

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

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18 June 2019

Mr Jim Betts
Secretary
Department of Planning and Environment
320 Pitt Street
Sydney NSW 2000

Attention: Scott Hay

Dear Scott,

REQUEST TO AMEND SEARS ISSUED FOR THE NEW MARSDEN PARK PUBLIC SCHOOL (SSD 9809)

We write on behalf of School Infrastructure New South Wales (SINSW) requesting the Secretary prepare and issue amended Secretary's Environmental Assessment Requirements (SEARs) for the New Marsden Park Public School Development (SSD 9809).

Three key changes are required:

1. Removal of reference to concept proposal: The original SEARs dated 11 January 2019 incorrectly nominates the proposal as a Concept Proposal. SINSW intend to lodge a single stage State Significant Development Application (SSDA) for the construction of a 1,000-student primary school. It is requested that the SEARs are amended to remove reference to concept proposal.
2. Inclusion of construction staging: Growth within the Schofields education cluster and timing constraints has necessitated a potential requirement for a temporary school to be included as a construction stage (as a contingency) to ensure that the site can accommodate students at the start of the school year in 2020.
3. Design changes: SINSW has redesigned the new school (more in line with the approved North Kellyville Public School under SSD 17_8344). This has resulted in changes to the layout, built form and landscaping of the proposal.

The purpose of this letter is to detail the changes to the development so that the Secretary can reissue SEARs that reflect the proposed development.

1. PROJECT BACKGROUND

SINSW lodged a request for SEARs in November 2019 for the construction of a new primary school with capacity to accommodate 1,000 students at the corner of Northbourne Drive (to the east) and a proposed future road (to the north) within the Elara Estate, Marsden Park. The school site is legally described as Lot 2889 in Deposited Plan 1230906 and extends to an area of approximately 3 hectares.



The Elara Estate, currently being developed by Stockland, is envisaged to provide a master planned community with access to a range of community facilities, sporting field, and retail premises. The projected population growth within the local Schofield's education cluster is expected to increase in student enrolments by approximately 2,573 students by 2031. The proposed school is expected to cater for a modest proportion of this predicted student population growth.

The site has been the subject of development approvals issued by Blacktown Council associated with the subdivision and bulk earthworks of the Elara Estate. Most recently a DA was approved by Council for the subdivision of the parent lot to create the subject site (which was registered in early 2019).

The indicative concept design submitted for original SEARs included the construction of a three-storey school development to accommodate 1,000 students. Proposed school facilities included a communal hall, a canteen, a library, toilet facilities, administration spaces, home base rooms, staff rooms, and a library.

The proposed built form was broken up into three separate blocks that surround an outdoor area as the central point of the school. The blocks are connected by circulation spaces at the first and second floor level.

2. MODIFICATIONS TO CONCEPT SCHEME

Remove Reference to Concept Proposal

It is requested that the Secretary modify the SEARs for SSD 9809 to remove any reference to a Concept Proposal. The proposal is for a detailed design SSDA only and a Concept approval is not required.

Inclusion of Construction Staging

Given the timing constraints for the school, contingency needs to be built into the approval in case the permanent school cannot be delivered in time. SINSW proposes to include construction with the development:

- Construction Stage 1 (Temporary School): a temporary school facility constructed within the western portion of the development site located on the future sports grounds. This temporary school facility is to accommodate a maximum of 500 students at any given time. Should the permanent school progress as per the program, the temporary school will not be required.
- Construction Stage 2 (Construction of Permanent School Facility): a permanent school facility with capacity to accommodate a maximum of 1,000 students.

The site will accommodate a maximum of 1,000 students at completion. A construction management plan will be prepared to accompany the SSDA to further detail the proposed construction staging of the development.

Design Changes

The modified design is detailed in the accompanying preliminary site plan appended to this letter. Its is preliminary only and subject to further design.

Detailed design review has resulted in changes which generally relate to the reconfiguration of the permanent school campus. The concept design includes the construction of a permanent consolidated two storey courtyard building approximately 12 metres in height which would exceed the existing



maximum building height control pursuant to State Environmental Planning Policy (Sydney regional Growth Centres) 2006. The proposed building is expected to comprise:

- Approximately 40 teaching spaces;
- A canteen;
- Library;
- Multipurpose hall;
- Office and administration space;
- Staff and student amenities; and
- Out of school hours care accommodation.

