to be accompanied by an Environmental Impact Statement (EIS). Matters relevant to the preparation of an EIS (including the application for SEARs) are set out under Schedule 2 of the Regulation.

Clause 4.5 of the EP&A Act identifies that the Minister is the consent authority for SSD.

4.4 State Environmental Planning Policy No 19—Bushland in Urban Areas (SEPP 19)

The general aim of SEPP 19 is to protect and preserve bushland within the urban areas of the LGAs referred to in Schedule 1 of the SEPP because of:

- its value to the community as part of the natural heritage,
- its aesthetic value, and
- its value as a recreational, educational and scientific resource.

SEPP 19 generally applies to land zoned or reserved for public open space. The site is located within an SP2 zone with the land adjoining the site to the south-west zoned RE1 Public Recreation (the RE1 zone). The EIS will address relevant provisions of SEPP 19.

4.5 State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55)

The provisions of SEPP 55 apply to the site and are a relevant matter for consideration as part of the assessment of the proposal. The land use history of the site is as a TAFE (which included agricultural and horticultural related activities) and preliminary investigations indicate

there will be some degree of contamination on the site. The provisions of SEPP 55 will be considered as part of the EIS accompanying the DA and, as a minimum, a preliminary contamination assessment will be lodged with the EIS.

4.6 State Environmental Planning Policy No. 64 - Advertising and Signage (SEPP 64)

SEPP 64 sets out provisions relating to the assessment of development which comprises signage, including business identification signs. It is likely that there will be some minor signage included in the proposal to display the school name and to provide wayfinding, although the exact location, size and content of any such signage has not yet been determined. Details will be provided with the DA and the provisions of SEPP 64 will be considered as part of the EIS.

4.7 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SREP 2005)

SREP 2005 covers all the waterways of the Harbour, the foreshores and the entire catchment area. SREP 2005 includes a range of matters for consideration by consent authorities assessing development within the Foreshores and Waterways Area of the Plan. Whilst the site is located within the mapped catchment area under the SREP, it is not located within a Foreshores and Waterways Area. Notwithstanding, the planning principles and considerations for the Sydney Harbour catchment which will be considered as part of the EIS.

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

Clause 15(1) of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD) identifies the proposal as SSD as the development is for the purposes of a new school, regardless of the Capital Investment Value (CIV).

4.9 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 (Vegetation SEPP)

The proposed development entails the removal of trees from the site – refer preliminary Arboricultural assessment at **Attachment 3**, the site plan in the architectural plan set at **Attachment 2** and preliminary ecological advice at **Attachment 4**). Approval for tree removal will be sought as part of the development proposal. The EIS will address the relevant provisions of the Vegetation SEPP and will be accompanied by relevant Arboricultural and Ecological assessments.

4.10 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education SEPP)

The Education SEPP aims to streamline the planning system for education and child care facilities and the delivery of new schools.

The proposal entails a new school development and applicable clauses of the Education SEPP are identified and briefly discussed below:

4.10.1 Clause 35 – Schools – development permitted with consent

Development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone. The site is located within a SP2 – Educational Establishments zone. The SP2 zone is a prescribed zone.

This clause also provides that the consent authority must take into consideration:

- The design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 4; and

- Whether the development enables the use of school facilities (including recreational facilities) to be shared with the community.

The design quality principles of Schedule 4 and details of any proposed shared use of facilities with the community will be considered as part of the EIS.

4.10.2 Clause 42 – State significant development for the purpose of schools— application of development standards in environmental planning instruments

Clause 42 provides that development consent may be granted for development for the purpose of a school that is SSD even though the development would contravene a development standard imposed by the Education SEPP or any other environmental planning instrument under which the consent is granted.

