WILLOW TREE PLANNING

Request for Secretary's Environmental Assessment Requirements

Proposed State Significant Development - Sikh Grammar School

151-161 Tallawong Road, Rouse Hill
(Lot 42 & 43 DP 30186)

Prepared by Willowtree Planning Pty Ltd on behalf of Sikh Grammar School c/o - PMDL Architects

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PART A PRELIMINARY

1.1 INTRODUCTION

This Scoping Report has been prepared by Willowtree Planning on behalf of Sikh Grammar School C/- PMDL Architects and is submitted to the NSW Department of Planning and Environment (DP&E) in support of a formal request for the Secretary's Environmental Assessment Requirements (SEARs).

This request for SEARs is made in relation to a proposed school – Sikh Grammar School at 151-161 Tallawong Road, Rouse Hill (Lot 42 & 43 DP 30186). The proposed development includes the combination of a three (3) stream primary school and a four (4) stream secondary school with an ultimate estimated population of up to 1370 students and 120 staff. Accordingly, the proposed development is for a school, best defined as a type of Educational Establishment under *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (Education SEPP). The Education SEPP will form the prevailing Environmental Planning Instrument as part of this formal request for the SEARs.

Pursuant to this application, approval for the Masterplan and all built form is sought. Subsequent to consent being formally granted, the intent is to strategically construct via varied transitional phases, enabling facilities and services to be delivered accordingly, and expanded in line with the potential growth with regard to projected student and staff numbers.

The proposed development is classified as State Significant Development (SSD) pursuant to Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP). Clause 15 of Schedule 1 relates to Education Establishments and provides the following with regard to its compatibility and classification as SSD, including:

*(1) **Development for the purpose of a new school (regardless of the capital investment value)**;*
(2) Development that has a capital investment value of more than $20 million for the purpose of alterations or additions to an existing school; and,
(3) Development for the purpose of a tertiary institution (within the meaning of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017), including associated research facilities, that has a capital investment value of more than $30 million.

This SEARs Request document entails a brief overview of the proposed development and the planning and legislative framework that applies to enable issuance of the SEARs that would ultimately guide the preparation of a formal Environmental Impact Statement (EIS) for the future development of the identified land portion.

Therefore, it is requested that the NSW DP&E issue formal SEARs to support the preparation of the EIS for the proposed SSD (Sikh Grammar School), incorporating both a Masterplan and physical works.

PART B SITE ANALYSIS

2.1 SITE LOCATION & EXISTING CHARACTERISTICS

The subject site is identified as 151-161 Tallawong Road, Rouse Hill, being legally described as Lot 42 & 43 in DP 30186.

The subject site exhibits an area of approximately 2.97 hectares (ha) with direct street frontage to Tallawong Road (northeast of the site). Located within the immediate vicinity of the subject site is land comprised predominantly of Low Density Residential (R2) zoned land under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Sydney Region Growth Centres SEPP). From a local legislative perspective, the land is comprised of Primary Production Small Lots (RU4) zoned land; and, in the surrounding areas, land comprising of Low Density Residential (R2), Public Recreation (RE1) and Infrastructure (SP2) zoned land pursuant to the *Blacktown Local Environmental Plan 2015* (BLEP2015).

In its existing state, the subject site contains one (1) residential dwelling (161 Tallawong Road, Rouse Hill), with vegetative characteristics encompassing undulated grassed land that is considerably free of any other vegetation with a few still-standing trees for recognition. The subject site also includes a farm dam situated between both 151 & 161 Tallawong Road, Rouse Hill. Vehicular access to both sites is currently obtained by gated entry into both identified premises.

The subject site and surrounding context are illustrated in **Figures 1** and **2** below.

Figure 1 Aerial Photograph of Subject Site (NearMaps, 2018)

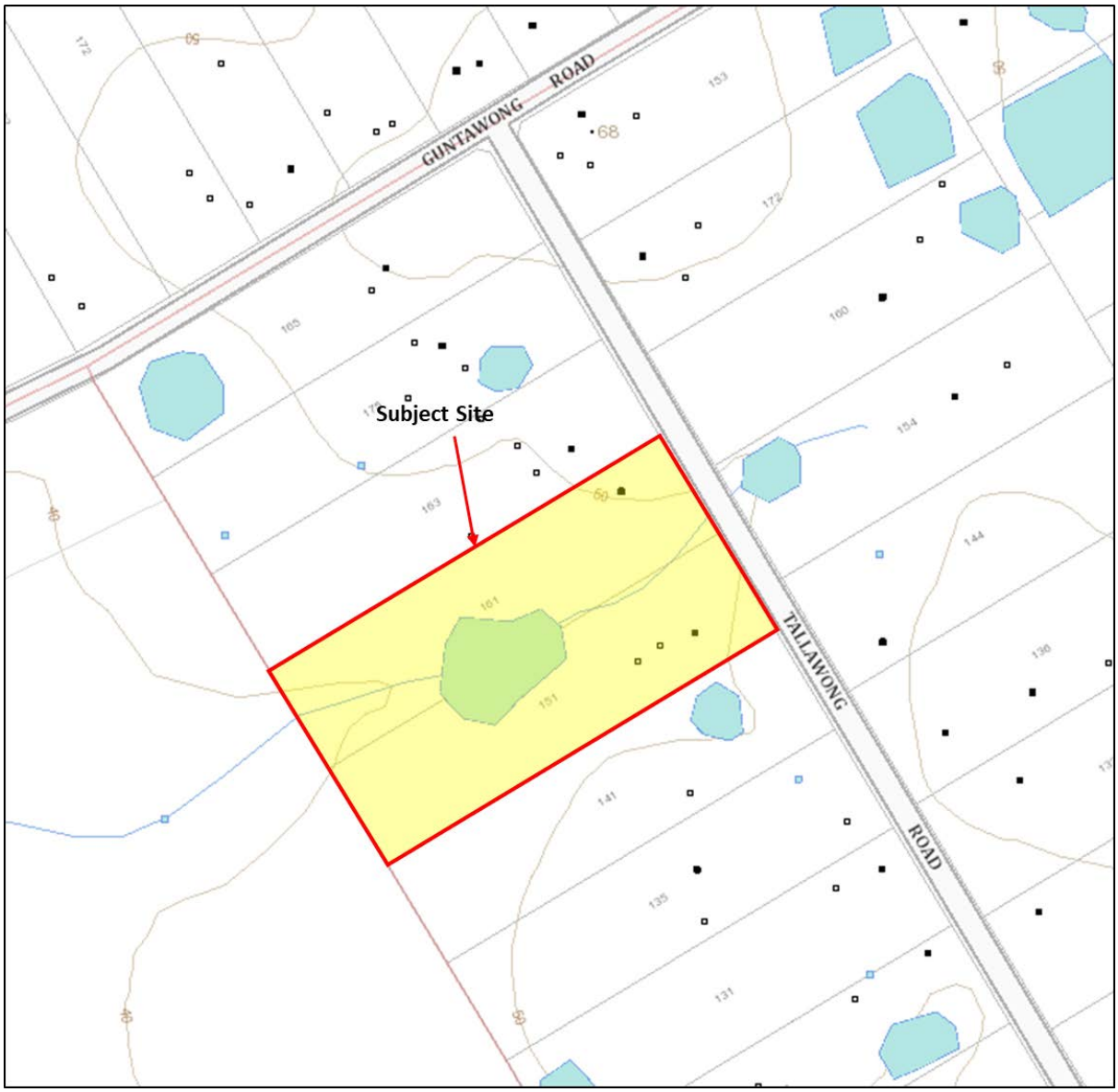


Figure 2 Cadastral View of Subject Site (SIX Maps, 2018)

2.2 SITE CONTEXT

The subject site is located in the suburb of Rouse Hill, which forms part of the Blacktown City Council Local Government Area (LGA) in north-western Sydney.

The surrounding context exhibits a rural-residential influenced character, being defined by detached dwelling houses with regard to the surrounding area, positioned on large lots utilised for rural activities.

The nearest residential suburbs to the subject site, include The Ponds located approximately 1.7 km to the south, and Schofields located approximately 1.7 km to the west of the subject site. These identified suburbs comprise mixtures of low and medium density residential areas with integrated areas for recreational use in addition to local retail and community services available. Viewed from a wider context, the subject site is approximately 35.6 km northwest of the Sydney CBD, 17.8 km northwest of Parramatta and 19.8 km northeast of Penrith.

The subject site is serviced by Tallawong Road, which runs perpendicular to Guntawong Road (to the north) and Schofields Road (to the south). Macquarie Road also runs off Tallawong Road connecting to Cudgegong Road to the east.

Notable features of the surrounding context include the subject site comprising part of the North West Growth Centre subject to the provisions of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Sydney Region Growth Centres SEPP), specifically, Appendix 12 Blacktown Growth Centres Precinct Plan (Riverstone East Precinct).

PART C PROPOSED DEVELOPMENT

3.1 AIMS AND OBJECTIVES OF THE PROPOSED DEVELOPMENT

The following objectives have been identified as forming the basis of the proposed development of the subject site to accommodate the proposed SSD incorporating a school, including:

- Deliver new educational facilities to meet the significant demand that exists in the North West Growth Centres;
- Design the subject site to create a high-quality teaching and learning environment for both staff and students;
- Respond to the current and projected growth in the region through staged delivery of the school and associated amenities;
- Ensure minimal environmental impact; and,
- Ensure development is compatible with surrounding development and the local context.

