

Scoping Report
New Public School in Mulgoa Rise, Glenmore Park

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1 Introduction

This Scoping Report has been prepared by School Infrastructure NSW (SINSW) on behalf of the NSW Department of Education (the 'Applicant') to support a request for Secretary's Environmental Assessment Requirements (SEARS) to guide the construction of a new school at 1-23 Forestwood Drive, Glenmore Park.

The proposed development (the 'Proposal') involves the construction of a new Public School in Mulgoa Rise, Glenmore Park (the 'School') to meet the growing student population within the catchment.

This report provides an overview of the proposed development, outlines the statutory context, and identifies the key likely environmental and planning issues associated with the proposal.

1.1 Proponent Details

The Department of Education (DoE) is a department of the of New South Wales State Government, which is responsible for the co-ordination and delivery of early childhood, primary school, secondary school, vocational education, adult, migrant and higher education in the state of New South Wales, Australia.

The Department of Education is the largest provider of public education in Australia with responsibility for delivering high-quality public education to two-thirds of the NSW student population.

The NSW Department of Education is both the proponent and the owner of the land upon which it is proposed to be constructed.

1.2 Project Need

The development of the School by the Department of Education (DoE), in conjunction with School Infrastructure NSW (SINSW), reflects the significant need for additional public education infrastructure in Western Sydney. The school site is located within a new urban release area in Glenmore Park and is therefore designated for significant residential growth. Population growth in this area will result in a concentration of new student enrolments. To meet the future demand, SINSW is required to provide a school at this location with the modern facilities required for a contemporary teaching and learning environment.

1.3 Site Details

An overview of the site is provided in Table 1-1 below.

Table 1-1 Site details

Site Detail	Description
Address	1-23 Forestwood Drive, Glenmore Park
Land	Lot 1663 DP 1166869
Local Government Area	Penrith Local Government Area

1.3.1 Site Description

The site (see Figure 1) is located within an urban release area in Glenmore Park, approximately 200 metres east of the Mulgoa Nature Reserve and has an area of approximately three (3) hectares. The site is located approximately 54.6 km west from the Sydney CBD. The closest town centre is Glenmore Park, which is located approximately 2.2km north-west of the site.