4.10.3 Clause 57 – Traffic Generating Development

Under the provisions of Clause 57 of the Education SEPP, the proposal is classified as traffic generating development. Clause 57 states:

*‘This clause applies to development for the purpose of an educational establishment—
(a) that will result in the educational establishment being able to accommodate 50 or more additional students, and
(b) that involves—
(i) an enlargement or extension of existing premises, or
(ii) new premises,
on a site that has direct vehicular or pedestrian access to any road.’*

The EIS will be accompanied by a Traffic Impact Assessment to address potential traffic and parking matters associated with the development. A Traffic Statement prepared SCT Consulting (**Attachment 4**) identifies current and anticipated traffic generation in the vicinity of the site and how these matters will be addressed as part of a comprehensive Traffic and Transport Impact Assessment, to be submitted as part of the EIS. The Traffic and Transport Impact Assessment to be submitted with the EIS will address both the Stage 1 development as well as the ultimate development scenario.

4.11 State Environmental Planning Policy (Koala Habitat Protection) 2019 (the Koala SEPP).

Under the Koala SEPP, the site is partially mapped as a ‘Site Investigation Area for Koala Plans of Management’ (**Figure 6**). The Site Investigation Area for Koala Plans of Management mapping aims to assist councils preparing Koala Plans of Management by focusing effort to identify core koala habitat in areas most likely to support koalas. The site is not identified in the Koala SEPP’s ‘Koala Development Application Map’. An assessment of the site under the Koala SEPP will be included in the EIS and SSDA documentation.

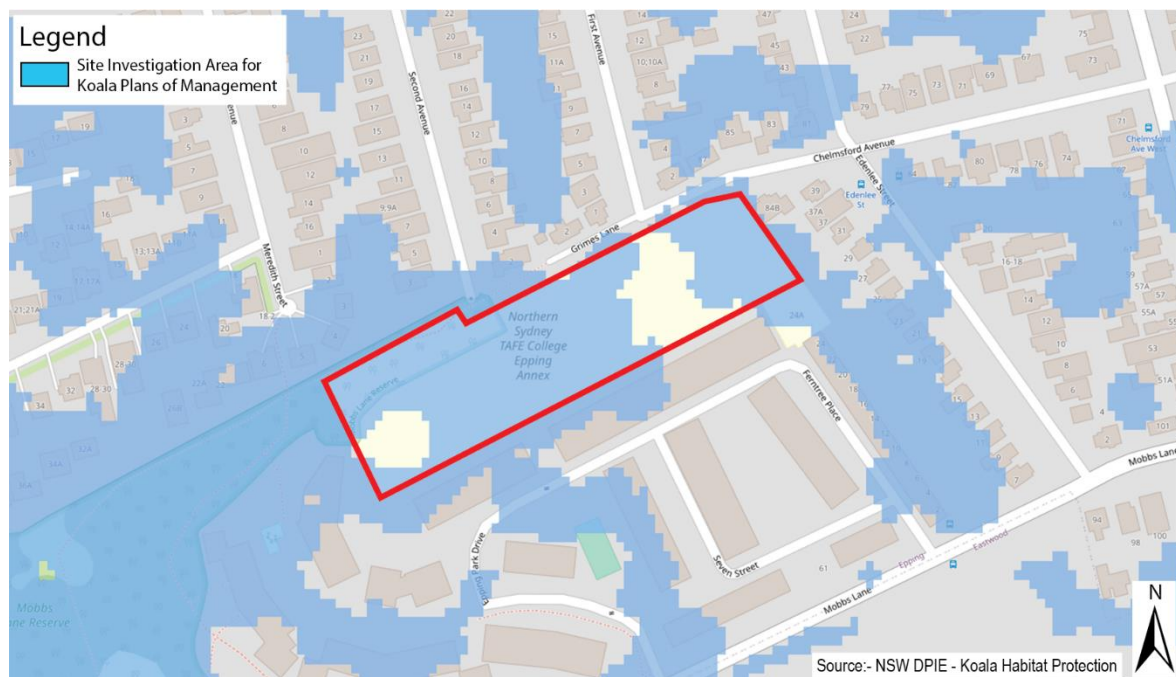


Figure 6: Site Investigation Area for Koala Plans of Management

4.12 Draft State Environmental Planning Policy (Remediation of Land)

Draft State Environmental Planning Policy (Remediation of Land) forms part of the review program by the NSW Government and is intended to replace SEPP 55. Public consultation on the policy closed on 13 April 2018, accordingly as the proposed environmental planning instrument has been the subject of consultation it must be taken into consideration during the assessment of any future DA. The EIS will address the requirements of the draft policy.

