



**SOCIAL IMPACT ASSESSMENT
PROPOSED EDUCATION ESTABLISHMENT, STUDENT ACCOMMODATION,
EARLY LEARNING CENTRE AND PLACE OF WORSHIP, TO BE KNOWN AS
SIKH GRAMMAR SCHOOL,
151-161 TALLAWONG ROAD, ROUSE HILL**

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Prepared for:
The Sikh Grammar School Australia

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1.0 INTRODUCTION

This report has been prepared on behalf of The Sikh Gramm School Australia, and provides information to accompany an application for a State Significant Development comprising an Educational Establishment (Kindergarten – Year 12), Early Learning Centre, student accommodation, and Gurdwara and Langar (Place of Public Worship and community facility) at 151-161 Tallawong Road, Rouse Hill to be known as the *Sikh Grammar School*.

The proposed school is located in an area identified as part of the North West Growth area, and specifically, within the Riverstone East Precinct. This precinct *“...envisages a new community including up to 3,500 new homes, and the delivery of local amenities close to transport options, including:*

- *A proposed primary school on Riverstone Road*
- *A new community facility adjacent to the village centre on Guntawong Road*
- *Higher residential densities in proximity to the Tallawong Station on the Sydney Metro North West*
- *Access to essential infrastructure including water, sewer, and electricity.”¹*

Significant redevelopment of land along Tallawong Road has already commenced in line with the aims of the Riverstone East precinct.

This report has been prepared in response to the Planning Secretary’s Environmental Assessment Requirements (SEARs) dated 6th August, 2018, and satisfies *Key Issue 9 – Social Impacts* in the SEARs, which required the application to *“...include an assessment of the social consequences of the schools relative location.”* In addition, the consultation required under the SEARs has also been included in this report.

¹ <https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/North-West-Growth-Area/Riverstone-East>

The report includes consideration of the proposed school in social impact terms and includes the detail of the community consultation undertaken to gauge community attitude regarding the proposed development, and the outcomes of that consultation.

Further details of the proposed development can be found in the reports accompanying the application, including:

- The *Environmental Impact Statement* prepared by Willow Tree Planning;
- Architectural Plans prepared by PMDL Architects
- *Acoustic Assessment* by Resonate;
- *Traffic and Parking Impact Assessment* Report prepared by Positive Traffic;
- *DA Access Report* prepared by Vista Access Architects Pty Ltd; and
- *BCA Consultant's Report* prepared by Group DLA.

2.0 PROPOSED DEVELOPMENT

2.1 Subject Site

The subject site is known as Lots 42 & 43, DP30186 and has the street address of 151-161 Tallawong Road, Rouse Hill. The subject site is currently occupied by one vacant dwelling and can be described as a semi-rural property. At the time this report was prepared, only Tallawong Road was in place, with new local roads proposed as part of the ongoing redevelopment of the area. The site is regular in shape and has an area of approximately 48,500m² (Figure 1).

Figure 1 – Location



The subject site is zoned R2 - Low Density Residential under *State Environmental Planning Policy – Sydney Regional Growth Centres*, 2006. Educational Establishments and Places of Public Worship are permitted uses within the R2 Low Density Residential zone.

The rear of the site backs onto semi-rural land. Development surrounding the subject site comprises a mix of semi-rural allotments with single storey residential dwellings, and consolidated lots currently being developed as multi-unit residential developments, including at 144 & 154 Tallawong Road ('Orchid' Rouse Hill), 131-135 Tallawong Road ('Tallawong Park Estate'), 136 Tallawong Road ('Clearstate' Rouse Hill), and Lot 46, DP 30186 (Cnr Tallawong Road and Guntawong Road).

There are currently no bus services operating on Tallawong Road, with the nearest bus stops being located near the Schofields Road/Tallawong Road intersection, approximately 1.5km (walking distance) from the proposed school. Buses from this area travel to and from Blacktown to Rouse Hill Town Centre (Routes T72 & T75), and operate approximately every 30 mins.

As noted in the *Traffic Impact Report* prepared by Positive Traffic, Roads and Maritime Services are investigating bus stops along Tallawong Road, to improve connectivity to Tallawong Station and the wider locality.

The subject site is located in close proximity (approximately 1.3km walking distance) to the new Tallawong Metro Railway Station that is anticipated to open in mid-2019.

