

Request for DGRs for State Significant Development

Introduction & Notes

This form should be used to request Secretary's Environmental Assessment Requirements (SEARs) for State significant development in accordance with Part 4 of the *Environmental Planning & Assessment Act 1979*.

State significant development (SSD) is identified in Schedules 1 and 2 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP). The Minister may also declare (or 'call in') specified development on specified land to be SSD. For further information on the procedures for calling in development as State significant development please click here: [Ministerial 'call in'](#).

If your development does not meet the criteria in the SRD SEPP, and has not been called in by the Minister, it is not SSD and you should not request SEARs for SSD.

The Minister cannot grant consent to SSD that is wholly prohibited by an environmental planning instrument. Wholly prohibited development must be subject to a concurrent rezoning process. Partly prohibited development may also be subject to a concurrent rezoning process. If your development is partly or wholly prohibited, contact the Department before lodging a request for SEARs for SSD.

You must submit a supporting document with this request. The supporting document should include the following information:

1. Site details: Provide high-quality aerial photographs, maps or figures that clearly depict the following:
 - the local and regional context of the proposal,
 - surrounding development and any potentially affected properties,
 - the location of key infrastructure and environmental features
2. Development description: Provide a clear and concise summary of the proposal that describes the types of activities that will be undertaken during each stage of the development.
3. Permissibility and Strategic Planning: Identify the strategic planning documents, environmental planning instruments and key development standards applying to the development, including any development standards not being met
4. Impact identification and assessment: Identify and prioritise the expected environmental impacts (positive and negative) associated with the development, based on a preliminary risk assessment. Briefly outline any strategies to address the impacts identified.
5. Justification: Explain why the site was chosen for the proposal and briefly discuss the alternatives considered. Outline the strategic context for the proposal, including the benefits it would bring to the wider region and/or State.
6. Consultation: Outline any consultation (with the community, local councils, other Government agencies) already undertaken and proposed to be carried out for the proposal
7. Capital investment value: Provide an accurate estimate of the cost of carrying out the proposal. If your proposal is identified as State significant development by a capital investment value threshold in Schedule 1 of SRD SEPP, a quantity surveyor's report confirming the capital investment value of the development is required.

The supporting document can be attached to the Request for SEARs in Step 6 of this form. N.B. the file(s) comprising your supporting documents must be in "pdf" format, non-secured and no more than 10Mb.

If the supporting documents do not contain sufficient information, the Department may request that is revised prior to issuing SEARs.

If your request is not accepted, you will be advised within 14 days of lodgement. If your request is accepted, you will receive Secretary's Environmental Assessment Requirements (SEARs) within

28 days of lodgement, unless otherwise agreed with the Secretary. Once you have lodged your request, you will be sent an email acknowledging your request and providing a reference number to use when discussing the request with the Department. The Department may request additional information from you at any time and may also amend the SEARs at any time.

Australian phone numbers and addresses are required when completing this form.

Applicant Details

Title: Mr

Firstname: Bruce

Surname: Litchfield

Day Phone: 8467 4045

Fax:

Mobile:

Email: blitchfield@sasc.nsw.edu.au

Company: Anglican Schools Corporation

ABN: 63544529806

Physical Address: PO Box 465 Hurstville BC, NSW 1481

Postal Address: PO Box 465 Hurstville BC, NSW 1481

Site details

Site Title: Rouse Hill Anglican College

Site Location: Worcester, Rouse and Cudgegong Road Rouse Hill, 2155

Site Government Area: Blacktown City Council

Lot/DP: Lot 130 DP 1138775, Lot 14 DP 1120290

Project Details

State & Regional Development SEPP - Schedule 1 - State Significant Development

- Clause 1: Intensive livestock agriculture
- Clause 2: Aquaculture
- Clause 3: Agricultural produce industries and food and beverage processing
- Clause 4: Timber milling, timber processing, paper and pulp processing
- Clause 5: Mining

- Clause 6: Petroleum (oil, gas)
- Clause 7: Extractive Industries
- Clause 8: Geosequestration
- Clause 9: Metal, mineral and extractive material processing
- Clause 10: Chemical, manufacturing and related industries
- Clause 11: Other manufacturing industries
- Clause 12: Warehouses or distribution centres
- Clause 13: Cultural, recreation and tourist facilities
- Clause 14: Hospitals, medical centres and health research facilities
- Clause 15: Educational establishments
- Clause 16: Correctional centres
- Clause 17: Air transport facilities
- Clause 18: Port facilities and wharf or boating facilities
- Clause 19: Rail and related transport facilities
- Clause 20: Electricity generating works and heat or co-generation
- Clause 21: Water storage or water treatment facilities
- Clause 22: Sewerage systems
- Clause 23: Waste and resource management facilities
- Clause 24: Remediation of contaminated land