The subject site and proposed design are considered to meet the objectives of the overall project as it allows for proposed development on land in proximity of key growth areas in north-western Sydney.

3.2 DESCRIPTION OF THE PROPOSED DEVELOPMENT

A Development Application (DA) running concurrently to the proposed school is to be submitted and determined by Blacktown City Council, which integrates a proposed residential subdivision of 10 Torrens Title subdivided lots along the western perimeter of the identified subject site. The DA would form the fundamental grounding, economic stability and support to allow for the proposed SSD Application to progress.

The proposed development seeks approval for the construction and use of a primary and secondary school. Specifically, this application proposes a Masterplan and built form, inclusive of infrastructure, services, school buildings, Gurdwara & Langar, play areas and additional land uses.

Subsequent to consent being granted, the intent is to stage construction, enabling facilities to be delivered and expanded in line with the growth of student and staff numbers. In order to efficiently meet current demand for new school facilities, the initial phases of the school's life would rely on demountable classrooms. Once required in response to increasing enrolments, demountable classrooms would be replaced with permanent classrooms of two (2) to three (3) storey buildings.

The provision and delivery of required car parking would be phased similarly. Provisional areas within the subject site would be reserved for future car parking, with the actual construction of car parking spaces to respond to staff and senior student numbers. The number of parking spaces provided on-site at any given time would align with the DCP formula, which adopts staff numbers as the basis of the parking requirement.

Ancillary to the proposed primary and secondary schools, is the proposed Gurdwara & Langar. For contextual purposes, the following definitions apply in support of the formal request for SEARs as-well-as the proposed development, including:

- **Sikh:** Referred to as a 'disciple' or 'learner';
- **Sikhism:** Is a monotheistic (belief in one God) religion;
- **Gurdwara:** Is defined *as a Place of Worship for Sikhs*;
- **Langar:** Described as a communal kitchen within a Gurdwara, where meals are provided free of charge to all visitors, with no distinction between ethnicity, religion, caste, gender or socioeconomic status; and,

- ***Place of Public Worship:*** as defined by the BDCP2015 – *means a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training.*

The proposed Gurdwara and Langar (combined with the School Hall / Foyer) would form a fundamental element of the proposed development, being described and used for multi-purpose reasons. Definitionally, it would be described as a place of public worship which would operate outside of school hours, as-well-as function ancillary to the other school buildings as a school hall in the interim. It would be primarily utilised during the weekdays by the proposed Sikh Grammar School for learning and educational purposes. Concurrently, when not in use by the school during the weekdays, as-well-as weekends, it would be made available for the wider community's use enhancing the overall public benefit of the proposed development furthermore. Additionally, provisional car parking would also be provided to accommodate for the anticipated population of attendants to convene at the proposed Gurdwara & Langar at any given time.

It is noted that the dam traversing both 151 & 161 Tallawong Road, Rouse Hill could be safely discharged to the land as the subject site is currently unoccupied and not used for food production purposes. The *Soil Supplemented Preliminary Site Investigation* Report (DLA Environmental Services, 2018) provided the following recommendations including:

- Surface water with regard to the dam traversing the centre of the subject site should be chemically treated prior to discharge, or safe application to the land to ensure that no run-off would leave the subject site should also be accounted for;
- Advised that a hazardous materials survey may be conducted on the existing residential dwelling prior to demolition to account for the management of any potential risks, namely, asbestos and polychlorinated bi-phenyls (PCBs); and
- A contaminated land professional should be consulted with, should any unexpected finds concerning stained or odorous material be uncovered during the demolition and construction phases of development.

In accordance with the requirements of *State Environmental Planning Policy No. 55 – Remediation of Land* (SEPP 55) and adherence to the *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites* (NSW EPA, 2011), the Report concludes that there is a low likelihood of unacceptable contamination to be present on the subject site due to the historical past and present status of the associated land use activities.

Table 1 describes the Masterplan for which approval is sought. The Masterplan is included at **Appendix 2**.

Table 1. Proposed Development Particulars	
Development Particular	**Details**
Bulk earthworks	Benching and retaining walls across entire Masterplan area.
Soil remediation	Not applicable; however, recommendations from the *Soil Supplemented Preliminary Site Investigation* report are to be adhered to.
Site infrastructure	Sewer treatment plant
	Waste water irrigation field
	New substation
	Communications / data network, including NBN glass fibre cable connection to the premises
	Cold water connection
	Stormwater management system, including OSD basin
	Waste and recycling facility

	Security system
	Paved pathways and access ramps
	Signage
	Hot water system
	Heating system
	Secure fencing and gates
School buildings	Three (3) storey primary school (3 stream)
	Three (3) storey secondary school (4 stream)
	Three (3) storey staff and student accommodation buildings.
	One (1) storey Early Learning Centre
	Two (2) storey Gurdwara and Langar attaining double height at the ground and first floor levels
	Three (3) storey administration & staff building
	One (1) storey Sports hall attaining a double height.
Outdoor open space	Play areas
	Forecourt
	Civic heart
	Sports courts/fields
	Village Green
Traffic arrangements	Designated parking areas
	Kiss and ride
	Car park access driveway
	Service vehicle access driveway
	Early Learning Centre drop-off
Landscaping	Landscape Masterplan, including riparian planting

3.3 OPERATIONAL DETAILS

Details of the proposed school's operations (for the ultimate development scenario) are summarised in **Table 2** below.

Table 2. Proposed Operational Particulars	
Operational Particular	**Details**
Streams	Three (3) streams, Kindergarten to Year 6; and, Four (4) streams, Year 7 – Year 12
Number of students	1370 students
Number of staff	120 staff

3.4 NEED FOR THE PROPOSED DEVELOPMENT

The proposed development is essential in ensuring that the attributing characteristics of the subject site are utilised accordingly throughout the proposed development, by providing a beneficial educational establishment to the immediate area as-well-as being accessible to the wider locality. A more detailed justification of the need of the proposed development would be further provided in the subsequent EIS to follow pursuant of issuance of the SEARs.

In summary, the proposed development would be consistent and commensurate with State, Regional and Local planning controls and objectives; the environmental characteristics of the site; the surrounding context; and the principles of Ecologically Sustainable Development (ESD).

3.5 CONSIDERATION OF ALTERNATIVES

The intention of the proposed development is to develop the subject site for a proposed school, with an ancillary Gurdwara and Langar & school hall / foyer. The proposed development is justified on the basis that it would:

- Create local jobs at the time of construction, and generate operational employment opportunities;
- Make use of an underperforming and underdeveloped site;
- Deliver on Regional and Local strategies;
- Allow for the proposed development as a permissible use under its Low Density Residential (R2) zoning category, pursuant to the Sydney Region Growth Centres SEPP and subsequent Primary Production Small Lots (RU4) zoning category pursuant to BLEP2015;
- Ensure the site is compatible with the desired future local context and character; and,
- Have no unacceptable economic, environmental or social impacts.

The options considered, and subsequently dismissed, in arriving to the proposed development:

(a) 'Do Nothing' Scenario

This option was dismissed as the proposed development objective, including the objective of *supporting the well-being of the community, by enabling* ***educational****, recreational, community,* ***religious*** *and other activities where compatible with the amenity of low density residential environment* would not be met.

(b) Development on an Alternative Site

Developing on an alternative site was not considered to be a feasible alternative. The location of the site was also chosen due to the suitability in terms of access to nearby infrastructure options, namely accessible roads, and the future Sydney Metro.

(c) Different Site Configuration

The configuration of the proposed development was specifically chosen to:

- Maximise the use of the site within its existing boundaries situated off Tallawong Road;
- Capitalise on the location of Tallawong Road, which would house the proposed development directly adjacent to a subdivision that would run concurrently to the proposed SSD; and,
- Create minimal operational and environmental impacts to sensitive receivers resulting from impacts to the surrounding air quality as-well-as noise impacts.

A different site configuration would have resulted in an outcome, which would not necessarily avoid an improved economic basis and practicality stemming from the proposed development. It would also not capitalise on the site's existing attributes of an underperforming portion of land.

This option was therefore not considered appropriate.

PART D LEGISLATIVE AND POLICY FRAMEWORK

The following current Commonwealth, State and Local planning controls and policies have been considered in the preparation of this request for SEARs:

Commonwealth Planning Context

- *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act)

State Planning Context

- *Environmental Planning and Assessment Act 1979* (EP&A Act);
- *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation);
- *Protection of Environmental Operations Act 1979* (POEO Act);
- *Biodiversity Conservation Act 2016* (BC Act);
- *Rural Fires Act 1997;*
- *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP);
- *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (Education SEPP);
- *State Environment Planning Policy (Infrastructure)* (ISEPP);
- *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Sydney Region Growth Centres SEPP);
- *State Environmental Planning Policy No 55 – Remediation of Land* (SEPP 55).

Local Planning Context

- *Blacktown Local Environmental Plan 2015* (BLEP2015);
- *Blacktown Development Control Plan* (BDCP2015);
- *Blacktown City Council Growth Centre Precincts Development Control Plan 2018.*

4.1 ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the Australian Government's central piece of environmental legislation. It provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places, defined in the EPBC Act as Matters of National Environmental Significance.

