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RE: REQUEST FOR STAGING PLAN FOR THE PURPOSES OF THE PROPOSED SIKH GRAMMAR SCHOOL

PROPERTY AT: 151-161 TALLAWONG ROAD, ROUSE HILL (LOTS 42 & 43 DP 30186)

Dear Prity,

Reference is made in relation to the meeting held 17 November 2020 with the NSW Department of Planning, Industry & Environment (DPIE) with regard to the preparation of a Staging Plan to provide clarity with respect to varied development particulars proposed under the subject State Significant Development (SSD) Application – **SSD 9472**.

Following a review of the NSW DPIEs correspondence, dated 12 & 17 November 2020, the matters raised have been taken into consideration and are accurately addressed in the response matrix (refer to **Tables 2 & 3** below) that is attached to this letter.

For consistency and completeness, **Table 1** outlined below has been prepared, which includes a table of responsibilities pertaining to the relevant applications applying to the Site, including:

1. **SSD 9472** – Proposed Sikh Grammar School.
2. **DA-19-01597** – Proposed 12 Lot Torrens Title Subdivision & Proposed Half-Road Construction.

Table 1: Responsibilities for Concurrent Applications		
Parameter	Subdivision Development Application (DA-19-01597 – Blacktown City Council) (Yes / No)	State Significant Development Application (SSD 9472 – NSW DPIE) (Yes / No)
Site Area	3.128 hectares (refer to Appendix 4)	
Subdivision	Yes	No – the allotment to facilitate the built form under SSD 9472 will be created under the concurrent Subdivision Development Application.
Civil Engineering	Yes – the half-road construction pertaining to the northern, southern and western	Yes – all bulk earthworks (including access and infrastructure requirements) have been

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(including Flooding)	access roads has been assessed in the concurrent Subdivision Development Application currently being assessed by Council. This includes associated drainage infrastructure to facilitate the half road construction.	assessed by Martens (2019 & 2020) under the subject SSD Application currently being assessed by the NSW DPIE. This also included an assessment pertaining to the overall Stormwater Management Strategy for the Site, including an assessment with respect to the flood affectations on the Site pertaining to overland flow diverted along the northern boundary in the future stormwater culvert.
Built Form Outcomes	As above.	Yes
Geotechnical & Salinity	Yes	Yes
Contamination	Yes	Yes
Traffic	Yes	Yes
Acoustics	Yes	Yes
Air Quality / Odour	Yes	Yes
Biodiversity	Yes – vegetation removal has been assessed by NGH Environmental (2019) under the Subdivision DA currently being assessed by Council via the preparation of a Biodiversity Development Assessment Report. All potential biodiversity impacts across the Site have been considered accordingly. Notwithstanding the removal of vegetation is proposed under the subject SSD Application.	Yes – vegetation removal has been assessed by NGH Environmental (2019) under the SSD Application currently being assessed by the NSW DPIE via the preparation of a Biodiversity Development Assessment Report. All potential biodiversity impacts across the Site have been considered accordingly as a result of the proposed earthworks, infrastructure works and access requirements to the Site.
Aboriginal Cultural Heritage & Non-Aboriginal Cultural Heritage	Yes – the report prepared for the subject SSD Application was utilised at the time of submission for the Subdivision DA, given the whole of the Subject Site was investigated and assessed.	Yes – given earthworks are proposed, Aboriginal Cultural Heritage and Non-Aboriginal Heritage have been assessed by NGH Environmental (2019) within the Aboriginal Cultural Heritage Assessment Report under the SSD Application currently being assessed by the NSW DPIE.
Bushfire	Yes	Yes
Waste	Yes	Yes
Infrastructure	Yes – the Subdivision DA addresses infrastructure requirements for the Site; however, the construction and installation of infrastructure to the proposed allotments would be undertaken (via augmentation) during the relevant construction (earthworks) stage of SSD 9472 . Notwithstanding, associated drainage infrastructure to facilitate the half road construction would be installed during the concurrent Development Application.	Yes
Hazards and Risks	No	Yes
Socio-Economic	No	Yes

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In accordance with **DA-19-01597**, prior to the development of proposed Lot 12 (Sikh Grammar School), the Subject Site would require construction completion of the half-width road construction (northern, southern and western boundaries); Subdivision Certificate to be issued and registered with the Land Registry Services (LRS); and associated drainage infrastructure to service (including drainage works to facilitate stormwater management) the Site with respect to the half-width road construction.

