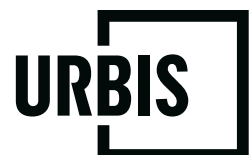




REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Tallawong Primary School

Prepared for
SCHOOL INFRASTRUCTURE NSW
28 August 2020



URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

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1. INTRODUCTION

In accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), this report is a request for Secretary's Environmental Assessment Requirements (SEARs) to guide the development of Tallawong Primary School at 91 Schofields Road, Rouse Hill.

The development of the new Tallawong Primary School (the School) by the Department of Education (The Department) and School Infrastructure NSW (SINSW) reflects the significant need for additional public education infrastructure in Western Sydney. The Tallawong area is a location where significant residential growth will result in a concentration of new student enrolments. To meet the future demand, SINSW is required to provide a school at this location with the modern facilities required for a contemporary teaching and learning environment.

The proposal will accommodate 1,000 primary school students at 91 Schofields Road, Rouse Hill (the site). The proposal seeks consent for:

- A two-storey courtyard building with capacity to accommodate a maximum of 1,000 students. This new primary school building is to comprise:
 - 44 teaching spaces
 - A canteen
 - Library
 - Multipurpose hall
 - Office and administration space
 - Staff and student amenities
 - Out of school hours care accommodation.
- Multi-purpose sporting facilities and outdoor play spaces
- Associated site landscaping and public domain improvements
- Waste management area
- An on-site staff car park accessed from the future road to the east accommodating 44 parking spaces including two accessible spaces
- A drop-off and pick-up area and bus zone along the future road to the east of the site
- Construction of ancillary infrastructure and utilities as required.

The layout and built form of the buildings may be subject to change as a result of design development prior to formal lodgement of the application. The design intent and capacity of the school will remain the same. Early works packages may also be delivered under separate planning approvals.

Given the success of the design and educational model, the concept is based on the design of recently approved primary schools within the Blacktown LGA. The proposed design will be refined so it is contextually appropriate and responds directly to its site characteristics, interfaces and surrounds, as well as the educational rationale for the school.

This development is for the purpose of a new school. Pursuant to Schedule 1 Clause 15(1) of the *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP), development for the purposes of a new school is state significant development. The proposed development is a new school and is therefore a state significant development, regardless of CIV.

The purpose of this report is to provide information to support the request to the Secretary. To assist in identifying the SEARs for the preparation of an Environmental Impact Statement (EIS) for the proposed development, this report provides:

- An overview of the site and context
- A description of the proposed development

- An overview of the relevant planning framework and permissibility
- An overview of the likely environmental and planning impacts.

This request for SEARs report should be read in conjunction with the supporting concept plans provided at **Appendix A**.

2. SITE AND LOCALITY

2.1. SITE DESCRIPTION AND LOCATION

The site is located at 91 Schofields Road Blacktown and is legally described as Lot 11 in DP27220 refer (Figure 1). It is a rural residential property. A dwelling house, shed and pool are in the southern portion of the site. There are pockets of trees along the southern frontage and the north east corner of the site. It is understood these will be removed under a DA lodged with Blacktown City Council. There is a dam currently located in the northern portion of the site.

Vehicular access to the site is provided via a driveway access from Schofields Road to the south.