Under the EPBC Act, a person must not, without an approval under the Act, take an action that has or will have, or is likely to have, a significant impact on a Matter of National Environmental Significance. These matters are listed as:

- The world heritage values of a declared World Heritage property;
- The ecological character of a declared Ramsar Wetland;
- A threatened species or endangered community listed under the Act;
- A migratory species listed under the Act; and,
- The environment in a Commonwealth Marine Area or on Commonwealth land

The EPBC Act Protected Matters Report generated for the subject site lists six (6) Threatened Ecological Communities (TECs), 35 threatened species, and 15 migratory species that may occur within or close to the subject site (applying a 1 km buffer to the subject site). Further ecological assessment would be undertaken to serve as added due diligence throughout the undertaking of the EIS with regard to the proposed development. The proposed development is unlikely to have a significant impact on any CAMBA, JAMBA or ROKAMBA species. No other Matters of National Environmental Significance were identified in accordance with the subject site.

4.2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) is the overarching governing document for all development in NSW. Pursuant to Section 4.36(2), the EP&A Act provides that:

> *A State environmental planning policy may declare any development, or any class or description of development, to be State significant development.*

The proposed development has been identified as State Significant Development under SRD SEPP as outlined in **Section 4.7** below.

Pursuant to Section 4.12(8), *a development application for State significant development or designated development is to be accompanied by an environmental impact statement prepared by or on behalf of the applicant in the form prescribed by the regulations.*

Accordingly, this application precedes the required EIS.

4.3 ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000

The *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) prescribes requirements for Environmental Impact Statements in Schedule 2.

Pursuant to Schedule 2 Clause 3, prior to an EIS being prepared, a written application must be made to obtain the Secretary's Environmental Assessment Requirements (SEARs). This application forms the required request for SEARs.

4.4 PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1979

Schedule 1 of the *Protection of the Environment Operations Act 1979* (POEO Act) contains a core list of activities that require a licence before they may be undertaken or carried out. The definition of an 'activity' for the purposes of the POEO Act is:

> *an industrial, agricultural or commercial activity or an activity of any other nature whatever (including the keeping of a substance or an animal).*

The proposed development would not involve any activity that would require the issue of an Environmental Protection Licence.

4.5 BIODIVERSITY CONSERVATION ACT 2016 AND REGULATION 2017

The *Biodiversity Conservation Act 2016* (BC Act) seeks *to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development.*

Part 7 of the BC Act sets out requirements for biodiversity assessments and approvals under the Planning Act (meaning the EP&A Act).

Pursuant to Section 7.2(1), *development or an activity is likely to significantly affect threatened species if:*

(a) it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or
(b) the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or
(c) it is carried out in a declared area of outstanding biodiversity value.

A preliminary ecological assessment (desktop analysis) considers it unlikely that the proposed development would have a significant impact on any threatened species, populations or ecological communities, that may occur, or are likely to occur within the subject site (applying a 1 km buffer zone). Therefore, the proposed development does not trigger any items referred to in the 'test'. Additionally, as no native vegetation clearing is proposed the development does not exceed the biodiversity offsets scheme threshold. Furthermore, the subject site is not mapped as a 'declared area of outstanding biodiversity value'.

Pursuant to Section 7.9, an SSD *is to be accompanied by a biodiversity development assessment report unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values.* As described above, based on preliminary ecological assessment, the proposed development is not likely to have any significant impact on biodiversity values.

4.6 RURAL FIRES ACT 1997

The subject site is not identified in bushfire prone land. The SEARs request has acknowledged this and will not progress further with regard to the *Rural Fires Act 1997* as it does not apply to the proposed development.

4.7 STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

Proposed developments involving activities that are listed in Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP) are identified as being State Significant Development (SSD).

Clause 15 (Education Establishments) of Schedule 1 states:

> *(1) Development for the purpose of a new school (regardless of the capital investment value).*
> *(2) Development that has a capital investment value of more than $20 million for the purpose of alterations or additions to an existing school.*
> *(3) Development for the purpose of a tertiary institution (within the meaning of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017), including associated research facilities, that has a capital investment value of more than $30 million.*

In accordance with Schedule 1 Clause 15(1), the proposed development for a new school is State Significant Development.

4.8 STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES) 2017

In September 2017, DP&E released *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (Education SEPP) with the aim of facilitating the effective delivery of educational establishments and childcare facilities across the state of NSW. The Education SEPP would be the prevailing Environmental Planning Instrument (EPI) with regard to the proposed development.

Part 4 of the Education SEPP relates specifically to schools and identifies Prescribed Zones within which development for a school may be carried out by any person with development consent. The Low Density Residential (R2) zone (Sydney Region Growth Centres SEPP) is within a Prescribed Zone for the purposes of Part 4 of the Education SEPP; therefore, the proposed development is permissible with consent.

Pursuant to Clause 35(6), *before determining a development application for development of a kind referred to in subclause (1), (3) or (5), the consent authority must take into consideration:*

(a) the design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 4, and
(b) whether the development enables the use of school facilities (including recreational facilities) to be shared with the community.

The Design Quality Principles outlined in Schedule 4 of the Education SEPP relate to context, built form and landscape; sustainability, efficiency and durability; accessibility and inclusivity; health and safety; amenity; whole of life; flexibility and adaptivity; and aesthetics. The design quality principles would be considered in the design of the proposed school and directly responded to in the future EIS.

Schedule 2 of the Education SEPP would also be utilised where possible. Although the proposed development would be categorised as SSD, the specifications / setbacks could be used in parallel to the the proposed development as they would be largely merit based, ensuring the proposed development is in line with the surrounding land uses and does not impose in any way.

Integrated into the scheme of the proposed development, is a proposed Early Learning Centre, for which Part 3 of the Education SEPP would be applied. In accordance with acknowledgement of Part 3, referral should be made to the provisions set out in the NSW DP&E, *Child Care Planning Guideline,* which would be factored into the proposed development. **Table 3** outlines the parameters for consideration regarding the proposed Early Learning Centre.

Table 3: *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (Education SEPP) – Part 3 Early Education and Care Facilities – Early Learning Centre		
Legislative Control Measure	**Control Description**	**Considerations & Setbacks**
Clause 23 – Matters for consideration by consent authorities	Provisions determined by consent authority.	Refer to provisions set out in the NSW DP&E *Child Care Planning Guideline*.
NSW DP&E: *Child Care Planning Guideline*		
Location	Child care in or adjacent to a residential zone	Consider the following: • *The acoustic and privacy impacts of the proposed development on the residential properties; and,* • *The setbacks and siting of buildings within the residential context.*
	Mixed-use development	Consider the following: • *In high rise buildings, the provision of fire safety and evacuation facilities that are suitable for use by children;* • *Proximity and access to, and compatibility with, other uses such as light industrial uses, commercial offices, licensed premises and gaming rooms; and,* • *Any objectives and design criteria for the area.*
	Priority consideration by land use type	Considerations in Low Density Residential / Suburban, including: • *Built form – context;*

		• *Traffic and parking;* • *Noise and other amenity impacts; and,* • *Size of centre*
Building Envelopes – Height and Setbacks	Maximum building height (m)	Adhere to the maximum 9 m building height set out in the prescribed zone.
	Minimum setback to a classified road	Minimum of 10 m from a classified road.
	Setback to the road frontage	Is to be at least: • *The average setback of the two (2) closest buildings where there are existing buildings within 50 m; or,* • *Where there are no buildings within 50 m, the same as required for the predominant adjoining land use.*
	Setback to land in a residential zone	*The setback to a side boundary is to consider the side setback patterns of adjoining development.*
Landscaped Area	Front setback	Should positively contribute to the streetscape and neighbouring amenity.
Local Character and Context	Key Priorities for Consideration	Priorities involve: • *Communities – understanding social dynamics can help developments reinforce local communities;* • *Place – drawing inspiration from indigenous character and heritage can strengthen local identity;* • *Natural resources – maximising use of the sites intrinsic resources can create more sustainable developments;* • *Connections – understanding existing street and road linkages can help develop an effective and integrated movement framework;* • *Feasibility – ensuring schemes are economically viable and deliverable; and,* • *Vision – understanding the aspirations of the site within the setting of the wider area.*
Public Domain Interface	Windows	Provide windows in the front façade to address streetscape.
	Fences	• *The maximum fence height within the front setback is 1.5 m, with an average no greater than 1.7 m; and,* • *Where the fence or retaining walls exceed 1.2 m in height it is to be setback at least 0.6 m from the street boundary and provide planting with a mature height of at least 1 m between the fence and the boundary.*
Pedestrian and Vehicle Access	Entry & Exit Points	For consideration: • *The main centre entry is to be directly visible from the street frontage;*