It is considered that this information now provides NSW DPIE with all the necessary facts and relevant particulars in relation to the Proposed Development; therefore, enabling the assessment of the subject SSD Application to be finalised and a determination to be made.

We look forward to the NSW DPIEs feedback on the information provided and look forward to progressing with the assessment of this SSD Application further.

Should you wish to discuss further, please contact the undersigned.

Yours Faithfully,



Chris Wilson
Managing Director
Willowtree Planning Pty Ltd
ACN 146 035 707

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Table 2: Response Matrix	
NSW DPIE Email Correspondence Dated 17 November 2020	Formalised Response
Parking	
<p><i>The TIA does not provide a consistent or clear confirmation on the total proposed number of car parking spaces, the annotations on the architectural drawings are also inconsistent with the TIA. I have also noticed, although bicycle parking areas are now noted on the drawings, the RtS and TIA have not confirmed the total number of proposed bicycle parking spaces proposed. Can you please clarify the above inconsistencies?</i></p> <p><i>A list below of the location of the inconsistencies in the TIA and architectural drawings:</i></p> <ul style="list-style-type: none">- (P18) 203 in basement, 32 ELC, 13 boarding – noted total of 281 (which does not add up) – no mention of Gurdwara- (p19) 249 school + 32 ELC spaces- (p39) 249 spaces in basement, 162 Gurdwara spaces- (p40) 249 total school spaces – also no confirmation of bicycle parking spaces- Stage 9 of the staging drawings states the total parking is 281 spaces- Basement drawing DA139 states there are 191 basement parking spaces and 11 pick-up/drop-off spaces. <p><i>Could you please provide a simple table confirming the overall total car parking and bicycle parking spaces, divided into location/use. The plans may need to be updated to show the correct numbers.</i></p>	<p>Positive Traffic have prepared an addendum to support the Traffic and Parking Impact Assessment, which satisfactorily addresses the NSW DPIE’s further queries (Appendix 1).</p>
Community Facilities	
<p><i>The RtS does not clearly confirm the school facilities that would be available for the use by the community with respect to maximum number of occupancy and specific buildings that would be used. Accordingly, a table similar to the</i></p>	<p>In Appendix 2 & 3, both the Site Functions and community use of the School Facilities has been clarified further, which satisfactorily addresses the query raised by the NSW DPIE.</p>

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<i>ones below which outlines the maximum number of people that would use the facilities (school buildings (i.e hall, meeting rooms), ovals/grounds etc).</i>	
Site Area	
<i>I note EIS states it is 2.97 ha, but the subdivision plan (Appendix 7 of the EIS) indicates 3.17 ha. A clarification is required.</i>	In correspondence issued to Blacktown City Council on 12 February 2020, the Site Area was confirmed to be approximately 3.128 hectares (ha) . For consistency and completeness the latest Subdivision Plan is located within Appendix 4 of this Submission, which clarifies the Site Area.

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Table 3: SSD 9472 Construction Staging Plan