Figure 1 Site



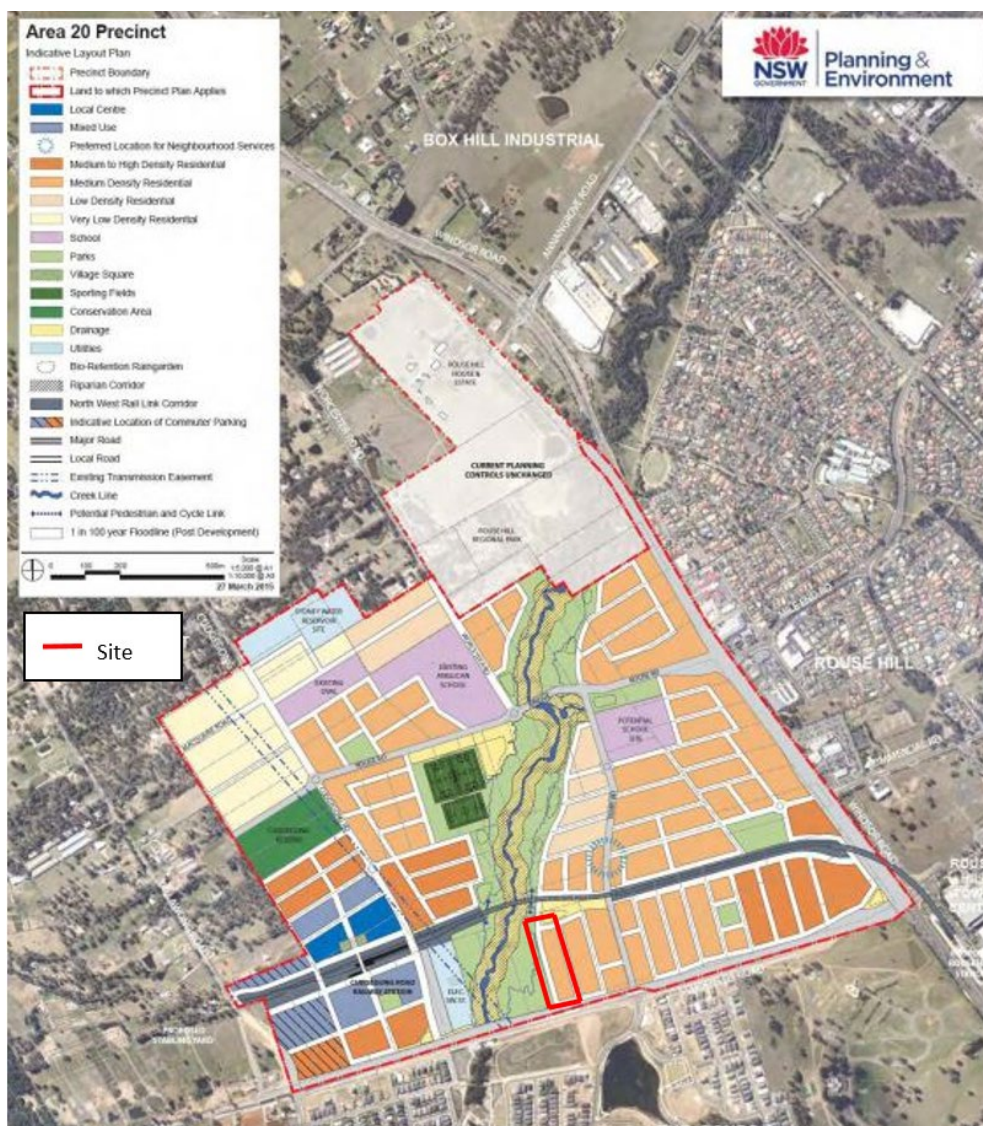
Source: NearMap

2.2. SURROUNDING CONTEXT

The site is located within Area 20 Precinct within the North West Growth Centre (refer Figure 2). The vision for Area 20 Precinct is to create a series of new walkable residential neighbourhoods supported by local retail, employment, community, open space and recreational opportunities. The precinct centres around the new Tallawong Railway station which is serviced by the Sydney Metro North West Railway line located west of the site beyond Second Ponds Creek.

The Area 20 precinct has the capacity to accommodate 4,400 dwellings and a town centre of up to 15,000m² of retail gross floor area.

Figure 2 Area 20 Precinct Plan



Source: DPIE

Land uses surrounding the site can be described as follows:

- **North:** The site's existing northern boundary is to the Sydney Metro Railway Line and further north is the Second Ponds Creek. The site's future northern boundary will be to a new road and adjacent will be a drainage easement. Further north will be medium and low-density residential development.
- **East:** To the east of the site are rural residential properties. The Area 20 Precinct plan indicates that directly to the east of the site will be a new road and further east will comprise medium density residential properties.
- **South:** To the south is Schofields Road and further south are low density residential properties.
- **West:** To the west is a rural residential property. Further west is Second Ponds Creek and the Tallawong Metro station.

The school site adjoins a large portion of land owned by the Government (Sydney Metro), now managed by Landcom who is in the process of rezoning and divesting the land. Landcom is in regular discussion with Blacktown City Council as part of their planning.

Figure 3 Site Location Plan



Source: Urbis

3. THE PROPOSAL

The proposal is for the construction of the Tallawong Primary School with capacity for 1,000 primary school students at 91 Schofields Road, Rouse Hill. The proposal seeks consent for:

- A two-storey courtyard building with capacity to accommodate a maximum of 1,000 students. This new primary school building is to comprise:
 - 44 teaching spaces
 - A canteen
 - Library
 - Multipurpose hall
 - Office and administration space
 - Staff and student amenities
 - Out of school hours care accommodation.
- Multi-purpose sporting facilities and outdoor play spaces
- Associated site landscaping and public domain improvements
- Waste management area
- An on-site staff car park accessed from the future road to the east accommodating 44 parking spaces including two accessible spaces
- A drop-off and pick-up area and bus zone along the future road to the east of the site
- Construction of ancillary infrastructure and utilities as required.

