



Consultation Report

Proposed Saints Peter and Paul Assyrian Primary School (Master Plan and Built Form Approval)

**17-19 Kosovich Place, Cecil Park
Lot 2320 & 2321 DP 1223137**

**Prepared by Willowtree Planning Pty
Ltd on behalf of Assyrian Schools
Limited C/- PMDL Architecture & Design
Pty Ltd**

October 2018

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CONSULTATION REPORT

Proposed Saints Peter and Paul Assyrian Primary School
17-19 Kosovich Place, Cecil Park (Lot 2320 & 2321 DP 1223137)

EXECUTIVE SUMMARY

This Consultation Report has been prepared by Willowtree Planning Pty Ltd (Willowtree Planning) on behalf of Assyrian Schools Limited C/- PMDL Architecture & Design Pty Ltd (the applicant). The Consultation Report supports State Significant Development (SSD) 9210 for the Master Plan and built form approval of Saints Peter and Paul Assyrian Primary School. The subject site is identified as 17-19 Kosovich Place, Cecil Park (Lot 2320 and 2321 in DP 1223137).

The site is currently owned by the Trustees of the Holy Apostolic Catholic Assyrian Church of the East, and the proposed school would be operated by Assyrian Schools Limited.

In accordance with the requirements of the Secretary's Environmental Assessment Requirements (SEARS) dated 13 April 2018, consultation was undertaken with the following bodies:

- Fairfield City Council
- Government Architect (GA) NSW
- Transport for NSW (TfNSW)
- Roads and Maritime Services (RMS)
- Local Bus Operator (Transit Systems)
- Service providers (including Telstra/NBN, Endeavour Energy and Sydney Water)
- Local Community
- Western Sydney Parkland Trust (WSPT)

The purpose of the consultation program was to ensure all stakeholders were informed about the proposal and had an opportunity to view the concepts and provide feedback prior to lodgement of the SSDA.

This process has been useful in identifying key issues to be considered when undertaking the various technical studies, whilst ensuring broad awareness of the proposed development.

The feedback outlined in this report should not be interpreted as representing the full range of views from all stakeholders, however it is an accurate assessment of the feedback recorded to date.

In line with the School's commitment to open, transparent and ongoing stakeholder engagement, a range of additional communication activities can be undertaken throughout the duration of the Master Plan, if required.

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PART A CONSULTATION OVERVIEW

1.1 INTRODUCTION

This Consultation Report has been prepared by Willowtree Planning Pty Ltd (Willowtree Planning) on behalf of Assyrian Schools Limited C/- PMDL Architecture & Design Pty Ltd (the applicant). The Consultation Report supports State Significant Development (SSD) 9210 for the Master Plan and built form approval of Saints Peter and Paul Assyrian Primary School. The subject site is identified as 17-19 Kosovich Place, Cecil Park (Lot 2320 and 2321 in DP 1223137).

In preparing the Master Plan, the College has undertaken proponent-led, early key stakeholder and community engagement. The consultation process was developed to:

- Encourage community and stakeholder feedback at the early stages of investigations;
- Inform stakeholders and the community on the key objectives and benefits of the proposed Master Plan development and vision;
- Demonstrate that the School is a responsible and responsive organisation committed to listening to the community and stakeholders;
- Obtain valuable insights from stakeholders and the community during the preparation of the SSDA; and
- Ensure effective co-ordination between different elements of the communications and engagement tasks, encompassing the full range of stakeholders.

The consultation approach set about openly and transparently informing individuals and organisations on the proposed development through various communication tools and activities.

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PART B SITE DESCRIPTION AND PROPOSED DEVELOPMENT

2.1 SITE DETAILS

The proposal relates to the development of a new school on land at 17-19 Kosovich Place, Cecil Park, being legally described as Lot 2320 and 2321 in DP 1223137.

The site is currently undeveloped, being free from any structures or trees (excepting the riparian corridor adjacent to the site's western boundary). The site exhibits an area of 2.935ha with a street frontage to Kosovich Place to the north.

The surrounding context exhibits a rural residential character, being defined by detached dwelling houses on large lots as well as productive land used for market gardening and other rural activities. Saints Peter and Paul Parish church adjoins the site to the north, and land to the south is owned by Western Sydney Parklands Trust and leased to the Western Sydney Parklands.

2.2 PROPOSED DEVELOPMENT

The proposal is for the construction and use of Saints Peter and Paul Assyrian Primary School, being a new, three (3) stream, co-educational primary school accommodating students from Kindergarten to Year 6, with an ultimate population of 665 students and staff.

Pursuant to this SSD, consent is sought for a Master Plan and built form. Key components of the proposed school include:

- Site preparation works including bulk earthworks and soil remediation;
- Site infrastructure to service the school;
- Class rooms, contained within a double-storey building;
- Administration office and staff facilities;
- Library;
- Multi-purpose hall;
- Canteen;
- Outdoor open space including play areas, a 'Civic Heart', sports court and sports field;
- Car parking, kiss-and-ride and driveways to service staff, parents and service vehicles;
- Landscaping including riparian planting.

Subsequent to consent for the Master Plan and built form being granted pursuant to SSD 9210, the intent is to stage construction, enabling facilities to be delivered and expanded in line with the growth in student and staff numbers.

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PART C STAKEHOLDER IDENTIFICATION

3.1 IDENTIFICATION OF STAKEHOLDERS

Consultation with the community and Government organisations has focused on providing general project information on the proposed development.

The following stakeholders were identified as key groups and organisations within which engagement would be appropriate.

Table 1. Stakeholder Identification	
Stakeholder Category	Identified Stakeholders
State Government	Government Architect (GA) NSW
	Transport for NSW (TfNSW)
	Roads and Maritime Services (RMS)
	Western Sydney Parkland Trust
Local Government	Fairfield City Council
Local Community	Members of the local community through the community consultation process
Service Providers	Local Bus Operator (Transit Systems)
	Telstra/NBN
	Endeavour Energy
	Sydney Water

A summary of meetings held with the above stakeholders is included in **Table 2** of this report.

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PART D CONSULTATION

4.1 CONSULTATION OVERVIEW

The consultation undertaken to date has been designed to inform and build awareness of the proposed Master Plan development for the school, identify key issues and opportunities, and establish a framework for ongoing dialogue.

To date, the project has included a dedicated program of communication including meeting with Fairfield City Council, State Government agencies and service providers, and community briefing sessions.

Table 2 below summarises the consultation initiatives undertaken.

<i>Table 2. Summary of Consultation</i>		
Stakeholder	Date	Consultation Type
Fairfield City Council	10 May 2018	Pre-DA Meeting (x 1)
Government Architect (GA) NSW	13 June 2018 11 July 2018	Presentation (x 2)
Transport for NSW (TfNSW)	12 April 2018 23 July 2018	Meeting (x 2)
Roads and Maritime Services (RMS)	12 April 2018 23 July 2018	Meeting (x 2)
Local Bus Operator (Transit Systems)	13 April 2018	Meeting (x 1)
Telstra/NBN	Multiple dates	Client direct contact
Endeavour Energy	Multiple dates	Consultant contact
Sydney Water	Multiple dates	Consultant contact
Local Community	31 May 2018 9 June 2018	Briefing Session (x 2)
Western Sydney Parkland Trust	12 April 2018	Meeting (x 1)

The consultation process and key matters discussed, are summarised in the following sections.

4.2 FAIRFIELD CITY COUNCIL

A pre-DA meeting was held with staff of Fairfield City Council on 10 May 2018. Reference was made to Council's letter dated 6 April 2018 (representing Council's response to the request for SEARs), with the items identified in the letter adopted as a general meeting agenda to guide the meeting's proceedings.

No formal meeting minutes had been provided by Fairfield City Council at the time of lodgement. However, a summary of the key comments provided by Council are outlined below and in **Appendix 1**:

- Council advised that their primary concern related to impacts on neighbouring amenity owing to noise and traffic generated by the school.
- For these reasons, Council considered that the school would give rise to land use conflict, thereby contradicting the zone objectives (which were adopted by Council as indicators of 'site suitability').
- Council requested that a number of matters with respect to traffic be considered, including management of school-related traffic in Kosovich Place and on Wallgrove Road, bus-turning at the intersection and in the cul-de-sac, car parking and student drop-off/pick-up. Whilst indicating that a VPA would be required for upgrade works to Kosovich Place, Council did not volunteer any items they would like included in the VPA.

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- With respect to flooding, Council advised that flood modelling should utilise Council's digital files and incorporate the adjoining church site, performance controls should be adopted, Chapter 11 of the DCP should be addressed, and if possible play areas should not be located in the flood zone.
- Other requests posed by Council included contamination investigations for the entire site, Aboriginal Heritage investigations, consideration of bushfire and the watercourse (and any associated requirements for Integrated Development), and consideration of any relevant guidelines associated with Western Sydney Airport.
- In response to the Project Team's direct query, Council recommended that the only sections of the DCP requiring considering were the chapter on Miscellaneous Uses and Chapter 11 (relating to flooding).
- As previously communicated in their response to the request for SEARs, Council reiterated that they were not supportive of development for a school on the site.

Council's comments have been considered and incorporated where appropriate in the design process and preparation of the overall SSD. Those items requested by Council to be considered have been addressed in the Environmental Impact Statement (EIS) and its appendices.

4.3 GOVERNMENT ARCHITECT NSW

Consultation in accordance with the NSW State Design Review Panel (SDRP) process was carried out over two (2) sessions with the Government Architect (GA) NSW on 13 June 2018 and 11 July 2018, respectively.

Meeting Minutes issued by the GA NSW document the feedback provided by the Panel, with a summary of key comments provided as follows:

- "The panel strongly support the project strategy and design approach to organise school facilities around a Civic Heart and use building form to respond to passive energy principles. We commend the 'single building' approach to the site rather than a 'village' of disparate buildings."
- The school's visual, physical and symbolic relationship to the church may be demonstrated through sight lines, a common axis, ground level and landscape details, and shared facilities. At the second meeting, the Panel recognised the strength of the visual axes.
- Whilst support for a fence-free school was communicated, safety and security should be considered, in-part through an integrated landscape strategy. At the second meeting, the Panel communicated support for the integrated landscape strategy that had been developed.
- Consideration should be offered to increasing the eastern setback to provide greater separation between the school and driveway. The achievement of this was acknowledged at the second meeting.
- The Panel acknowledged the extensive and challenging level changes constraining the site, however expressed some concern with current bench levels and siting of buildings being too low.
- The Panel supported the overall composition of the northern façade and recommend further development of the ground level street interface. Particular attention should be directed to the height of the building's north-western corner, massing above street level, and topography. At the second meeting the Panel communicated support for the current direction to mitigate the scale of buildings above the street level.
- Concern was raised in association with the formal expression of the main entry, which is at odds with the informality of the remainder of the school. The hierarchy of entries should be reconsidered. This has since been addressed by reducing the scale of the primary pedestrian entry.
- The Panel supported the articulation of classroom spaces as separate building volumes linked by enlarged corridors.
- The Panel supported the use of building form to support passive energy principles, however request further details on shading of the west-facing façade. Opportunities for shading

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elements to integrate in the architecture should be explored, to avoid the need for additional applied elements. This has since been explored and will be fully addressed at construction detail stage.

- Further consideration of the canopy and roofline is required, including with respect to height, scale, extent, materiality and relationship to building forms. This has since been further explored and the design duly modified.
- The Panel supported the flexibility integrated in the design of classrooms and outdoor spaces.
- Further consideration is recommended in relation to the angle of rotation of entry and hall volumes in relationship to the predominantly orthogonal site and building plan. The roof of the hall now points the occupants directly toward the neighbouring Parish Church.
- To support the natural ventilation strategy proposed for the school, further details of façade material choice and operability should be provided. Operable louvred glass windows have been added to the scheme as indicated in the Material Palette Rendered Perspective (refer DA613-A within the Architectural Drawings at **Appendix 10** of the EIS).
- The Panel recommends that the school's history, culture and identity (including its relationship with the Assyrian community and the site's Aboriginal cultural heritage) is more clearly demonstrated through its architecture, landscape and design. This should be underpinned by engagement with the local Aboriginal community. This will be addressed based on the findings of the ACHAR.
- The Panel commended the clear landscape proposal defining the Civic Heart. It is recommended that the landscape strategy is extended, leveraging topography, to create a diversity of play spaces including a hardcourt (incorporated in the Civic Heart), a variety of landscape 'destinations', and a defined play area in the lower west of the site (with clear boundaries). Visual relationships between the school and landscape, as well as security and surveillance, should form inputs in the landscape design. The landscape design presented at the second meeting was commended by the Panel and acknowledged to respond to the Panel's previous comments.
- Exploration of opportunities to make break-out spaces and entries adjacent to the eastern boundary 'more welcoming' and 'use appropriate' is advised.
- Additionally, the proposed number of trees on the site should be confirmed. Tree Canopy Targets should be established to address heat issues, improve shade and meet 40% canopy targets for suburban areas.
- Planting should be informed by soil testing for any contamination.
- Flooding should be considered in the management and maintenance of the grounds.
- The Panel support the minimal provision of car parking, as well as the location of parking and access, however requested that this is justified in a Traffic Report.
- Further information is required in relation to circulation across the site, focusing on entry points, pick-up/drop-off areas and pedestrian routes.

The recommendations provided by the GA NSW have informed the design development of the project, and are encapsulated in the architecture, urban design and landscaping depicted in the drawings at **Appendices 10** and **12** of the EIS. The responsiveness of the design to the comments provided by the Panel at the first meeting was acknowledged at the second meeting.

Copies of the Meeting Minutes from the GA NSW and the Project Team are included at **Appendices 2-5**.

4.4 TRANSPORT FOR NSW AND ROADS AND MARITIME SERVICES

A consultation meeting was held with Transport for NSW (TfNSW) and Roads and Maritime Services (RMS) on 12 April 2018 to introduce them to the project and the proposed response to access and traffic. The recommendations of the meeting subsequently assisted in forming the proposed development. A summary of the key matters discussed are outlined below:

- It was recommended that bus services and routes should be discussed with the local bus operator.