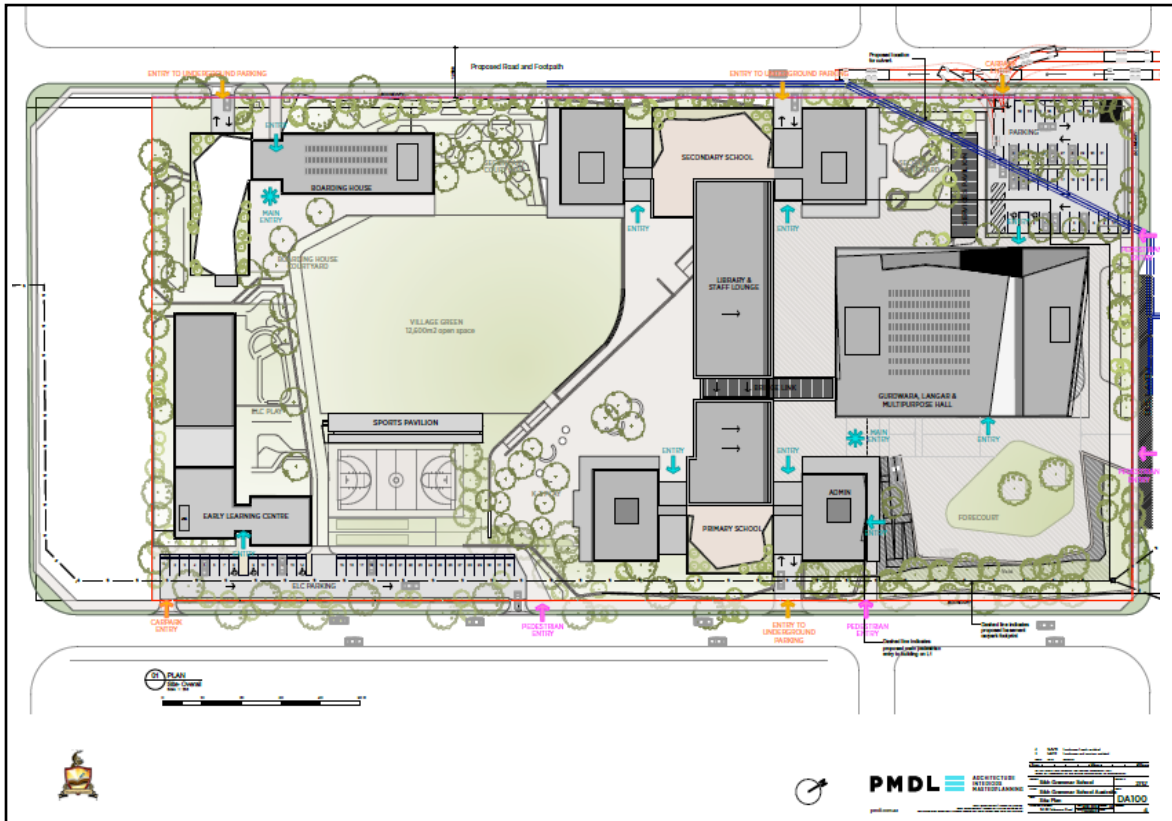
As noted in Chapter 1.0, the subject site is located within the North West Growth area and the Riverstone East precinct, which proposed significant growth in terms of residential dwellings, in addition to the provision of community facilities, a village centre, and public transport.

2.2 Proposed Development

The concept plan for the site includes proposed earthworks, site works and the use of the site to accommodate an Educational Establishment, an Early Learning Centre, student and staff accommodation building and a Place of Public Worship.

Details of the proposed development are included on the plans prepared by PMDL accompanying the application, and illustrated on the images below.

Figure 2: Proposed site plan



In general terms, the proposed development comprises a staged construction of the proposed school from Kindergarten to High School, with a potential maximum population of 1,260 students and a total Gross Floor Area of 21,125m². Each component has the following characteristics:

Early Learning Centre:

- An Early Learning Centre accommodated in a single building with indoor and outdoor play areas;
- capacity for 86 children aged between 0-6;
- 18 staff;
- operating Monday – Friday, from 7.00am – 6.00pm;

- ground level parking for 33 vehicles.

Primary School:

- accommodated over three (3) storeys with associated outdoor play areas;
- capacity for 588 children (with approximately 28 children in each class) from Kindergarten to Year 6;
- 30 staff
- operating Monday – Friday, with regular hours of 7.00am – 9.00pm.

Secondary School:

- accommodated in a three (3) storey building with associated indoor and outdoor play areas;
- capacity for 627 students from Year 7 to Year 12 (with approximately 28 children in each class);
- 47 staff;
- operating Monday – Friday between 7.00am – 9.00pm;

Ancillary School buildings:

- Sports Hall (double storey);
- Library of two (2) storeys with a first floor mezzanine;
- Administration and staff building accommodating 25 staff (including kitchen and maintenance staff) to be accommodated as part of the secondary school building.

Staff Accommodation:

- Staff accommodation provided on site including 3 x 2 bedroom apartments and 3 x 1 bedroom apartments contained within the student accommodation building.



Student Accommodation:

- a three (3) storey student accommodation building
- capacity for 108 students;
- operating 24 hours a day, 7 days a week; and
- basement car parking for 31 vehicles.

Gurdwara & Langar:

- accommodated in a ground floor double height, first floor double height building;
- capacity for 800 people;
- considered a direct link to Sikh culture and an integral component to the proposed development, that would be intrinsically linked to the proposed Sikh Grammar School via both educational and religious purposes. A Gurdwara is a place of worship and a Langar is a large kitchen/eating area where meals are provided to the community. The functionality of the proposed Gurdwara & Langar would be as follows:
 - Utilised during the weekdays by the school community;

- Utilised on the weekends by the Sikh community as a Place of Public Worship; and,
- Utilised on the weekdays when the school is not in operational use and/or when the architectural component is not being utilised by the school, by the Sikh Community. Security measures and parameters would be incorporated into the design to demonstrate the operational efficiency of this component of the proposed development furthermore. Developments of similar nature and functionality include catholic schools with an ancillary parish chapel.

