
School Infrastructure NSW

Community Engagement Summary Report

A new primary school in Epping

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1. Introduction

School Infrastructure NSW's (SINSW) mission is to provide school infrastructure solutions by working collaboratively with all stakeholders to create learning environments across NSW that serve future needs and make us proud.

As part of our transformation in the way we plan, develop and deliver schools across the state, we are committed to openly sharing information. This will show how one school compares with its neighbouring group of schools. It also explains the challenges we face in the complex world of schools planning. Part of this transparency means that we will let the community know which schools will be worked on and at what time. It will take time since we have over 2,200 schools across the state, so we will address high growth areas within each district and region across the State first.

As we develop a range of options for addressing school infrastructure requirements, members of the community will be able to see and comment on our proposal before it is finalised. Feedback is important and helps us refine our planning process. Whilst we cannot commit to implementing everything suggested, engaging with the broader community ensures we've considered what's important to you, and balanced this with practicality and cost to deliver sustainable and relevant solutions for schools.

This report summarises the consultation and communication activities that have been undertaken in relation to the proposed new primary school in Epping. It forms part of the Environmental Impact Statement required for the State Significant Development (SSD) application as specified in the Secretary's Environmental Assessment Requirements (SEARs).

This report summarises the engagement undertaken for this stage of the proposed upgrades by outlining:

- the SEARs for stakeholder and community consultation
- the consultation process undertaken, including key meetings with stakeholders
- a summary of feedback received, and issues raised, by specific stakeholders, and
- how feedback has been considered in the development of the SSD application.

2. Background

The NSW Government is investing \$7 billion over the next four years, continuing its program to deliver more than 200 new and upgraded schools to support communities across NSW. This is the largest investment in public education infrastructure in the history of NSW.

The NSW Department of Education is committed to delivering new and upgraded schools for communities across NSW. The delivery of these important projects is essential to the future learning needs of our students and supports growth in the local economy.

The new Primary School in Epping project will create core infrastructure and increase the capacity for new teaching and learning spaces across the Epping Primary Schools Community Group (SCG). This area is an area of high population growth, and the new school will respond to the projected growth within this area.

The site for the proposed new Primary School in Epping is located in the City of Parramatta, approximately 20 kilometres north-west of Sydney. The site is located near the Epping Town Centre which has been identified as an Urban Renewal Area and there is significant population growth anticipated as a result of development.

The new school location is a disused TAFE facility located approximately 770m from Epping West Public School. The site area is approximately 2.068ha, between two distinct residential typologies: detached 1-2 storey residences to the North and high density apartment buildings to the South.

The Mobbs Lane Reserve is the closest public open space to the site and is accessible by a narrow and steep walking track at the north western corner of the site.

Heritage items in the immediate area are being established through a process being managed by a Heritage Consultant working on the project. The Epping Eastwood Conservation Zone is located to the east of the site. Eastwood Brickyards are located to the south. The Dalmar Children's Home and treed accessway is located to the west of the site.

The new primary school in Epping will deliver:

- Homebases (classrooms) suitable for a school population of approximately 600 students as part of the Stage 1 works
- Administration and staff areas
- Hall and canteen
- Library
- Covered outdoor learning area (COLA)
- Special education unit
- Special programs area
- Play space in various locations
- Accessible paths linking the school facilities
- A staff car park
- Infrastructure upgrades to encourage the school community to walk to the new facilities

2.1. Secretary's Environmental Assessment Requirements

The Secretary's Environmental Assessment Requirements (SEARs) for the State Significant Development were received on 14 September 2020. An excerpt can be found below.

"During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups, relevant special interest groups, including local Aboriginal land councils and registered Aboriginal stakeholders and affected landowners. In particular, you must consult with:

- the relevant Council.
- Government Architect NSW (through the NSW SDRP process).
- Transport for NSW.

Consultation should commence as soon as practicable to inform the scope of investigation and progression of the proposed development.

The EIS must describe and include evidence of the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.

Targeted consultation in accordance with the draft Social Impact Assessment Guideline 2020 (Department of Planning, Industry and Environment) must also occur where there is a requirement to prepare and submit a Social Impact Assessment."