		• *Separate pedestrian access is to be provided from the car park to the centre entry without the need to walk through the vehicle aisle.* • *Car parking areas to be separated from the building entrance and play areas by a child safe fence; and,* • *Vehicles are to enter and leave the site in a forward direction.*
Orientation	Positioning of the Building	• *The main entry to the child care facility should face a public street;* • *The site and building layout should allow solar access to internal and external play;* • *Windows are provided facing the street; and,* • *Develop a site layout that minimises potential noise and overlooking impacts by facing doors and windows away from private open space, living rooms and bedrooms in adjoining residential properties and facing play equipment away from common boundaries with residential properties.*
	Adjacent Dwellings	Where the centre is adjacent to a dwelling: • *The window to a living room of an adjoining dwelling that is more than 3 m from the boundary is to receive more than two (2) hours of solar access between 9am and 3pm on the winter solstice (21 June);* • *Where the above criteria is not satisfied, the proposed development ensures solar access to neighbouring properties is not reduced by more than 20 per cent (%); and,* • *Where private open space and living room windows of an adjoining dwelling cannot be verified the proposed development is accommodated within a building envelope defined by a 35° plane at 3.6 m above the boundary.*
Visual Privacy	Protecting the Privacy and Security of Children	• *Indoor areas adjacent to public areas shall be screened to prevent direct sight lines into child care facilities; and,* • *Direct overlooking of indoor amenities and outdoor play spaces from public areas should be minimised.*
Acoustic Privacy	Minimising the Risk of Reduced Acoustic Privacy	Considerations include: • *Locating outdoor play areas away from residential dwelling and other sensitive uses;*

		• *Providing physical barriers between the outdoor areas and the noise receivers;* • *Using acoustic attenuation measures to reduce reflected noise;* • *Submit a noise management plan which may be incorporate into the facility management plan; and,* • *Outdoor areas in close proximity to residential uses can be designed to encourage more passive activities. At least 50 % of the outdoor play areas should be able to be used for at least 70 % of the operational time.*
Car Parking	Provided Car Spaces	The determined car parking rates would be made via the Traffic Impact Assessment (TIA) as part of the EIS.

4.9 STATE ENVIRONMENTAL PLANNING POLICY NO. 65 – DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT

State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development (SEPP 65) provides a state-wide planning approach for the economic, environmental, cultural and social considerations taken with regard to the high-quality design of residential apartment development throughout the State.

The proposed development incorporates both staff and student accommodation (residential accommodation as per the Education SEPP) into the proposed scheme. Staff and student accommodation (residential accommodation / boarding house) would be contrasted in reference to a Residential Flat Building for the proposed development to account for strategic merit, and for which planning controls could be applied accordingly under SEPP 65. The definition of a Residential Flat Building under SEPP 65 includes:

Residential Flat Building (definition): *a building containing three (3) or more dwellings but does not include an attached dwelling or multi dwelling housing.*

To ensure the objectives of SEPP 65 are adhered to, controls ascertained from Parts 3 and 4 of the *Apartment Design Guide* (ADG) have been noted and would be utilised and incorporated within the design of the proposed development, specifically, the proposed staff and student accommodation. **Table 4** outlines the controls that must be considered when designing and accounting for a proposed Residential Flat Building. Where the ADG does not provide provisional setbacks, the *Blacktown Development Control Plan, 2015* (BDCP2015) would be utilised accordingly.

Table 4: *State Environmental Planning Policy No. 65* (SEPP 65) – *Design Quality of Residential Apartment Development* – Staff and Student Accommodation		
Legislative / Policy Control Measure	**Control Description**	**Considerations & Setbacks**
Clause 6A – Development Control Plans Cannot be Inconsistent with Apartment Design Guide (ADG)	Objectives Set Out in Parts 3 & 4 of the ADG	*(a) Visual privacy;* *(b) Solar and daylight access;* *(c) Common circulation and spaces;* *(d) Apartment size and layout;* *(e) Ceiling heights;* *(f) Private open space and balconies;* *(g) Natural ventilation; and,* *(h) Storage*

NSW DP&E – Apartment Design Guide (ADG) 2015 – Part 4: Designing the Building		
Solar and Daylight Access	Optimise the Number of Apartments Receiving Sunlight	Design Criteria: • *Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of two (2) hours direct sunlight between 9am and 3 pm at mid-winter in the Sydney Metropolitan Area; and,* • *A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.* Design Considerations: • *The design maximises north aspect and the number of single aspect south facing apartments is minimised;* • *Single aspect, single storey apartments should have a northerly or easterly aspect; and,* • *Living areas are best located to the north and service areas to the south and west of apartments.*
Natural Ventilation	Ensuring Habitable Rooms are Naturally Ventilated	Design Considerations: • *The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms;* • *Depths of habitable rooms support natural ventilation (see 'apartment size and layout' below);* • *The area of unobstructed window openings should be equal to at least 5% of the floor area served; and,* • *Incorporating openable doors and windows.*
Ceiling Heights	Minimum Ceiling Height	Minimum ceiling heights should follow the following design criteria: • *Habitable rooms – 2.7 m;* • *Non-habitable rooms – 2.4 m;* • *For 2 storey apartments – 2.7 m for main living area floor and 2.4 m for second floor, where its area does not exceed 50% of the apartment area;* • *Attic spaces – 1.8 m at edge of room with a 30-degree minimum ceiling slope; and,* • *Mixed-use areas – 3.3 m for ground and first floor to promote future flexibility of use.* ***Note:** These minimums do not preclude*

		higher ceilings if desired.
Apartment Size and Layout	Minimum Internal Areas	Include: • *Studio – 35 m²;* • *One (1) bedroom – 50 m²;* • *Two (2) bedroom – 70 m²; and,* • *Three (3) bedroom – 90 m²* *The minimum internal areas include only one (1) bathroom. Additional bathrooms increase the minimum internal area by 5 m² each.* *A fourth bedroom and further additional bedrooms increase the minimum internal area by 12 m² each.* *Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.*
	Environmental Performance	• *Habitable room depths are limited to a maximum of 2.5 x the ceiling height; and,* • *In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8 m from a window.*
	Apartment Layout	Design Criteria: • *Master bedrooms have a minimum area of 10 m² and other bedrooms 9 m² (excluding wardrobe space – minimum of 1.5 m);* • *Bedrooms have a minimum dimension of 3 m (excluding wardrobe space);* • *Living rooms or combined living / dining rooms have a minimum width of 3.6 m for studio and one (1) bedroom apartments and 4 m for two (2) and three (3) bedroom apartments; and,* • *The width of cross-over or cross-through apartment are at least 4 m internally to avoid deep narrow apartment layouts.*
Private Open Space and Balconies	Minimum Balcony and Private Open Space	Include: • *Studio apartments - 4 m²;* • *One (1) bedroom apartments – 8 m² (minimum 2 m depth);* • *Two (2) bedroom apartments – 10 m² (minimum 2 m depth); and,* • *Three (3) + bedroom apartments – 12 m² (minimum depth 2.4 m).*
Common Circulation and	Maximum Circulation	*The maximum number of apartment off a*

Spaces	Core on a Single Level	*circulation core on a single level is eight (8).*
Storage	Required storage size (m^3)	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: • *Studio apartments – 4 m^3;* • *One (1) bedroom apartments – 6 m^3;* • *Two (2) bedroom apartments – 8 m^3; and,* • *Three (3) + bedroom apartments – 10 m^3.*
Acoustic Privacy & Noise and Pollution	Minimising Noise	Refer to BDCP2015, Sections 6.9.2 and 6.9.3 listed below.
***Blacktown Development Control Plan 2015* (BDCP2015) – Part C, Section 6**		
Section 6.6 – Setbacks: Front, Rear and Side	Minimum Front Setback	• *9 m for three (3) or more storey buildings; and,* • *7.5 m for one (1) and two (2) storey buildings.* ***Note:** The front setback should generally be in line with the setback characteristics of the neighbouring properties.*
	Minimum Side and Rear Setbacks	• *6 m*
	Corner Lots	*For corner lots, one frontage shall be deemed the main frontage to which the 9 m standard applies based on the main address of the development, the main pedestrian and vehicle access of the development and / or the widest frontage of the development.*
Section 6.8 – Separation Between Buildings	Minimum Separation Distance	*Where more than one (1) building is to be erected on a development site, the minimum separation distance between elements of buildings should be 12 m.*
Section 6.9.2 – Protection of Views	Protecting Views	*The proposed development should minimise the obstruction of views from adjoining buildings.*
Section 6.9.3 – Visual and Acoustic Privacy	Protecting Visual and Acoustic Privacy	*The proposed development should ensure privacy for occupants both during the day and at night is achieved. Furthermore, the outlook and views from private open space areas should be maintained without compromising privacy. Noise disturbances should also be factored into the proposed development by locating noisy activities and mechanical sources of noise away from the living areas and private open spaces.*

4.10 STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND

State Environmental Planning Policy No.55 – Remediation of Land (SEPP 55) provides a state-wide planning approach for the remediation of land and aims to promote the remediation of contaminated land to reduce the risk of harm.