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- Traffic generation and parking demand should be based on surveys of the existing St Narsai school.
- SIDRA modelling should be carried out for the intersections of Kosovich Place/Wallgrove Road, Wallgrove Road/Elizabeth Drive, and Wallgrove Road/Horsley Drive.
- RMS issued projected traffic growth data to inform long term future analysis of road and infrastructure performance.
- Informed by this traffic modelling, the treatment of the Kosovich Place/Wallgrove Road intersection and Wallgrove Road/Elizabeth Drive intersection, and the staging of upgrade works, was discussed.
- Parking and queuing in Kosovich Place is not a concern of RMS or TfNSW; such matters should be discussed with DPE and/or Council.

A second consultation meeting was held with TfNSW and RMS on 23 July 2018, at which time the results of SIDRA modelling were presented for discussion. A summary of key discussion items is presented below and in **Appendix 6**:

- Although the SIDRA modelling demonstrated that the proposed 25m right-turn lane from Wallgrove Road to Kosovich Place would provide adequate storage for queued cars, RMS suggested they were not supportive of this option on the basis of safety concerns.
- For any option pursued, RMS indicated that a Concept Plan may be submitted for their preliminary review and advice, after which stage (and subject to their support), SIDRA modelling and a Road Safety Audit would be required.
- In relation to the intersection of Wallgrove Road/Elizabeth Drive, RMS noted that the proposal appeared to represent 'standard treatment' that would generally be supported.
- The required road and intersection upgrade works would form a Condition of Consent, to be 'triggered' by a particular stage of the development or student numbers. A VPA would not be required.
- Further to the work carried out with the local bus operator (Transit Systems), RMS request that swept paths for buses in the Kosovich Place cul-de-sac are submitted with the DA.
- With respect to planned upgrades potentially affecting the site, RMS identified that a network plan for Wallgrove Road had not yet been developed, provision existed for the motorway to be expanded by one (1) more lane, and, as the M12 had not yet been announced, it would be at least five (5) years prior to it being delivered.

The proposed works to the external road network and intersections, including the staging of delivery, directly respond to the requirements of TfNSW and RMS. To support the carrying out of the required upgrades, it is understood that the Conditions of Consent will include the requirement for a Works Access Deed to be entered into.

4.5 LOCAL BUS OPERATOR

In response to the recommendation by TfNSW, contact with the local bus operator, being Transit Systems, was initiated. Key items discussed related to bus routes for the school, requirements for bus stops and requirements for U-turn facilities.

Having reviewed the proposal for bus drop-off, pick-up and turning to be fully accommodated within the school site, Transit Systems advised that the shared use of the driveway with parent vehicles dropping-off/picking-up students could cause delays and compromise service reliability. On this basis, Transit Systems could not support buses entering site.

In response, the proposal was revised to accommodate bus stops and turning in Kosovich Place. Testing by Transit Systems has confirmed the suitability of Kosovich Place for accommodating bus turning, subject to an extended 'no stopping' zone being provided in the vicinity of the cul-de-sac head. No widening of the turning bulb is required to accommodate buses.

A copy of original email correspondence is provided at **Appendix 7**.

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4.6 SERVICE PROVIDERS

Consultation has been undertaken with the relevant service providers to identify existing capacity and scope for augmentation of existing networks and infrastructure to support the proposal. This has included the following agencies:

- Endeavour Energy;
- Telstra;
- Sydney Water.

The requirements of these agencies have been incorporated into the scheme design.

4.7 LOCAL COMMUNITY

Although the requirement to consult with the local community was not expressly identified in the SEARs, engagement with the local community was in any case initiated. The consultation program was designed to be informative, capture valuable feedback, mitigate risks, and highlight key benefits of the project.

Prior to being held, the community consultation sessions were advertised within the Fairfield City Champion local newspaper, displayed on the Assyrian Schools Ltd's website and a letterbox drop was carried out in the immediate neighbourhood of the proposed school.

The consultation sessions were held on Wednesday 31 May 2018 (7pm-8:30pm) and Saturday 9 June 2018 (10am-11:30am) at St Narsai Christian College (217 Horsley Road, Horsley Park). In preparation for the meetings, a 'Welcome' desk with sign-in sheets and feedback forms was positioned at the entrance to the room and eleven (11) story boards were installed within the room (refer **Appendix 10** for a copy of the Story Boards). Representatives from Willowtree Planning, PMDL Architecture, Assyrian Schools Ltd and St Narsai Christian College were positioned at the Welcome desk and throughout the room, in order to record attendees' details, orientate attendees as to the purpose and format of the session, respond to questions, encourage the completion of feedback forms and offer hospitality (tea and biscuits).

The intention was for attendees to circulate the room, reviewing numbered and ordered story boards in chronological order. As noted, several representatives of the project team and school were present to answer questions. Primarily though, it was intended that questions and comments be submitted via feedback forms.

No (zero) attendees were however recorded at either community consultation session.

In any case, Assyrian Schools Limited remains committed to working with the local community to deliver the proposed school.

Summaries of the community consultation sessions are also provided at **Appendices 8-9**.

4.8 WESTERN SYDNEY PARKLAND TRUST

A consultation meeting was held with Western Sydney Parklands Trust on 12 April 2018. A summary of the key matters discussed are outlined below and in **Appendix 11**:

- The location of the proposed M12 intersection was indicated to correspond with the existing Wallgrove Road/Elizabeth Drive intersection south of the school site;
- Whilst a copy of the *Western Sydney Parkland Fire Management Strategy and Implementation Plan (2009)* was requested, this was declined to be provided;
- A copy of the *Western Sydney Parkland Plan of Management 2020* (dated December 2010 and supplement dated March 2014) was provided for review and discussion.

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- The school site exhibits a common boundary with Precinct 11 of Western Sydney Parklands. For the purpose of defining the required APZ, this adjoining land should be treated as 'woodland' on the basis that, whilst currently 'unmanaged grassland', there are no plans to manage the land and it will therefore proceed to restore itself to woodland over time through natural processes.
- In the *2030 Plan of Management – Draft*, the existing unmanaged grassland is however planned as *Wallgrove Road Business Hub (under investigation)*. Activities that may be expected within a 'business hub' were advised to include a service station, offices, tourist activity centres, etc.
- The Western Sydney Parkland Trust was asked to consider the possibility of entering into an agreement (easement, private agreement or Voluntary Planning Agreement) enabling Assyrian Schools Limited to 'manage' the grassland and thereby create the necessary APZ on the Western Sydney Parklands side of the common site boundary. On the grounds of potential future liability, Western Sydney Parkland Trust confirmed they never enter into such agreements.

In response to the matters discussed, the APZs for the school have been provided on the school site and meet the requirements for a school adjoining 'woodland'.

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PART E CONCLUSION AND FUTURE CONSULTATION

The consultation undertaken to date meets the consultation requirements established under the SEARs.

In line with the School's commitment to open, transparent and ongoing stakeholder engagement, a range of additional communication activities can be undertaken throughout the duration of the Master Plan, if required.

In addition, it is anticipated that the SSDA will be required to be publicly exhibited for 28 days by way of:

- A public notice in the local newspaper(s);
- A notice on the NSW Department of Planning and Environment's (DPE) website;
- Written correspondence to adjoining and surrounding landowners; and
- Public exhibition of the EIS and specialist studies at DPE's office and any other locations considered appropriate to provide interested parties with the opportunity to view the submitted documentation.

It is also understood that DPE will refer the SSDA to relevant government agencies as part of the assessment process. The applicant is willing to respond to any comments received, as required.

This report, and the consultation processes, actions and design responses it summarises, demonstrates the commitment of the School to delivering an Educational Establishment that meets the needs of all stakeholders and is in the general public interest.

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Appendix 1 Meeting Minutes- Fairfield City Council



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**FAIRFIELD CITY COUNCIL CONSULTATION MEETING MINUTES
STATE SIGNIFICANT DEVELOPMENT (SSD) 9210
PROPOSED SAINTS PETER AND PAUL ASSYRIAN PRIMARY SCHOOL
17-19 KOSOVICH PLACE, CECIL PARK (LOT 2320 & 2321 DP 1223137)**

Meeting Time and Date: 3pm, 10 May 2018

Meeting Location: Fairfield City Council

Meeting Attendees:

- Willowtree Planning: Chris Wilson, Rachel Streeter
- PMDL: Tim Williams, Kim Legras
- Fairfield City Council: Andrew Mooney, Karl Berzins, Nicki Diacopoulos, Philip Saverimuttu

Summary of Meeting Proceedings:

- The meeting was lead by Chris Wilson upon receiving direction from Andrew Mooney to do so.
- Reference was made to Council's letter dated 6 April 2018, with the items identified in the letter adopted as a general meeting agenda to guide the meeting's proceedings.
- With respect to site suitability, Chris Wilson affirmed to Council that the proposal was compliant with key LEP and DCP built form controls, and asked Council if there were any specific sections of the DCP that Council would like us to address.
- Council suggested that the DCP chapter on miscellaneous uses should be considered.
- Council advised that the zone objectives should be considered as indicators of 'site suitability'. Council considered the proposal to be inconsistent with Objective No. 3 as it relates to land use conflict. The church has caused conflict with respect to noise and traffic, and the school is considered to be similarly incompatible with rural residential properties.
- Chris Wilson suggested that given Education Establishments are permissible in the RU4 zone under the LEP and also under the Education SEPP (which identifies the RU4 zone as a Prescribed Zone), both levels of government has already considered that schools were appropriate for that zone.
- Chris Wilson initiated that we would consider LEC principles for compatibility.
- Council indicated that the site was unsuitable for a school owing to the volume of traffic that would be generated in the cul-de-sac.
- Council requested that the following traffic matters are considered:
 - Management of school-related traffic on the state road which has an 80km/h speed limit.
 - Management of school drop-off/pick-up.
 - Consideration of car parking numbers.
 - Turning of a 12.5m bus from Wallgrove Road into Kosovich Place.
 - Kosovich Place is 5.5m wide which is not adequate for buses to pass. PMDL advised that RMS had indicated that the road would need to be widened to 7.5m to allow buses to pass. PMDL also advised that buses would not be using the cul-de-sac to turnaround, but rather would turn within the site.
 - Council questioned whom we had spoken with from RMS and suggested that it is imperative we speak with the 'correct' persons, such as James Hall and Rebecca.

STATE SIGNIFICANT DEVELOPMENT (SSD) 9210

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- PMDL and Willowtree advised that all these matters had been considered in the new design/layout, that we had a plan to upgrade the intersection and Kosovich Place, and also that we'd already met with RMS and the local bus operator.
- Council indicated that they could not comment on the likelihood of favourably considering a VPA until a formal written request was submitted. Council did not volunteer any items they would like included in the VPA.
- Council advised that their primary concern related to adverse impacts on neighbouring amenity relating to noise and traffic.
- Whilst it was agreed by all that the church was separate to the school application, it was acknowledged that there may be opportunity for the school to assist the church with respect to car parking.
- With respect to flooding, the following was discussed:
 - PMDL and Willowtree advised that the school had been sited outside of the flood zone and that a Flood Evacuation Plan would be prepared.
 - Council indicated that the proposal would fail to meet the prescriptive controls for flooding, given that the proposal would introduce people and intensify land use within a medium risk flood precinct. Performance controls would therefore need to be adopted.
 - Council advised that Chapter 11 of the DCP should be addressed.
 - The church site should be included in flood modelling.
 - Council's digital files must be used for flood modelling.
 - Nicki advised she could provide a contact for flood modelling.
 - Council advised that flood storage could be created elsewhere using modelling.
 - Council suggested that it would be preferable for play areas to not be located within the flood zone, and for the flood zone to be fenced off.
- With respect to contamination, Council advised that the whole of the site should be investigated. PMDL and Willowtree advised that preliminary investigations had been carried out across the entire site and that the lot containing contamination would be fenced off until validated.
- Council indicated that the Western Sydney Airport guidelines should be reviewed. PMDL advised that the Acoustic Assessment had confirmed the site would not be affected by aircraft noise.
- Both PMDL and Council agreed that the site should be far enough from the proposed M12 to not be affected.
- Council indicated that the site may be within 40m of a watercourse, thereby being Integrated Development.
- Council suggested that referral as Integrated Development may be required in association with bushfire. PMDL and Willowtree advised that the redesigned Masterplan included compliant 40m APZs.
- Council identified that site as being within the 200m buffer area for Aboriginal Heritage. PMDL advised that a heritage consultant had been assigned.
- Council concluded that they were not supportive of development for a school on the site.

CONSULTATION REPORT

Proposed Saints Peter and Paul Assyrian Primary School
17-19 Kosovich Place, Cecil Park (Lot 2320 & 2321 DP 1223137)

Appendix 2 Meeting Minutes- GA NSW Session 1

21 June 2018

Paul Leotta
Assyrian Schools Ltd
PO Box 128
Bonnyrigg NSW 2177

Via email-
paul@snac.nsw.edu.au

PROJECT: SAINTS PETER & PAUL ASSYRIAN PRIMARY SCHOOL
RE: SDRP SESSION 01 - 13.06.18

Dear Paul,

Thank you for the opportunity to review the above project. Please find below a summary of advice and recommendations arising from the State Design Review Panel (SDRP) session held on Wednesday 13 June.

Please note that this letter and subsequent letters of advice relating to the SDRP will be distributed to the meeting attendees listed herein.

The panel strongly support the project strategy and design approach to organise school facilities around a civic heart and use building form to respond to passive energy principles. We commend the 'single building' approach to the site rather than a 'village' of disparate buildings.

We anticipate that the presentation from the design team at the next SDRP session (date and time to be confirmed by the GANSW design advisor) will respond to the following advice:

Siting

The panel support the intent to share facilities between the School and the adjacent Saints Peter and Paul Church, however, this is not yet reflected in the current design. We recommend that the school's visual, physical and symbolic relationship to the church is further considered and demonstrated, through

- Strengthening key sight lines between church and school
- Clarification of facilities to be shared
- Considering a common axis, i.e. between key entrances to these facilities
- Further detail to the ground level and landscape between the School and Church, encompassing the Kindergarten playground area

The panel support the intention for the School and site to be fence-free. However, we recommend that the design team consider any unintended security consequences of this approach and further develop an integrated landscape strategy informed by site edges, building edges, topography, trees and landscaping. This would help to demarcate the extent of passive surveillance of children from the School and clarify an overall strategy for safety.