State & Regional Development SEPP - Schedule 2 - State Significant Development

- Clause 1: Sydney Opera House
- Clause 2: Specified sites
- Clause 3: Development at Barangaroo
- Clause 4: Development at Royal Randwick Racecourse
- Clause 5: Development in the Western Parklands
- Clause 6: Development in The Rocks
- Clause 7: Development at Fox Studios, Moore Park Showgrounds and Sydney Sports Stadiums Site
- Clause 8: Development at Penrith Lakes Site
- Clause 9: Development at Warnervale Town Centre Site
- Clause 10: Development at NSW Land and Housing Corporation Sites
- Clause 11: Development at North Penrith Site
- Clause 12: Development at North Ryde Station Precinct Site

Ministerial Call In

- The development was called in by the Minister for Planning & Environment

Online information provided by the applicant

Title: Rouse Hill Anglican College Masterplan 2016

State Significance: Clause 15: Educational establishments

Description: Construction of a new Junior School and Senior school redevelopment including additional parking, central learning area, library and multi-purpose hall. The proposed works involve the relocation and expansion of the Junior School onto adjoining land (Lot 14) owned by the Anglican School Corporation including three new Junior School modules, on-site parking, landscaping. The senior school redevelopment

will include a new building fronting Rouse Road with two levels of general and specialist learning areas. The project will allow for the planned staged intake of students over the next 20 years increasing student population to around 2135 by Year 2035.

Capital Investment Value: \$0.00

Construction "jobs": 50

Operational "jobs": 185

Landowner's Consent
Provided?

Permissibility

Is the development permissible with consent, partly prohibited, or wholly prohibited (select one)?

- Permissible with consent
- Partly prohibited
- Wholly prohibited

Online information provided by the applicant

Permissibility: Permissible with consent

Approvals

Would the development otherwise, but for section 89J of the EP&A Act, require any of the following (select all that apply)?

- the concurrence under Part 3 of the Coastal Protection Act 1979 of the Minister administering that Part of that Act
- a permit under section 201, 205 or 219 of the Fisheries Management Act 1994
- an approval under Part 4, or an excavation permit under section 139, of the Heritage Act 1977
- an Aboriginal heritage impact permit under section 90 of the National Parks and Wildlife Act 1974
- an authorisation referred to in section 12 of the Native Vegetation Act 2003 (or under any Act repealed by that Act) to clear native vegetation or State protected land
- a bush fire safety authority under section 100B of the Rural Fires Act 1997
- a water use approval under section 89, a water management work approval under section 90 or an activity approval under section 91 of the Water Management Act 2000

Do you require any of the following approvals in order to carry out the development (select all that apply)?

- an aquaculture permit under section 144 of the Fisheries Management Act 1994
- an approval under section 15 of the Mine Subsidence Compensation Act 1961
- a mining lease under the Mining Act 1992
- a petroleum production lease under the Petroleum (Onshore) Act 1991
- an environment protection licence under Chapter 3 of the Protection of the Environment Operations Act 1997 (for any of the purposes referred to in section 43 of that Act)
- a consent under section 138 of the Roads Act 1993
- a licence under the Pipelines Act 1967
- an aquifer interference approval under section 91 of the Water Management Act 2000

Online information provided by the applicant

- a consent under section 138 of the Roads Act 1993
- a bush fire safety authority under section 100B of the Rural Fires Act 1997

Consultation and concurrence

Would the development, but for Section 79B (2A) of the EP&A Act have required a concurrence under Section 79B of the Act, including a concurrence under the Threatened Species Conservation Act 1995?

Online information provided by the applicant

- no

Supporting Documents

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 - the location of key infrastructure and environmental features
2. Development description: Provide a clear and concise summary of the proposal that describes the types of activities that will be undertaken during each stage of the development.
3. Permissibility and Strategic Planning: Identify the strategic planning documents, environmental planning instruments and key development standards applying to the development, including any development standards not being met
4. Preliminary environmental assessment: Identify and prioritise the expected environmental impacts (positive and negative) associated with the development, based on a preliminary risk assessment. Briefly outline any strategies to address the impacts identified.
5. Justification: Explain why the site was chosen for the proposal and briefly discuss the alternatives considered. Outline the strategic context for the proposal, including the benefits it would bring to the wider region and/or State.
6. Consultation: Outline any consultation (with the community, local councils, other Government agencies) already undertaken and proposed to be carried out for the proposal
7. Capital investment value: Provide an accurate estimate of the cost of carrying out the proposal. If your proposal is identified as State significant development by a capital investment value threshold in Schedule 1 of SRD SEPP, a quantity surveyor's report confirming the capital investment value of the development is required.

Submitted files:

- 15177(SEARSrequest).pdf

Prior discussion with Department

Has the project been the subject of prior discussion with the Department? no

Submitter details

Name: David Winley

Capacity: Town Planner

Submitted: 2016-10-05 14:14:1475637289