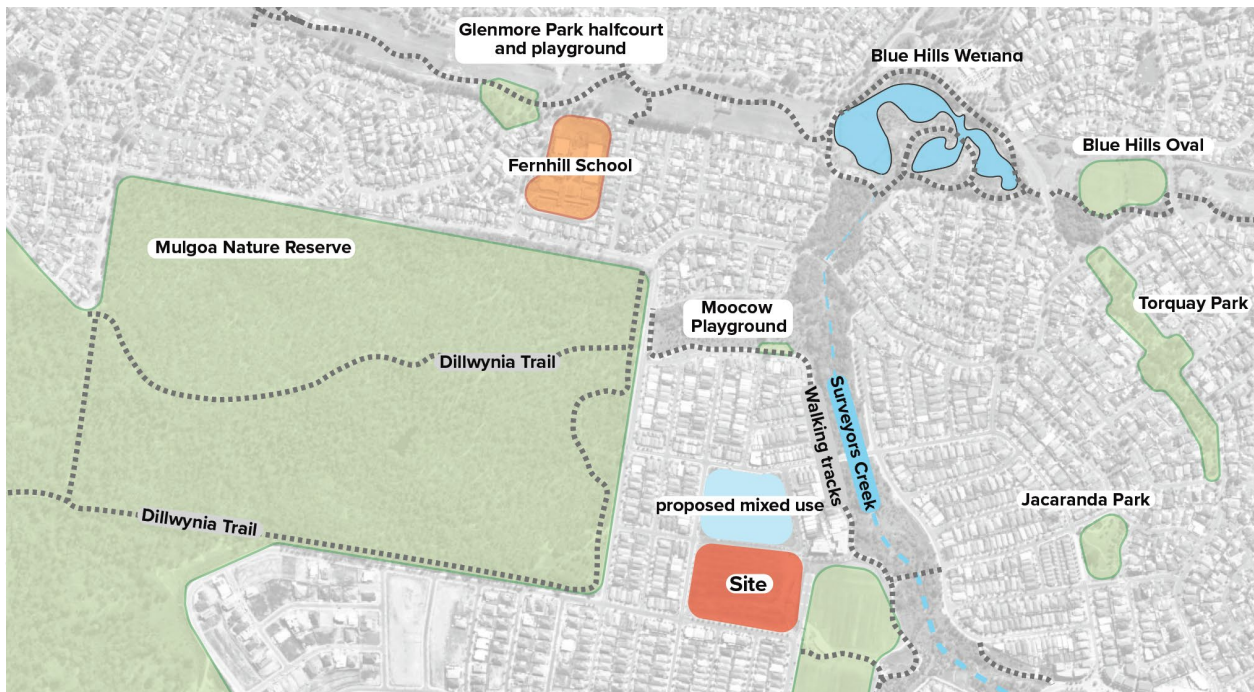


Figure 1: Site Context

There are existing northbound and southbound bus stops located on each side of Darug Avenue. The site has good pedestrian connectivity to the surrounding neighbourhood with footpaths along each street and there are some cycle ways in the area.



Figure 2: Site Location Plan

1.3.2 Site Background

On 8 May 2009, the *Penrith Local Environment Plan (Glenmore Park Stage 2) 2009* was adopted, which included rezoning of the site to R1 General Residential. The *Penrith Local Environment Plan (Glenmore Park Stage 2) 2009* was repealed in 2015 and incorporated into the *Penrith Local Environment Plan 2010*.

The site has been included in numerous development applications (DAs) between 2009 and 2012, with the most recent development consent involving the site being **DA12/0459**, which was approved by Penrith City Council on 8 June 2012 for a Torrens Title Subdivision and 8 x Residue Lots.