Clause 7(1) of SEPP 55 requires the consent authority to consider whether land is contaminated prior to consent of a development.
Previous Detailed Site Investigations have been carried out over the subject site and found the following:

- The historical use of the subject site comprised primarily of agriculture use until the 1970's, after which the premises transitioned into rural / residential property's which they have been currently identified as;
- Due to the historical nature of the still-standing erected residence, the potential for asbestos should be considered throughout the demolition stage of the proposed development. It is noted, that four (4) Areas of Environmental Concern (AECs), namely areas associated with the fill around the residential dwelling and the dam were identified as part of the results recorded in the contamination report;
- The investigations entailed throughout the contamination report included soil and surface water testing at six (6) various locations which were identified as potential AECs. From the identified locations, contaminants of potential concern that may have occurred as a result of the prior land use, as-well-as the associated fill material on the subject site were sampled and tested; however, no such exceedances were recorded in any of the soil samples gathered;
- Surface water of the associated dam traversing the properties should be chemically treated prior to discharge, and safe application to the land should be ensured so that no run-off would leave the subject site;
- Advised that a hazardous materials survey may be conducted on the existing residential dwelling prior to demolition to account for the management of any potential risks, namely, asbestos and polychlorinated bi-phenyls (PCBs); and
- A contaminated land professional should be consulted with should any unexpected finds concerning stained or odorous material be uncovered during the demolition and construction phases of development; and,
- In accordance with the requirements of *State Environmental Planning Policy No. 55 – Remediation of Land* (SEPP 55) and adherence to the *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites* (NSW EPA, 2011), the report concludes that there is a low likelihood of unacceptable contamination to be present on the subject site due to the historical past and present status of the associated land use activities.

The future EIS would be supported by further Detailed Site Investigation and any recommendations and controls provided would be implemented as deemed necessary.

4.11 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

As the proposed Gurdwara (ancillary to the proposed school) is identified and described as a 'Place of Public Worship', it holds contextual grounding in regard to *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP). Under Schedule 3 of ISEPP, the referral thresholds for a 'Place of Public Worship' with regard to the proposed development are as follows:

- *200 or more motor vehicles; and,*
- *50 or more motor vehicles.*

As the proposed development would accrue an amount exceeding the identified thresholds, referral to RMS is required under ISEPP.

4.12 STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

The *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Sydney Region Growth Centres SEPP) EPI is applicable to the subject site, specifically, concerning a Development Application (DA) running concurrently to the proposed school, which integrates a proposed residential

subdivision, of 10 Torrens Title subdivided lots along the western perimeter of the identified subject site, as discussed previously in **Section 3.2** of this SEARs request.

The proposed development is contextually situated and identified as part of the Sydney Region Growth Centres SEPP, located within the North West Growth Centre Precinct Boundary – Riverstone East (along Tallawong Road, Rouse Hill) – which, forms part of the Precinct Plan identified as the *Blacktown Growth Centres Precinct Plan, 2013*. It is noted in **Section 4.8** that the Education SEPP is the prevailing EPI for the proposed development.

Permissibility

Under the Sydney Region Growth Centres SEPP, the subject site is categorised by the Low Density Residential (R2) zone (refer to **Figure 3** below).

The objectives of the Low Density Residential (R2) zone are:

- *To provide for the housing needs of the community within a low density residential environment;*
- To enable other land uses that provide facilities or services to meet the day to day needs of residents;
- *To allow residents to carry out a reasonable range of activities from their homes, where such activities are not likely to adversely affect the living environment of neighbours; and,*
- *To support the well-being of the community, by enabling educational, recreational, community, religious and other activities where compatible with the amenity of a low density residential environment.*

Within the Low Density Residential (R2) zone the following land uses are permitted without consent:

- *Home occupations.*

Within the Low Density Residential (R2) zone the following land uses are permitted with consent:

- *Bed and breakfast accommodation; Boarding houses; Business identification signs; Centre-based child care facilities; Community facilities; Drainage; Dual occupancies;* ***Dwelling houses****; Earthworks;* ***Educational establishments****; Environmental protection works; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Information and education facilities; Neighbourhood shops;* ***Places of public worship****; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; Studio dwellings; Veterinary hospitals.*

Within the Low Density Residential (R2) zone the following land uses are prohibited:

- *Any development not specified in item 2 or 3*

It is important to note that the subdivision DA running concurrently to the proposed SSD encapsulated the principal development standards listed in Part 4 of the Sydney Region Growth Centres SEPP. As mentioned above in **Section 4.8**, the Education SEPP would be the prevailing EPI for the proposed development.

It is acknowledged that Part 5, Clause 19 recognises development on flood prone land. The proposed development entails a body of water (dam) comprising the centre of the subject site. The intent with regard to the dam, is to safely discharge the water (after chemically treating the water). The pursuant EIS would effectively assess the requirements, recommendations and mitigation measures associated with flood prone land.

Clause 6.1 refers to public utility infrastructure, and explains the following:

- *Development consent must not be granted for development on land to which this Precinct Plan applies unless the consent authority is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required;*
- *This clause does not apply to development for the purpose of providing, extending, augmenting, maintaining or repairing any public utility infrastructure referred to in this clause; and,*
- *In this clause, public utility infrastructure includes infrastructure for any of the following:*
    - *The supply of water;*
    - *The supply of electricity; and,*
    - *The disposal and management of sewage.*

The pursuant EIS would analyse the capability and potential for existing and required public utility infrastructure concerning the proposed development.

Clause 6.2 prescribes further provisions concerning educational establishment in the Low Density Residential (R2) zone. The objectives of the clause are as follows:

(a) to permit, with development consent, information and education facilities within Zone R2 Low Density Residential in limited circumstances;
(b) to provide criteria for the location and development of information and education facilities within Zone R2 Low Density Residential in the Blacktown Growth Centres Precinct; and,
(c) to ensure that development for the purposes of information and education facilities does not detract from the character and amenity of land within Zone R2 Low Density Residential.

Proposed development for the intended purpose of an educational establishment is permissible with development consent only on land within the Low Density Residential (R2) zone that:

(a) adjoins land within Zone E2 Environmental Conservation, or that is separated from land within Zone E2 Environmental Conservation only by a public road, or
(b) is within 90 metres of a public transport stop, or
(c) adjoins an educational establishment or a community facility or that is separated from an educational establishment or a community facility only by a public road.

Development consent must not be granted for an information and education facility if it would be located within 800 metres of another information and educational facility within Zone R2 Low Density Residential.

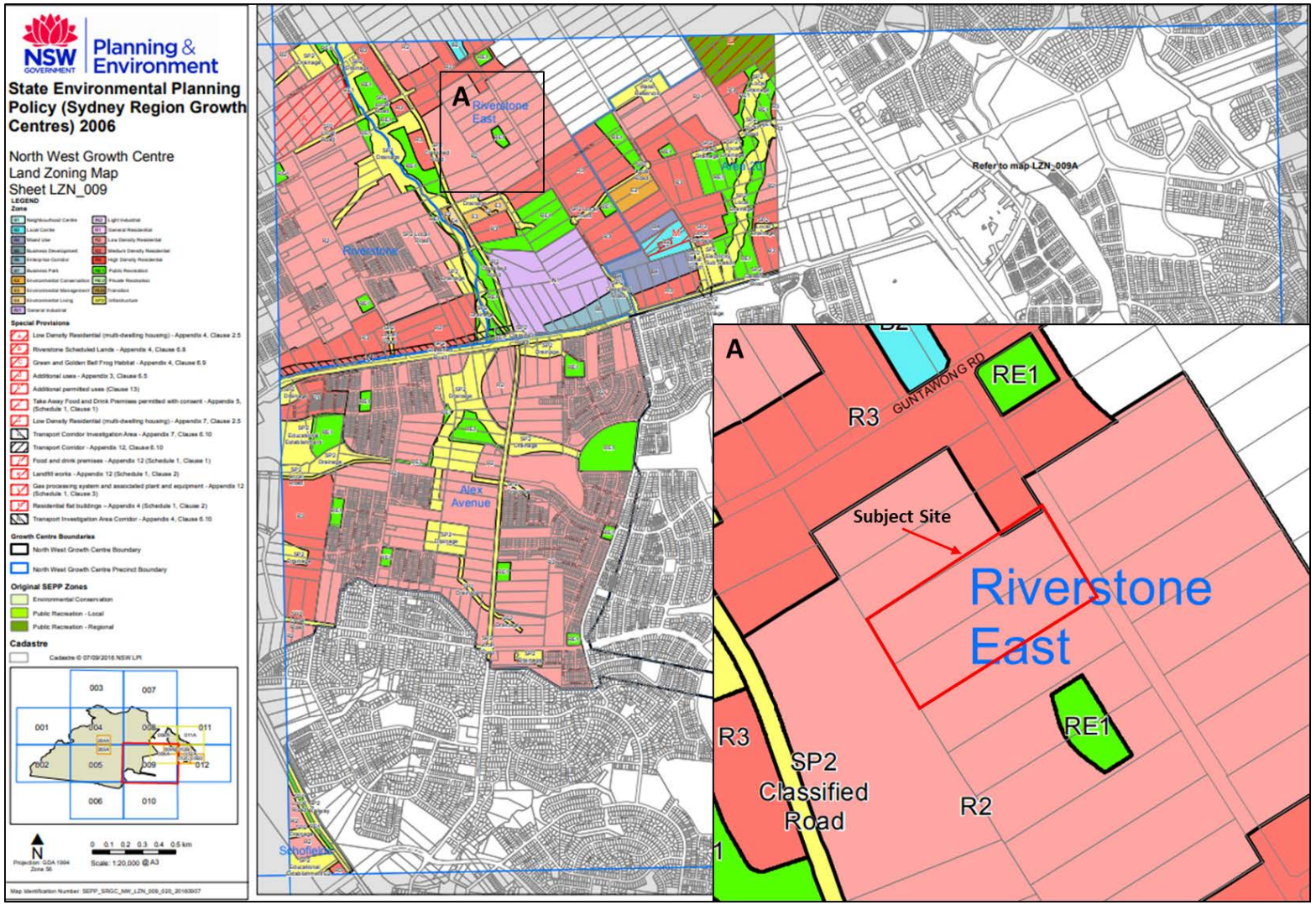


Figure 3 *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* **– Applicable Zoning Category for the Proposed Development (NSW Legislation, 2018)**

Additionally, the proposed development entails an architectural element defined as a Gurdwara & Langar (ancillary to the school), which translates to a Place of Public Worship. As described in **Section 3.2** the proposed Gurdwara & Langar would be used for multi-purpose reasons ancillary to the other school buildings on the subject site. It would also be home to the proposed school hall. As there are no such definitive development and design standards identified in the Education SEPP for a Place of Public Worship, subsequent development controls have been utilised through the available provisions of the *Blacktown City Council Growth Centre Precincts Development Control Plan 2018*.