The concept is based on the design of recently approved new primary schools within the Blacktown LGA. The proposed design will be refined so it is contextually appropriate and responds directly to its site characteristics, interfaces and surrounds, as well as the educational rationale for the school.

The layout and built form of the buildings may be subject to change as a result of design development prior to formal lodgement of the application. The design intent and capacity of the school will remain the same.

To ensure the project can meet the delivery timeframe, early works packages may be undertaken under separate planning approvals.

Figure 4 Concept Proposal



Source: NBRS

4. PLANNING FRAMEWORK

The relevant environmental planning instruments that apply to the proposal are as follows:

- *Environmental Planning and Assessment Act 1979*
- *State Environmental Planning Policy (State and Regional Development) 2011*
- *State Environmental Planning Policy (Educational Establishment and Child Care Facilities) 2017*
- *State Environmental Planning Policy (Infrastructure) 2007*
- *State Environmental Planning Policy No. 55 Remediation of Land*
- *State Environmental Planning Policy No. 64 Advertising and Signage*
- *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*
- *Sydney Regional Environmental Plan No. 20 – Hawkesbury Nepean River (No. 2 1997)*
- *Blacktown Growth Centre Precincts Development Control Plan.*

4.1. ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

4.1.1. Requirement for an EIS

Section 4.12 of the EP&A Act requires that a DA for SSD is to be accompanied by an Environmental Impact Statement (EIS). Therefore, as the development is nominated as SSD an EIS is required to be prepared to accompany the SSD DA. This report accompanies a request for the Secretary's Environmental Assessment Requirements (SEARs) for the EIS.

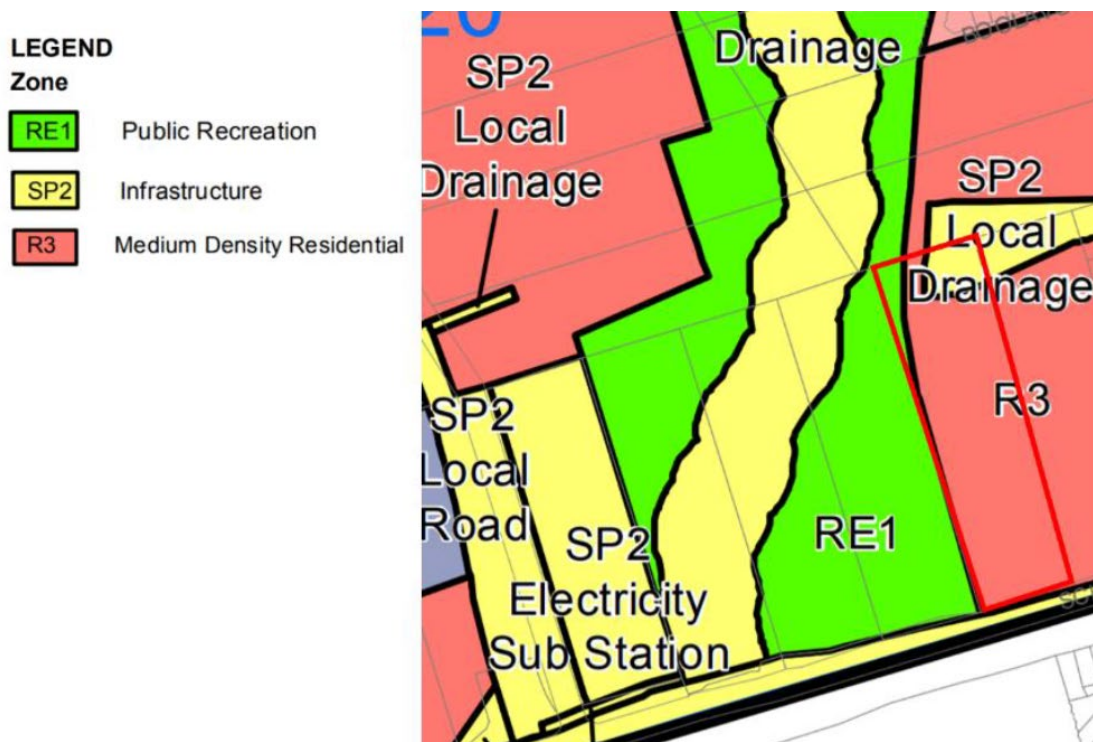
4.1.2. Provisions relating to partly prohibited SSD