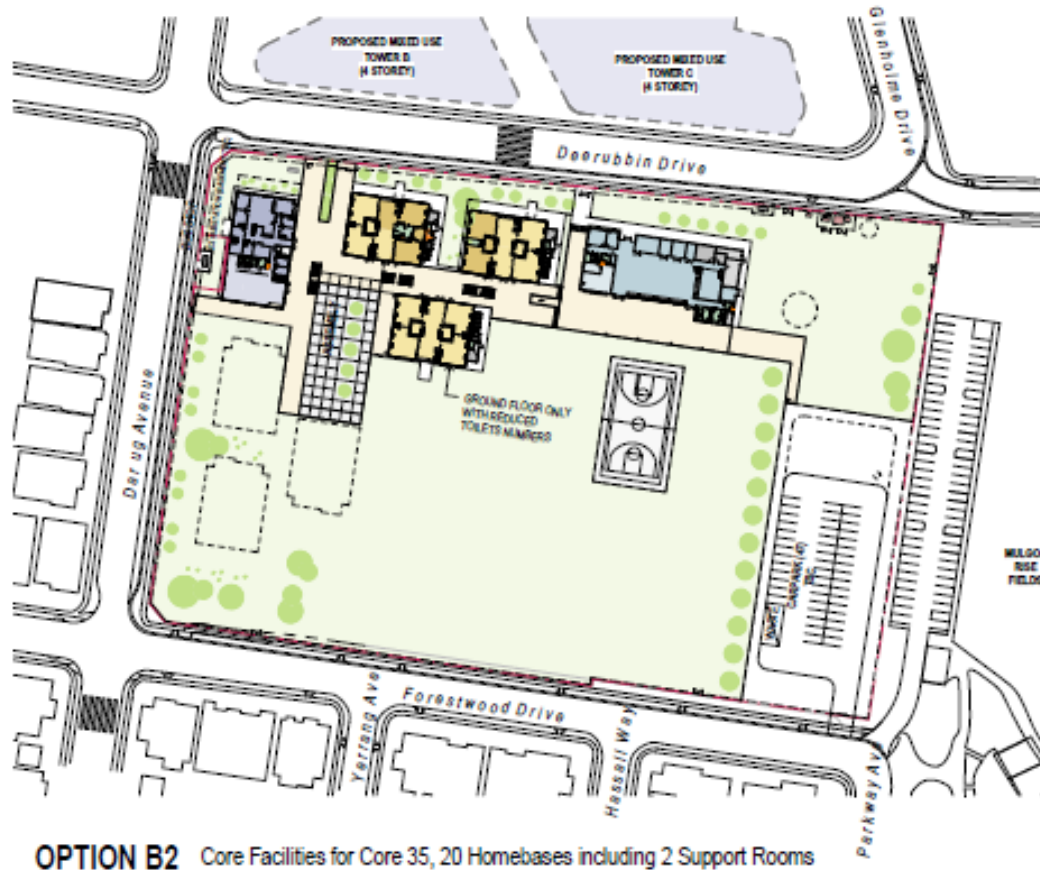
1.3.3 Surrounding Development

Other relevant development applications surrounding the site include the following:

- **DA19/0348 - 90-98 Glenmore Ridge Drive, Glenmore Park:** Construction of a 4 storey mixed use development including one level of basement car parking and commercial tenancies to establish a new town centre, loft with mezzanine, child care centre for 112 children and 3 upper residential levels containing 147 apartments. This is the town centre development immediately to the north of the site on the opposite side of Deerubbin Drive.
- **DA13/0978:** for Glenmore Park Stage 2 Major Active Open Space Facility – Southern Playing Fields, two playgrounds and associated earthworks on the land zoned RE1 Public Recreation, located immediately to the east and south east of the site.

2 Project Details

This application seeks approval for the development of a new Public School in Mulgoa Rise, Glenmore Park. Masterplanning for the new school has explored a number of options for the site. The selected Option B2 is shown below. This option allows for expansion to meet future teaching space demand when needed.



OPTION B2 Core Facilities for Core 35, 20 Homebases including 2 Support Rooms

2.1 Project Description

The main works of the Proposal include:

- Administration building
- Library
- Multi-Use Hall
- Canteen
- two-storey classroom buildings, including 20 homebases;
- Sports courts and playing fields; and
- Ancillary structures and landscaping.

2.1.1 Cost of Work

Turner and Townsend (Quantity Surveyors) have prepared a cost estimate for the proposal, which indicates the Capital Investment Value of the proposed development is estimated to exceed \$20 million (excluding GST).

3 Strategic Context

Key strategic planning policies relevant to the Proposal and surrounding area are outlined in Table 3-1. Further evaluation of the Proposal in relation to the strategic context will be provided in the EIS.

Table 3-1 Key Strategic Plans Relevant to the Proposed Development

Strategic Plans	Purpose	Comments
NSW State Priorities	<p>NSW State Priorities guides the ongoing actions of the State Government and guides resource allocation and investment in conjunction with the NSW Budget. The priorities currently centre around the following themes:</p> <ul style="list-style-type: none"> • Lifting education standards • Keeping children safe • Breaking the cycle • Improving the health system • Better environment • Better customer service 	<p>The provision of a new public school at the site supports State Priorities, particularly the lifting of educational standards.</p>
Greater Sydney Region Plan: A Metropolis of Three Cities	<p>A Metropolis of Three Cities guides the future growth of the Greater Sydney region. The Plan aims to reshape Greater Sydney as three unique but connected cities.</p> <p>The Proposal is within the Western City District as outlined in the Plan.</p>	<p>The EIS will consider a number of the Plan's objectives relevant to education, including:</p> <ul style="list-style-type: none"> • Co-locating schools, health, aged care, sporting and cultural facilities. • Supporting walkable neighbourhoods with access to jobs, schools and open space. • Encouraging joint and shared use of sport and recreational facilities to give schools access to community facilities.
Future Transport Strategy 2056	<p>The Strategy identifies strategic directions and initiatives for transport planning and to help meet the challenges of a changing environment.</p>	<p>The Proposal would consider the state-wide outcomes detailed in Future Transport Strategy 2056 in preparation of the design and EIS.</p>
State Infrastructure Strategy 2018 – 2038 Building the Momentum	<p>This Strategy identifies infrastructure need over the next 20 years to meet the growing population and economy of NSW. A key objective of the</p>	<p>The Proposal represents an investment in the delivery of modern education</p>