4.13 Draft State Environmental Planning Policy (Environment)

The Department of Planning and Environment (now Department of Planning, Industry and Environment) has exhibited the proposed SEPP (exhibition period ending on 31 January 2018). The draft SEPP seeks to protect and manage the natural environment and proposes to simplify the planning rules for a number of water catchments, waterways, urban bushland areas, and the Willandra Lakes World Heritage Property.

It proposes consolidating the following seven existing SEPPs:

- State Environmental Planning Policy No. 19 – Bushland in Urban Areas
- State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011
- State Environmental Planning Policy No. 50 – Canal Estate Development
- Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment
- Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No.2-1997)
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Willandra Lakes Regional Environmental Plan No. 1 – World Heritage Property.

Relevant provisions of the draft SEPP that are applicable to the proposal will be considered in the EIS.

4.14 Parramatta Local Environmental Plan 2011 (PLEP)

The site subject to the provisions of the PLEP. The key provisions of the LEP are discussed below.

4.14.1 Clause 2.2 - Zoning

The PLEP *Land Zoning Map* (see **Figure 7**) identifies the site as being within the SP2 Infrastructure zone for the purposes of an educational establishment. Development for the purpose of an *educational establishment* is permissible land use with consent in the SP2 zone. The SP2 zone is also a 'prescribed zone' under the Education SEPP.



Figure 7: PLEP Zoning Map.

The proposal is also generally consistent with the objectives of the SP2 Zone, in particular the following:

- *'To provide for infrastructure and related uses.'*
- *'To prevent development that is not compatible with or that may detract from the provision of infrastructure.'*

4.14.2 Clause 6.1 – Acid sulfate soils

The school site is identified as containing Class 5 Acid Sulfate Soils under the PLEP (see **Figure 8**). Given that there is no land within 500 metres of the site that is identified as being Class 1, 2, 3 or 4 land, it is unlikely that an acid sulfate soils management plan will be required.