The site is predominantly zoned R3 Medium Density Residential, and part zoned RE1 Public Recreation and SP2 (Local Drainage) Infrastructure (refer **Figure 5**) pursuant to *State Environmental Planning Policy (Sydney Regional Growth Centres) 2006*. Educational establishments are permissible with consent in the R3 zone, however, are prohibited in the SP2 and RE1 zones.

Pursuant to Section 4.38 of the EP&A Act development consent may be granted for a State significant development despite the development being partly prohibited by an environmental planning instrument.

In addition, the proposal is also permissible with consent within the SP2 and RE1 zones by way of the flexibility afforded for compatible development in adjoining zones pursuant to Clause 5.3 of the Area 20 Precinct Plan 2011.

Figure 5 Zoning Map



Source: *State Environmental Planning Policy (Sydney Regional Growth Centres) 2006*

4.2. STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP) identifies development types that are of state significance, or infrastructure types that are of state or critical significance. Under the SRD SEPP:

(1) *Development for the purpose of a new school (regardless of the capital investment value).*

The proposal is a new school and is therefore a state significant development.

4.3. STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENT AND CHILD CARE FACILITIES) 2017

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education SEPP) aims to (amongst other things) streamline the planning system for education and child care facilities.

The Education SEPP establishes consistent State-wide assessment requirements and controls, that override development standards contained within other environmental planning instruments. Part 4 of the Education SEPP identifies school specific development controls.

4.3.1. Clause 35 – Schools development permitted with consent

Clause 35 (1) states: Development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone. Two of the zones in which the site is located within (SP2 and R3) are prescribed zones pursuant to the Education SEPP. The RE1 zone is not a prescribed zone. Notwithstanding, development consent can be granted for an SSD that is partly prohibited pursuant to Section 4.38 of the EP&A Act. In addition, the proposal is also permissible with consent within the SP2 and RE1 zones by way of the flexibility afforded for compatible development in adjoining zones pursuant to Clause 5.3 of the Area 20 Precinct Plan 2011. Accordingly, the proposal can be carried out with development consent.

Clause 35 (6) requires the consent authority take into account the following:

- 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 SSD application will need to demonstrate consistency with the relevant provisions of the Education SEPP including the design quality principles for Schools. The EIS will provide details regarding any proposed shared use of facilities with the wider community.

4.3.2. Clause 42 – State significant development for the purposes of schools – applicant of development standards and 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 this or any other environmental planning instrument under which the consent is granted.

4.3.3. Clause 57 Traffic Generating Development

Under the provisions of Clause 57 of the Education SEPP, the proposal is classified as ‘traffic generating development’ as it involves a new premises on a site that has direct vehicular or pedestrian access to any road, and will result in the educational establishment being able to accommodate 50 or more additional students. Consequently, the application will be referred to TfNSW for comment as part of the assessment process. The applicant will engage with TfNSW before lodging the SSD.

State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) provides the legislative planning framework for infrastructure and the provision of services across NSW. The relevant provisions of the ISEPP are discussed below:

Development in or Adjacent to Rail Corridors

Division 15, Subdivision 2 relates to development within or adjacent to rail corridors. The site is located next to a rail corridor and will be referred to Sydney Metro.

4.4. STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) provides the legislative planning framework for infrastructure and the provision of services across NSW. The relevant provision of the ISEPP relates to development in or adjacent to rail corridors. The site is located next to a rail corridor and will be referred to TfNSW.

4.5. STATE ENVIRONMENTAL PLANNING POLICY NO. 55 REMEDIATION OF LAND

State Environmental Planning Policy No.55 – Remediation of Land (SEPP 55) provides a state-wide planning approach for the remediation of land and aims to promote in the remediation of contaminated land to reduce the risk of harm. Clause 7(1) requires the consent authority to consider whether land is contaminated prior to consent of a DA. Accordingly, geotechnical and contamination investigations will be undertaken and addressed as part of the EIS.

