

Our ref: New Primary School at Gregory Hills (SSD-41306367)

Ms Sarah Kelly  
Principal Development Planner  
Department of Education  
Suite 9, 259 George Street  
Sydney New South Wales 2000

22 December 2022

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**Subject:** Response to Submissions

Dear Ms Kelly

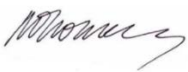
I refer to the State significant development (SSD) for a new primary school at Gregory Hills (SSD-41306367) and the Department's correspondence dated 9 December 2022.

The Department is still awaiting a response from Camden Council and NSW RFS. The Department will publish any advice received on the Major Projects website and forward it as separate correspondence.

In addition to the issues raised in the public submission and agency advice, the Department requires the submissions report to also respond to the issues raised in **Attachment A**.

If you have any questions, please contact Teresa Gizzi, on (02) 8275 1124 or via email at [teresa.gizzi@planning.nsw.gov.au](mailto:teresa.gizzi@planning.nsw.gov.au).

Yours sincerely,



Madeline Thomas  
**Acting Team Leader**  
**School Infrastructure Assessments**

as delegate for the Planning Secretary

## Attachment A

### Site and Proposal Details

- The street address provided in the EIS does not exist in various property systems. Please clarify if the street address is formalised/registered.
- Provide the gross floor area of the proposed school.
- Confirm if the school is to operate as K-6 from the commencement of operation. Provide details of any staging of school occupancy.

### Connecting with Country

- The Architectural Design Report states that Connecting with Country is an ongoing part of the project and an outline of initial engagement is provided. However, the documentation does not provide any actions or commitments for implementation in the design. Further detail of Connecting with Country and its implementation in the development of the proposed school is required.

### Easements

- Provide details of the easements and associated restrictions along the northern boundary.
- See comments from Endeavour Energy. Provide details of easement around the pad mount power station and confirm the development does not affect the easement.

### Relationship with Temporary School Approval

- The development consent for the temporary school requires the site to be returned to its original state within 3 years of its operation. However, this application relies upon parts of that development. The proposal is to be amended to seek the continued use of relevant components approved under DA 2022/742/1.
- The proposed school relies upon short stay parking on Long Reef Circuit to be delivered under DA 2022/742/1. Part 5, Condition 16 of that consent allows for the potential deferral of works within Councils road reserve with Council agreement. Confirm arrangements for delivery of this infrastructure should it be deferred under the separate consent.
- The EIS seeks to use the waste pad/loading area approved under DA 2022/742/1. However, the layout of the waste pad on the submitted plans is different to what was approved under the Council DA. Provide clarification of the approval pathway and if necessary, include in the description of the proposal.

### Traffic and Transport

- Table 23 of the Transport and Accessibility Impact Assessment (TAIA) is missing data under 'proposed development' in the analysis of walking space level of service.
- The TAIA and the EIS provide conflicting information in relation to the widening of the footpaths. The TAIA indicates 3 metre wide footpaths are proposed along Wallarah Circuit and Long Reef Circuit as part of DA/2022/742/1. The EIS indicates differently. Clarification is required.
- The provision of pedestrian infrastructure is unclear. The appendices to the TAIA make numerous references to the provision of pedestrian crossings at the intersections of Long Reef Circuit and Wallarah Circuit, and Kavanagh Street and Wallarah Circuit. TfNSW in their

response to the EIS have also made comments in relation to these crossings. However, the TAlA does not discuss the proposed crossings, their purpose or the implications of them not being delivered. Clarification is required.

### Flooding

- Neither the EIS or the flood study address the heads of consideration under Part 3.5, Clause 3.26 of SEPP (Precincts – Western Parkland City) 2021. Please address this clause in the response to submissions.
- As the site is flood affected, an emergency response plan is required. In preparing the plan, have regard to the comments provided by the NSW State Emergency Service in their response to the EIS.

### Noise

- The Noise and Vibration Impact Assessment concluded that '*Some noise control mitigation action and works are provided to reduce the vehicular noise emission from short stay parking to meet the 55 dBA criteria*'. However, the report does not outline the proposed mitigations.

### Biodiversity

- Refer to comments provided by the NSW Environment and Heritage Group in response to the EIS.

### Bushfire

- The Department is still awaiting comments from the NSW RFS and will forward them to SINSW once received. Should RFS apply an APZ across the site contrary to the recommendations of the submitted Bushfire Hazard Assessment, the landscape plan will require amendment and confirmation provided from the bushfire consultant that it is consistent with any APZ requirements.

### Council Comments

- The Department is still awaiting comments from Council. Once received, this will be forwarded to SINSW for a response in the submissions report.