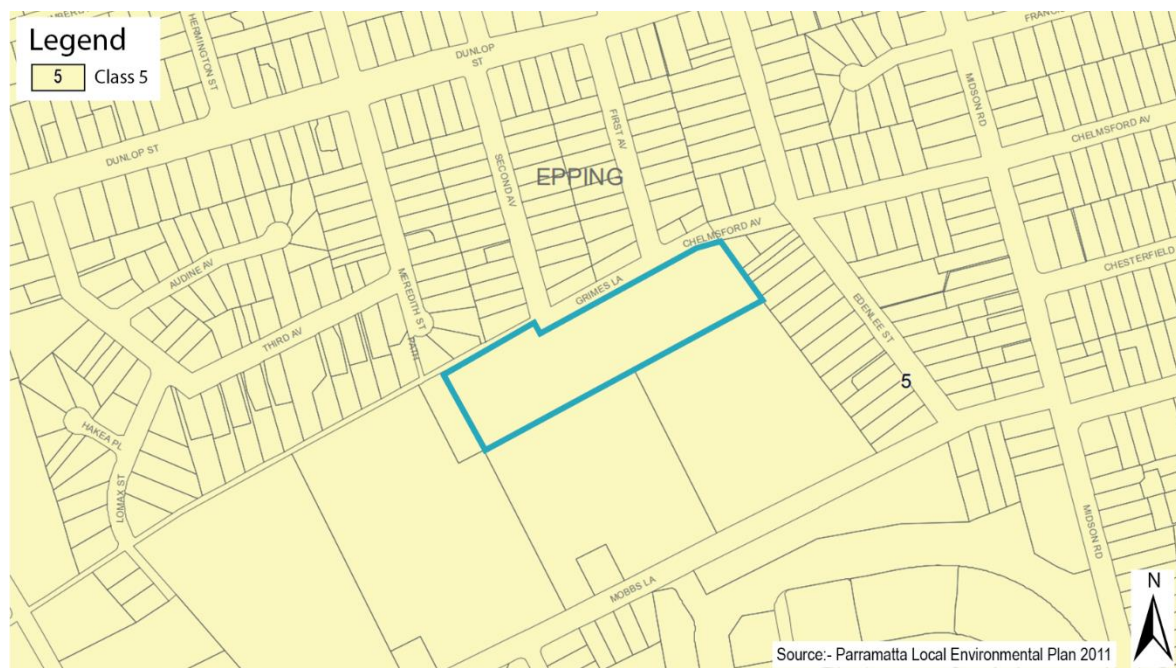


Figure 8: PLEP Acid Sulfate Soils Map.

4.14.3 Clause 6.5 – Water protection

As seen in **Figure 7**, PLEP mapping shows a W1 Natural Waterway zone adjoining the site to the west. Topographic mapping does not indicate a waterway/watercourse is within this area. In addition, and the Natural Resources - Riparian Land and Waterways Map of the PLEP also does not indicated a watercourse is located proximate to the site.

However, as discussed in **Section 5.2.2** below, the project Civil Engineer has confirmed a watercourse in Mobbs Lane Reserve to the west of the site (an upper tributary of Terrys Creek) is more than 250m metres from the site's boundary. Notwithstanding, investigations will be undertaken to determine if the proposal will impact any natural waterways or watercourses and if a controlled activity approval under the *Water Management Act 2000* will be required. This will be addressed in detail within the EIS.

4.15 Parramatta Development Control Plan 2011

The Parramatta Development Control Plan 2011 (the DCP) applies to the site. Pursuant to Clause 11 of SEPP SRD, DCPs (whether made before or after the commencement of the SEPP) do not apply to SSD. Notwithstanding, the design of the proposal will have regard to provisions of the DCP that may be deemed relevant (such as parking, landscaping, heritage and stormwater).

4.16 A Metropolis of Three Cities

A Metropolis of Three Cities - The Greater Sydney Region Plan (the Plan) sets out a vision of Sydney comprising of 'three cities' where most residents live within 30 minutes of their jobs, education and health facilities, services and the like. The proposal is consistent with the Plan's directions for 'Infrastructure and Collaboration' and 'Liveability' as it will provide infrastructure (i.e. new school facilities) in walking distance from residential precincts, thus supporting predicted population growth to support in the creation of strong communities.

4.16.1 Central City District Plan

The Site is located within *Central District Plan* (the CCD Plan) area which covers the LGAs of The Hills Shire, Blacktown City, Parramatta City and Cumberland.

This CCD Plan seeks to manage growth in the context of economic, social and environmental matters. It contains the planning priorities and actions for implementing the Greater Sydney Region Plan, *A Metropolis of Three Cities*, at a district level and is a bridge between regional and local planning. The EIS will address the planning priorities of the CCD plan with the proposal consistent with those relating to 'Infrastructure and Collaboration' and 'Liveability'.

5.0 Preliminary Impact Identification and Assessment

The key likely impacts of the proposal are discussed below and will be addressed in detail within the EIS that will accompany the SSD DA submission.

5.1 Heritage

5.1.1 Aboriginal Cultural Heritage

The AHIMS database identifies one (1) registered Aboriginal site within 200m of the site. An Aboriginal Cultural Heritage Assessment Report (ACHAR) will be undertaken for the project and will form part of the EIS.