	strategy regarding education is to deliver infrastructure to keep pace with student numbers and provide modern, digitally-enabled learning environments for all students.	infrastructure to meet community demands.
NSW Long Term Transport Master Plan 2012	The Master Plan identifies actions to address transport challenges and guides the State Government's transport funding priorities over the next 20 years.	An overview of traffic impacts has been provided in section 6.1.3 of this report. A detailed assessment of transport impacts will be considered in the EIS.
Crime Prevention Through Environmental Design (CPTED) Principles	The CPTED principles provide a strategy for crime prevention that focuses on the planning, design and structure of cities and neighbourhoods.	The CPTED principles will be incorporated into the design of the Proposal and considered in the EIS.
Local Strategic Planning Statement	<i>Planning for a Brighter Future</i> – Penrith Local Strategic Planning Statement 2020	<p>The EIS will consider a number of priorities in the LSPS relevant to education including:</p> <ul style="list-style-type: none"> • Ensuring social infrastructure meets the changing needs of communities. • Providing a safe, connected and efficient local network supported by frequent public transport options. • Working with the NSW Government to ensure we have quality schools and health care for our growing community. • Work with the NSW Department of Education to identify opportunities for joint use of school facilities.

Further evaluation of the Proposal in relation to the strategic context will be provided in the EIS. Other identified relevant strategic plans are:

- *Better Placed: An integrated design policy for the built environment of New South Wales* (GANSW, 2017);
- *State Infrastructure Strategy 2018 – 2038 Building the Momentum*;
- *Sydney's Cycling Future 2013*;
- *Sydney's Walking Future 2013*; and
- *Sydney's Bus Future 2013*.

4 Statutory Context

4.1 Planning Framework

The relevant Commonwealth, State and local planning framework applying to the proposed development are identified as follows:

- *Environment Protection and Biodiversity Conservation Act 1999*
- *Biodiversity Conservation Act 2016*
- *State Environmental Planning Policy (State and Regional Development)* (SRD SEPP)
- *State Environmental Planning Policy (Educational Establishments and Child Care Facilities)* 2017 (Education SEPP)
- *State Environmental Planning Policy (Infrastructure)* 2007 (Infrastructure SEPP)
- *State Environmental Planning Policy No. 55 – Remediation of Land* (SEPP 55)
- *State Environmental Planning Policy No. 64 – Advertising and Signage* (SEPP 64)
- *Sydney Regional Planning Policy No. 20 – Hawkesbury-Nepean River* (SREP 20)
- *State Environmental Planning Policy (Primary Production and Rural Development)* 2019
- *State Environmental Planning Policy (Vegetation in Non-Rural Areas)* 2017
- *State Environmental Planning Policy No 19—Bushland in Urban Areas*
- *Draft State Environmental Planning Policy (Remediation) – as per SEPP 55 above.*
- *Draft State Environmental Planning Policy (Environment)*
- *Penrith Local Environment Plan 2010* (PLEP 2010)
- *Penrith Development Control Plan 2014* (PDCP 2014)

4.2 Planning Approval Pathway

4.2.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) establishes the assessment framework for the Proposal. Section 4.12(8) requires that a development application for a SSD be accompanied by an Environmental Impact Statement (EIS) prepared by or on behalf of the applicant in the form prescribed by the *Environmental Planning and Assessment Regulation 2000*. This report accompanies a request for the Secretary's Environmental Assessment Requirements (SEARs), which will inform the EIS.

4.2.2 State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP) nominates certain types of development as either state significant development, state significant infrastructure or regionally significant development.

Under clause 15(1) of the SRD SEPP 'development for the purpose of a new school (regardless of the capital investment value)' is categorised as State Significant Development (SSD).

The Proposal is for the construction of a new school with a CIV over \$20 million and therefore meets the definition of SSD. The consent authority under section 4.5 of the EP&A Act is the Minister for Planning and Public Spaces or their delegate.

4.2.3 Biodiversity Conservation Act 2016

Clause 7.9(2) of the *Biodiversity Conservation Act 2016* requires that any state significant development application must be accompanied by a Biodiversity Development Assessment Report (BDAR), "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."