Stages	SSD 9472 Development Particulars	Student Population	Staff Population	Car Parking	'Kiss & Drop' Parking	Bicycle Parking	Services Infrastructure	Stormwater and Drainage
1	<p>Stage 1 Permanent Construction:</p> <ul style="list-style-type: none"> Play space (becomes part of the Village Green in later stages of construction); Tallawong Road upgrade; New northern half-road construction; Stormwater infrastructure to northeast corner of the Site; and Northeast corner on-grade car parking area. <p>Stage 1 Temporary Construction:</p> <ul style="list-style-type: none"> Relocatable Primary School building; Multi-purpose Hall; and On-ground car parking area. <p>Stage 1 Demolition:</p> <ul style="list-style-type: none"> Existing house at 161 Tallawong Road, Rouse Hill; and Existing on-ground car parking area. 	112 Primary Students	8 staff	84 (DCP requires ten (10) only at Stage 1)	6	5 Bicycle Spaces for the School	Infrastructure requirements for the Site have been previously confirmed by Umow Lai as being able to provided to the whole of the Site once fully developed. It is noted, that infrastructure would be augmented accordingly, with respect to each of the indicative construction stages (where deemed required) to appropriately facilitate and support the ongoing operations of each construction stage. Further details would be provided during the Detailed Design prior to the issue of the relevant Construction Certificate (including correspondence with relevant infrastructure providers) to confirm both the servicing capabilities and functionality can be achieved for each construction stage.	A temporary aboveground OSD (300 m ³) and bio-retention (130 m ²) basin are to be located near the western end of the Village Green area, which is to proposed to treat the Stage 1 development in accordance with the construction stage drawings prepared by PMDL (refer to Appendix 5). It is noted, that preliminary sizing of the basin is based on the Blacktown City Council's deemed to comply requirements of 2% of the development area for the bio-retention area and 455 m ³ /ha for the OSD volume.
2	<p>Stage 2 Permanent Construction:</p> <ul style="list-style-type: none"> Primary school block; Village Green (part construction to meet Stage 1); K-2 Play Space; and Multi-purpose Court and Cricket Nets. <p>Stage 2 Temporary Construction:</p> <ul style="list-style-type: none"> Nil. 	168 Primary Students	12 staff	84 (DCP requires 14 at Stage 2)	6	5 Bicycle Spaces for the School	In accordance with DA-19-01597 , prior to the development of proposed Lot 12 (Sikh Grammar School), the Subject Site would require construction completion of the half-width road construction (northern, southern and western boundaries); Subdivision Certificate to be issued and registered with the Land Registry Services (LRS); and associated drainage infrastructure to service (including drainage works to facilitate stormwater management) the Site with respect to the half-width road construction.	Stage 2 to Stage 9 will be reliant on a temporary below ground OSD tank, with a total detention volume of approximately 1,600 m ³ . For temporary stormwater quality treatment, a 'Model for Urban Stormwater Improvement Conceptualisation' (MUSIC) was utilised to evaluate Treatment Train Effectiveness (TTE), based on the proposed design at the ultimate development scenario stage, including water quality treatment devices required to achieve the minimum pollutant removal targets of Part J of Council's BDCP2015, including:
3A	<p>Stage 3A Permanent Construction:</p> <ul style="list-style-type: none"> Primary School Block, including Library and Staff Room on the 3rd and 4th floors; Part Civic Heart construction under the Library building; and Southern entry to future underground car parking area. <p>Stage 3A Temporary Construction:</p> <ul style="list-style-type: none"> Play space along the southeast corner. 	392 Primary Students	27 staff	84 (DCP requires 31 at Stage 3A)	6	10 Bicycle Spaces for the School		<ul style="list-style-type: none"> 85% reduction in Total Suspended Solids (TSS); 65% reduction in Total Phosphorus (TP); 45% reduction in Total Nitrogen (TN); and 90% reduction in Gross Pollutants (GP).
3B	<p>Stage 3B Permanent Construction:</p> <ul style="list-style-type: none"> Early Learning Centre; Early Learning Centre outdoor play area; and Early Learning Centre car parking area and kiss & drop. 	392 Primary Students 86 ELC Students	27 staff	84 spaces for the school (DCP requires 31 at Stage 3B) + 32 spaces for the ELC (DCP requires 27 at Stage 3B)	6	10 Bicycle Spaces for the School + 4 Bicycle Spaces for the ELC		
4	<p>Stage 4 Permanent Construction:</p>	448 Primary	51 staff	163 spaces for	6	18 Bicycle		A combination of 'at-source' and 'end-of-line' stormwater controls will

