



State Significant Development

Project Name: Sikh Grammar School Rouse Hill

Case ID: SSD-9472

Proponent Details

Project Owner Info

Title	Mr
First Name	Bhupinder
Last name	Singh
Role/Position	Board member
Phone	0430586199
Email	bsingh64@yahoo.com
Address	151 TALLAWONG ROAD ROUSE HILL , New South Wales, 2155 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	Sikh Grammar School Australia
ABN	69136620329

Primary Contact Info

Are you the primary contact?

Yes

Primary Contact

Travis Lythall

Title	Mr
First Name	Travis
Last Name	Lythall
Role / Position	Consultant
Phone	0447493097
Email	tlythall@willowtp.com.au

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Sikh Grammar School Rouse Hill
Industry	Education, Health & Safety
Development Type	Educational establishments
Capital Investment Value (excl GST)	AUD167,533,780.00
Indicative Operation Jobs	120
Indicative Construction Jobs	250

Description of Development

Consent is sought for masterplan approval and built form on the Subject Site, for the purposes of an Educational Establishment for the Sikh Grammar School. Operational use of the School will include a K-12 curriculum and an Early Learning Centre; and ancillary uses such as Student Accommodation and a Place of Public Worship (Gurdwara & Langar).

Concept Development

Are you intending to submit a Concept Application?

No


Site Details

Site Information

Site Name	Sikh Grammar School
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Site Address (Street number and name)	151-161 Tallawong Road, Rouse Hill
Site Co-ordinates - Latitude	-33.684129
Site Co-ordinates - Longitude	150.893

Local Government Area

Local Government	District Name	Region Name	Primary Region
Blacktown	Central City District	Sydney	

Lot and DP

Lot 42

Lot 43

DP 30186

Landowners Consent

Is Landowner's consent required?

No

Reason Landowner's consent is not required

The Applicant owns all the land subject of the proposal

The development is proposed to be undertaken by a public authority

The development is set out in clause 5 (Mining) or 6 (Petroleum (oil and gas)) of Schedule 1 to [APP 1.7 Legal Obligations for Assessing SSD](#) and does not include development on land that is a state conservation area reserved under the [Lobbyist and Business Contacts](#)

The development is on land with multiple owners as designated by the Secretary of the Department of Planning and Environment.

Statutory Context

Under [State Environmental Planning Policy \(State and Regional Development\) 2011](#) , which schedule does your State Significant Development application relate to?

Schedule 1: SSD - General

Schedule 1: SSD - General

Clause 15 – Educational establishments

Permissibility of Proposal

Permissible with consent

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [Schedule 1, Part 1, clause 1\(2\) of the Environmental Planning and Assessment Regulation](#))

Yes

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the EP&A Act, require any of the following:

A permit under section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the EP&A Act in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?

No

An approval under [Section 15](#) of the [Coal Mine Subsidence Compensation Act 1961](#)?

No

A mining lease under the [Mining Act 1992](#)?

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?

No

A licence under the [Pipelines Act 1967](#)?

No

Attachments

Attachments

File Name	Environmental Impact Statement_151-161 Tallawong Road, Rou
File Name	Appendix 5 - CIV and Quantity Surveyors Report_151-161 Tal
File Name	Appendix 9 - Construction Staging Plans_151-161 Tallawong
File Name	Appendix 8 - Architectural Plans_151-161 Tallawong Road, R
File Name	Appendix 13 - Civil Engineering Drawings_151-161 Tallawong
File Name	Appendix 34 - BCA Report_151-161 Tallawong Road, Rouse Hill
File Name	Appendix 12 - Landscape Design Report & Plans_151-161 Tall
File Name	Appendix 11 - Architectural Design Report_151-161 Tallawon
File Name	Appendix 18 - Preliminary Site Investigation (Phase 1) Con
File Name	Appendix 23 - Aquatic and Terrestrial Ecology Assessment_1
File Name	Appendix 25 - Aboriginal Cultural Heritage Assessment Repo
File Name	Appendix 10 - Indicative Stage 1 Construction Plans_151-16
File Name	Appendix 21 - Noise and Vibration Impact Assessment_151-16
File Name	Appendix 19 - Traffic and Parking Impact Assessment_151-16
File Name	Appendix 27 - Social Impact Assessment_151-161 Tallawong R
File Name	Appendix 16 - Geotechnical Engineering and Salinity Assess
File Name	Appendix 20 - Construction Traffic Management Plan_151-161
File Name	Appendix 17 - Preliminary Site Investigation (Phase 1) Con
File Name	Appendix 31 - Access Report_151-161 Tallawong Road, Rouse
File Name	Appendix 14 - Tailout Civil Engineering Drawing_151-161 Ta
File Name	Appendix 22 - Odour Advice_151-161 Tallawong Road, Rouse H
File Name	Appendix 26 - Bushfire Assessment Report_151-161 Tallawong
File Name	Appendix 29 - Ecologically Sustainable Development Report_
File Name	Appendix 33 - Mechanical Strategy_151-161 Tallawong Road,
File Name	Appendix 3 - Blacktown City Council Growth Centres Develop
File Name	Appendix 28 - Site Infrastructure Assessment_151-161 Talla
File Name	Appendix 2 - Clause 4.6 Variation Request_151-161 Tallawon
File Name	Appendix 24 - Waste Management Plan_151-161 Tallawong Road
File Name	Biodiversity Certification Order_151-161 Tallawong Road, R
File Name	Appendix 6 - Survey Plan_151-161 Tallawong Road, Rouse Hill
File Name	Appendix 4 - Environmental Risk Assessment_151-161 Tallawo
File Name	Appendix 38 - Development Contributions Plan Letter_151-16
File Name	Appendix 1 - Secretary's Environmental Assessment Requirem
File Name	Appendix 7 - Subdivision Plan_151-161 Tallawong Road, Rous
File Name	OEH Aboriginal Cultural Heritage Assessment Report Cover L
File Name	Applicant Checklist for Lodgement of EIS - new

File Name	Letter of Authority_Owner's Consent_151-161 Tallawong Road
File Name	Appendix 39 - Lighting Design Statement
File Name	Appendix 32 - Structural Engineering Letter of Support_151
File Name	Appendix 36 - Government Architect NSW Meeting Minutes_151
File Name	Appendix 37 - Operational Management Plan_151-161 Tallawon
File Name	Appendix 35 - BCA Capability Statement_151-161 Tallawong R
File Name	Appendix 15 - Concept Stormwater Management Plan and Preli
File Name	Appendix 30 - Fire Engineering Report_151-161 Tallawong Ro