Accordingly, preliminary investigations will be undertaken to support a waiver application for the BDAR. This will be submitted prior to lodgement of the EIS package.

4.2.4 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (ESEPP) aims to streamline the planning system for education and child care facilities and establishes consistent State-wide assessment requirements and controls that override development standards contained within other environmental planning instruments.

Part 4 of the ESEPP identifies school-specific development controls, which will be fully addressed in the EIS.

4.2.5 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 in the remediation of contaminated land to reduce the risk of harm. Clause 7(1) requires the consent authority to consider whether land is contaminated prior to consent of a DA.

Geotechnical and contamination investigations will be undertaken at the site and addressed as part of the EIS.

4.2.6 Penrith Local Environment Plan 2010

The Proposal is located in the Penrith City Council Local Government Area (LGA) and falls under the *Penrith Local Environment Plan 2010* (PLEP 2010).

The site is zoned R1 General Residential under the PLEP 2010. Under the PLEP 2010, educational establishments are prohibited in the R1 zone. However, the R1 zone is a prescribed zone in the ESEPP and therefore development for the purposes of an educational establishment is permitted at the site pursuant to clause 35 of the ESEPP.

Relevant aspects of the PLEP 2010 are in the table below.

Table 4-1: Relevant Provisions of The PLEP 2010

Item	Provision	Comment
Zoning	R1 General Residential	Educational establishments are prohibited in the zone. However, the R1 zone is under the ESEPP and therefore development for the purposes of an educational establishment is permitted pursuant to clause 35 of the ESEPP.
Height of Buildings	15 m (Special Area 3)	Is proposed to comply.
Floor Space Ratio (FSR)	N/A	N/A
Heritage	N/A	No heritage items or conservation areas have been identified on or near the site.
Flooding	N/A	The site is not identified as subject to flooding under the PLEP 2010. A review of the Hawkesbury-Nepean flood mapping tool (accessed 30 September 2020) also does not map the site as being subject to flooding.
Natural Resources Sensitive Land	N/A	The site is not identified as 'Natural resources sensitive land' under the PLEP 2010.

Scenic and Landscape Values	N/A	The site is not identified as 'Scenic and landscape values Land' under the PLEP 2010.
Salinity	N/A	The site is not identified as being subject to salinity under the PLEP 2010.
Servicing	Noted.	The SSD documentation will include a Utilities and Services Report which will address the location and timing for installation of services infrastructure.
Glenmore Park Stage 2	The site is identified as "Glenmore Park Stage 2" under the PLEP 2010.	Refer to section 4.2.7 of this report for a discussion of clause 7.16 of the PLEP 2010.

4.2.7 Clause 7.16 PLEP 2010

Clause 7.16 of the PLEP 2010 (Glenmore Park Stage 2) provides specific development controls for land including the site. Of relevance to the proposed development is clause 7.16(5):

Despite any other provision of this Plan, development consent must not be granted for development on any of the land identified as "Glenmore Park Stage 2" on the Clause Application Map unless the consent authority is satisfied that-

- (a) Extractive activities on the land have permanently ceased, and*
- (b) The land has been adequately rehabilitated for the purpose of urban development.*

Given that there has been significant development within the area identified as Glenmore Park Stage 2, it can be concluded that extractive activities have permanently ceased. However, in the absence of a site validation certificate, site investigations will be important to demonstrate that the land has been adequately rehabilitated for the purpose of urban development.

4.2.8 Penrith Development Control Plan 2014

Under Clause 11 of *State Environmental Planning Policy (State and Regional Development) 2011*, Development Control Plans do not apply to SSD projects. Notwithstanding this, the EIS will assess the key relevant specifications of the Penrith Development Control Plan 2014 (PDCP 2014), including the following:

- C3 Water Management
- C4 Land Management
- C5 Waste Management
- C10 Transport, Access and Parking
- D5 Section 5.4 Educational Establishments
- E7 Part B Glenmore Park Stage 2 – Section 7.4.3.5.4 Primary School

A structure plan for the school site and neighbouring town centre site is included in PDCP 2014.