The panel additionally recommend increasing the building setback from the eastern boundary and separating the school further from the proposed driveway to improve safety at the drop-off/pick-up zone. This would allow for a wider path

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for pedestrians and would reduce the slope between the driveway and the School.

Streetscape

The panel support the overall composition of the northern façade. We recommend further development of the ground level at the northern façade as it relates to the street. Of concern is the height of the building's north-western corner, which at over three metres above street level, has an overbearing presence from the street. The panel recommend further exploration of the opportunity to break up the mass of the northern elevation. This would help to mitigate the scale of the building above the street level. Further, the panel recommend that the topography of this area be considered in relation to its designated use as a Kindergarten playground area and in conjunction with the School's physical connection to Church.

Form and mass

The panel support the approach to articulate classroom spaces as separate building volumes linked by enlarged corridors. We also support the use of building form to support passive energy principles; including recessed windows and self-shielding forms facing north to reduce the impact of harsh north-western summer solar heat load.

More detail is required to show how the building will be screened and shaded on its west-facing façades to demonstrate the reduction of solar impact on the building; considering both stories and the outdoor landscape.

Further, we recommend that the continuous canopy be reconsidered to achieve a relationship to the School program and child user groups. We anticipate that the following aspects of the proposal will be addressed prior to Development Application lodgment:

- Canopy extent, materiality and relationship to building forms
- Canopy height and scale

Architecture

The panel support the provision for spatial flexibility to the school in plan. We support the organisation of classrooms in relationship to the open spaces in between for flexible use. The panel recommend that the design team review the angle of rotation of both entry and hall volumes in relationship to the predominantly orthogonal site and building plan. We anticipate that entry and access points will be emphasised with consideration to the external landscape, context and the adjacent Church.

We acknowledge that a framework for natural ventilation has been provided for the School by the location of glazing at opposing façades of built forms. Further detail of façade material choice and operability is required to evaluate the likelihood of success of this strategy.

The panel recommends that the school's history, culture and identity is more clearly demonstrated through its architecture. We note the project's relationship with the Assyrian community presents an opportunity for the proposal to demonstrate leadership and innovation through the integration of cultural stories and histories; both as works of art and to be integrated in the building's identity and function.

Aboriginal cultural heritage

The panel note the project should demonstrate a response to culture and heritage through the design. The panel encourage the project team to engage and consult with the local aboriginal community to incorporate site-specific histories and narratives into the design at this early stage in the project.

Landscape/Communal open space

The panel commend the clear landscape proposal defining the Civic Heart of the School and recommend extending the landscape strategy and leveraging the topography as a way of providing a diversity of play spaces; including provision for:

- A hard court at the level of the school in its Civic Heart and space for ball-sports, for formal/informal use
- A variety of landscape 'destinations' as a strategy to support children's explorative play
- The definition of a play area to the lower west of the site to demarcate the extent of passive-surveillance boundaries, and exploring scale in this lower area

This would benefit from strengthening key visual relationships between school and landscape as well as a strategy for security and surveillance from the building to Civic Heart towards the western riparian corridor.

Sustainability & environmental aspects

The panel support the minimal provision of car parking in the project. However, the design team should also include diagrams and drawings to explain the Traffic Report recommendation for the specific number of car parks to the site.

Additionally, the panel request that the proposed number of trees on the site (new and to be retained) be specifically confirmed. We recommend that the design team establish tree canopy targets in accordance with NSW Urban Tree Canopy Targets to address heat issues, improve shade and meet 40% canopy targets for suburban areas (for further guidance see: GANSW's Greener Places).

Further to the advice provided in the meeting, the panel requires further information on the strategy for circulation across the site. We note that the entrance to the School at the northeast appears to be located separate to the main arrival area/drop-off zone. This may present a safety hazard for children arriving and leaving the school as well as a disconnected entry sequence.

The design team should consider the following points:

- Entry points considered in relation to pick-up and drop-off areas
- Strategy to avoid overlapping pedestrian and drop off-zone
- Drop-off to early learning areas should occur on site

Sincerely,



Olivia Hyde
Director of Design Excellence - Government Architect NSW
Chair, SDRP

NSW SDRP Panel members

Garth Paterson, Matthew Bennett, Matthew Pullinger, Olivia Hyde (Chair – GANSW)
Melanie Buettikofer (Design Advisor - GANSW)
Scott Hay

Assessments Officer,
Department of Planning &
Environment
Client: Assyrian Schools Ltd
Architect: PMDL

Paul Leotta
Andrew Pender, Tim Williams, Kim Le Gras,
Rachel Streeter (Willowtree Planning) Derek Osborne (Arterra – Landscape Architect)

CONSULTATION REPORT

Proposed Saints Peter and Paul Assyrian Primary School
17-19 Kosovich Place, Cecil Park (Lot 2320 & 2321 DP 1223137)

Appendix 3 Meeting Summary- GA NSW Session 1



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**NSW STATE DESIGN REVIEW PANEL SUMMARY
STATE SIGNIFICANT DEVELOPMENT (SSD) 9210
PROPOSED SAINTS PETER AND PAUL CHRISTIAN PRIMARY SCHOOL
17-19 KOSOVICH PLACE, CECIL PARK (LOT 2320 & 2321 DP 1223137)**

Meeting Time and Date: 1pm, Wednesday 13 June 2018

Meeting Location: Sydney Masonic Centre, 66 Goulburn Street, Sydney

Meeting Attendees:

- Government Architect Chair: Olivia Hyde
- Panel Members: Garth, Matthew, Matthew
- Project Team:
 - Design Lead/Project Architect – PMDL: Andrew Pender (Presenter), Tim Williams, Kim Legras
 - Client Representative – Assyrian Schools Ltd: Paul Leotta
 - Planning Consultant – Willowtree Planning: Rachel Streeter
 - Landscape Architect – Arterra Design: Derek Osborne
- Additional Observers:
 - NSW Department of Planning and Environment: Scott Hay
 - Government Architect Minute Taker

Summary of Meeting Proceedings:

- The Project Team's presentation to the Panel was commenced by Paul Leotta with an introduction to Assyrian Schools Ltd and the growth pressures underpinning the need for the new school.
- Andrew Pender proceeded with the main presentation, following the structure established by the slide show projected on the large screen, and also making reference to A1 hardcopy drawings attached to pinboards at the front of the room.
- The following questions were asked by the Panel and responded to by the Project Team:
 - What would be the relationship between the school and church?
 - Physical connections established by access paths from the play areas to the church site (landscape connections subject to ongoing design development).
 - Spaces within the school may potentially be opened for use by the community outside of school hours.
 - Presently it cannot be said whether or not the school would be used by the church outside of school hours.
 - It was noted that car parking is currently a contentious issue for the church.
 - It was noted that the church is only used on Sundays.
 - Further details of the canopy linking the buildings?
 - Materials are yet to be confirmed at this stage, however the canopy will likely be a metal structure.
 - The potential for precast structures to be used is being considered, however cost will need to be form an input in decision-making.
 - Intention for play spaces under the Probable Maximum Flood (PMF) level?
 - The Panel noted that the area is quite flat and could be used for active play, whether that includes formal or informal activities.

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Proposed Saints Peter and Paul Assyrian Primary School
17-19 Kosovich Place, Cecil Park (Lot 2320 & 2321 DP 1223137)

- The Project Team described that the area was being considered, subject to detailed landscape design, for $\frac{3}{4}$ size sports courts/fields.
- It was noted by the Project Team that the intention was to minimize intervention in the flood zone, however that because the land was already quite flat, it was considered likely that the provision of sports courts/fields would require minimal intervention.
- Would the school be entirely commuter-based?
 - A lot of families already live in or near Cecil Park.
 - Many parents already drop-off children at St Narsai High School and it would be more efficient for them to drop-off their primary-aged children at the proposed school site than at the existing primary school in Greenfields Park.
 - It was noted that a lot of families attending the Assyrian Schools have many children, including children from the one (1) family enrolled in high school and primary school.
 - The private bus servicing St Narsai has proven popular for the journey to and from school.
 - The Project team informed the Panel that traffic surveys were currently being carried out, which would then assist in understanding mode share for journeys to and from school.
 - The Project Team described that consideration was being offered to establishing a single bus route that would connect from Fairfield to both the primary and high schools (noting that the route already services the high school). It was considered that it may be appropriate for younger students of the primary school to use the bus service as they could be accompanied on the same bus by older siblings attending St Narsai high school.
- Would the school be staged?
 - The SSDA would seek consent for the whole school, but construction would be staged.
 - Accordingly, the Panel requested that details of materials and finishes should be provided to inform the SSDA.
- Would an 'enclosed-grounds' policy be enforced?
 - The need for a fence would be determined as part of the detailed design (noting that from a design perspective the preference would be to avoid the need for a fence).
 - A fence would be provided between the internal access road and the school, to avoid pedestrian-vehicle conflict.
 - Controlled access points would be located at the street frontage and also at the carpark/school interface.
- Does the design represent a 'single building' or a 'village' approach?
 - A 'single building' approach has been adopted.
 - This is unique for a private school given that typically, owing to funding models, individual buildings are developed as funding becomes available and then connected by external covered walkways.
 - In response to the APZ requirements, school buildings and infrastructure need to be consolidated.
 - Façade modulation and design responds to the user group (being children (whom are smaller than adults)).
- Will the school be air conditioned?
 - Passive ventilation will be maximized.
 - It is considered likely that some form of mechanical ventilation will be required in Summer and Winter. This will be further clarified at a meeting next week with the Mechanical Engineer.
- A low quantity of car parking has been provided ("which is great"); on what basis has car parking being determined?
 - All car parking shown on the Masterplan is intended by staff. No parking for parents has been provided.
 - Queuing would be completely contained within the site, as enabled through the design of the access road and positioning of kiss-and-ride spaces.

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Proposed Saints Peter and Paul Assyrian Primary School
17-19 Kosovich Place, Cecil Park (Lot 2320 & 2321 DP 1223137)

- The bus drop-off and turning has also been brought into the site.
- The Panel acknowledged the merit in a design that effectively brought buses and cars onto the site, off the street.
- The following feedback was provided by the Panel:
 - Garth:
 - The relationships between the different levels, podium and landscaping should be considered in the design and siting of different buildings/areas. Views, vantage points, surveillance and supervision should similarly be considered.
 - Opportunities to establish relationships between the school and church should be explored, and the design should allow for *future* connections (acknowledging this may not be possible in the immediate term in light of issues with the church).
 - Opportunities for sports courts were considered to be provided for by the area of the site below the PMF level.
 - Consideration should be offered as to the management of the different levels of the play areas. In particular, how would the progression of different children (particularly smaller children) through the play area be encouraged? A strong axial relationship would be required to entice children further away from the buildings into the far-reaches of the play area.
 - Matthew:
 - Discussion related to the differentiation between masonry and glazed façade elements and the extent to which these would be 'blended' or clearly distinct.
 - The skillion roofs were considered to be too high, particularly when considered from the perspective of a small child.
 - It was noted that all buildings, aside from two (2), are perpendicular in orientation. Introducing more variation in geometry should be considered.
 - The canopy should be rotated and also reduced in height. This reduction in height is particularly important over the 'kinder' area so that children feel comfortable in light of the scale of structures. The 'feel' of different environments within the school should be considered as far as influenced by the scale of structures.
 - The library was considered to exhibit a good connection with the hall.
 - Matthew:
 - As the civic heart faces west, particularly attention would need to be diverted towards regulating solar access. The recessed openings to the buildings adjacent to the civic heart were considered a good design feature to provide some shading.
 - Consideration should be offered to providing small courtyards (forming outdoor extensions of classrooms) on the eastern side of the building (adjacent to the access road) to provide some relief from the sun. This could be achieved by shifting the building footprint 5-6m westwards, away from the side boundary.
 - Possible connections with the church should be conceptually-indicated.
 - Olivia:
 - The 'story' of the school should be captured through materials and finishes.
 - Concern was raised in relation to streetscape levels, particularly with respect to the benched wall being visible. It was acknowledged though the benched wall could serve to eliminate the need for fencing.
 - The strong shadows shown in the Elevation could be considered "monumental" and "spiritual".
 - The Panel supported opportunities to reduce fencing and instead "letting the architecture shine". Security would need to be integrated in design through, for example, the use of the building line and landscaping as 'natural' barriers.
 - Paul Leotta clarified that the school was not intended to accommodate any future growth beyond the 630 student population currently being designed for. It was noted that it was anticipated that the school would take a few years to grow to this capacity.
- The following points were noted in the summary and conclusion provided by the Panel:
 - The Panel strongly supported the design of the school.
 - The flood zones were considered to provide appropriate opportunities for play areas.

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Proposed Saints Peter and Paul Assyrian Primary School
17-19 Kosovich Place, Cecil Park (Lot 2320 & 2321 DP 1223137)

- The preservation of the riparian corridor to the west was supported.
- The civic heart was commended.
- The relationship between the school and church should be established, both physically (at least in the future once issues with the church are resolved) and symbolically.
- Opportunities for hardcourts in the flood zone should be considered.
- A skillful resolution of landscaping is required to entice children to the lower play areas and to mitigate issues of scale (particularly when children look back up the hill towards the school buildings).
- Building elements may be tilted.
- The library should address the car parking/bus turning area.
- The canopy may be lowered and consideration offered to other mechanisms of 'breaking down' scale.
- The scale of structures should be reduced around the kindergarten.
- More shade should be provided for the west-facing civic heart.
- Recessed windows are supported.
- Aboriginal stories should be input in the design.
- The Project Team described that consideration of 'fluid' COLA spaces was underway, by which indoor and outdoor environments could be easily created and shifted to accommodate different activities and weather conditions. The Panel positively responded to such options.