4.6. STATE ENVIRONMENTAL PLANNING POLICY NO. 64 ADVERTISING AND SIGNAGE

State Environmental Planning Policy No. 64 Advertising and Signage (SEPP 64) applies to all signage and advertisement, which can be displayed with or without development consent under environmental planning instruments and is visible from any public place or public reserve. New school signage will be assessed against the Assessment Criteria set out under Schedule 1 of SEPP 64 as part of the EIS.

4.7. STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

The site is located within the North West Growth Centre pursuant to *State Environmental Planning Policy (Sydney Regional Growth Centres) 2006* (Growth Centres SEPP). Pursuant to the Growth Centres SEPP Land Application Map, the site is located within land to which Area 20 Precinct Plan 2011 (A20PP 2011) (Appendix 6, Clause 1.3).

Table 1 A20PP 2011 – Summary of relevant controls

Clause	Control
Land Zoning	The site is predominately zoned R3 Medium Density Residential, and part zoned RE1 Public Recreation and SP2 (Local Drainage) Infrastructure (refer Figure 1)
Permissibility	<p>Educational establishments are permitted with consent in the R3 zone however, are prohibited in the SP2 and RE1 zones.</p> <p>Pursuant to Section 4.38 of the EP&A Act development consent may be granted for a State significant development despite the development being partly prohibited by an environmental planning instrument. In addition, the proposal is also permissible with consent within the SP2 and RE1 zones by way of the flexibility afforded for compatible development in adjoining zones pursuant to Clause 5.3 of the Area 20 Precinct Plan 2011.</p>
Clause 4.3 Height of Buildings	The portion of the site zoned R3 is subject to a maximum building height of 12m. The remaining area of the site is not subject to a building height control. The proposal will generally comply, subject to design development.
Clause 4.4 Floor Space Ratio	The portion of the site zoned R3 is subject to a maximum floor space ratio control of 1.75:1. The remaining area of the site is not subject to a floor space ratio control. The proposal will comply, subject to design development.
Heritage Conservation	The site does not contain any items of local heritage significance nor is it located in a heritage conservation area. No items of local heritage significance or heritage conservation areas are located within proximity of the site. Accordingly, SINSW requests that the SEARs exclude a requirement for a heritage impact statement.
Clause 5.1 Land Reservation Acquisition	The portion of the site zoned SP2 has been reserved for acquisition by Council for local drainage infrastructure whilst the portion of the site zoned RE1 has been reserved for acquisition by Council for local open space.
Clause 5.3 Development Near Zone Boundaries	<p>Clause 5.3 enables flexibility to allow a use on adjoining zones that would otherwise be prohibited if it enables a more logical and appropriate development of the site that is compatible with the planning objectives and land uses for the adjoining zone. The development of the for the purposes of an Educational Establishment is entirely consistent with the objectives of the SP2 and RE1 zones in that it forms an essential piece of public infrastructure with playing fields used for recreational purposes.</p> <p>The proposal, therefore, is permissible with consent in the SP2 and RE1 zones pursuant to Clause 5.3 of A20PP 2011.</p>

Clause	Control
Part 5 Clause 19 Flood Planning	The majority of the site is not identified as being flood prone or within major creeks land under SEPP (SRGA) 2006, however a small portion of the western boundary is subject to flood planning.
Riparian Area	There are no riparian areas identified within the site boundaries however directly adjacent to the site is a riparian corridor running north-south.
Acid Sulfate Soils	The site is not identified as containing acid sulfate soils.
Clause 6.3 Native Vegetation	The north-west area of the site has been identified as a native vegetation retention area.

4.8. SYDNEY REGIONAL ENVIRONMENTAL PLAN NO. 20 – HAWKESBURY NEPEAN RIVER (NO. 2 1997)

The *Sydney Regional Environmental Plan No 20 – Hawkesbury - Nepean River (No. 2 – 1997)* (SREP) aims to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in the regional context; the SREP applies to the Blacktown Local Government Area.

The proposal will not have any adverse environmental impacts on an environmentally sensitive area, areas of high scenic quality, wetland areas, areas of high cultural heritage or impact on the water quality of the Hawkesbury-Nepean River. The development controls outlined in Part 3 of the SREP have been reviewed and do not relate to this development application as there are no controls for educational establishments.

4.9. BLACKTOWN GROWTH CENTRE PRECINCTS DEVELOPMENT CONTROL PLAN

Pursuant to Clause 11 of the SRD SEPP, the application of local development control plans is excluded when assessing DAs for SSD projects. Notwithstanding, for the purposes of completeness, the proposal will be assessed against the key relevant controls of the Blacktown City Council Growth Centre Precinct DCP 2016.