3. Consultation Approach

3.1. Consultation objectives

As set out in the Community Engagement Plan, the following community engagement objectives have been identified for this proposal:

- Promote the benefits of the project
- Build key schools community stakeholder relationships and maintain goodwill with impacted communities
- Manage community expectations and build trust by delivering on our commitments
- Provide timely information to impacted stakeholders, schools and broader communities
- Address and correct misinformation in the public domain
- Reduce the risk of project delays caused by negative third party intervention
- Leave a positive legacy in each community.

3.2. Description of consultation and communication channels and activities

The table below describes the consultation and communication channels and activities that have been undertaken and the strategic intent of each activity.

Activity	Strategic intent
School community engagement (Project Review Group, Meetings, workshops and design user group sessions)	Project Review Group meetings, ad-hoc meetings and workshops comprise representatives from the new primary school in Epping to discuss aspects of the design, consultation and construction approach and seek feedback and input from members. Design user groups seek input from end users including staff about the proposed design and its applicability.
Communications (Project webpage, Information Pack, Project Updates and Works Notifications)	Publication of project information. A screen print of the project webpage can be found at Appendix 1. A sample Project Update can be found at Appendix 2. A sample Works Notification can be found at Appendix 3.
Contact channels (Emails and 1300 project information number)	Direct responses to stakeholder and community contact.

3.3. Consultation activities

A key factor of the project is the governance provided through the Project Reference Group (PRG), which provides feedback on critical design elements and the overall project direction. PRG meetings commenced on 19 February 2020 and has met on 11 occasions to date. PRG membership comprises of the school leadership team of the new primary school in Epping including a representative Principal who acts on behalf of the new school, project team members and a Parent and Community (P&C) representative.

Date/s	Targeted stakeholders	Consultation activity	Attendance
2020			
-	Educational Design Workshops	Session took place in early concept design phase.	SINSW and school representatives (including Principal representing new school)
19/02/20	PRG Meeting No 0.1 – Provided an overview of the project scope, status, educational rationale workshop and reports.	PRG Meeting	Regular group meeting
18/03/20	PRG Meeting No 0.2 – Discussed program for Business Case completion, service needs, target project scope and planning pathways.	PRG Meeting	Regular group meeting
05/02/20	PRG Meeting No 0.3 – Update provided on consultants engaged to date. Master plan report and options presented to the PRG.	PRG Meeting	Regular group meeting
16/06/20	PRG Meeting No 0.4 – Update provided on consultants engaged since last PRG. Updated plans and site constraints presented.	PRG Meeting	Regular group meeting
23/07/20	PRG Meeting No 0.5 – Request for SEARs prepared and awaiting approval for submission. Design status presented and design items discussed for upcoming design workshop. New Senior Project Director, Delivery introduced to PRG.	PRG Meeting	Regular group meeting
20/08/20	PRG Meeting No 0.6 - Discussed delays to lodge business case due to the need to align design to meet budget. SEARs request submitted. Presented current design status. New Community Engagement Manager introduced to PRG.	PRG Meeting	Regular group meeting
17/09/20	PRG Meeting No 0.7 – Concept Design Report finalised and endorsed by TSG, PRG & EFSG. SEARs and comments issued by DPIE were presented. Consultant engagement updates provided. PRG notified that Project Manager and Cost Manager engagement for the next phases were in progress.	PRG Meeting	Regular group meeting
15/10/20	PRG Meeting No 0.8 - SDRP review session was held and comments on the design will be addressed as part of the SSDA. Schools were notified that consultants will be starting site investigations, especially related to Aboriginal Cultural Assessment.	PRG Meeting	Regular group meeting
19/11/20	PRG Meeting No 0.9 - Discussed the progress of Tender Documentation for Early Contractor Involvement and confirmed Project Team is on track to release tender in early December 2020. Update provided on consultant engagements and ongoing site investigations.	PRG Meeting	Regular group meeting
16/12/20	PRG Meeting No 9.B - An email update was provided to the PRG noting that tender was released on 24th November 2020. PRG was also	PRG meeting	Regular group meeting