5.1.2 Built and Historical Archaeological Heritage

GML Heritage has undertaken a preliminary Heritage Assessment for the site. That assessment has revealed that while there is some heritage significance associated with the previous use and occupation of the site, overall, the significance does not warrant listing as a heritage item. However, their assessment has identified the potential for items of archaeological significance on the site (including the former homestead known as 'Camberwarra') which are of a moderate to high significance (**Figure 9**), and also identifies vegetation on the site as being of moderate (cultural plantings) to high (Blue Gum High Forest) heritage significance (**Figure 10**). GML notes that the classification of the vegetation is subject to specialist Ecologist advice and analysis. Refer **Section 5.7** for Ecologist advice in relation to vegetation species.



Figure 9: Location of significant historical elements (GML, 2020)

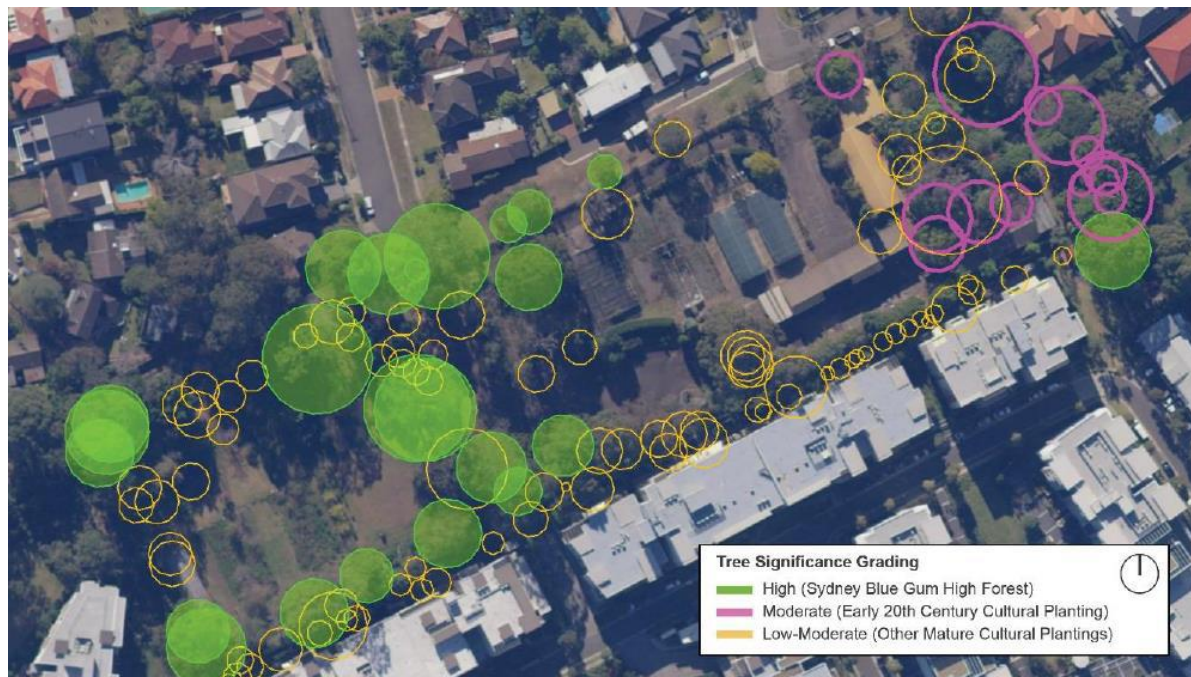


Figure 10: Tree Significance Grading (GML, 2020)

The preliminary heritage investigation recommends that further archaeological assessment is carried out for any works which might disturb the areas of the former homestead 'Camberwarra', and that a site-wide heritage interpretation strategy should be prepared to disseminate the significance of the history of the site to the staff, students and wider community of users of the school. As the proposal will likely impact on locally significant remains as shown in **Figure 9**, an archaeological investigation will need to be undertaken in accordance with an Excavation Permit under Section 140 of the *Heritage Act 1977*.