CONSULTATION REPORT

Proposed Saints Peter and Paul Assyrian Primary School
17-19 Kosovich Place, Cecil Park (Lot 2320 & 2321 DP 1223137)

Appendix 4 Meeting Minutes- GA NSW Session 2

16 July 2018

Paul Leotta
Assyrian Schools Ltd
PO Box 128
Bonnyrigg NSW 2177

Via email-
paul@snac.nsw.edu.au

PROJECT: SAINTS PETER & PAUL ASSYRIAN PRIMARY SCHOOL
RE: SDRP SESSION 02 – 11.07.18

Dear Paul,

Thank you for the opportunity to review the above project. Please find below a summary of advice and recommendations arising from the second State Design Review Panel (SDRP) session for this project held on Wednesday 11 July.

Please note that this letter and subsequent letters of advice relating to the SDRP will be distributed to the meeting attendees listed herein.

We continue our support the project strategy and design approach to organise school facilities around a civic heart with a scale and character which is informal and approachable. We commend the highly skilled and thorough responses made to previous advice provided which have generally resulted in positive moves.

We anticipate that the presentation from the design team at the next SDRP session (date and time to be confirmed by the GANSW design advisor) will respond to the following advice:

Siting

The panel support the intent to share facilities between the School and the adjacent Saints Peter and Paul Church where possible, and we support the gesture of symbolic connection between the two sites by establishing strong visual axes.

The panel support the intention for the School and site to be relatively fence-free. We also support the development of an integrated landscape strategy informed by site edges, building edges, topography, trees and landscaping.

We acknowledge the changes made to increase the building setback from the eastern boundary, separating the school further from the proposed driveway to improve safety at the drop-off/pick-up zone.

Provision of additional information has clarified the extensive and challenging level changes which constrain the site. While we are generally supportive of the current approach to managing these level changes, we are concerned that the current bench levels and siting of the buildings may be too low exacerbating awkward conditions due to level changes at the entries.

Streetscape

The panel support the overall composition of the northern façade. We support the current direction to mitigate the scale of the building above the street level. However, the currently formal expression of the entry is at odds with the overall

informality of the rest of the buildings. The panel recommend reconsidering the hierarchy of entries to better emphasise those entry points on the eastern side of the site which are more likely to be used than the designated formal entry.

We support the change of formal arrangement of the allowing additional area for use as a Kindergarten playground area.

We note that, while not directly addressed in the presentation, that the fire hydrant pump station on the northern boundary adjacent to the kindergarten play area should be screened and integrated to the landscape strategy.

Form and mass

The panel support the approach to articulate classroom spaces as separate building volumes linked by enlarged corridors. We also support the use of building form to support passive energy principles; including recessed windows and self-shielding forms facing north to reduce the impact of harsh north-western summer solar heat load.

More detail is required to show how the shading strategies on west-facing façades will reduce solar impact on the building. The panel recommend further exploration of opportunities for the architectural approach to integrate shading elements throughout and avoid the need for additional applied elements that will detract from the elegant expression of the restrained material palette.

Acknowledging changes made, we recommend that the canopy elements and roof line require further reconsideration. Further information is required to demonstrate the detailed resolution of the skillion roof form. In particular the following should be considered:

- Canopy heights and relationship to building forms
- Scale of canopy structure relative to building scale

Architecture

The panel support the provision for spatial flexibility to the school in plan. We support the organisation of classrooms in relationship to the open spaces in between for flexible use.

The panel recommend further review of the angle of rotation of the entry and its relationship to the Civic Heart beyond to ensure that the rotation of the northern wing doesn't create any undesirable congestion at the narrow throat.

We acknowledge that a framework for natural ventilation has been provided for the School by the location of glazing at opposing façades of built forms. We also support user operability, however further detail is required to evaluate the likelihood of success of this strategy.

Aboriginal cultural heritage

The panel note the project should demonstrate a response to culture and heritage through the design. The panel encourage the project team to engage and consult with the local Aboriginal community to incorporate site-specific histories and narratives into the design at this early stage in the project. We also recommend consideration of local Aboriginal traditions of welcome to be integrated to the school entries as well as in the landscape strategies throughout the site.

Landscape/Communal open space

The panel commend the clear landscape proposal defining the Civic Heart of the School and support the extended landscape strategy which responds to the topography and helps to provide a diversity of play spaces.

We note that the resolution of level changes relies significantly on the successful delivery of the landscape strategy, in particular along the eastern side of the site. We note that a more holistic approach is likely to be more robust during subsequent stages of design detail and value management. We recommend further exploration of opportunities to locate breakout spaces and entries along the eastern boundary to be more welcoming and appropriate to their likely use.

We recommend further detail design should include soil type testing to determine the extent of contamination and therefore any impact on proposed planting. Further detail is also required to ensure that flooding aside from one in one hundred year events is considered in the management and maintenance of grounds.

Sustainability & environmental aspects

The panel support the minimal provision of car parking in the project and support the access and parking are well located. However, more information including population and traffic metrics are required to demonstrate that the proposed provision will be adequate.

Additionally, the panel request that the proposed number of trees on the site (new and to be retained) be specifically confirmed. We recommend that the design team establish tree canopy targets in accordance with NSW Urban Tree Canopy Targets to address heat issues, improve shade and meet 40% canopy targets for suburban areas (for further guidance see: GANSW's Greener Places).

Sincerely,



Olivia Hyde
Director of Design Excellence - Government Architect NSW
Chair, SDRP

NSW SDRP Panel members

Assessments Officer, DPE
Client: Assyrian Schools Ltd
Architect: PMDL

Matthew Bennett, Matthew Pullinger, Bob Meyer,
Simon Kilbane
Scott Hay
Paul Leotta
Andrew Pender, Tim Williams, Kim Le Gras,
Rachel Streeter (Willowtree Planning) Derek
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CONSULTATION REPORT

Proposed Saints Peter and Paul Assyrian Primary School
17-19 Kosovich Place, Cecil Park (Lot 2320 & 2321 DP 1223137)

Appendix 5 Meeting Summary- GA NSW Session 2



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**NSW STATE DESIGN REVIEW PANEL SUMMARY
STATE SIGNIFICANT DEVELOPMENT (SSD) 9210
PROPOSED SAINTS PETER AND PAUL CHRISTIAN PRIMARY SCHOOL
17-19 KOSOVICH PLACE, CECIL PARK (LOT 2320 & 2321 DP 1223137)**

Meeting Time and Date: 11:50am, Wednesday 11 July 2018

Meeting Location: Sydney Masonic Centre, 66 Goulburn Street, Sydney

Meeting Attendees:

- Government Architect Chair: Olivia Hyde
- Panel Members: Matthew Bennett, Bob Myer (nominated by Council), Other Attendee, Matthew Pullinger
- Council: George Vlawor (late arrival)
- Project Team:
 - Design Lead/Project Architect – PMDL: Andrew Pender (Presenter), Tim Williams, Marco Martinoli
 - Client Representative – Assyrian Schools Ltd: Paul Leotta
 - Planning Consultant – Willowtree Planning: Rachel Streeter
 - Landscape Architect – Arterra Design: Derek Osborne (Presenter)
- Additional Observers:
 - Government Architect Minute Taker

Summary of Meeting Proceedings:

- The Project Team's presentation to the Panel was commenced by Andrew Pender with an outline of the amendments made in response to the Panel's previous advice:
 - The floor level of the kindergarten has been dropped by half a level, resulting in the building more effectively following the natural contours of the land. In conjunction, the level civic heart has been lowered, a flat play area has been created for the kinder and tiered seating has been extended. Access would be facilitated via lift and 1:20 grade ramp.
 - Landscaping to the east has been maximized (noting that the building footprint cannot be shifted owing to bushfire and flood constraints).
 - Canopies have been modulated into separate elements and reduced in scale.
 - Solar studies of the western elevation have been carried out and demonstrate that only a few windows would require additional treatment.
 - Louvres have been provided to the multi-purpose hall to offer protection whilst maintaining outlook to the church and landscaped areas.
 - Formalized sports fields with organic edge treatment have been provided.
 - Materiality would include:
 - Light-coloured concrete render and face brick.
 - Simple window frames with operable glass louvres at low and high level.
 - Pre-fab ceiling finishes to create visual interest and acoustic treatment.
 - The approach is neutral and minimalistic.
- The presentation was then continued by Derek Osborne:

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Proposed Saints Peter and Paul Assyrian Primary School
17-19 Kosovich Place, Cecil Park (Lot 2320 & 2321 DP 1223137)

- Connections to the church have been provided in the form of vistas over the common boundary (which may be converted into physical links).
- Landscaping has focused on creating a progression from the civic heart through steps and ramps whilst also providing connections to the kinder, creating multiple small spaces, and providing a sundial. Date palms are symbolic to the Assyrian community.
- The sundial incorporates colours from the Assyrian flag and Assyrian numerals.
- Hoop Pines align with the compass points.
- A path following the riparian corridor would provide opportunities for indigenous stories to be incorporated in the landscape.
- The wall along the driveway would include a stone base and vegetation screening that would essentially grow into a green wall.
- For security purposes the kinder play area would be fenced, however this would be screened by landscaping on both sides.
- A hardcourt would be provided.
- The following questions were asked by the Panel and responded to by the Project Team:
 - Matthew Bennett:
 - There is dramatic cut on the eastern boundary; why are the buildings so low relative to the boundary?
 - Balance of cut and fill achieved.
 - The driveway works based on these levels.
 - Levels within the flood zone cannot be altered.
 - The topography of the site is already steep in this area.
 - The alternating skillions were questioned, including in relation to whether there was a double wall?
 - There is a double steel structure and a double wall above the roof line.
 - Junctions are approximately 85% finalized, excepting the north-eastern corner.
 - Would the riparian corridor be fenced?
 - Fencing would be integrated with vegetation (1-2m from path) to restrict access.
 - Why have Hoop Pines been selected?
 - Stand-out markers.
 - Bob Myer:
 - Expressed positive attitude towards the scale of the development for a school.
 - Noted that based on the District Plan the site is within an Urban Investigation Area and close to the proposed M12 extension (suggested this may help us with our case with Council).
 - It was acknowledged that we were aware and were designing the school so as to integrate with the anticipated future suburban character. It was also acknowledged that the riparian and flood zone would be retained as open space.
 - It was also described that land to the south formed part of the Western Sydney Parklands and had been designated for future potential business purposes. The location of the carpark against this boundary would provide a suitable interface to any future business development.
 - George Vlavor (Council):
 - In relation to the urban investigation area, consultation has not yet progressed far.
 - The site is affected by a Restriction as to User with respect to contamination and flooding issues that were not satisfied by the developer at the time of the subdivision occurring. The power to lift the Restriction rests with Council.
 - Current concerns with the church, including traffic and parking, were raised.
 - All car parking must be provided on-site.
 - Other Attendee:
 - The scale of entrances was queried, noting that the main entry is large and grand and yet the majority of traffic will be conveyed by the driveway entry.

STATE SIGNIFICANT DEVELOPMENT (SSD) 9210

Proposed Saints Peter and Paul Assyrian Primary School
17-19 Kosovich Place, Cecil Park (Lot 2320 & 2321 DP 1223137)

- The formal design of the main entry was described as perhaps not being correctly portrayed in the Landscape Render Drawings, but in any case intended to create an expression to the street frontage.
 - It was clarified that the other entries (including multiple access points to deconcentrate flows of people) were large enough to manage the required volumes of people.
- Matthew Pullinger:
 - The access arrangements for the kinder were requested to be clarified.
 - Steps and a ramp were pointed out on the Landscape Drawings.
 - The percentage of tree canopy cover achieved was queried.
 - It was noted that whilst an exact percentage had not been calculated, it was likely to be slightly less than 40%.
 - The canopy/amphitheatre area would incorporate deciduous trees (providing shading in Summer and letting through light in Winter).
 - The dimensions and finishes for the loop path were queried.
 - 2.5m wide.
 - Decompacted gravel.
 - Across the site the area of porous surfaces was sought to be maximized, including all hard-paved areas (where possible).
- Olivia Hyde:
 - How was the history and cultural identity of the school to be conveyed?
 - Through landscape more than architecture.
 - Consultation with the Aboriginal community is currently underway.
 - Self-learning and teaching opportunities (associated with indigenous culture) could be provided along the pathway adjacent to the riparian corridor.
 - Clarification on building performance was requested.
 - Cross ventilation would be maximized, achieved in-part through openable low level and high level glazing.
 - Night purging louvres would be provided.
 - The building would include a fresh air mechanical ventilation system with heat recovery system.
 - Air conditioning would be controlled on a classroom-by-classroom basis with a manual switch on but automatic switch off.
- The following feedback was provided by the Panel:
 - Other Attendee:
 - The proposed materiality was viewed positively.
 - Good development of the civic heart was observed.
 - Overall, the school was seen to provide an informal and inviting place for kids.
 - Concern was raised in relation to the formality of the main entry which was contradictory to the organic and natural approach adopted across the remainder of the school site.
 - Opportunity was identified to create a more holistic entry point, potentially involving the merging of the three (3) entry paths and a plaza at the north-eastern corner of the site to provide a 'beautiful' waiting space.
 - It was questioned whether the proposed screening offered the 'best' solution for the multi-purpose hall.
 - Matthew Bennett:
 - All points from the previous meeting were thoroughly addressed; this application provided a good model of the Design Review process.
 - The development exhibited promising architectural expression.
 - The combination of render and masonry was 'beautiful'.
 - The roof form was considered 'jarring' and concern was raised with the geometry of the North-eastern corner.