Date/s	Targeted stakeholders	Consultation activity	Attendance
	informed on the ongoing and planned site investigations and all council consultations undertaken in December.		
June 2020 to April 2021	8 meetings held with the Departments Technical Stakeholders Group including the Educational Facilities Standards and Guidelines (EFSG), ICT, Maintenance and Cleaning, Security, Work Health & Safety, Future Learning Unit, and Demountables unit.	Technical Stakeholder Groups	Regular group meeting
2021			
18/02/21	PRG Meeting No 10 - PRG informed that the Business Case was approved by Treasury in December 2020. ECI tender closed in January 2021 and is expected to be awarded in late February 2021. Meeting with council and TfNSW were held to discuss offsite infrastructure works.	PRG Meeting	Regular group meeting
12/03/21	Head Contractor, new Design Team and School leadership team – Introduction Session	Design Consultation Workshop	Regular group meeting
18/03/21	PRG Meeting No 11 - PRG informed that tender was awarded to Hansen Yuncken. The new Design Architects will be Pedavoli Architects (PA). Site Investigations have been completed and consultants are progressing with the reports for SSDA submission. Schematic Design will be developed over the new few weeks.	PRG Meeting	Regular group meeting
26/03/21	Head Contractor, new Design Team and School leadership team – Architects presented the amendments to the current Concept Design derived from the design validation, EFSG comments, Government Architect comments, ESFG compliance, DDA and Australian standards.	Design Consultation Workshop No 0.1	Regular Group Meeting
01/04/21	Head Contractor, new Design Team and School leadership team – Architects presented the updates to the floor plans based on comments from Design Workshop 01.	Design Consultation Workshop No 0.2	Regular group meeting
TBC	PRG meetings planned once a month till construction commencement. During construction the meetings will be changed to Project Control Group meetings.	PRG Meetings	Regular group meetings

3.4. Communication actions

The table below outlines the communication actions undertaken to keep stakeholders and communities informed about this proposal.

Date	Targeted stakeholders	Communication channel and action
2020		
August 2020	Future school community, nearby residents	Planning update
25 November 2020	Future school community, nearby residents	Works notification
December 2020	Future school community, nearby residents	Project update
2021		
May 2021 (specific date TBC)	Future school community and local community	Information session, Information pack, Information boards and Project Update

4. Stakeholder and Community Feedback

Stakeholder and community feedback has been integral to the development of this proposal. Feedback was sought from stakeholders and communities through the consultation activities and communication channels listed in Section 3.

The project team has responded to 8 direct emails and 1 phone call about the project.

These interactions have identified key issues of community interest for consideration during the preparation of the Environmental Impact Statement.

Key issues included:

- Preservation of large mature and indigenous trees on the site
- Preservation of wildlife, birds and animals on the site
- Request for specific tree to be removed from the site

4.1. Stakeholder meetings and correspondence

This section outlines a summary of the key consultation undertaken with stakeholders, as defined and required by the SEARs.