The site is located within the North West Growth Centre and is therefore subject to the provisions outlined in the Blacktown Growth Centre Precincts Development Control Plan. For educational establishments, Parts 1, 2 and 4 of the DCP are relevant. Furthermore, the site is identified as being located within the Area 20 Precinct and is therefore subject to additional controls under Schedule 4 of this DCP.

A summary of key matters in the DCP that will be addressed in the EIS are:

Precinct Planning Vision

The site is identified as medium density residential in the Area 20 Precinct Plan. Notwithstanding this, as detailed in **Section 4.6**, the proposal is permissible with consent.

Flood prone land

The site is identified as flood prone land and 'non-certified area' due to its proximity to the Second Ponds Creek line under the DCP. Flooding advice will be sought and a Flood Study will be included in the EIS.

Salinity

The site is identified as having 'very high potential salinity risk'. A comprehensive Salinity Management Plan will be prepared and submitted as part of the EIS based on the findings of the site-specific investigation and prepared in accordance with the Western Sydney Salinity Code of Practice 2004.

4.10. STRATEGIC PLANNING FRAMEWORK

The relevant strategic planning policies which apply to the proposal comprise of the following:

- NSW State Priorities
- The Greater Sydney Regional Plan, A Metropolis of three cities
- Future Transport Strategy 2056
- State Infrastructure Strategy 2018 – 2038 Building the Momentum
- Sydney's Cycling Future 2013
- Sydney's Walking Future 2013
- Sydney's Bus Future 2013
- Crime Prevention Through Environmental Design (CPTED) Principles
- Healthy Urban Development Checklist (NSW Health)
- Better Placed: An integrated design policy for the built environment of New South Wales (GANSW, 2017)
- Central City District Plan
- Blacktown Local Strategic Planning Statement 2020
- Our Blacktown 2036

The EIS will assess the proposal against these relevant strategic planning policies.

5. LIKELY ENVIRONMENTAL PLANNING IMPACTS

5.1. BUILT FORM AND URBAN DESIGN

An Urban Design Report will be prepared as part of the EIS. The report will explain the design principles of the proposed development and how it addresses the surrounding locality. An external finishes and colours schedule will also be provided as part of the Architectural Plans.

5.2. ENVIRONMENTAL AMENITY

The site is predominately surrounded by vacant land earmarked for the development of low to medium density residential dwellings. Solar access, overshadowing, visual privacy and view loss will be addressed within the EIS.

Shadow diagrams, perspectives, and an Acoustic Assessment will be provided with the EIS. The proposed scale and siting of the development will minimise impacts on neighbouring properties and open space areas.

5.3. BIODIVERSITY

Biodiversity impacts are to be assessed in relation to the vegetation retention area at the north west of the site or removal of any significant trees on the site to accommodate the proposal. A Biodiversity Development Assessment Report (BDAR) will be submitted with the EIS.

5.4. ECOLOGICAL SUSTAINABLE DEVELOPMENT (ESD)

The EIS will detail how ESD principles will be incorporated into the design and ongoing operation phases of the development. The EIS will also detail how measures will be implemented to minimise consumption of resources, water and energy. The proposal will be designed to incorporate Australian best practice ESD principles.

5.5. ABORIGINAL HERITAGE

An Aboriginal Heritage Assessment was prepared by Kelleher Nightingale Consulting Pty Ltd dated September 2010 to accompany the Area 20 Precinct rezoning application submitted by the NSW Department of Planning. This investigation did not identify any areas within the site as containing potential aboriginal archaeological deposits. Noting that a detailed aboriginal heritage investigation has already been undertaken for the site, it is requested that an aboriginal heritage due diligence investigation accompany the application to identify any areas of Aboriginal heritage value that are within or adjoining the area of the proposed development, including any areas within the development site that are to be retained and protected (and will identify the management protocols for these).

5.6. CONTAMINATION AND GEOTECHNICAL

As discussed in relation to SEPP 55, geotechnical and contamination investigations will be undertaken as part of the preparation of the EIS.

5.7. NOISE AND VIBRATION

A Construction and Operational Noise Report will be provided as part of the EIS. The report will provide a detailed assessment of potential noise and vibration impacts caused by the construction and operation of the School, including the proximity to the rail corridor and primary roads, with recommendations to mitigate these impacts.