STATE SIGNIFICANT DEVELOPMENT (SSD) 9210

Proposed Saints Peter and Paul Assyrian Primary School
17-19 Kosovich Place, Cecil Park (Lot 2320 & 2321 DP 1223137)

- There remains an 'awkwardness' to the canopy and it is at odds with the alternating skillion roofs. It was queried whether the skillion could act as (form a continuation of) the canopy.
 - The site levels were considered too low and depth of cut too severe.
- Matthew Pullinger:
 - Confusion was conveyed with respect to the breakout spaces adjacent to the driveway and it was considered that a more positive outcome may be achieved by moving the spaces around.
 - Concern was raised with the extent of cut and fill.
 - It was considered that "too much was going on" adjacent to the eastern boundary (noting the driveway, footpaths, wall, etc).
- Bob Myer:
 - It was identified that attention needed to be focused on the western elevation, ensuring that adequate treatment was provided to mitigate the afternoon sun.
 - Evidence is needed that adequate shading is provided.
- Olivia Hyde:
 - Concern continued to be raised with respect to the canopy as it still seems high and competes with the 'soft' architecture of the building.
 - It is not clear if the skillion and canopy are separate or integrated elements.
- The following points were noted in the summary and conclusion provided by the Panel:
 - The panel strongly supports the project.
 - Previous feedback had been taken on-board.
 - The materiality of the built form, development of the civic heart and landscape scheme were seen as particularly positive.
 - The formal entry was however at odds with the rest of the school.
 - The side entries appear too secondary; the balance needs to be readdressed, potentially through the creation of a corner plaza.
 - Construction sections should be provided for the skillions.
 - Solar treatment of the western elevation should be integrated in the design and evidence must be provided that a suitable solar access/shading outcome is achieved.
 - The approach to ESD is promising and more detailed sections should be provided. The user-controlled nature of the system is viewed positively.
 - The design of the canopy requires resolution, including in terms of whether it forms part of the building or a separate element, its relationship to the buildings, its scale and its sensitivity.
 - If possible, the extent of cut should be reduced. Otherwise the level changes should be managed through steps, softening and the integration of fences in design/landscaping.
 - A strong connection to the church could now be seen, acknowledging that the school formed a standalone development (though could potentially provide opportunities for overflow parking in the future).
 - In response to the Project Team noting that the size of the kiss and ride had been doubled and would now incorporate spaces on both sides of the driveway, the Panel expressed that this would place even additional pressure on the eastern boundary.

CONSULTATION REPORT

Proposed Saints Peter and Paul Assyrian Primary School
17-19 Kosovich Place, Cecil Park (Lot 2320 & 2321 DP 1223137)

Appendix 6 Meeting Minutes- TfNSW & RMS



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**RMS AND TfNSW CONSULTATION MEETING MINUTES
STATE SIGNIFICANT DEVELOPMENT (SSD) 9210
PROPOSED SAINTS PETER AND PAUL CHRISTIAN PRIMARY SCHOOL
17-19 KOSOVICH PLACE, CECIL PARK (LOT 2320 & 2321 DP 1223137)**

Meeting Time and Date: 1pm, 23 July 2018

Meeting Location: Transport for NSW Offices

Meeting Attendees:

- PMDL: Tim Williams
- McLaren Traffic: Tom Heal
- Willowtree Planning: Rachel Streeter
- RMS: Robert Rutledge, David Ballm, Mark Carruthers
- TfNSW: Ken Ho

Summary of Meeting Proceedings:

- The proposed 25m right-turn lane from Wallgrove Road to Kosovich Place is not supported by RMS, on the following basis:
 - Proximity of the intersection to the existing roundabout (Wallgrove Road and Villers Road), resulting in safety concerns. The proposed 25m length of the right-turn lane does not comply with Australian Standards as applicable to deceleration lanes on a State road with an 80km/h speed limit. These safety concerns persisted despite the following being clarified by the Project Traffic Engineer:
 - SIDRA Modelling demonstrates that the 25m right-turn lane would provide adequate storage for queued cars.
 - Owing to the proximity of the roundabout, traffic would be travelling at speeds much lower than 80km/h.
 - The current volume of traffic carried by Wallgrove Road was clarified to be much lower than the figures initially quoted by RMS. Current volumes are estimated at 838 northbound vehicles in the AM peak hours and 987 southbound vehicles in the PM peak hour.
 - Impact on Wallgrove Road.
- An alternative access option that was considered was a roundabout at the intersection of Wallgrove Road/Kosovich Place. The following matters were discussed:
 - A new roundabout would be in very close proximity/too close to the existing roundabout (Wallgrove Road and Villers Road).
 - This spatial proximity would impact on the operation of Wallgrove Road, with those impacts potentially being too great in light of the benefit relating to one (1) school only.
 - Land ownership would also form a key consideration, in light of the motorway road reserve being privately owned by Transurban. The amount of public land available within the road reserve and agreements/costs associated with using private-owned land would need to be considered upfront in association with any proposal involving a roundabout and/or realignment of Wallgrove Road. The road reserve also comprises a short embankment/gabion wall and drainage infrastructure.

STATE SIGNIFICANT DEVELOPMENT (SSD) 9210

Proposed Saints Peter and Paul Christian Primary School

17-19 Kosovich Place, Cecil Park (Lot 2320 & 2321 DP 1223137)

- If the land ownership issue could be resolved and this option was to be further pursued, RMS requested that a Concept Plan be provided for their initial review prior to any significant expenditure being made in relation to this option.
- Subject to the outcome of this initial review, RMS would then need to be provided with a Road Safety Audit and SIDRA modelling.
- Other options discussed focused on land to the west of Wallgrove Road:
 - It was noted that there is a wider tract of public land located to the west of Wallgrove Road (the use of which would avoid land ownership issues).
 - The ideal solution would be to build a new road extending from the existing roundabout and connecting at a point further west along Kosovich Place. This option is however generally precluded owing to the creek line.
 - The creation of a new intersection and road further south along Wallgrove Road (generally corresponding with the driveway linking 11-13 Kosovich Place to Wallgrove Road) could offer a solution. With respect to this option, the following was discussed:
 - The further the intersection was from the existing roundabout, the less problems.
 - A sufficiently-long right-turn deceleration lane could be provided.
 - It may be relevant to discuss with Western Sydney Parklands the option of developing such an intersection on part of their land. This could dually provide access to their future 'business use' on the site and resolve land ownership issues related to developing a new intersection. Whilst the creation of a new intersection/roundabout would impact on Wallgrove Road, RMS indicated they would most likely be supportive of such an option (their primary concern is safety, above general impacts on Wallgrove Road).
 - A Condition of Consent would require the new road to be a gazetted road (rather than an access road). This would allow for all 'school zones' to be located along the gazetted road rather than on Wallgrove Road. RMS' preference would be for school zones not to be located on Wallgrove Road given the impact this would cause to the operation of Wallgrove Road.
- For any option pursued, RMS indicated that a Concept Plan may be submitted for their preliminary review and advice, after which stage (and subject to their support), SIDRA modelling and a Road Safety Audit would be required.
- A Voluntary Planning Agreement (VPA) would not be required to be entered into with RMS to carry out the upgrade works. A Works Access Deed would form a condition of DA consent. RMS' preferred model for infrastructure upgrades is now 'third party delivery'.
- In relation to the intersection of Wallgrove Road/Elizabeth Drive, the following was discussed:
 - RMS noted that the proposed appeared to represent 'standard treatment' that would generally be supported.
 - The upgrade works would form a Condition of Consent, to be 'triggered' by a particular stage of the development or student numbers. The Project Team noted that the need for the upgrade works would be triggered when the capacity of the school reached 450-630 students, which would correspond with the final classroom stage of the masterplan.
- Further to the work carried out with the local bus operator (Transit Systems), RMS request that swept paths for buses in the Kosovich Place cul-de-sac are submitted with the DA.
- With respect to planned upgrades potentially affecting the site, RMS identified that a network plan for Wallgrove Road had not yet been developed, provision existed for the motorway to be expanded by one (1) more lane, and, as the M12 had not yet been announced, it would be at least five (5) years prior to it being delivered.
- RMS informed the Project Team that, once lodged, the DA would be assessed by a different team; the Western Precinct team. Prior to the meeting today, RMS had engaged in phone discussions with the West Precinct team.

CONSULTATION REPORT

Proposed Saints Peter and Paul Assyrian Primary School
17-19 Kosovich Place, Cecil Park (Lot 2320 & 2321 DP 1223137)

Appendix 7 Correspondence- Transit Systems

Rachel Streeter

Subject: FW: School buses

From: Hannah Shilling <HShilling@transitsystems.com.au>
Sent: Tuesday, 17 July 2018 10:35 AM
To: 'Tom Heal' <tom@mclarentraffic.com.au>
Cc: Kim Legras <klegras@pmdl.com.au>; Tim Williams <twilliams@pmdl.com.au>; Chris Wilson <cwilson@willowtp.com.au>; Rachel Streeter <rstreeter@willowtp.com.au>
Subject: RE: School buses

Hi Tom,

We believe the planned bulb would be adequate. The bus can just make it at the current width, so the additional width of the bus bay will be sufficient.

Kind Regards,

Hannah Shilling
NETWORK PROJECT PLANNER

P: 02 8778 5830
A: Lot 2 Airfield Drive, Len Waters Estate 2171
E: hshilling@transitsystems.com.au
w: transitsystems.com.au



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From: Tom Heal [<mailto:tom@mclarentraffic.com.au>]
Sent: Tuesday, 17 July 2018 8:31 AM
To: Hannah Shilling
Cc: Kim Legras; Tim Williams; Chris Wilson; Rachael Streeter
Subject: Re: School buses

Thanks for your feedback Hannah, we think that extended zone of "No Stopping" is a good idea and will incorporate it into our plans.

With regards to your buses testing the turning bulb - could you please confirm whether we need to widen the bulb at all (our existing proposal includes widening to 14m radius) or if the existing bulb is sufficient?

Thanks and regards,

On Mon, 16 Jul 2018 at 11:26, Hannah Shilling <HShilling@transitsystems.com.au> wrote:

Good Morning Tom,

Thank you for the update and information. These plans are much more suitable for the buses. We sent a couple of our staff out in a bus to test the turning circle in the cul-de-sac and they advised that as long as no fences are placed too close to the road, the bus can make it.

I have only one suggestion which I have put below. I'm hoping that parents will only park in the school grounds, but if they do end up in Kosovich Pl then we would like to ensure they are not close to the turning circle of the buses. Parents have a tendency to ignore No Stopping signs near schools so increasing the zone should help avoid this situation.

I look forward to future updates.

Kind Regards,

Hannah Shilling

NETWORK PROJECT PLANNER

P: 02 8778 5830

A: Lot 2 Airfield Drive, Len Waters Estate 2171

E: hshilling@transitsystems.com.au

W: transitsystems.com.au

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From: Tom Heal [mailto:tom@mclarenttraffic.com.au]
Sent: Thursday, 12 July 2018 3:24 PM
To: Hannah Shilling
Cc: Kim Legras; Tim Williams; Chris Wilson; Rachael Streeter
Subject: Re: School buses

Hi Hannah,

Would like to give you an update on this project and get your feedback on the updated proposal. Our previous thoughts were to provide facilities for buses within our site, however with further consideration of Richard's comments and some other factors, we will instead be providing bus facilities in Kosovich Place.

Please see attached some concept plans for upgrades to Kosovich Place to provide the necessary 7m width carriageway and an extra 3m of pavement to the west of our site's driveway to provide for buses. The turning bulb will be increased in radius to facilitate the turning around of buses.

In addition, there will be some alterations to the intersection of Kosovich Place and Wallgrove Road, with a No Right Turn to be imposed. I have tested the roundabout ~100m north of the site and there should be no issues with buses u-turning if they need to head south after departing the school.

In terms of separation from parent traffic, all parents will now be accommodated on-site and should be completely separate from bus movements, as they will not travel past the driveway to the site.

The latest plans are available

here: <https://www.dropbox.com/sh/37f52zlo4ttxfmt/AACzRZO6IMsOOw17vMBuLdPda?dl=0>

Please let me know your thoughts on the above and let me know if you have any questions.

Regards,

On Fri, 1 Jun 2018 at 15:34, Tim Williams <twilliams@pmdl.com.au> wrote:

Thanks for this, Richard,

We believe that we can even do better than this in conjunction with the school's management.

Please can you ensure that your successor is fully up to date with this project and again, we wish you all the very best.

Kind regards,

Tim

Tim Williams
Project Leader

P: +612 84585500
D: +612 84585509
F: +612 84585555
E: twilliams@pmdl.com.au
W: www.pmdl.com.au

NSW Nominated Architects:
Andrew Pender 5317 | David Morris 5865 | Vicki van Dijk 9476

On 1 Jun 2018, at 2:33 pm, Richard Lizon <RLizon@transitsystems.com.au> wrote:

Hi Tim,

We do have one other school with a similar predicament. To manage congestion/conflict, buses depart from the school ten minutes before the final bell, meaning bus students leave class 15minutes before final bell.

This isn't ideal for the students or the school, but it's the only option to get the bus close to the gate without it be penned in. Morning trips can be scheduled to arrive earlier before general traffic builds up, but is obviously a disincentive for students to use the bus in the first place.

Thanks

Richard Lizon

Planning and Performance Manager

Transit Systems

P: +61 (02) 8778 5830

M: 0498 023 327

www.transitsystems.com.au

Delivering Sydney's first *Rapid bus service* – route T80

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From: Tim Williams [<mailto:twilliams@pmdl.com.au>]
Sent: Friday, 1 June 2018 1:11 PM
To: Richard Lizon
Cc: Tom Heal; Hannah Shilling; Kim Legras; Rachel Streeter; Chris Wilson
Subject: Re: School buses

Hi Richard,

Many thanks for your response on this issue and to our current Masterplan proposal.

From our perspective, our aim is to manage the drop-off and pick-up process to prioritise the bus service over the parents where the buses can come straight in, turn around at the far end and stop at the long Kiss & Drop zone.

Parents will then be allowed to do the same.

The other concern we have is that the scenario of managing the buses and the parents in cars in Kosovich Place will be much harder to manage and create strong objections from the neighbours - particularly the already antagonistic neighbour directly across the road from the school entrance. Our hope was to reduce objections and increase efficiency by bringing the whole system off the road and under the school's control.

Therefore, my question to you (before you move on from Transit Systems) is whether a management plan can accommodate a viable solution to the bus/car use of the common Kiss & Drop zone for the specific drop-off and pick-up times each day or is this not considered to be an answer to your concerns?

Many thanks for your generous assistance in this process and we wish you well in your future career.

Kind regards,

Tim

Tim Williams
Project Leader

P: +612 84585500
D: +612 84585509
F: +612 84585555
E: twilliams@pmdl.com.au
W: www.pmdl.com.au

NSW Nominated Architects:
Andrew Pender 5317 | David Morris 5865 | Vicki van Dijk 9476

On 1 Jun 2018, at 12:56 pm, Richard Lizon <RLizon@transitsystems.com.au> wrote:

Hi Tom,

Thanks for putting the extra effort in to try to accommodate buses at the school. However, we wouldn't feel comfortable to support this design as buses will need to mix with general (parent) traffic and run the risk of delays.