4.3 Related Approvals

The proposed works would not trigger the requirement for any permits or approvals under the provisions of the EP&A Act. There are no permits required under other NSW environmental legislation.

5 Community and Stakeholder Engagement

The following stakeholders are expected to have an interest in the proposal and will be consulted:

- NSW Department of Planning, Industry and Environment
- Penrith City Council
- Transport for NSW
- NSW Department of Environment, Energy and Science
- Sydney Water
- Ausgrid
- Community stakeholders
- Local Aboriginal community

6 Proposed Assessment

A preliminary assessment was completed to identify the key environmental or other issues that will need to be considered in the EIS. The following environmental planning matters have been identified as relevant to the proposal:

- Architectural Quality and Built Form
- Ecological Sustainable Development
- Geotechnical
- Contamination
- Aboriginal Heritage
- Biodiversity
- Transport, Traffic and Parking
- Waste Management
- BCA and Accessibility
- Acoustic Impacts
- Construction Management
- Safety and Security
- Civil Engineering
- Social and Economic Impacts

6.1 Architectural Quality and Built Form

An Urban Design Report will be submitted as part of the EIS documentation. The report will explain the design principles of the proposed development and how it responds to its constraints and context as well as existing and anticipated future development in the locality. The relationship with the B2 Local Centre zone to the north and the low density residential development to the south and west of the site will also be a focus of the proposal.

A schedule of external finishes and colours will also be provided as part of the Architectural package.

6.2 Ecological Sustainable Development

The proposal will be designed to incorporate Australian best practice Ecological Sustainable Development (ESD) principles. The EIS will detail how ESD principles will be incorporated into the design and the ongoing operational phases of the development. The EIS will also detail how measures will be implemented to minimise the consumption of resources, water and energy.

6.3 Geotechnical

The site was previously used as a quarry and preliminary geotechnical investigations have identified fill up to 12 metres below the current ground level. A review of the Section 10.7 Certificate for the site indicates that the site is not proclaimed to be a mine subsidence district. Further, the site is not subject to acid sulphate soils or salinity.

Geotechnical investigations will be undertaken and submitted as part of the EIS documentation to demonstrate the suitability of the site for use as an educational establishment. An EPA-accredited Site Auditor will be engaged to oversee the investigation and reporting works for this site.

6.4 Contamination

Contamination investigations will be required to identify if there is any contamination present in the fill within the site and to satisfy the requirements of SEPP 55. The Section 10.7 Certificate for

the site indicates that the site has no current site verification certificate but that Council holds the following environmental reports relating to the land:

- Preliminary Environmental Site Assessment prepared by Geotechnique Pty Ltd, 3 March 2000, Council Ref No: RZ990003;
- Stage 2 Environmental Site Assessment prepared by Geotechnique Pty Ltd, 28 March 2000, Council Ref No: RZ990003; and
- Contamination Assessment Stage 2 – Bradley Street, Mulgoa prepared by Geotechnique Pty Ltd, 25 July 2007, Council Ref No: DA09/1202, DA09/1203, DA09/1237 and DA09/1238.

In regard to potential contamination on the site, Clause 7.16(5)(b) of PLEP states:

(5) Despite any other provision of this Plan, development consent must not be granted for development on any of the land identified as “Glenmore Park Stage 2” on the Clause Application Map unless the consent authority is satisfied that—

(a) Extractive activities on the land have permanently ceased, and

(b) The land has been adequately rehabilitated for the purpose of urban development.

Given that extensive development has occurred throughout Glenmore Park Stage 2, much of the land surrounding the site is considered to have been adequately rehabilitated for the purposes of urban development. However, site investigations will still be undertaken to confirm that the site is suitable for the proposed use.

6.5 Aboriginal Heritage

A search of the Aboriginal Heritage Information Management System (AHIMS) returned a result of zero Aboriginal sites recorded in or within 200 metres of the site. In addition, zero Aboriginal places have been declared in or within 200 metres of the site.

A preliminary review of background documentation for the site revealed the previous rezoning and subdivision applications have been the subject of Aboriginal heritage investigations. Planning material associated with later stages of the subdivision work (including the stage relating to the site) indicates that there are no Aboriginal sites or Potential Archaeological Deposit Sites (PADS) within the area.