The preliminary heritage advice also recommends that remnant vegetation should be retained where possible and detailed heritage advice should be sought if any works are likely to directly impact significant trees. A comprehensive Heritage Impact Statement will be completed for the proposed development and will form part of the documentation to be submitted with the EIS.

5.2 Natural Hazards

5.2.1 Bush Fire

Whilst not mapped as being bush fire prone land by Parramatta City Council, the project Bush Fire Consultant (Ecological) has identified a bush fire threat impacting the site from existing vegetation to the west. The proposed development will therefore be required to be supported by a Bush Fire Assessment and will require a bush fire safety authority under Section 100B of the *Rural Fires Act 1997* as a school is a special fire protection purpose development.

Preliminary assessment indicates that the site can accommodate the required APZs and that construction, access, services and emergency management requirements can also be accommodated.

5.2.2 Flooding

The project Civil Engineer has confirmed the site will not be impacted by mainstream flooding from the watercourse in Mobbs Lane Reserve (upper tributary of Terrys Creek) given it is more than 250m metres from the site's boundary and that the watercourse approximately 15m lower than the site.

The presence of a swale in the north-western corner of the site appears to convey surface water runoff from the southern portion of Second Ave. As part of the due diligence investigations a preliminary flood assessment of the swale is currently being undertaken and any subsequent findings will be discussed in the EIS.

5.3 Traffic and Parking

Details regarding car parking, traffic generation, bus services and sustainable transport options will be provided as part of the EIS, including a Traffic Impact Assessment Report. Please refer to the preliminary traffic statement in **Attachment 4** for further details.

5.4 Built Form & Residential Amenity

The location of the proposed buildings in the eastern portion of the site gives rise to potential interface impacts with the adjoining low-density residential developments to the north and east and the high-density residential developments to the south. Impacts to be considered include overshadowing, privacy and acoustic amenity. These potential impacts are being considered early in the design process to ensure they can be appropriately mitigated, if they cannot be avoided. The proposed development will incorporate high-quality built form and landscape elements to minimise potential built form, visual and streetscape impacts.

The proposal will also be designed to confirm to the design quality principles of the Education SEPP.

5.5 Earthworks and Landscaping

Works are proposed in the vicinity of areas identified as having high biodiversity values. Due to the sloping topography of the site, earthworks may be required to make the site fit for purpose. Detailed ecological, arboricultural and geotechnical assessments will be undertaken to ensure impacts are minimised.

Careful consideration with regard to providing suitable landscaped buffers between the proposed development and the surrounding residential developments are a key consideration for the proposal. A detailed landscape design will be included in the EIS.

5.6 Acoustic Impacts

Acoustic impacts are a key matter for the project having regard to the residential setting of the site. Measures to minimise the potential for adverse acoustic impact to ensure the amenity of the locality is not compromised will be considered as a part of the design. The SSD will be supported by an acoustic impact assessment. Acoustic Assessment, to be submitted as part of the EIS, will address the Stage 1 development as well as the ultimate development scenario.

5.7 Environmental Impacts

5.7.1 Biodiversity

Portions of the western half of site are mapped as containing high value biodiversity under the *Biodiversity Conservation Act 2016*. Accordingly, a BDAR will be required to be prepared for the proposed development.

The project Ecologist, Eco Logical Australia (ELA) has undertaken a preliminary biodiversity constraints analysis of the site. The ELA preliminary analysis notes that:

'The threatened ecological community Blue Gum High Forest in the Sydney Basin Bioregion (Plant Community Type (PCT) 1237) has been identified in the study area. This vegetation community is listed as a critically endangered ecological community and is a known Serious and Irreversible Impact candidate entity under the NSW Biodiversity Conservation Act 2016 (BC Act). The Blue Gum High Forest identified on site does not conform to the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

listing criteria as the patch is less than one hectare in size and does not contain components representing native species of all the structural layers.'