The built form of the proposed school facility is a courtyard building style development. The courtyard, at ground level, will provide covered outdoor learning and play areas to the benefit of students.

Multi-purpose sporting facilities and outdoor play spaces will also be provided to the west of the school building. Provision of on-site car parking areas and drop off and pick up zones will also be included as part of the development. Vehicular access will be provided via the future proposed road network and will be separated to ensure effective traffic control.

3. SUMMARY

Review of the SEARs issued for SSD 9809 has indicated that some environmental assessment requirements need to be amended to remove any reference to a concept proposal to reflect the intentions of the development.

All environmental impacts associated with the development will be considered in one SSDA for the construction of the new Marsden Park Public School. The expected environmental impacts of the development are unlikely to change as a result of the design changes detailed in this letter.

We trust that the above information is sufficient to reissue SEARs for SSD 9809. Should you require any further information, please do not hesitate to contact the undersigned.

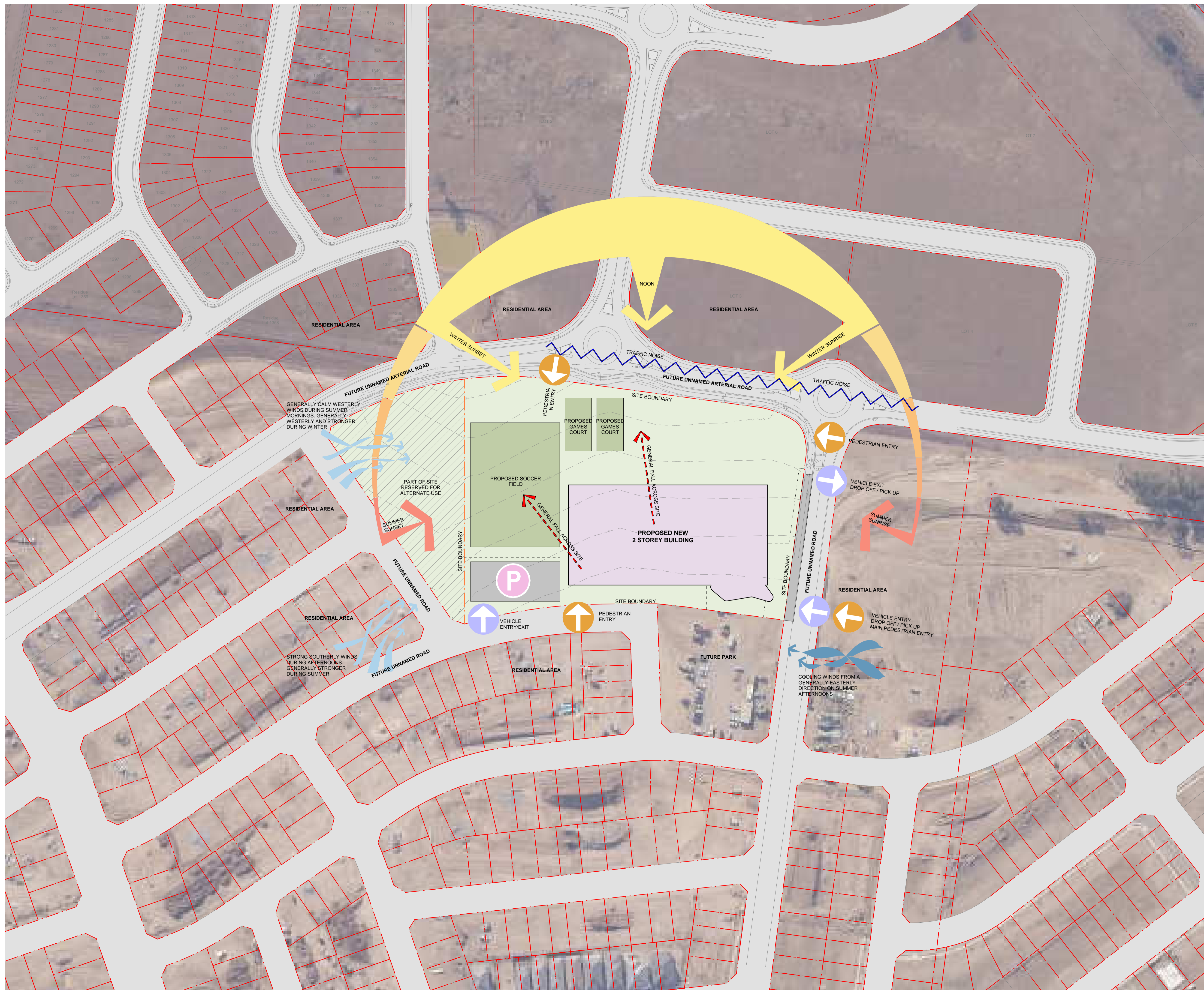
Yours sincerely,

A handwritten signature in blue ink that reads "Alaine Roff".












Alaine Roff
Associate Director



APPENDIX A – PRELIMINARY SITE PLAN



LEGEND

-  = PROPOSED BUILDING