Stakeholder	Date/s	Feedback topics	Outcomes
Government Architects – Design Review Session 01	23/09/20	The Project Team's presentation explained the opportunities, constraints and design approaches for the school. SDRP issued advice letter noting that the presentation was detailed and clearly explained the rationale for the proposal. Letter provided comments and recommendations to be addressed in the ongoing design development of the school focussing on Masterplan and Architecture, focussing on staging, carpark, Aboriginal Heritage, Bushfire, ESD etc.	Next meeting scheduled 26 May 2021.
Aboriginal Heritage Consultation – DPIE, Heritage NSW, RAPs etc.	Various	22/04/2020 – Search of National Native Title Tribunal undertaken for City of Parramatta Council. 22/04/2020 – Wrote to organisations seeking the names of any Aboriginal people or organisations who may hold cultural knowledge. DPIE and COP Council responded with potential stakeholders. 01/05/2020 – Notification of the proposed project and invitation to be consulted issued. Notices issued via Letter and Newspaper. Closing date for registration in letter was 16/05/2020 and in newspaper notice was 8/06/2020. 07/07/2020 – List of RAPs compiled and sent to DPIE and MLALC. 24/06/2020 – Information letter was sent to all RAPs with project information and the proposed methodology for archaeological excavation of the site. 24/06/2020 – Notification of proposed assessment methodology sent to all RAPs. 31/07/2020 – Draft ACHAR sent to RAPs for a 28-day review period. 10/12/2020 – Geotechnical monitoring and Aboriginal archaeological test excavations commenced. Grinding stone uncovered. 11/02/2021 – Draft testing report sent to all RAPs for review within a 28-day review period with a recommendation to conduct salvage excavation.	The correspondence addresses the SEARs requirement to complete Aboriginal Heritage Consultation. Comments from RAPs have been addressed in the ACHAR.
City of Parramatta Council – Flood correspondence	Various	17/11/2020 – Initial email requesting consultation 04/12/2020 – Council responded with initial comments and request for documents 09/12/2020 – Flood Analysis report issued to council 23/12/2020 – Council provided comments 11/01/2021 – Updated report and consultant's summary issued to Council 15/02/2021 – Follow up email to council for any additional comments and a request to issue Council's Map to be included in the FAR. 05/03/2021 - Follow up email to council for any additional comments and a request to issue Council's Map to be included in the FAR. 22/03/2021 – Follow up email to council for any final comments and a request to issue Council's Map to be included in the FAR. 29/03/2021 - Council responded confirming that the requested Council Map is no longer relevant.	The correspondence addresses the SEARs requirement to consult with the relevant local authority, however we understand that DPE will refer the development application to City of Parramatta Council for comment as part of the SSDA assessment process. This feedback is also referenced in the Flood Assessment report.
City of Parramatta Council – Council Meeting 01 (Ecology)	30/11/20	Meeting was held with Ecology Consultant, SI, Johnstaff (PM) and the City of Parramatta Council to discuss ecology related issues on the project and received positive feedback from the council.	Feedback topics taken forward to next meeting. Feedback is also referenced in the BDAR.
City of Parramatta Council – Traffic and Transport Council Meeting 01	02/12/20	Project Team provided overview of site traffic and transport issues. Discussed council proposed works planned for the area.	Feedback topics taken forward to next meeting.

City of Parramatta Council – Transport Working Group Meeting 01	19/01/21	Introduction to attendees and project.	Topics taken forward to next meeting.
City of Parramatta Council – Transport Working Group Meeting 02	03/02/21	Follow-up meeting for a new primary school in Epping and Epping West Public School meeting.	Topics taken forward to next meeting.
City of Parramatta Council	17/03/21	Meeting to discuss footpaths at a new primary school in Epping and Epping West Public School.	Topics taken forward.
City of Parramatta Council – Transport Working Group Meeting 03	14/04/21	Meeting discussed construction traffic and proposed footpaths at a new primary school in Epping.	Topics taken forward.
Government Architects – Design Review Session 02	26/05/21	Design Review Session 02 scheduled	Design Review Session 02 scheduled

5. Project response

The feedback received during consultation has been considered in the preparation of the Environmental Impact Statement. The table below provides a detailed summary of the key issues that emerged and the corresponding project response.

Key issues	Project response	Relevant report
Transport for NSW (TfNSW) and Roads and Maritime Services (RMS) both issued comments for inclusion in the SEARs for the proposed development, and these requirements have been addressed.	Transport Working Group meetings were held with the Council and representatives from TfNSW and RMS to discuss the proposed development and receive feedback on any relevant matters that required consideration prior to finalising the project. The Traffic and Transport Assessment prepared by SCT was discussed and road safety around the school was also discussed.	Traffic Impact Assessment Report
Sydney Water has issued comments for inclusion in the SEARs for the proposed development.	These requirements have been addressed.	Stormwater Management Plan, Sustainable Development Report
Heritage NSW has issued comments for inclusion in the SEARs for the proposed development.	These requirements have been addressed.	Heritage Impact Assessment Report
EPA NSW has issued comments for inclusion in the SEARs for the proposed development.	These requirements have been addressed.	Noise and Vibration Impact Assessment Report, Hazardous Materials Survey, PSI, DSI and RAP, Preliminary Waste Management Plan.
EESG has issued comments for inclusion in the SEARs for the proposed development.	These requirements have been addressed.	Flood Assessment Report, Stormwater Management Plan, PSI, ASSMP and Salinity MP letters.
Endeavour Energy has issued comments for inclusion in the SEARs for the proposed development.	These requirements have been addressed.	Engineering Report, Bushfire Assessment Report, Flood Assessment Report.
The local member is briefed on the project and the project status.	The local member is supportive of the development and proposed facilities.	N/A.