'PCT 1845 (Coastal Shale-sandstone Forest) was assigned to the planted native vegetation as the best fit PCT. The remainder (and bulk) of the study area comprised weeds and exotic and non-endemic planted specimens.'

'The study area may provide potential breeding and/or foraging habitat for the following threatened fauna species listed under the Commonwealth EPBC Act and / or NSW BC Act. Further assessment under Commonwealth and State legislation may be required for these species.'

'The vegetation integrity scores for PCT 1237 (Blue Gum High Forest of the Sydney Basin Bioregion) and PCT 1845 (Coastal Shale-sandstone Forest) were less than the required vegetation integrity thresholds and therefore do not require ecosystem credits to offset any development under section 10.3 of the Biodiversity Assessment Method (BAM). To minimise impacts to threatened entities it is recommended that any future development within the study area, including any Asset Protection Zones avoid areas of remnant Blue Gum High Forest.'

Figure 11 below prepared by ELA shows the vegetation communities identified on the site.



Figure 11 – ELA identified vegetation communities

It is noted that ELA's classification of vegetation communities on the site differs to that of GML in their preliminary heritage assessment. Specifically, vegetation classified by GML as Blue Gum High Forest has been classified by ELA as the Coastal Shale Sandstone Forest PCT.

The site's biodiversity constraints have been considered by ELA and combined to provide a classification of high, medium and low categories of the biodiversity constraints. The classifications can be seen in **Figure 12**.