Further, an Aboriginal Heritage Impact Permit (AHIP) was issued for Stages 6C and 7C of the Mulgoa Rise subdivision in 2010 (not relating to the site) indicating that all necessary impacts upon aboriginal cultural heritage and archaeological heritage have been carried out. Notwithstanding the above, an Aboriginal Cultural Heritage Assessment will be undertaken as part of the EIS.

6.6 Biodiversity

A review of the NSW Biodiversity Values Map has identified that the site is not mapped as containing biodiversity values. The Section 10.7 Certificate for the site indicates that the land:

- Does not include or comprise critical habitat;
- Is not in a conservation area;
- Is not biodiversity certified land; and
- Is not a biodiversity stewardship site.

The site is located in close proximity to the Mulgoa Nature Reserve (175 metres to the west separated from the site by residential development) and Surveyors Creek (approximately 165 metres to the east separated from the site by Mulgoa Rise Playing Fields), both of which are mapped as containing biodiversity values.

Clause 7.9 of the *Biodiversity Conservation Act 2016* requires that any state significant development application must be accompanied by a Biodiversity Development Assessment Report (BDAR) “*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.*”

Accordingly, investigations will be undertaken to support a waiver application for the BDAR. A Biodiversity Impact Statement will also be submitted with the EIS.

6.7 Transport, Traffic and Parking

A full Traffic and Parking Assessment will be prepared as part of the EIS, which addresses parking requirements, intersection analysis, vehicular and pedestrian access, sustainable transport measures as well as loading and unloading. The report will also outline a preliminary Green Travel Plan. This will aim to encourage staff, students and parents to access the site by walking, cycling or public transport.

6.8 Waste Management

A Waste Management Plan will be submitted with the EIS to outline the management and monitoring of waste generated as part of the proposed development.

6.9 BCA and Accessibility

The proposed school will be designed in accordance with the requirements of the BCA and will provide legible, safe and inclusive access for all. This will be addressed in the appropriate specialist reports, provided as part of the EIS documentation.

6.10 Acoustic Impacts

An Acoustic Impact Assessment will be submitted with the EIS. This will consider the impact of school operations on existing acoustic conditions as well as construction impacts such as the location of noise/vibration generating equipment (i.e. mechanical plant).

6.11 Construction Management

A Preliminary Construction and Environmental Management Plan will be submitted with the EIS and will outline the key management procedures to be used during construction. This will address relevant issues such as construction traffic, noise, soil erosion, dust control, stormwater management, etc.

A Preliminary Construction Traffic Management Plan will also be prepared to outline proposed traffic control plans and truck routes.

6.12 Safety and Security

The EIS will outline specific measures which have been integrated into the proposed design to ensure the safety of the students and the security of the broader site both in and out of school hours.

6.13 Civil Engineering

A detailed Civil Engineering package will be included in the SSD documentation.

6.14 Social and Economic Impacts

The social and economic impacts resulting from the proposal will be addressed in the EIS and are expected to include:

- Employment opportunities - the new school will create significant new direct and indirect jobs during both the construction and operational phases.
- Meeting demand for educational facilities in the South West Growth Centre - the new school will alleviate pressure on surrounding schools and cater for future population growth.
- Health and wellbeing - the new school will have sufficient areas for indoor and outdoor recreation to improve the health and wellbeing of future students.
- High quality design for contemporary learning - the design of the new school will create a series of teaching spaces which are flexible and promote increased social interaction among students and teachers.

7 Conclusion

This report provides an overview of the proposed new Mulgoa Rise Public School and the likely scale and nature of the impacts to support the request for SEARs. The level of assessment for the potential impacts of the Proposal have been identified for consideration by DPIE.

The development of this new school is the result of ongoing residential growth in the surrounding area and the need for DoE to provide contemporary school facilities to meet population demand and education requirements.

The Proposal meets the criteria for SSD and as such an EIS will be prepared to address the SEARs in accordance with the EP&A Act.

Appendix A: Preliminary Architectural Plans