This may on the face of it seem a minor issue but I'd currently estimate we'd need to allow ten minutes school gate to school gate, to manage service reliability. This translates to greater operational expense both in terms of paid time but may also result in the need to purchase additional vehicles. We're obliged to protect TfNSW's interests to ensure services are delivered as cost effectively as possible in the long-run. If the bus facility can be provided within metres of the access road we could reconsider this, but understand it may not be quite so simple.

I'm moving on from Transit Systems but Hannah will be able to provide you full support as you progress your plans.

Best regards

Richard Lizon

Planning and Performance Manager

Transit Systems

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M: 0498 023 327

www.transitsystems.com.au

Delivering Sydney's first *Rapid bus service* – route T80

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From: Tom Heal [<mailto:tom@mclarenttraffic.com.au>]
Sent: Friday, 1 June 2018 11:19 AM
To: Richard Lizon
Cc: Tim Williams
Subject: Re: School buses

Hi Richard,

Thanks for meeting with us in April. Is there anything further you require from us at this stage to aid with your submission to TFNSW?

Our current design will accommodate buses within the school, with sufficient turning radius available for buses to easily enter and leave in a forwards direction (see attached concept) - is this suitable?

Thanks and regards,

Tom Heal

*B.E (Civil) GradIEAust
Accredited Level 1 Road Safety Auditor
RMS Accredited Traffic Management Plan Designer*
Traffic Engineer
E: Tom@McLarenTraffic.com.au P: 02 8355 2440 M: 0433922314



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CONSULTATION REPORT

Proposed Saints Peter and Paul Assyrian Primary School
17-19 Kosovich Place, Cecil Park (Lot 2320 & 2321 DP 1223137)

Appendix 8 Meeting Minutes- Community Consultation Session 1



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**COMMUNITY CONSULTATION SUMMARY
STATE SIGNIFICANT DEVELOPMENT (SSD) 9210
PROPOSED SAINTS PETER AND PAUL CHRISTIAN PRIMARY SCHOOL
17-19 KOVOVICH PLACE, CECIL PARK (LOT 2320 & 2321 DP 1223137)**

Meeting Time and Date: 7pm-8:30pm, Wednesday 31 May 2018

Meeting Location: St Narsai Christian College, 217 Horsley Road, Horsley Park

Meeting Attendees:

- Willowtree Planning: Chris Wilson
- PMDL: Tim Williams, Kim Legras
- St Narsai Christian College: three (3) school staff members, including Principal Edwar Dinkha
- Assyrian Schools Ltd: Paul Leotta

Summary of Meeting Proceedings:

- The community consultation session was advertised within the *Fairfield City Champion* local newspaper on Wednesday 23 May 2018, displayed on the Assyrian Schools Ltd's website and a letterbox drop was carried out in the immediate neighbourhood of the proposed school.
- Eleven (11) story boards were installed within the designated meeting room.
- A 'Welcome' desk with sign-in sheets and feedback forms was positioned at the entrance to the room.
- Representatives from Willowtree Planning, PMDL Architecture and St Narsai Christian College were positioned at the Welcome desk and throughout the room, in order to record attendees' details, orientate attendees as to the purpose and format of the session, respond to questions, encourage the completion of feedback forms and offer hospitality (tea and biscuits).
- The intention was for attendees to circulate the room, reviewing numbered and ordered story boards in chronological order. As noted, several representatives of the project team and school were present to answer questions. Primarily though, it was intended that questions and comments be submitted via feedback forms.
- As per the newspaper advertisement, the session was open from 7pm-8:30pm.
- No (zero) attendees were however recorded.

CONSULTATION REPORT

Proposed Saints Peter and Paul Assyrian Primary School
17-19 Kosovich Place, Cecil Park (Lot 2320 & 2321 DP 1223137)

Appendix 9 Meeting Minutes- Community Consultation Session 2



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**COMMUNITY CONSULTATION SUMMARY
STATE SIGNIFICANT DEVELOPMENT (SSD) 9210
PROPOSED SAINTS PETER AND PAUL CHRISTIAN PRIMARY SCHOOL
17-19 KOSOVICH PLACE, CECIL PARK (LOT 2320 & 2321 DP 1223137)**

Meeting Time and Date: 10am-11:30am, Saturday 9 June 2018

Meeting Location: St Narsai Christian College, 217 Horsley Road, Horsley Park

Meeting Attendees:

- Willowtree Planning: Chris Wilson
- PMDL: Tim Williams, Kim Legras
- St Narsai Christian College: three (3) school staff members, including Principal Edwar Dinkha
- Assyrian Schools Ltd: Paul Leotta

Summary of Meeting Proceedings:

- The community consultation session was advertised within the *Fairfield City Champion* local newspaper on Wednesday 23 May 2018, displayed on the Assyrian Schools Ltd's website and a letterbox drop was carried out in the immediate neighbourhood of the proposed school.
- Eleven (11) story boards were installed within the designated meeting room.
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- The intention was for attendees to circulate the room, reviewing numbered and ordered story boards in chronological order. As noted, several representatives of the project team and school were present to answer questions. Primarily though, it was intended that questions and comments be submitted via feedback forms.
- As per the newspaper advertisement, the session was open from 10am-11:30am.
- No (zero) attendees were however recorded.

CONSULTATION REPORT

Proposed Saints Peter and Paul Assyrian Primary School
17-19 Kosovich Place, Cecil Park (Lot 2320 & 2321 DP 1223137)

Appendix 10 Community Consultation Story Boards

WHO ARE WE?

Education and religion

- **Christian community**

‘Holy Apostolic Catholic Assyrian Church of the East’

The ‘Church of the East’ began in the late Apostolic age, flourished in upper Mesopotamia, and spread quickly throughout the Parthian (later Persian) Empire. Its language is classical Syriac (Aramaic), its government is Episcopal, its worship is sacramental and liturgical, its theology is according to the Nicene Creed and the teaching of the fathers of the Church, its customs are Semitic, and its present attitude toward other Christians is ecumenical. It exists in greatest numbers in Iraq, Iran, Syria, and Lebanon, but also in Europe, North America, Australia, and India.

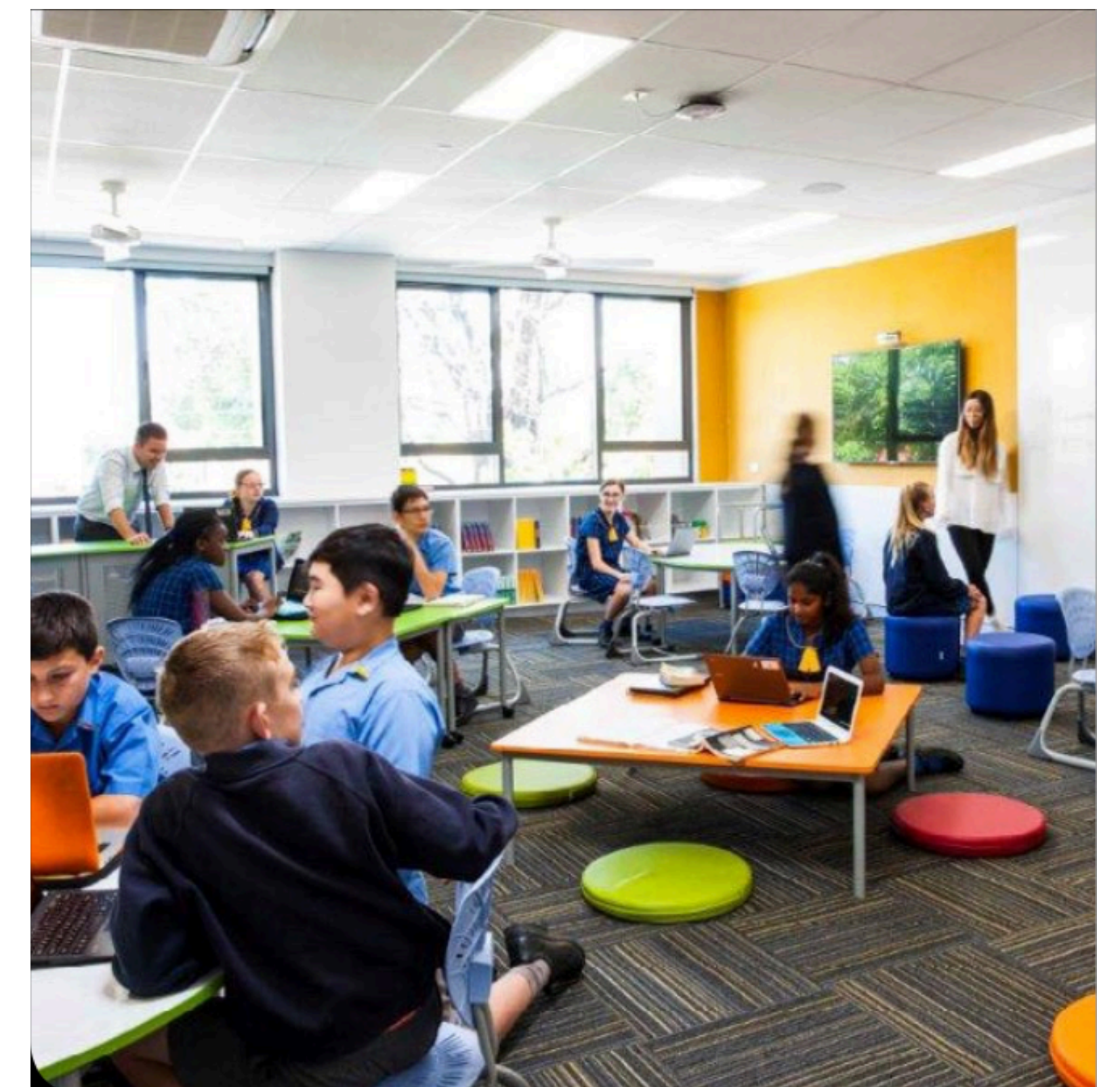
- **The school will be registered with the NSW Educational Standards Authority (NESA).**

- **Member of the Association of Independent Schools of NSW (AIS NSW).**



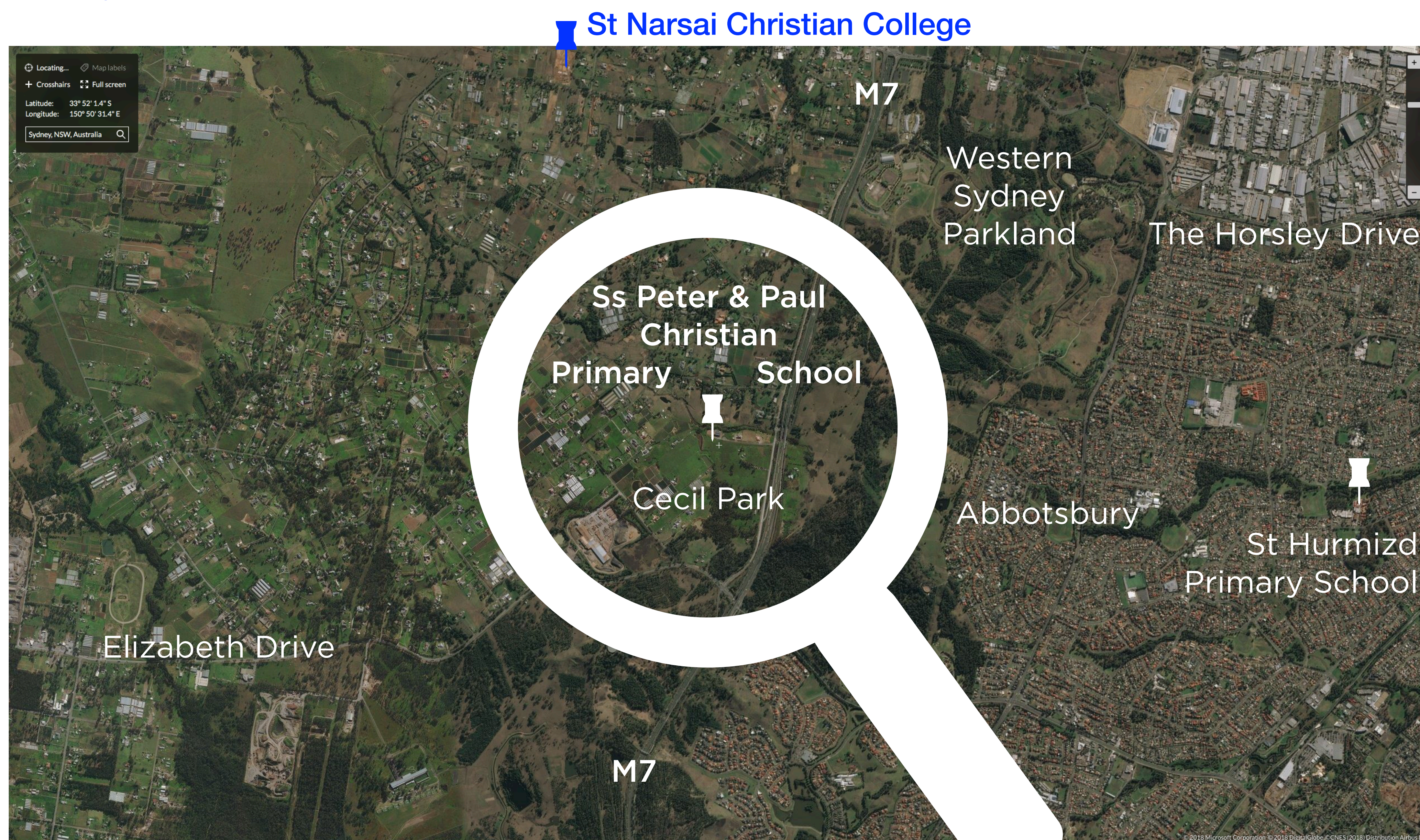
WHO IS THE PROPOSED PRIMARY SCHOOL FOR?