6. Next Steps

In preparing the SSD application for a new primary school in Epping, the project team has met the consultation requirements prescribed by the SEARs.

School Infrastructure NSW has demonstrated in this report the extent of engagement made with stakeholders to date. All of the designs and studies lodged with the SSDA have incorporated the feedback received to date. This engagement will continue through design development with ongoing feedback being incorporated into the designs.

Continued engagement will take place with stakeholders and communities during the statutory exhibition of the SSDA, as well as during future stages of the planning and development process.

School Infrastructure NSW will continue to update the project webpage and produce updates at key project stages for stakeholders and communities.

Appendices

Appendix 1: Screen print of project webpage

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New school | **New primary school in Epping**



[About the project](#)[Get involved](#)[Library](#)

Design is underway for a new primary school at Epping South on the former TAFE site at Chelmsford Avenue. The current project proposal is to establish a new school that provides new learning spaces and core facilities to meet current population needs and future enrolment growth.

More information about the new school facilities will be shared as we develop the project.

The benefits

- A new primary school to meet future enrolment growth.
- New flexible learning spaces.
- A range of core facilities.

Timeline

Planning

Design

In progress

Complete

NSW Department of Education – School Infrastructure



Artist impression of the Epping West Public School upgrade

Epping Schools

Project update

December 2020

Investing in our schools

The NSW Government is investing \$7 billion over the next four years, continuing its program to deliver more than 200 new and upgraded schools to support communities across NSW. This is the largest investment in public education infrastructure in the history of NSW.

The NSW Department of Education is committed to delivering new and upgraded schools for communities across NSW. The delivery of these important projects is essential to the future learning needs of our students and supports growth in the local economy.

Epping West Public School

We are planning an upgrade at Epping West Public School to provide upgraded facilities for the school community. It is proposed to deliver new flexible learning spaces and expanded staff and administration areas.

A new primary school in Epping

Planning for the new primary school in Epping is underway. Proposed works involve the establishment of a new primary school at the former TAFE NSW campus on Chelmsford Avenue, to meet future enrolment growth. It is proposed to deliver new flexible learning spaces as well as a range of core facilities.



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NSW Department of Education – School Infrastructure

A new primary school in Epping

Works notification

25 November 2020

We are committed to delivering a new primary school in Epping. The project involves the establishment of a new primary school at the former TAFE NSW campus on Chelmsford Avenue, to meet the future enrolment growth. It is proposed to deliver new flexible learning spaces as well as a range of core facilities.

Upcoming investigation works

As part of planning for this project, we need to undertake some investigative works around the school site. These investigations will include:

- Traffic surveys to monitor traffic flow
- Soil investigations using small excavators
- Heritage surveys involving small excavators at specific test areas around the site
- Ecological investigations to inspect flora and fauna

Working hours

The investigative work will take place between Monday 30 November 2020 and Friday 29 January 2021.

The traffic survey equipment will be installed between 8:00pm and 4:00am on roads surrounding the school site.

The contamination investigation will take place between 7:00am and 5:00pm within the school grounds.

There will be no work taking place on Sundays, public holidays, or between Christmas and New Year.

Keeping you updated

We are here to make sure that work is completed safely and efficiently and we will minimise impacts on the community at every opportunity. Thank you for your patience while we deliver this important school infrastructure.

For more information contact:

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