Table 5 below outlines the planning controls that are applicable to the proposed Gurdwara & Langar (Place of Public Worship), which would act as an ancillary architectural element to the proposed school.

Table 5: ***Blacktown City Council Growth Centres Precincts Development Control Plan, 2018***	
Proposed Sikh Grammar School – Gurdwara & Langar	
Controls	*1. Places of worship are to be located within centres of co-located with other community facilities in residential areas as to create a community focal point, to share facilities such as parking, and to minimise impacts on residential areas.* *2. Places of public worship and educational establishments are preferably to be located on land with frontage to a collector road. Corner sites are preferred.* *3. In assessing applications, Council will consider the following:* • *The privacy and amenity of adjoining developments;* • *The need and adequacy for provision of buffer zones to surrounding residential development;* • *Urban design;* • *Location;* • *The size of the land where the development is proposed;* • *Traffic generation and the impacts of traffic on the road network and the amenity of nearby residents;* • *The availability of parking;* • *The scale of buildings and their capacity; and,* • *Hours of operation and noise impacts.* *4. A traffic and transport report / statement is to accompany the Development Application addressing the impact of the proposed development on the local road system and defining car parking requirements.* *5. A landscape plan and associated documentation is to be submitted with the Development Application identifying existing vegetation and community plant species and / or existing design elements of the site layout, and the proposed landscaping treatment of the development.* *6. Car parking spaces shall be provided in accordance with:* • *One (1) space per four (4) seats; or,* • *One (1) space per 10 m^2 of seating area (whichever is greater)* *7. For certain uses, the provision of overflow parking may be necessary particularly where such developments incorporate halls used for social gatherings. Overflow parking areas could be provided on open grassed areas and need not be formally sealed or line-marked. Proposed overflow parking areas are to be clearly shown on plans submitted with the Development Application.* *8. Development must be designed to minimise the possibility of noise disturbance to the occupants of adjoining or neighbouring dwellings.*

	9. Development must be designed to minimise the possibility of noise to the occupants of adjoining or neighbouring dwellings. *10. Where it is likely that a development may cause an adverse noise impact on nearby residential areas, an acoustic report will be required to be submitted to Council with the Development Application.* *11. Development must comply with the DECCW noise guidelines.* *12. Where appropriate buffers should be put in place to limit noise impacts on the surrounding area.* *13. Sources of noise such as garbage collection, machinery, parking areas and air conditioning plants are sited away from adjoining properties and screened / insulated by walls or other acoustic treatment. Noise levels are not to exceed specified limits at the most affected point of the property boundary.* *14. The general hours of operation for places of public worship and educational establishments are between 7am and 9pm.* *15. Variation to the approved hours of operation may be approved by Council subject to other requirements or a merit assessment.*

4.13 BLACKTOWN LOCAL ENVIRONMENTAL PLAN 2015

The *Blacktown Local Environmental Plan 2015* (BLEP2015) is subsided by the prevailing Sydney Region Growth Centres SEPP with regard to the overall permissibility and development control standards of the subject site; however, where the Sydney Region Growth Centres SEPP (and associated DCP), as-well-as other mentioned SEPP's, do not prescribe development control standards, BLEP2015 would be applied. Specifically, the *Blacktown Development Control Plan 2015* (BDCP2015), discussed below in **Section 4.14**.

4.14 BLACKTOWN DEVELOPMENT CONTROL PLAN 2015

Clause 11 of the SRD SEPP provides that:

> *Development control plans (whether made before or after the commencement of this Policy) do not apply to:*
>
> *(a) State significant development*

Additionally, Clause 35(9) of the E-SEPP, which relates to schools that are permitted with consent, provides that:

> *A provision of a development control plan that specifies a requirement, standard or control in relation to development of a kind referred to in subclause (1), (2), (3) or (5) is of no effect, regardless of when the development control plan was made.*

The proposed school within a Prescribed Zone is development referred to in subclause (1), and therefore the provisions of a DCP are not applicable. Due to merit-based circumstances with the proposed development, particularly, the proposed staff and student accommodation, certain controls and setbacks have been utilised as the prevailing EPIs did not provide such warranted provisional controls and setbacks.

PART E ENVIRONMENTAL ASSESSMENT

A screening analysis of the potential environmental issues applicable to the proposed development is presented in **Table 5** below. This risk-based analysis has been used to further identify the key environmental issues requiring further assessment and assist the preparation of the SEARs for the proposed development.

The analysis is based on preliminary environmental assessment of the subject site only. The EIS for the proposed development would fully address these items and other environmental issues relevant to the proposed development.

Table 3. Environmental Risk Assessment

Issue	Analysis
Soil and water	▪ The stormwater management strategy for the subject site is proposed to include on-site detention (OSD) basins and/or tanks. ▪ Rainwater would be harvested for non-potable reuse on the site. ▪ Waste water would be managed and treated for reuse as subsurface irrigation. Drainage infrastructure would include a waste water irrigation field. ▪ During construction, an Erosion and Sediment Control Plan would be implemented to protect the downstream drainage system and receiving waters from sediment-laden runoff. ▪ Bulk earthworks would be designed to minimise the extent of cut and fill and allow the balance of soil to be re-used on-site. Top soil would be stockpiled for re-use within landscaped areas, play areas and sports fields.
Contamination	▪ The historical use of the subject site comprised primarily of agriculture use until the 1970's, after which the premises transitioned into rural / residential properties which they have been currently identified as. ▪ Due to the historical nature of the still-standing erected residence, the potential for asbestos should be considered throughout the demolition stage of the proposed development. It is noted, that four (4) Areas of Environmental Concern (AECs), namely areas associated with the fill around the residential dwelling and the dam were identified as part of the results recorded in the contamination report. ▪ The investigations entailed throughout the contamination report included soil and surface water testing at six (6) various locations which were identified as potential AECs. From the identified locations, contaminants of potential concern that may have occurred as a result of the prior land use, as-well-as the associated fill material on the subject site were sampled and tested; however, no such exceedances were recorded in any of the soil samples gathered. ▪ Surface water of the associated dam traversing the properties should be chemically treated prior to discharge, or safe application to the land to ensure no run-off would leave the subject site. ▪ Advised that a hazardous materials survey may be conducted on the existing residential dwelling prior to demolition to account for the management of any potential risks, namely, asbestos and polychlorinated bi-phenyls (PCBs).

	▪ A contaminated land professional should be consulted with should any unexpected finds concerning stained or odorous material be uncovered during the demolition and construction phases of development. ▪ In accordance with the requirements of *State Environmental Planning Policy No. 55 – Remediation of Land* (SEPP 55) and adherence to the *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites* (NSW EPA, 2011), the report concludes that there is a low likelihood of unacceptable contamination to be present on the subject site due to the historical past and present status of the associated land use activities. ▪ The future EIS would be supported by further Detailed Site Investigation and any recommendations and controls provided would be implemented as deemed necessary.
Flora and fauna	▪ The site has been predominantly cleared, with the exception of a limited area of remnant native vegetation scattered across the subject site. Minor vegetation clearing would be required; however, the nature of such clearing would require further ecological assessment, which would be further detailed throughout the EIS pursuant of this SEARs request. ▪ Cumberland Plain Woodland community has been identified on the subject site described as the community is likely to occur within the area. Further ecological assessment would be undertaken as part the EIS. ▪ A preliminary threatened species assessment considers it unlikely that the proposed development would have a significant impact on any threatened species, populations or ecological communities listed under the EPBC Act & BC Act. For reinforced confirmation, further ecological assessment would be undertaken as part the EIS. ▪ As part of the proposed development, no riparian area would be impacted. It is noted that the First Ponds Creek riparian area / watercourse occurs approximately 420 m to the west. ▪ The future Landscape Plan for the site would be informed by detailed Ecological Assessment.
Noise	▪ The site is not located in immediate proximity of any sensitive land uses, being suitably separated from the nearest residential development. Noise associated with students in outdoor areas is unavoidable but would occur only for short periods throughout the day and only during school hours. ▪ Neither is the site situated in proximity of any significant noise-generating activities that would adversely affect the operation of the school or require specific design adaptions. Detailed acoustic assessment would be further provided in the EIS. ▪ The acoustic impacts generated through the future operation of the school and associated traffic along Tallawong Road would be assessed as part of the future EIS, having regard for relevant noise criteria.
Air quality	▪ Given the nature of the proposed development, being for a school, it is not anticipated that there would be any unacceptable air quality impacts. ▪ During construction, air quality would be managed through appropriate dust mitigation measures.
Ecologically sustainable	▪ The development would be designed in accordance with the principles of Ecologically Sustainable Development (ESD), incorporating active and