- **'Saints Peter and Paul Christian Primary School'** will be a co-educational, independent, Christian Primary School of the Holy Apostolic Catholic Assyrian Church of the East.
- **Open to all Christians**
 - Co-educational (boys and girls)
 - Kindergarten to Year 6
 - Integrated relationship with St Narsai Christian College, Horsely Park
 - Ecumenical (all Christian faiths accepted)
 - National curriculum taught in English
 - Assyrian language classes offered
 - Mass and communion services offered to students
 - Integration of new technologies with fibre-to-the-school NBN connection

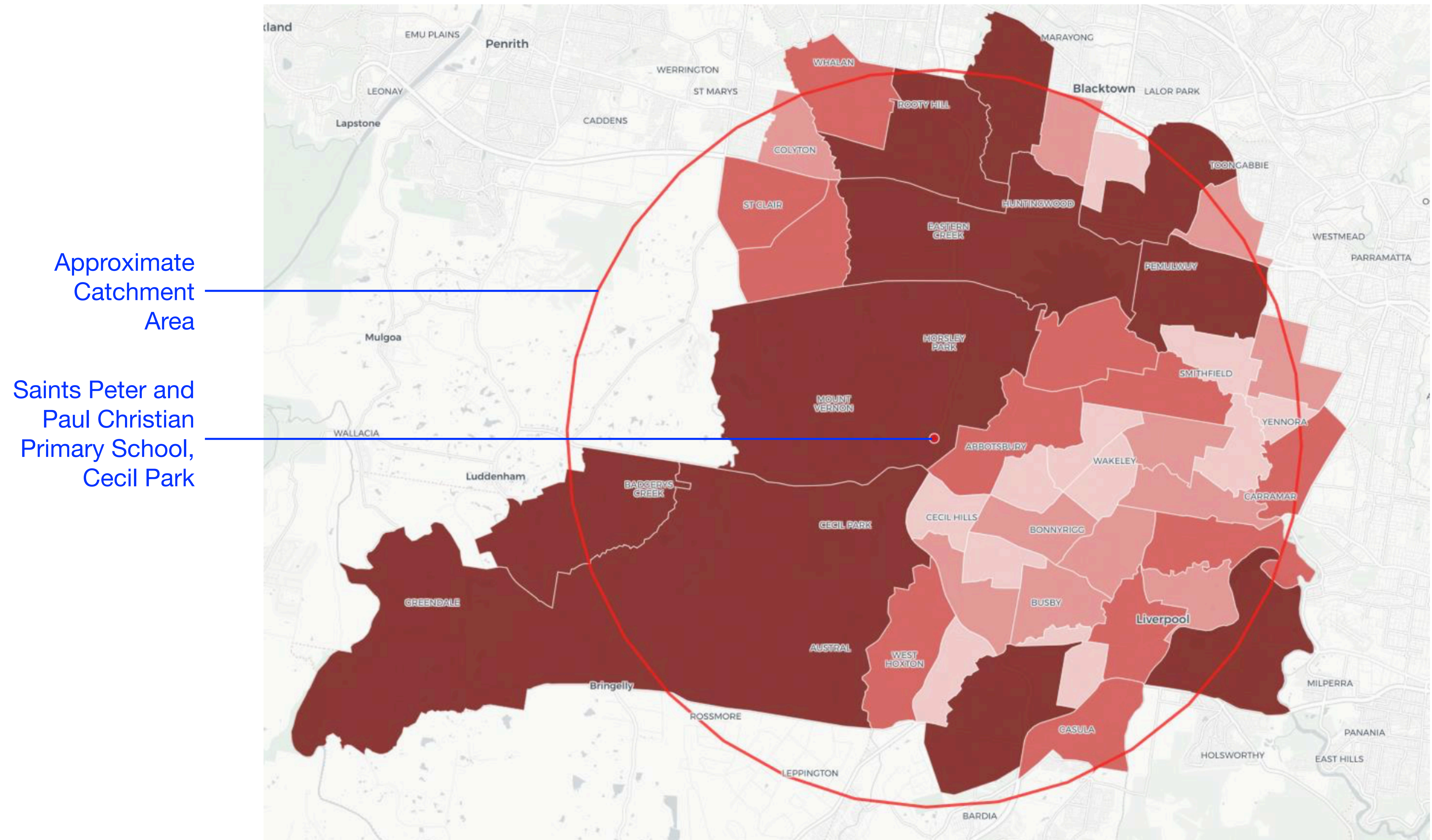


COMMUNITY INCLUSION

- Enrolment available to all Christians in the local community
- Fully accessible facilities
- Community access



CATCHMENT AREA

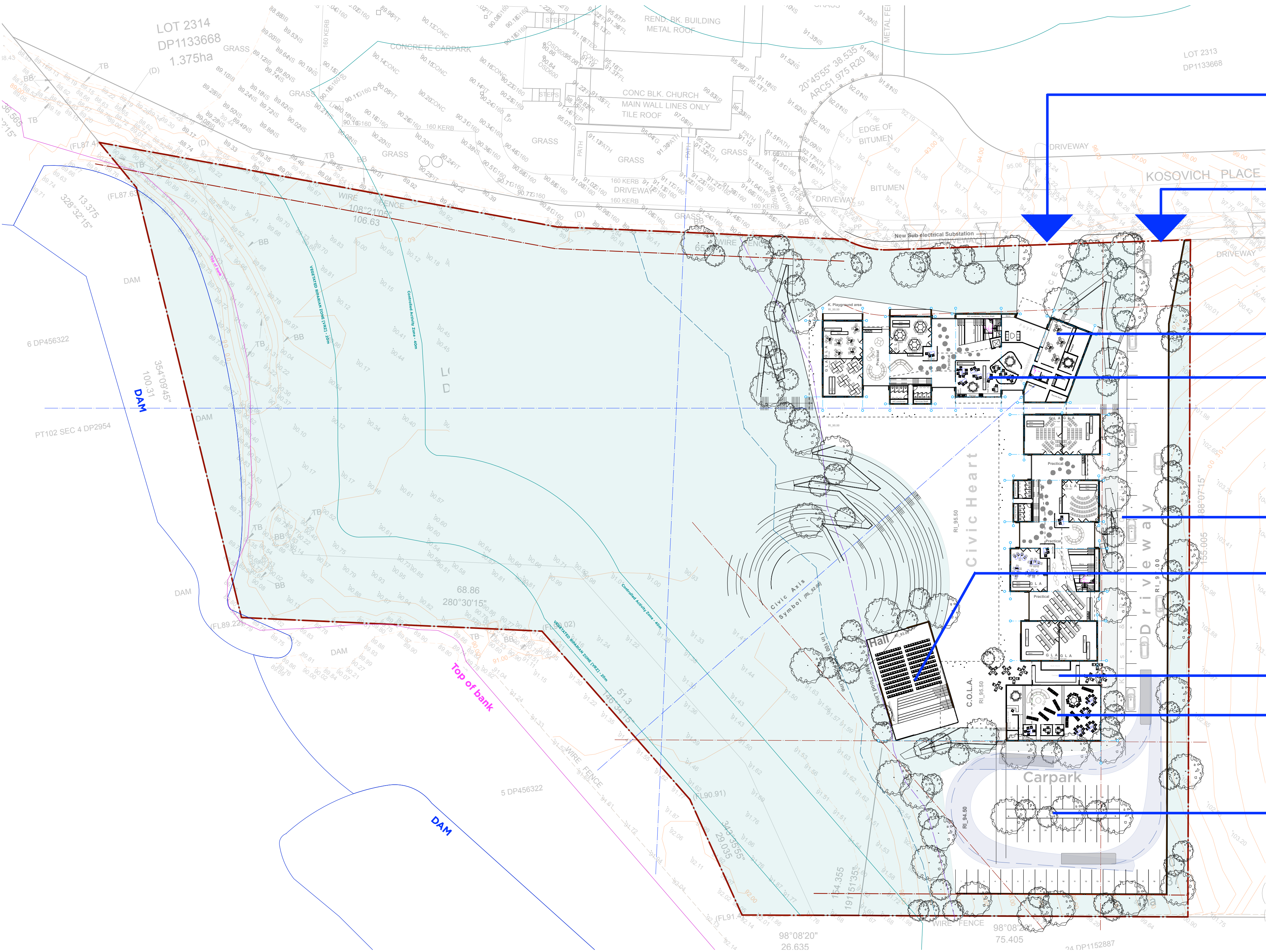


PROJECT LOCATION PLAN

- 17 - 19 Kosovich Place, Cecil Park, NSW, 2178 (entered from Wallgrove Road)



PROJECT MASTER PLAN



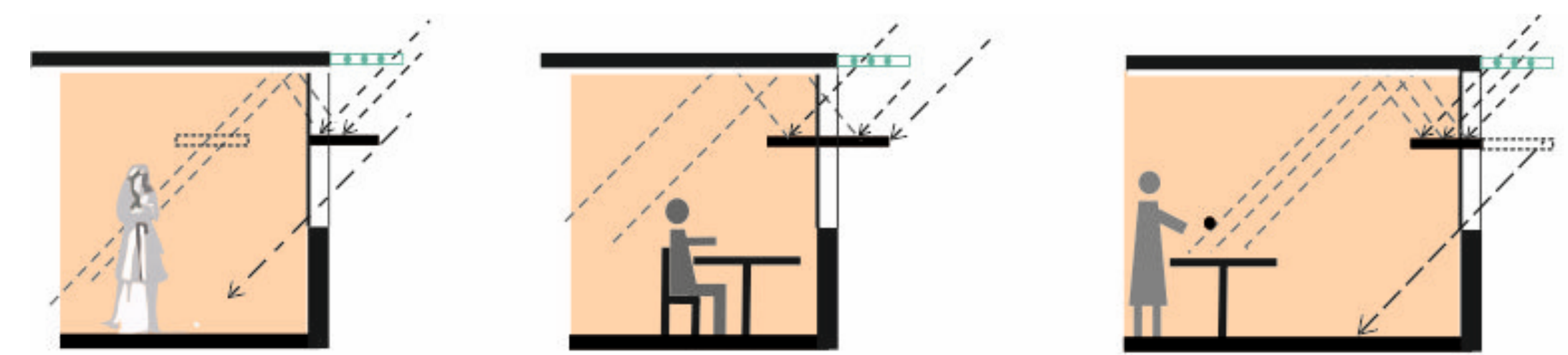
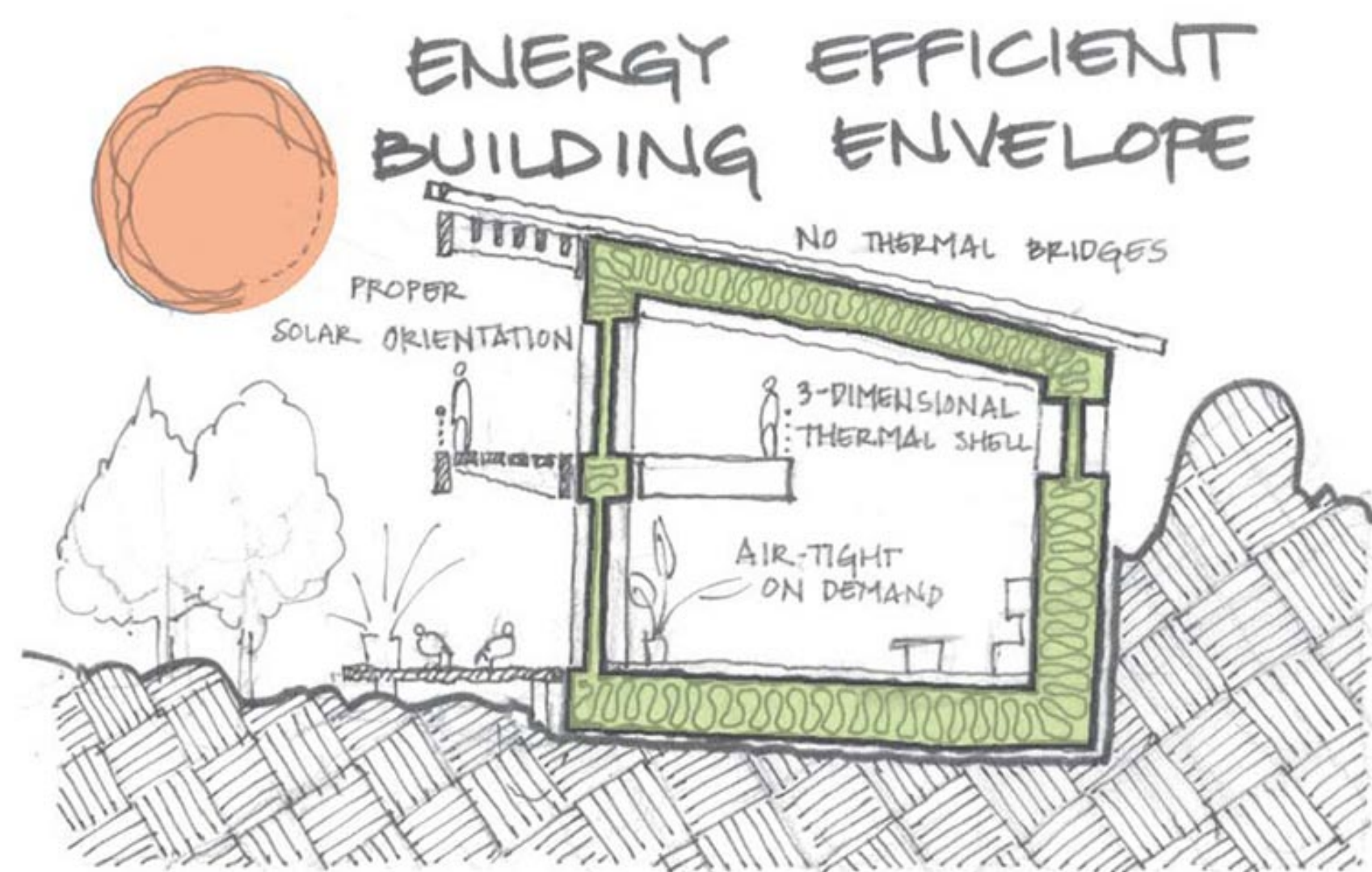
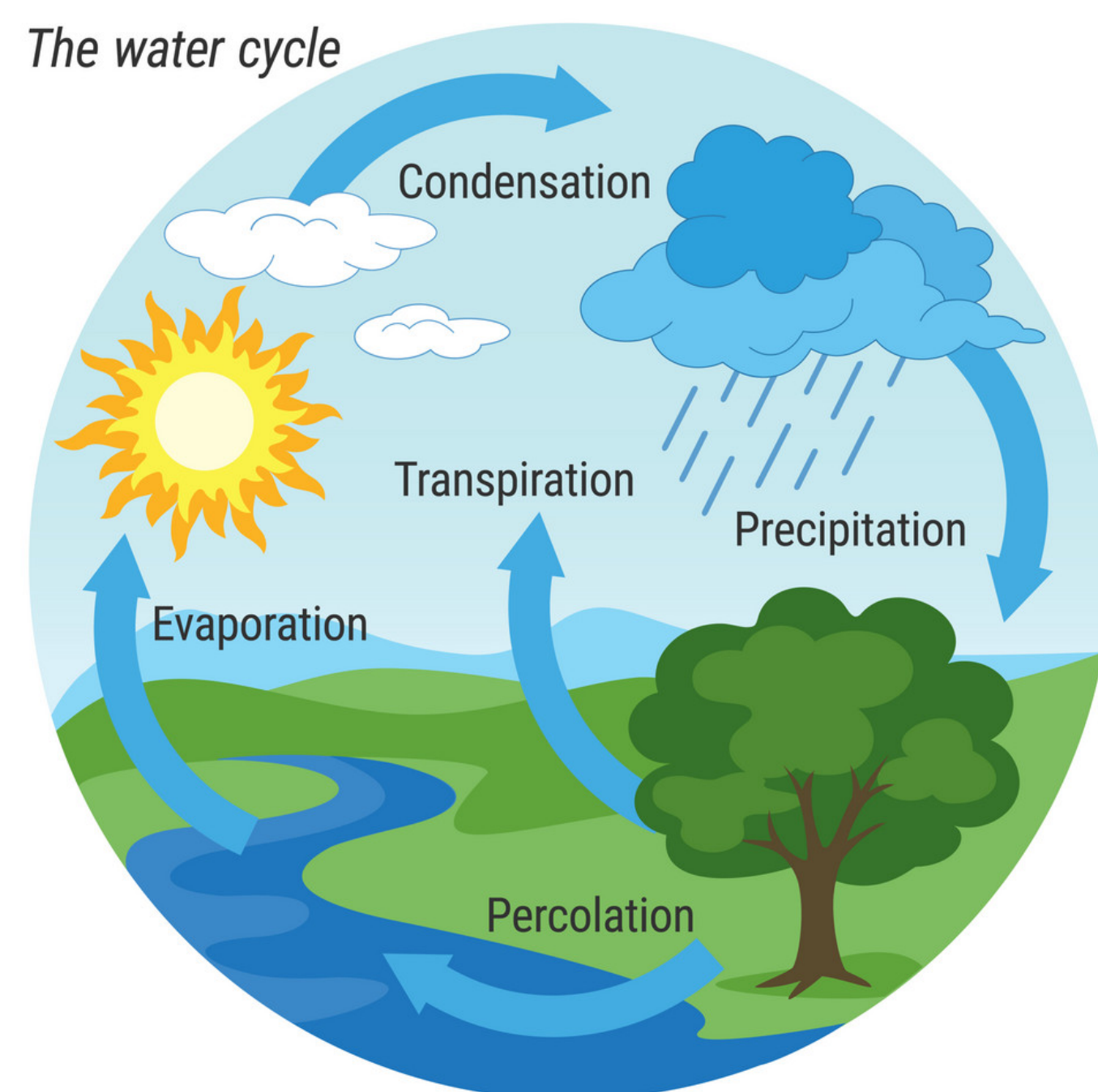
STREETSCAPE AND ENTRY