5.8. STORMWATER MANAGEMENT

A Stormwater Management Plan will be prepared and submitted, detailing proposed flood risk management strategies and water sensitive urban design measures incorporated into the development.

5.9. TRANSPORT AND ACCESSIBILITY

A Transport and Accessibility Impact Assessment report will be provided as part of the EIS. The report will analyse parking requirements, existing and expected traffic impacts and the design of proposed vehicular access points. The report will also outline a preliminary Green Travel Plan. This will aim to encourage staff, students and parents to access the site by walking, cycling or public transport.

5.10. BUILDING CODE OF AUSTRALIA AND ACCESS

The proposed school will be designed in accordance with the requirements of the Building Code of Australia and will provide legible, safe and inclusive access for all. This will be addressed within a Building Code of Australia and Accessibility Report to be provided as part of the EIS.

5.11. WASTE

A Construction and Demolition Waste Management Plan and an Operational Waste Management Plan will be prepared and accompany the EIS. The plans will detail proposed waste practices. Where possible, all demolition, construction and operational waste will be reused or recycled.

5.12. CONSTRUCTION MANAGEMENT

A Preliminary Construction Management Plan will be prepared and provided as part of the EIS to detail proposed construction management strategies. A Preliminary Construction Traffic Management Plan will also be prepared to outline proposed traffic control plans and truck routes.

5.13. CIVIL ENGINEERING

Civil engineering matters will be addressed within the relevant Civil Engineering Plans to be attached as part of the EIS. The applicant will work with Blacktown City Council to resolve civil engineering matters prior to and post lodgement of the EIS.

5.14. SALINITY

The EIS will be accompanied by a comprehensive Salinity Management Plan based on the findings of the site-specific investigation and prepared in accordance with the Western Sydney Salinity Code of Practice 2004.

5.15. SAFETY AND SECURITY

The EIS will outline how specific Crime Prevention Through Environmental Design (CPTED) principles have been integrated into the design of the school to deter crime, manage space and create a safe environment.

5.16. SOCIAL AND ECONOMIC IMPACTS

The social and economic impacts resulting from the proposal will be detailed in the EIS. Anticipated social and economic impacts include:

- The new school will create significant new direct and indirect jobs during both the construction and operational phases
- The new school will alleviate pressure on surrounding schools and cater for future population growth
- The new school will have sufficient areas for indoor and outdoor recreation to improve the health and wellbeing of future students
- The design of the new school will create a series of teaching spaces which are flexible and promote increased social interaction among students and teachers.

A separate social and economic impact assessment should not be required. Impacts will be addressed within the EIS planning report.

5.17. CONSULTATION

The following stakeholders will have an interest in the proposal and will be consulted with:

- DPIE
- Blacktown City Council
- Landcom
- TfNSW
- RFS
- EESG
- Sydney Water
- Ausgrid
- Community stakeholders
- Local Aboriginal Community

6. CONCLUSION

The preliminary assessment of the proposal provides the relevant background to, and description of, the proposed design and operation of the school and key environmental considerations. SEAR's are requested to inform the preparation and content of the required EIS.

The development of this new school is driven by the ongoing residential growth in the surrounding area and the need for the Department of Education to provide contemporary school facilities to meet population demand and education requirements.

All relevant impacts will be assessed in the EIS, as guided by the SEARs.

DISCLAIMER

This report is dated 28 August 2020 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of School Infrastructure NSW (**Instructing Party**) for the purpose of Request for SEARs (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

CONCEPT PLANS

INITIAL CONCEPT ONLY

- EXISTING SITE BOUNDARY
- CAR ACCESS
- MAIN PEDESTRIAN ACCESS - RECEPTION
- FREE PLAY AREA
- AUDITORIUM
- CAFE
- HALL
- LIBRARY
- ADMINISTRATION
- SUPPORT LEARNING
- WASTE MANAGEMENT

Issue No.	Date	Description	Chkd
1	28/04/2020	NBRS Site Concept	

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Project
Tallawong PS

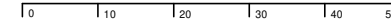
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Drawing Title
SITE CONCEPT