design	passive design elements to reduce energy and water consumption and reduce the emission of greenhouse gases. ▪ Specifically, the use of energy would be reduced through passive solar design, highly-insulated building envelopes, solar and glare control, and energy-efficient electrical appliances. Building design to maximise natural ventilation would reduce reliance on air-conditioning systems. Heat recovery ventilation systems, a ground-source heat recovery pump, and solar thermal panels to produce hot water for a hydronic underfloor heating system, would be investigated and may also be adopted.
Waste	▪ Waste generated during construction would be managed through a Construction Management Plan that makes provision for waste minimisation, storage, separation, transportation and disposal. ▪ Similarly, ongoing waste generation associated with the operation of the school would be managed through a Plan of Management.
Traffic and transport	▪ The main access point to the school is proposed via Tallawong Road as-well-as being accessible by the newly proposed access roads that would run perpendicular to Tallawong Road alongside the proposed development. ▪ The proposed car parks, inclusive of disabled spaces, have been designed with sufficient capacity to accommodate all car parking on the subject site with no off-site overflow. ▪ The delivery of car parking would be phased in conjunction with the phased construction and growth of the proposed school. Provisional areas within the subject site would be reserved for future car parking, with the actual construction of car parking spaces to respond to staff numbers. The number of parking spaces provided on-site at any one time would accord with the DCP formula which adopts staff numbers as the basis of the parking requirement. ▪ 'Kiss-and-ride' spaces have been allocated within the subject site to enable student drop-offs and pick-ups to take place within the secure environment of the school rather than on the street. ▪ To reduce the use of private vehicles, the adoption of communal transport modes would be encouraged, particularly, with the Sydney Metro in close proximity to the subject site. ▪ To similarly reduce car use and the traffic generation associated with the new development, car-sharing would be promoted for staff and parents. ▪ All areas for vehicular access, manoeuvring and parking would be designed to comply with relevant Australian Standards. All site ingress/egress and internal circulation would be in a forward direction. ▪ A Traffic Impact Statement would be prepared as part of the future EIS to address all matters related to traffic, transport and parking. Swept paths would be included within the Traffic Impact Statement to demonstrate that the subject site provides suitable arrangements for vehicle manoeuvring.
Other infrastructure and services	▪ Additional to the stormwater, waste water and transport infrastructure described above, the following infrastructure and services are included in the subject site Masterplan: ▪ Sewer treatment plant

	▪ Waste water irrigation field ▪ New substation ▪ Communications/data network, including NBN glass fibre cable connection to the premises ▪ Cold water connection ▪ Stormwater management system ▪ Waste and recycling facility ▪ Security system ▪ Hot water system ▪ Heating system
Heritage	▪ The subject site is not identified as, or in proximity of, a heritage item or heritage conservation area. ▪ As part of the EIS, an Aboriginal Heritage Assessment would be carried out.
Site layout, design and visual amenity	▪ The proposed buildings (two to three storeys) would reduce the built footprint of the proposed school and maximise the area of outdoor open space available for active and passive play and natural landscaping. Approximately 40% of the subject site would be retained as open space. ▪ The siting of the subject site on the sloping area of the site would increase access to natural daylight, breezes and overshadowing factors too. ▪ Building design, as-well-as tree planting, would mitigate summer solar gain, hot dry summer winds and cold winter winds associated with the westerly aspect. ▪ The existing landscape would be improved through careful selection of plants and grasses to encourage native insects, birds, bats and other wildlife. ▪ Landscaping adjacent to the site boundaries would soften the appearance of the built form, enhance the vegetated character and 'green' views towards the subject site. ▪ The site layout and design respond to subject sites constraints, and in particular would protect and enhance constrained areas where possible. Mitigation measures and recommendations would be adhered to accordingly based on consultant reports to be provided for incorporation into the EIS.
Hazards	▪ A portion of the subject site is affected by flood prone land as identified earlier in **Section 4.12**. Controls and mitigation measures would be implemented to account for such land, as-well-as further assessment being undertaken throughout the pursuant EIS.

PART F CONCLUSION

The proposed development is for a new school; thus, the development is defined as State Significant Development pursuant to Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011*. In accordance with this State Significant Development Application, formal approval for the Masterplan and all built form is sought. Subsequent to consent being granted, the intent is to stage construction, enabling proposed facilities to be delivered and expanded in line with the growth of student and staff numbers.

The key objectives of the proposed development, being to respond to growing demand for educational facilities in the Greater Western Sydney, specifically, the North West Growth Area would be achieved through the delivery of a well-designed and high-quality teaching and learning environment. The layout and design of the proposed school have also considered environmental constraints and surrounding sites to ensure compatibility with the local context is met.

Responding to these objectives, the proposed Sikh Grammar School at 151-161 Tallawong Road, Rouse Hill (Lot 42 & 43 DP 30186), would ultimately accommodate a population of approximately 1370 students and 120 staff.

The proposed school would include a 3-stream primary school, 4-stream secondary school, staff and student accommodation, early learning centre, Gurdwara & Langar, administration and library buildings, a 'cola' and visual performing arts hall (integrated into secondary school) and a sports centre, as-well-as outdoor play areas and sports fields. Car parking, infrastructure and required services would also be provided, subject to traffic modelling currently being undertaken.

As noted throughout this document, the development would be carried out in an environmentally sustainable manner and shall implement suitable mitigation measures to ensure that the amenity and function of surrounding land uses are not compromised. Through remediation of contaminated soils and the maintenance of vegetated areas (if deemed necessary), the quality of the site's environment would also be enhanced.

It is requested that the NSW DP&E issue formal SEARs for the preparation of an Environmental Impact Statement (EIS) for the proposed development as State Significant Development.

APPENDIX 1 – SURVEY PLAN

NOTE:

THIS DETAIL SURVEY IS NOT A "LAND SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002. IF ANY CONSTRUCTION OR DESIGN WORK, WHICH RELIES ON CRITICAL SETBACKS FROM THE STREET OR BOUNDARIES IS PLANNED, IT WOULD BE IMPERATIVE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.

PRIOR TO ANY CONSTRUCTION WORK, SURVEY MARKS SHOULD BE PLACED TO DEFINE THE PROPERTY BOUNDARIES.

SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.

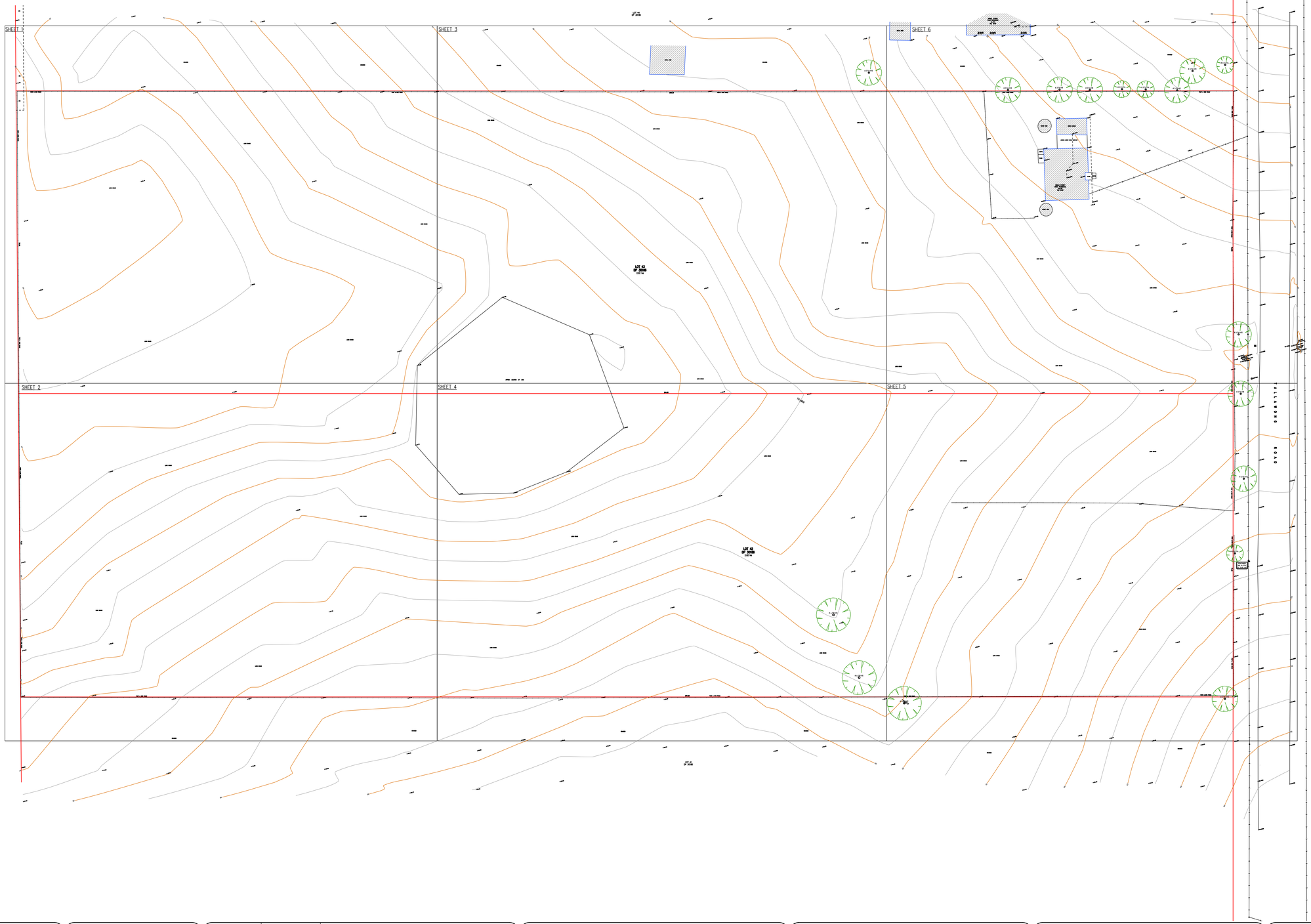
LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) USING PM 57626 WITH RL 66.24 (AHD).

RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ± 0.05m.

CONTOURS SHOWN DEPICT THE TOPOGRAPHY. EXCEPT AT SPOT LEVELS SHOWN THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. THE SPOT LEVELS ARE TRUE FOR THEIR POSITION, AND ARE INTENDED TO BE USEFUL TO REPRESENT THE GENERAL TERRAIN. CARE SHOULD BE TAKEN IF EXTRAPOLATING.

LOT 42:
F901549- RIGHT OF CARRIAGEWAY
M411318- COVENANT
LOT 43:
F901549- RIGHT OF CARRIAGEWAY
M411318- COVENANT
(A) EASEMENT FOR DRAINAGE 1.83 WIDE (H500894)

BOUNDARIES HAVE NOT BEEN LOCATED BY SURVEY. THE BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM THE TITLE DEPOSITED PLAN AND ARE APPROXIMATE RELATIVE TO THE DETAIL SURVEY.



TSS TOTAL SURVEYING SOLUTIONS
ARTARMON | CAMDEN | MANLY VALE

REVISION No.	REVISION DATE:	COMMENT:

LEGEND:

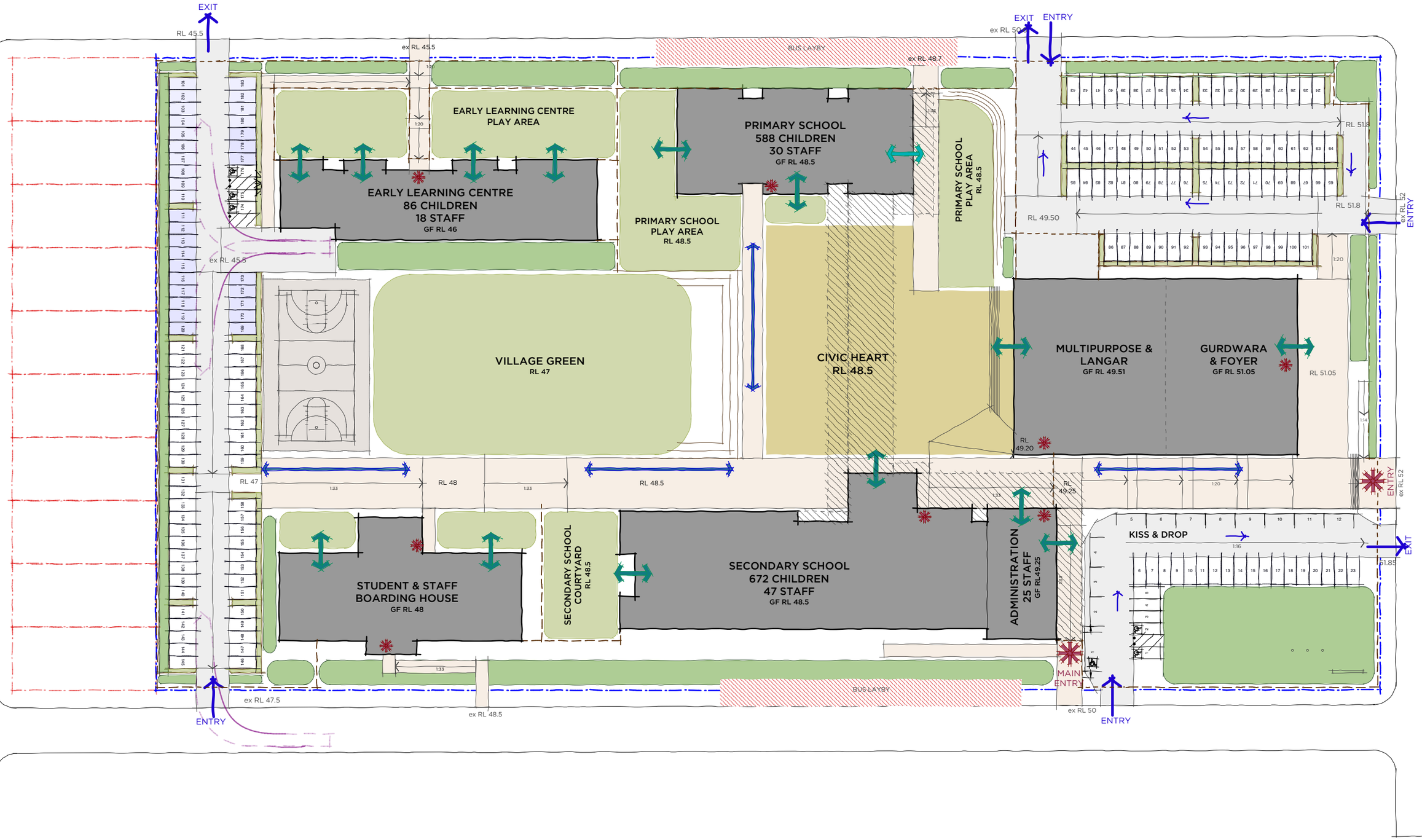
EC - EDGE OF CONCRETE
TK - TOP OF KERB
TW - TOP OF WINDOW
BW - BOTTOM OF WINDOW
TG - TOP OF GUTTER
RR - ROOF RIDGE
FL - FLOOR LEVEL
PL - POWER LINES
BAL - BALCONY
AWN - AWNING
Ø.4/S10/H16 - DIAMETER/SPREAD/HEIGHT

BAR SCALE
0 1 2 3 4 5 10m
PLOTTED SCALE 1:100 (A0 SIZE SHEET)

PLAN SHOWING DETAIL & LEVELS OVER LOTS 42 & 43 IN DP 30186

CLIENT:	THE SIKH GRAMMAR SCHOOL SYDNEY	JOB No.: 181107	LGA: BLACKTOWN
PROJECT:	ROUSE HILL	PLAN No.: 181107_A	DATUM: AHD
ADDRESS:	151-161 TALLAWONG ROAD, ROUSE HILL	DATE: 31/05/2018	SCALE: 1:100@A0
		DRAWN: RB	CONT. INTERVAL: 0.25m
		CHK: GS	SHEET 1 OF 7

APPENDIX 2 – MASTERPLAN



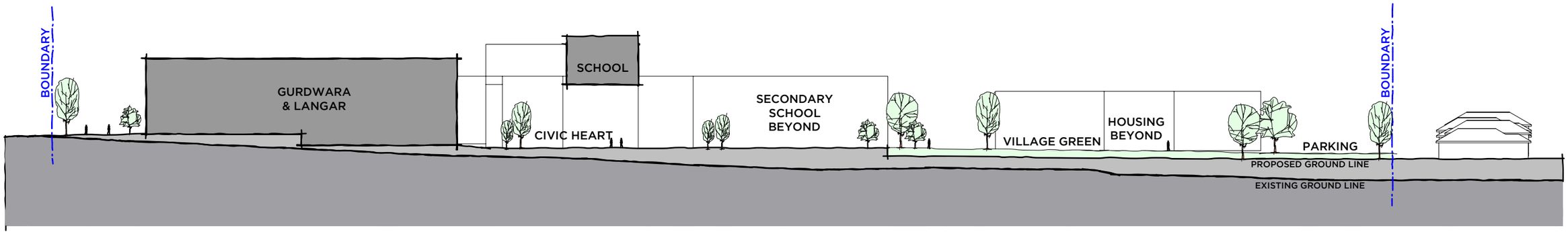
0 10 20 30 40 50M

PMDL ARCHITECTURE INTERIORS MASTERPLANNING

Proposed Master Plan

Sikh Grammar School

© PMDL	pmdl.com.au	Project	2757	Scale	1:750 @A3	Date	JULY 2018	Dwg	SK100



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PMDL ARCHITECTURE INTERIORS MASTERPLANNING

Proposed Master Plan - Section

Sikh Grammar School

pmdl.com.au | Project 2757 | Scale 1:750 @A3 | Date JULY 2018 | Dwg SK200