

Mr Bhupinder Singh
Board member
Sikh Grammar School Australia
151 Tallawong Road
Rouse Hill New South Wales 2155
12/11/2020

Dear Mr Singh

**Sikh Grammar School Rouse Hill (SSD-9472)
Request for Additional Information**

I refer to State Significant development application for the Sikh Grammar School Rouse Hill (SSD-9472). After careful consideration, the Department is requesting that you provide the following additional information:

Staging of construction works and reliance on the subdivision application

The Department notes that the proposed construction of the school is heavily reliant on a concurrent subdivision application that is currently under assessment by Blacktown City Council. In this regard, the Environmental Impact Statement (EIS) and the subsequent Response to Submissions (RTS) does not clearly identify whether the following aspects are included in this proposal or would be completed as part of the subdivision application separately:

- construction of the future roads to the north / west of the site.
- proposed upgrades to Tallawong Road.

The application is also unclear regarding timing of completion of the following works:

- construction of the temporary on-site detention basin within the site.
- construction of the drainage basin within the adjoining future residential lots and the corresponding stormwater connection with this development.
- completion of the subdivision works and creation of the allotment upon which the school would be constructed.

While the Department agrees that school can likely be constructed concurrently with the subdivision works, the application needs to clearly identify how the above works as well as the subdivision works would be undertaken and the operation of the school would be phased out along with the works.

A table (similar to Table 4 in the submitted Traffic Assessment report, as provided below) which further includes additional columns of student population, staff population, car parking, pick-up/drop-off arrangements, bicycle spaces, infrastructure provisions including roads,

stormwater drainage, during all the stages should be submitted as a standalone document with the supplementary RTS.

It should be consistent with the information provided in the Traffic Report and the additional stormwater addendum submitted with the RTS.

This table should also include a column with delivery timing/duration (year/month) and when the SSD is relying on the DA-19-01597 works completed with respect to road works/stormwater drainage works etc. This table should integrate with the proposed staging plan.

The Department notes that the staging plans submitted by PMDL Architects in the Architectural Design Report currently does not match the Traffic Report (Table 4). As an example:

- the plan for Stage 4 shows an additional 40 on ground spaces and 10 drop-off / pick-up spaces at the south-eastern corner. This is not reflected in the traffic report.
- the traffic report states that the under-ground drop-off / pick-up area would be delivered in Stage 5 whereas the Staging plan says it would occur in Stage 7.

Abstract of Table 4 from the submitted Traffic Assessment report:

Table 4 – Summary of Proposed New Pedestrian / Vehicle Access Facilities

Stage	Items	New Pedestrian Facilities	New Vehicle Access
1	<ul style="list-style-type: none"> • Tallawong Rd Upgrade • New northern local road half construction • Relocatable primary school building • Open space 	<ul style="list-style-type: none"> • Pedestrian pathway along southern side of northern boundary road • Pedestrian pathway along western side of Tallawong Road • Pedestrian gate from northern boundary road 	<ul style="list-style-type: none"> • New vehicle driveway access in northern boundary road to serve Stage 1 public school car park.
2	<ul style="list-style-type: none"> • Permanent private school building • Open space 	<ul style="list-style-type: none"> • No change 	<ul style="list-style-type: none"> • Permanent driveway access from northern boundary road to north – eastern 34 space car park
3	<ul style="list-style-type: none"> • Additional primate school buildings • Half western boundary road construction • Southern boundary road future car park access 	<ul style="list-style-type: none"> • Pedestrian pathway along northern side of southern boundary road • Pedestrian pathway along eastern side of western boundary road 	<ul style="list-style-type: none"> • Temporary access driveway to temporary open-air car park in south – west corner • Permanent driveway access from southern boundary road to future basement car park
3B	<ul style="list-style-type: none"> • Early learning centre • Early learning centre car park 	<ul style="list-style-type: none"> • No change 	<ul style="list-style-type: none"> • Entry & exit driveway access to Early Learning Centre
4	<ul style="list-style-type: none"> • Secondary school • Additional parking 	<ul style="list-style-type: none"> • No change 	<ul style="list-style-type: none"> • No change
5	<ul style="list-style-type: none"> • Additional Secondary School buildings • At Grade Kiss & Drop facilities 	<ul style="list-style-type: none"> • No change 	<ul style="list-style-type: none"> • Permanent driveway access to northern boundary road to serve future basement car park
6	<ul style="list-style-type: none"> • Additional Secondary School buildings 	<ul style="list-style-type: none"> • No change 	<ul style="list-style-type: none"> • No change
7	<ul style="list-style-type: none"> • Multi-purpose hall for school • Gurdwara / Langer Worship building • Basement car park with northern and southern boundary road connections 	<ul style="list-style-type: none"> • All weather internal pathways connecting Tallawong Road bus bays 	<ul style="list-style-type: none"> • No change
8	<ul style="list-style-type: none"> • Administration building • Boarding house (110 students) • Staff accommodation (6 dwellings) 	<ul style="list-style-type: none"> • No change 	<ul style="list-style-type: none"> • No change

The assessment of the application would be undertaken on the basis of the proposed staging. Otherwise the completion of the works and the delivery of the development is considered to be uncertain and therefore no works pursuant to this development application can be permitted until the entire subdivision / roadworks and stormwater works are completed.

Drop-off / pick-up

The Staging Table in the Table 4 of the Traffic Report notes that on-site drop-off / pick-up is proposed in **Stage 5** of the development and then an underground car park in **Stage 7**. However, the proposal would accommodate up to 900 school students before that. No information has been provided in the Traffic Report to indicate how many temporary drop-off / pick-up spaces are provided within the site till the time the underground carpark is delivered.

Additionally, the report includes no assessment of the efficiency of the proposed drop-off / pick-up spaces on the site (whether the 11 car spaces are suitable) and how many cars are expected to be accommodated within the site at any one time.

The Department notes that the development complies with Blacktown Growth Centre Development Control Plan (DCP) which requires 1 car space to be provided per 100 students for a primary / secondary school.

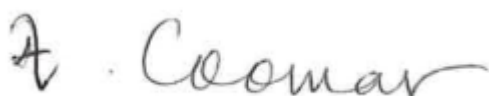
Please confirm (in an addendum traffic statement):

- what is the AM and PM peak drop-off and pick-up periods respectively (this is not mentioned anywhere. Usually a specific time is provided such as 8:30am – 9am).
- what is the duration of the peak drop-off / pick-up periods considered (whether 15 mins in the morning or 20 mins in the afternoon).
- what is the average turn-around time considered for each car using the drop-off / pick-up.
- on what basis has the traffic report concluded that the 11 spaces would cater for all the students in the school.
- confirm whether the 11 drop-off and pick-up spaces cater for 296 vehicle trips two way in the AM peak and 176 vehicle trips two way in the school afternoon peak, which have been derived in the traffic report.
- whether the 11 drop-off / pick-up spaces within the site are provided on the basis of the DCP requirements.
- whether all the cars using the drop-off / pick-up area can be accommodated within the site at any one time or whether queuing.
- whether the temporary drop-off / pick-up areas in each stage of the development is suitable for the proposed number of students.

You are requested to provide the information to the Department latest by **Wednesday 25 November 2020** to allow for a timely assessment of the application. The Department is keen to organise a meeting to discuss the details of this request to expedite the assessment process.

If you have any questions, please contact Prity Cleary, who can be contacted on 0282896795 at prity.cleary@planning.nsw.gov.au.

Yours sincerely,



Aditi Coomar
Team Leader
Social & Infrastructure Assessments