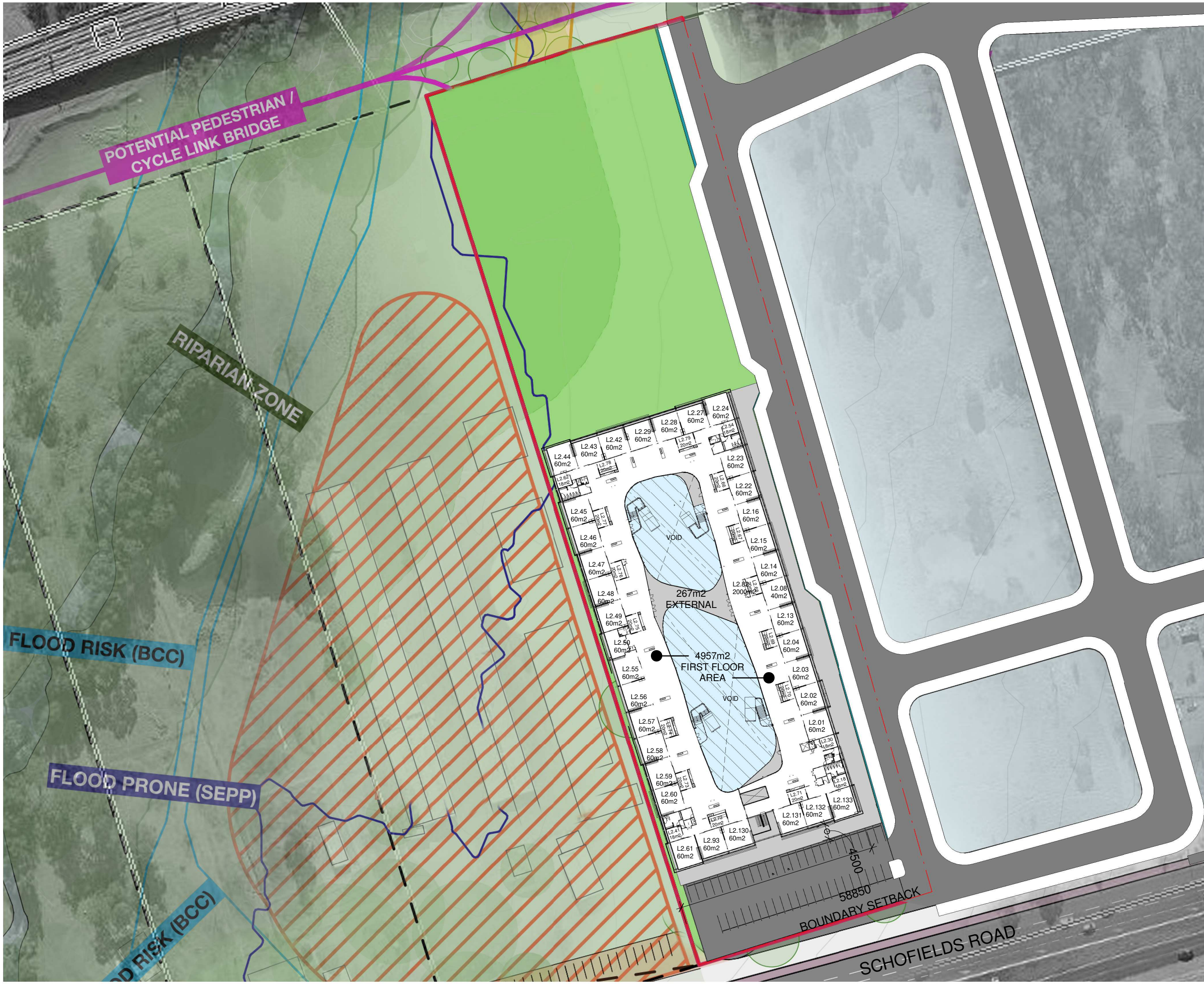
NOTE:
SITE BOUNDARY AND SETBACKS
TO BE CONFIRMED WHEN THE
SITE SURVEY HAS BEEN
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Date 28/04/2020 4:24:26 PM
Scale As indicated @ A3

Drawing Reference
20099-NBRS-DR-A-0150
Revision
1



INITIAL CONCEPT ONLY
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Issue				
No.	Date	Description	Chkd	
1	21/04/2020	NBRS Floor Plans		
2	23/04/2020	NBRS Floor Plans		
3	04/05/2020	Revised GFAs		

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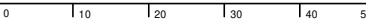
Project
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SITE L1

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Issue				
No.	Date	Description	Chkd	
1	21/04/2020	NBRS Floor Plans		
2	23/04/2020	NBRS Floor Plans		
3	04/05/2020	Revised GFAs		

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SITE GF

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Revision
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