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	<ul style="list-style-type: none"> Secondary School block with specialist science facilities; and Part Village Green construction. <p>Stage 4 Temporary Construction:</p> <ul style="list-style-type: none"> Nil. 	<p>Students</p> <p>224 Secondary Students</p> <p>86 ELC Students</p>		<p>the school (DCP requires 58 at Stage 4) + 32 spaces for the ELC (DCP requires 27 at Stage 4)</p>		<p>Spaces for the School + 4 Bicycle Spaces for the ELC</p>	<p>be implemented to ensure treatment objectives are satisfactorily addressed. Individual Stormwater Quality Improvement Devices (SQIDs) are outlined below:</p> <ul style="list-style-type: none"> '13 Ocean Guards' are to be installed inside the proposed pits to treat Gross Pollutants in stormwater, prior to entering the proposed 'StormFilter' system. The eastern portion of the Proposed Development will be conveyed by way of pit and pipe to an 85 m² raingarden. The raingarden will provide treatment through filtration, evapotranspiration and detention. A 'StormFilter' system including a 20 m² chamber and 50 'StormFilter' cartridges are to be installed within the proposed temporary belowground OSD tank. The system will provide a reduction in nutrient pollutant loads through propriety media filtration. <p>MUSIC modelling undertaken for the Site indicates, that Council's minimum pollutant removal objective will be met by the proposed SQIDs mentioned above. Accordingly, the OSD and Water Sensitive Urban Design (WSUD) outcomes for the Proposal have been designed to comply with Blacktown City Council's engineering requirements.</p>
5	<p>Stage 5 Permanent Construction:</p> <ul style="list-style-type: none"> Secondary School block with café, TAS, Performing & Visual Arts, Secondary Library and Staff Room; and Part Civic Heart construction. <p>Stage 5 Temporary Construction:</p> <ul style="list-style-type: none"> On-ground Kiss & Drop. 	<p>532 Primary Students</p> <p>420 Secondary Students (56 students being in Year 12)</p> <p>86 ELC Students</p>	74 staff	<p>163 spaces for the school (DCP requires 96 at Stage 5) + 32 spaces for the ELC (DCP requires 27 at Stage 5)</p>	16	<p>25 Bicycle Spaces for the School + 4 Bicycle Spaces for the ELC</p>	
6	<p>Stage 6 Permanent Construction:</p> <ul style="list-style-type: none"> Secondary School block with specialist TAS facilities and remaining home bases; TAS outdoor workshops; and Services pavilion. <p>Stage 6 Temporary Construction:</p> <ul style="list-style-type: none"> Nil. 	<p>588 Primary Students</p> <p>504 Secondary Students (84 students being in Year 12)</p> <p>86 ELC Students</p>	85 staff	<p>163 spaces for the school (DCP requires 113 at Stage 6) + 32 spaces for the ELC (DCP requires 27 at Stage 6)</p>	16	<p>30 Bicycle Spaces for the School + 4 Bicycle Spaces for the ELC</p>	
7	<p>Stage 7 Permanent Construction:</p> <ul style="list-style-type: none"> Multi-purpose Hall & Bridge Link; Gurdwara & Langar; Finish Civic Heart construction; Landscaping along Tallawong Road; Secondary School courtyard; and Underground car parking area. <p>Stage 7 Demolition:</p> <ul style="list-style-type: none"> Temporary parking to the southeast corner; and Temporary Multi-purpose Hall. 	<p>588 Primary Students</p> <p>504 Secondary Students (84 students being in Year 12)</p> <p>86 ELC Students</p>	85 staff	<p>226 spaces for the school & Place of Public Worship (DCP requires 138 (School) or 96 (Place of Public Worship) at Stage 7) + 32 spaces for the ELC (DCP requires 27 at Stage 7)</p>	17	<p>34 Bicycle Spaces for the School + 4 Bicycle Spaces for the ELC</p>	
8	<p>Stage 8 Demolition:</p> <ul style="list-style-type: none"> Temporary carpark to the northwest corner; and Relocatable classrooms. <p>Stage 8 Permanent Construction:</p> <ul style="list-style-type: none"> Administration building; Final three (3) GLAs for Primary School; School Reception and Sick Bay; and Principal and Support Staff offices. 	<p>588 Primary Students</p> <p>672 Secondary Students (112 students being in Year 12)</p> <p>86 ELC Students</p>	102 staff	<p>226 spaces for the school & Place of Public Worship (DCP requires 138 (School) or 96 (Place of Public Worship) at Stage 8) + 32 spaces for the ELC (DCP requires 27 at Stage 8)</p>	11	<p>34 Bicycle Spaces for the School + 4 Bicycle Spaces for the ELC</p>	

Section 4.55(1A) – SSD 7173 MOD 8

Proposed Amendment to the Subdivision Plan

11-19 Distribution Drive, Orchard Hills (Lot 16 DP 271141)

9	<p>Stage 9 Permanent Construction:</p> <ul style="list-style-type: none"> ▪ Boarding House (110 students); ▪ Staff Apartments; and ▪ Undercroft car parking for the Boarding House. 	588 Primary Students 672 Secondary Students (112 students being in Year 12) 86 ELC Students	102 staff	226 spaces for the school & Place of Public Worship (DCP requires 138 (School) or 96 (Place of Public Worship) at Stage 9) + 32 spaces for the ELC (DCP requires 27 at Stage 9) + 13 spaces for the boarding house (DCP requires 13 at Stage 9)	11	34 Bicycle Spaces for the School + 4 Bicycle Spaces for the ELC + 5 Bicycle Spaces for the Boarding House		
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