-  = PROPOSED CARPARKING
-  = POTENTIAL FUTURE ROADS
-  = GRASSED / LANDSCAPED AREA
-  = GAMES COURT AND SOCCER FIELD
-  = BOUNDARY LINE
-  = ZONE OF WORKS
-  = DIRECTION OF FALL
-  = TRAFFIC NOISE
-  = PROPOSED PARKING
-  = POINT OF VEHICLE ACCESS
-  = POINT OF PEDESTRIAN ACCESS

PRELIMINARY

Issue No.	Date	Description	Chkd
A	14/06/2019	INITIAL ISSUE	KLC
B	17/06/2019	FOR INFORMATION	KLC

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Nominated Architects:
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Project
MARSDEN PARK PUBLIC SCHOOL

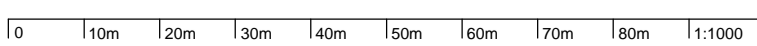
at
MARSDEN PARK

for
SCHOOL INFRASTRUCTURE NSW

Drawing Title
SITE ANALYSIS PLAN

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Drawing Reference 19154-A-WD-001
Revision B





LEGEND

- = PROPOSED BUILDING
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at
MARSDEN PARK

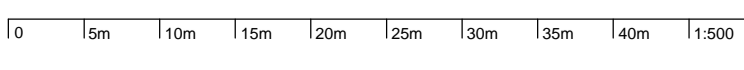
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SCHOOL INFRASTRUCTURE NSW

Drawing Title
SITE SECURITY PLAN

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Scale 1:500 @ A1 or 1:1000 @ A3

Drawing Reference
19154-A-WD-002 Revision
B





LEGEND

- = AMPHITHEATRE
- = SPECIAL PROGRAMS
- = HOMEBASES
- = ADMINISTRATION
- = LIBRARY
- = HALL
- = CANTEN
- = PAVED AREAS
- = PROPOSED CARPARKING
- = GRASSED AREA
- = LANDSCAPED AREA
- = GAMES COURT AND SOCCER FIELD
- = BOUNDARY LINE
- = ZONE OF WORKS

PRELIMINARY

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NBR ARCHITECTURE.