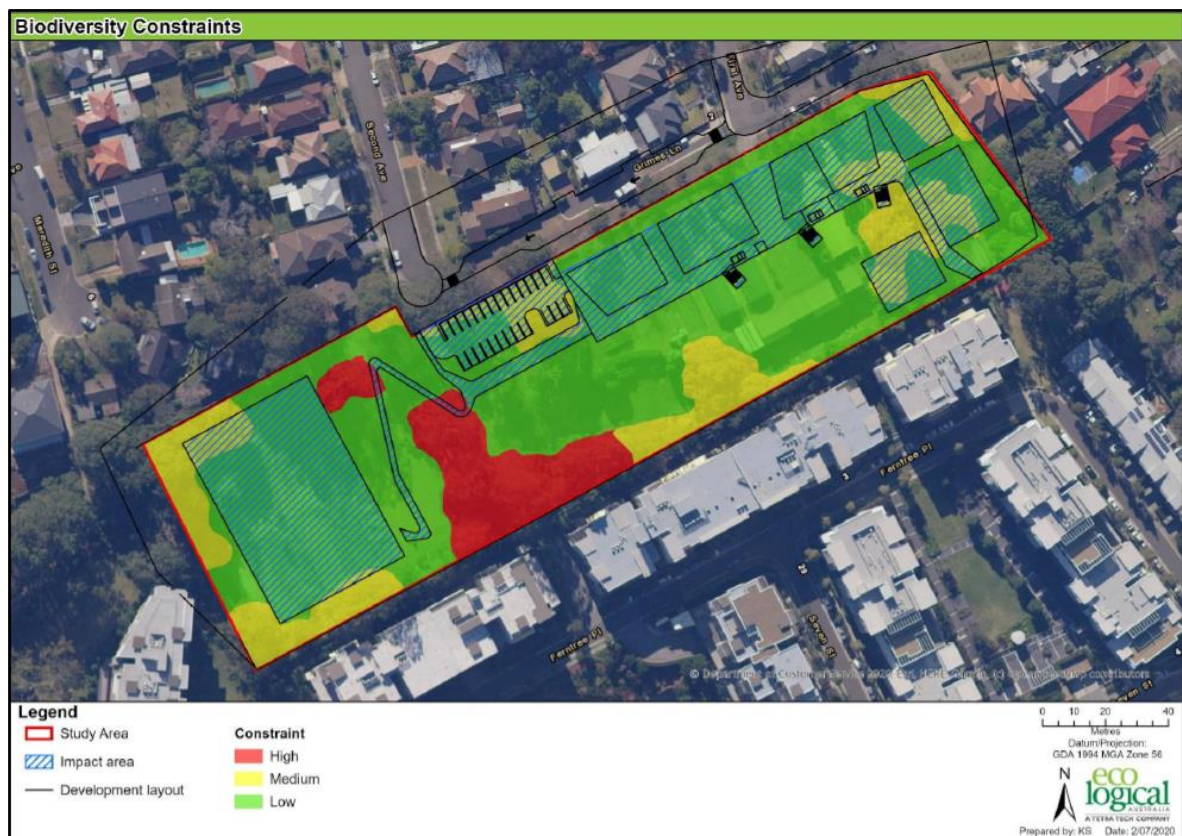


Figure 12: Biodiversity constraints analysis

The design team will continue to work closely with the project Ecologist to refine the proposal and mitigate impacts on the biodiversity values of the site in accordance with ELA's recommendations. The EIS will contain a detailed, development specific BDAR which addresses applicable State and Commonwealth legislation.

5.7.2 Tree Removal and Impacts

The project Arborist (Arboreport) has completed a 'Pre-Design Tree Assessment' a copy of which is included at **Attachment 3**. The assessment grades the significance of the trees (low, medium and high) across the site and outlines the major considerations for development constraints presented by existing trees on or near the site.

Page 3 of the Architectural plans in **Attachment 2** shows trees of high significance which may be potentially impacted by the proposal. The design team will continue to work closely with the project Arborist and Ecologist to refine the proposal and mitigate impacts on trees identified as being of high significance, including the provision of appropriate tree protection measures. The EIS will contain a detailed, development specific Arboricultural Impact Assessment.

5.8 Construction and Operational Impacts

Construction works will require consideration of the surrounding residential amenity and local traffic network. Potential impacts on the surrounding residential amenity and local traffic network as a result of construction activities will be addressed in the EIS. Given the residential setting of the site, the potential impacts of construction works could include

- Dust control during any demolition and construction;
- Erosion and sediment control (likely to be minimal due to the site's conditions);
- Noise and vibration during construction; and

- Traffic impacts associated with construction vehicles, including local traffic control measures where relevant.

6.0 Justification

The need for appropriate school facilities within Sydney's Central City district is important in meeting the educational needs of the rapidly growing residential population of the Epping area. The proposal will provide residents in the area and the broader community a new purpose-built school facility with good access from surrounding residential areas. The new school will add capacity to meet the forecast demand for public school enrolments in the Epping area.

As the proposal is for a new school development, the SSD pathway is the only available planning pathway.

7.0 Consultation

The project team has already commenced preliminary consultation with Council particularly in relation to traffic related matters. During the preparation of the EIS, the project team will consult with the relevant local and State Government authorities, service providers, community groups, special interest groups including the local Aboriginal land council and affected land owners, including but not limited to:

- The local community;
- Parramatta City Council;
- Government Architect NSW;
- Transport for NSW (TfNSW) and Roads and Maritime Services.

All consultation required by the SEARs will be detailed in the preparation of the EIS.

8.0 Conclusion

The proposal is classified as SSD as it falls within the requirements of Clause 15(1) of Schedule 1 of SEPP SRD, being development for the purpose of a new school. The DoE requests that the Secretary of the DPIE issue the SEARs for the proposed development to facilitate the preparation of the EIS to accompany the DA.

If you should have any questions regarding this request for SEARs, please contact Ellen Robertshaw or Kendall Clydsdale on 9980 6933.

Yours faithfully

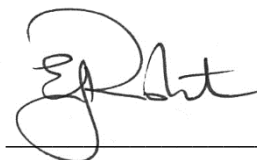
DFP PLANNING PTY LTD



KENDALL CLYDSDALE
PRINCIPAL PLANNER

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Reviewed: _____



Attachments

1. Survey
2. Preliminary Concept Issue Architectural Plans
3. Preliminary Arboricultural Information
4. Preliminary Traffic Statement