Artist's impression

ENVIRONMENTALLY SENSITIVE DESIGN

- An ecological approach has been taken to the whole site including integrated passive solar and environmentally sensitive design principles.
- Not only is this in order to reduce carbon emissions and enable lower running costs through increased efficiency, but it also offers educational opportunities for the teachers and students to explore and pass on to their families and friends as practical ideas for their own future.
- The design utilises passive initiatives to provide improved daylight, natural cross ventilation and acoustically-rated interior surfaces which are known to improve children's learning outcomes.
- Educating the next generation is clearly the best way to inform social behaviour regarding global warming, climate change and pollution for a cleaner, brighter and healthier future for all.



SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARs)

This project is deemed to be a **State Significant Development (SSD)** by the NSW Government (*as are all new schools*) and therefore requires a **State Significant Development Application** to be submitted to the **NSW Department of Planning and Environment** for their approval.

This involves a detailed and thorough investigative, consultative and iterative design process with the engagement of many specialist consultants in order to be considered for approval.

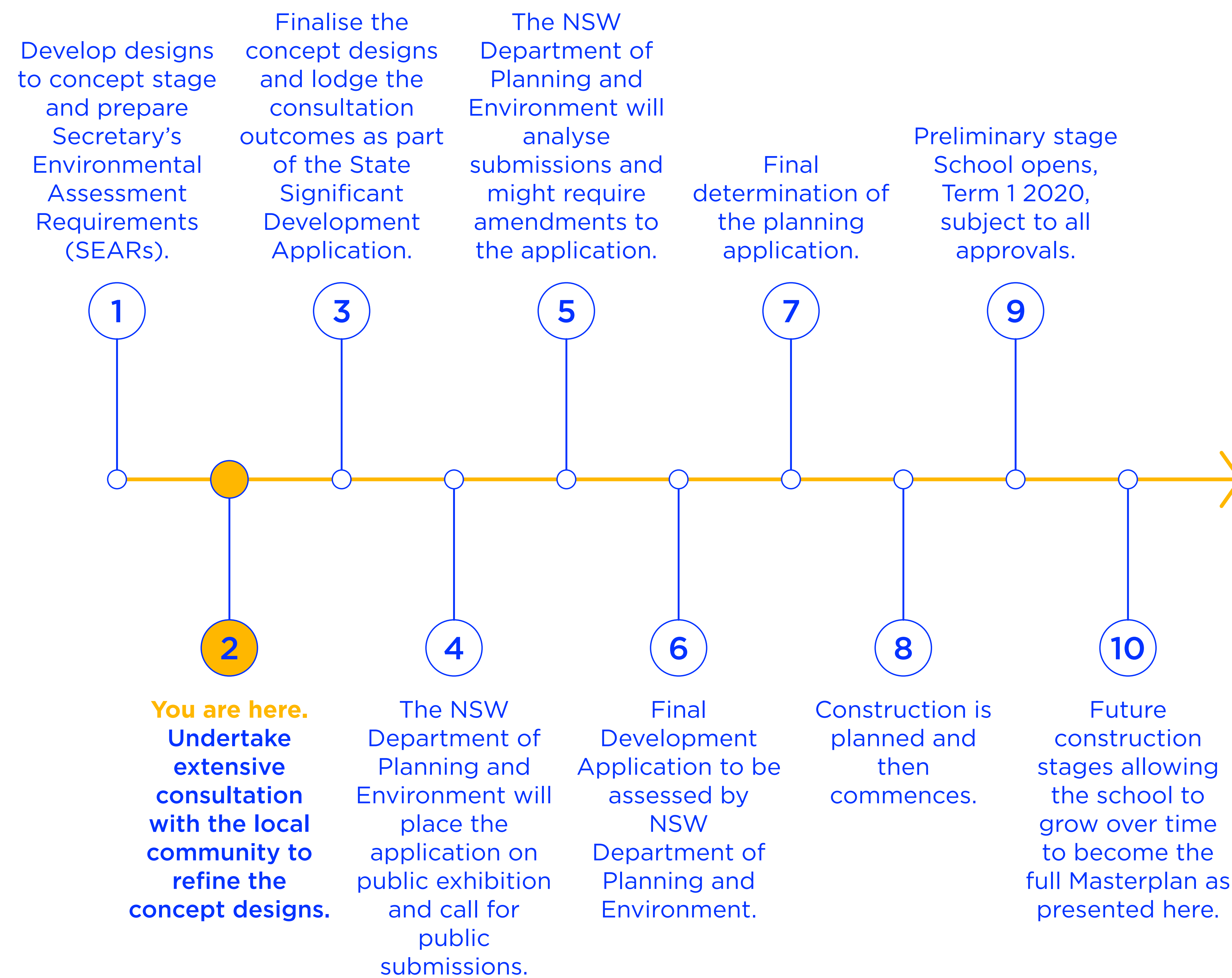
Consultations have already occurred with Transport for NSW, Roads and Maritime Services, Transit Systems (local bus), Western Sydney Parklands Trust and Fairfield City Council.

The final consultation is scheduled to be with the NSW Government Architect on 13th June 2018.

The proposed new **Saints Peter and Paul Christian Primary School** plans to be open to students for the first term in 2020, subject to all approvals.



PLANNING PROCESS TIMELINE



FEEDBACK

- Please take a Feedback Form, fill it in with your comments and place it in the Feedback Box provided.
- Your feedback is important and will be taken into consideration prior to the formal submission of this project as a State Significant Development to the NSW Department of Environment and Planning.
- Thank you for your interest in this project and for your support of the design and approval process.

CONSULTATION REPORT

Proposed Saints Peter and Paul Assyrian Primary School
17-19 Kosovich Place, Cecil Park (Lot 2320 & 2321 DP 1223137)

Appendix 11 Meeting Minutes- WSPT

MEMO

DATE	13/04/18	JOB	2639	PAGES	1 of 3
PROJECT	Sts Peter and Paul Assyrian Primary School				
TO	Andrew Pender, Chris Wilson, Rachael Streeter, Matt Sonter				
COMPANY	PMDL, Willowtree Planning, Mills Oakley				
FROM	Tim Williams (TW)				
REFERENCE	APZ Setbacks - Discussion following Meeting with WSPT 12/04/18				

Meeting with Western Sydney Parklands Trust (WSPT), Parramatta

Date: Thursday 12th April 2018

Present: Joshua French (JF), Director Parklands Development & Strategy
Tim Williams, Project Leader, PMDL


Apologies: Jacob Messer, Director, Operations and Visitor Services who sent an assistant to sit in on the meeting.

NOTES from the meeting for further discussion

- TW asked about the proposed M12 Motorway linking the existing M7 to the proposed Western Sydney Airport at Badgerys Creek.
 - JF offered a copy of the latest **Community Update** - dated February 2018 which shows the new intersection to be virtually over the existing Wallgrove Road / Elizabeth Drive intersection to the south of the school site.
 - JF also offered the contact details for the **M12 Project Manager** for further discussion if necessary. Deanne Forrest, ph: 8849 2585.
 - TW to pass this on to the Acoustic Consultant for inclusion in their Noise Assessment in preparation for the SSDA submission.
- TW requested a copy of the **WSP Bush Fire Management Strategy and Implementation Plan (2009)**.
 - JF responded that this is an internal document and is not available to the public.
- TW requested a copy of the current WSP Plan of Management.
 - JF offered a copy of the **WSP Plan of Management 2020** (dated December 2010) as well as a Supplement (dated March 2014).


The above three documents formed the basis of the following discussion.

- The proposed school site shares a common boundary with **Precinct 11** of the WSP.
- JF confirmed that the basic principle for any requirement for an Asset Protection Zone (APZ) setback on the school site will be based on the fact



that the currently “unmanaged grassland” on the WSP land adjacent to the school’s southern boundary is, in fact, “woodland”. This is because they have no current plan to manage this land and it will therefore proceed to restore itself from grassland to woodland over time through natural processes.

- However, the existing “unmanaged grassland” is currently stated as planned to become “**Wallgrove Road Business Hub (under investigation)**” in ‘**The 2030 Plan of Management - Draft**’ (<https://www.westernsydneyparklands.com.au/assets/Western-Sydney-Parklands-Draft-Plan-of-Management-2030-March18-Digital-FA-LR.pdf>).
- JF described this as not something that is foreseen as happening anytime soon. However he explained that the WSPT relies on income that it generates from the WSP in order to manage their extensive parkland areas - which requires in the order of \$20 million p.a. Stipulated areas are earmarked for **90 year commercial leases**.
- TW requested further details of what kind of activities could be considered for such a ‘Business Hub’.
- JF described standard businesses including a service station (facing Wallgrove Road), offices, tourist activity centres, etc.
- TW described the Assyrian Schools Ltd’s (ASL) current interest in land purchases in the vicinity of their existing Parish Church and their proposed Primary School for a Childcare/Early Learning Centre and Seniors Living and that therefore ASL could well be interested to negotiate a 90 year lease with the WSPT.
- This was of interest to JF who then explained that the Lease is a “commercial” lease. The process commences with an Expression of Interest by the interested party (eg ASL), which triggers the WSPT to go out to a Public Tender in order to evaluate the best commercial outcome for the WSPT. TW confirmed that he would pass this information on to ASL and take it from there.
- APZ setback dimensions were then discussed. JF suggested that the 20m APZ and 50m APZ be queried with our Bushfire Consultant and confirmed with the Rural Fire Service (RFS) as their experience is normally 40m APZ setbacks from woodlands.
- TW explained that schools may create a greater need for safety under their Special Fire Protection Purpose (SFPP) categorisation, which may increase this setback but agreed to discuss this with the Bushfire Consultant.
- TW, on behalf of ASL, raised the question of, would WSPT be amenable to ASL entering into an agreement (Easement, Private Agreement or Voluntary Planning Agreement) enabling ASL to “manage” the grassland and thereby create the necessary APZ on WSPT’s side of the boundary?
- JF explained that the WSPT never agree to this, as he explained, if ASL at any point in the future neglect their duty to manage this strip of land for any reason, the burden to manage it falls back onto the landowner (themselves) which is not acceptable as a potential future liability from their perspective.

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- Finally, TW asked if the Riparian Zone restoration work that ASL will be required to do as part of their development of the school will be responded to by the WSPT with an extension of their own Riparian Zone, to link these two ecological habitats together.
 - JF said he will ask the relevant person in his department and respond to this question in due course.