

3 December 2021

218133

RE: REQUEST FOR INDUSTRY SPECIFIC SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS - NEW SECONDARY SCHOOL AT ED. SQUARE

This letter provides details to enable the department to issue Industry Specific SEARS (School).

Industry-specific SEARs only apply to SSD applications other than those that:

- *would be designated development but for the Act, section 4.10(2), or*
- *are partly prohibited by an environmental planning instrument (EPI), or*
- *are wholly prohibited by an EPI, to the extent permitted by the Act, section 4.38(5), or*
- *are a concept development application for State significant development.*

Industry Specific SEARS qualification	
Is the project ?	
designated development but for the Act, section 4.10(2),	No
partly prohibited by an environmental planning instrument (EPI)	No
wholly prohibited by an EPI, to the extent permitted by the Act, section 4.38(5)	No
a concept development application for State significant development	No

Project Details	
Project description	Construction and operation of a new high school in the Ed. Square town centre, that will include: - 9 storey building, including 2-3 storey podium; and - Basement car park - Community centre - Retail
Applicant	Frasers Property Australia (refer to specific applicant entity on application form)
Land uses	Educational establishment, community facility, retail premises
Site location	Lot 40/DP1247570  Aerial photograph of current site conditions

Project Details	
Land ownership	Fraser's Property Australia
Context	The site is clear of development and is located in the western part of the Ed. Square town centre. The east town centre has recently opened and includes a mixed use commercial and residential town centre.
Land use zone	B4 Mixed Use under State Significant Precinct SEPP (Appendix 16 - Edmondson Park South)
Permissibility	Development for the purpose of Educational establishment, community facility, retail premises is permissible with consent in the B4 Mixed Use zone.
Planning context	Ed. Square is subject to the Edmondson Park Concept Plan that sets out height and GFA considerations (amongst others). A modification to the Concept (MOD 12) will be concurrently assessed by the Department that will establish the planning framework to facilitate the subject development. The SSD would comply with relevant requirements as set out in MOD 12. It is envisioned that MOD 12 will be approved prior to the approval of this SSDA.
SSD qualification and nexus	Development for the purpose of a new school is state significant development under Schedule 1, clause 15(1) of the State and Regional Development SEPP. The GFA share between uses are: - School – 82% - Community facility – 9% - Retail – 9% The CIV share between uses are: - School – \$196M - Community facility – \$17M - Retail/parking – \$16M The building is an integrated development that forms a city block in the NW quadrant of the town centre, over a single basement. It must be constructed in an integrated manner that requires the non-school elements to form a single development. Accordingly, in accordance with Clause 8(2) (a) of the State and Regional Development SEPP, the whole development is State Significant Development.
EPBC Act	Approval under the EPBC Act is not required. The site is wholly clear of any vegetation under past development approvals. A BDAR waiver will be submitted to the Department at the earliest opportunity.

Attachments:

- SSD School Briefing Document