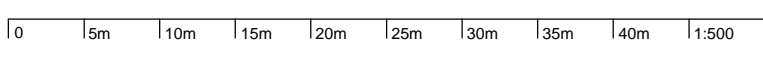
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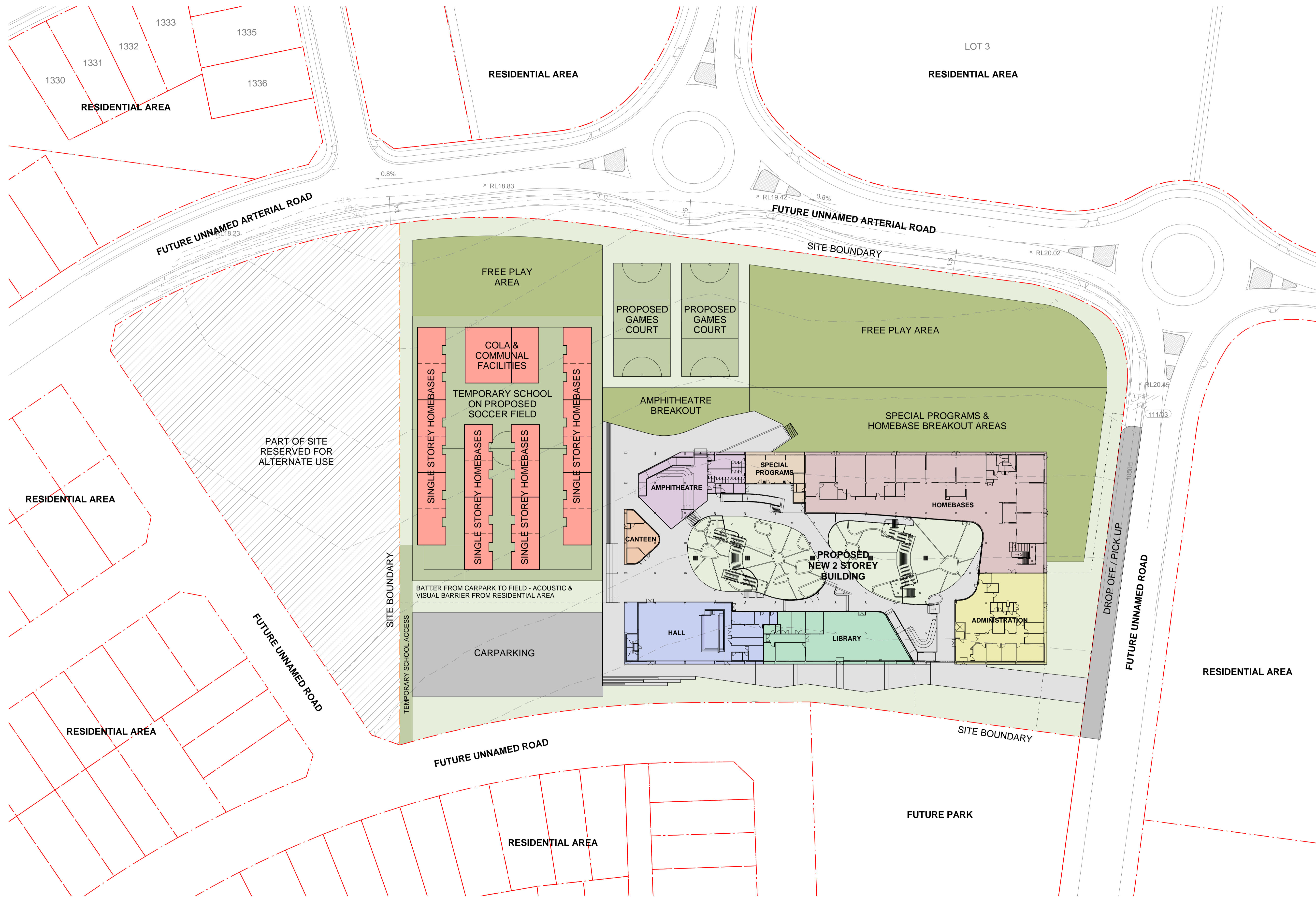
Project
MARSDEN PARK PUBLIC SCHOOL

at
MARSDEN PARK

for
SCHOOL INFRASTRUCTURE NSW

Drawing Title
SITE PLAN





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- = AMPHITHEATRE
- = SPECIAL PROGRAMS
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Project
MARSDEN PARK PUBLIC SCHOOL

at
MARSDEN PARK

for
SCHOOL INFRASTRUCTURE NSW

Drawing Title
SITE PLAN - WITH TEMPORARY SCHOOL

1 SITE PLAN - WITH TEMPORARY SCHOOL
1 : 500

Date 17/06/2019 9:03:33 AM
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Drawing Reference
19154-A-WD-004

Revision
B