**Transport & Parking:**

- Car parking for staff, students and visitors, with a total of 273 spaces over the basement, ground and first floors;
- Pick-up and drop-off area; and
- Bus stop area along proposed access road.

Landscaping:

- Extensive site landscaping is proposed, as illustrated on the plans accompanying the application.



The proposed development will be staged, as follows:

Stage 1:

- Demolition of existing structures on the site
- Temporary primary school building
- Temporary multipurpose hall
- Parking

Stage 2:

- Primary school buildings
- Village green
- K-2 Play space
- Multipurpose court and cricket nets

Stage 3A:

- Primary school block, including library and staff room on 3rd and 4th floors.
- Part civic heart construction under library building
- Southern entry to future underground parking
- Southern half-road construction
- Western half-road construction
- Temporary play space in south-western corner

Stage 3B:

- Early learning centre
- Early learning centre outdoor play area
- Early learning centre kiss and drop area

Stage 4:

- Secondary school block with specialist science facilities
- Part village green construction
- On ground parking (temporary)

Stage 5:

- Secondary school block with Café, TAS, Performing & Visual Arts, Secondary library and staff room
- Part Civic Heart construction
- Temporary stage 4 parking extension providing additional parking and on-ground kiss and drop.

Stage 6:

- Secondary school block with specialist TAS facilities and remaining home bases
- TAS outdoor workshops
- Services pavilion

Stage 7:

- Multit-purpose hall and bridge link
- Gurdwara & Langar
- Finish Civic Heart construction
- Landscaping along Tallawong Road
- Secondary school courtyard
- Underground carpark

Stage 8:

- Administration building
- Final 3 GLA's for primary school
- School reception and sick bay
- Principal and support staff office

Stage 9:

- Boarding house
- Staff apartments
- Undercroft parking for boarding house

Concept plans of the proposed development, including the proposed stages, are illustrated on the plans prepared by PMDL Architects.

While the proposed school will be the first dedicated Sikh and Indian school in the southern hemisphere, the staff and students at the school will come from a range of backgrounds and religions, as is the case with many other independent religious schools in Australia.

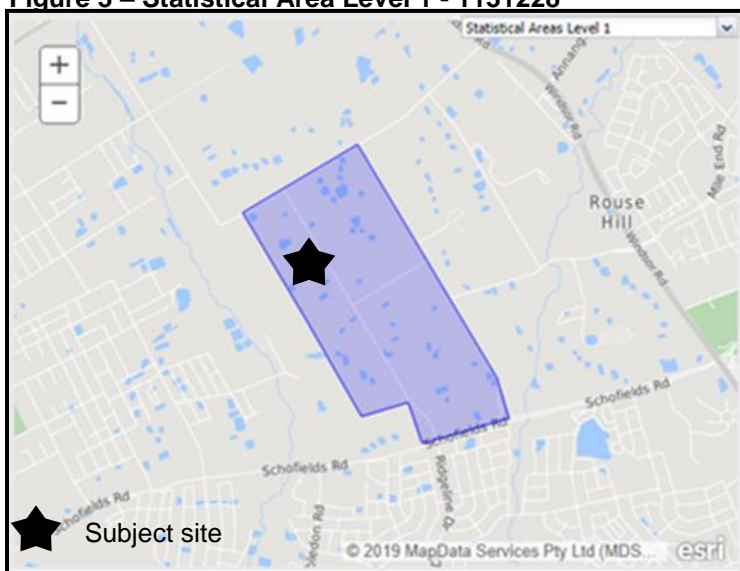
3.0 SOCIO-ECONOMIC AND DEMOGRAPHIC CHARACTERISTICS

The socio-economic and demographic characteristics of the Statistical Area Level 1 – 1131228 (SAL1) in which the subject site is located, the suburb of Rouse Hill, the Blacktown LGA, compared to Greater Sydney and NSW is presented in the *Demographic Profile Table* included at Appendix A.

It is considered that while the suburb of Rouse Hill, and the Blacktown LGA will experience impacts as a result of the proposed school, the SAL1 is the area most likely to be affected by the proposed development. As noted in Chapter 2, the area immediately surrounding the subject site is currently undergoing major redevelopment, from semi-rural residential lots, to medium density residential developments and as such, it is anticipated that the socio-economic and demographic characteristics of the area are likely to change significantly in terms of population size and characteristics, in line with the Riverstone East precinct.

The extent of the SAL1 is identified on the figure below, and extends north to Guntawong Road, to Schofields Road in the south.

Figure 3 – Statistical Area Level 1 - 1131228



The current socio-economic and demographic profile reveals:

- an overrepresentation of people who identify as Aboriginal and/or Torres Strait Islander in the SAL1 (1.6%), and the Blacktown LGA (2.8%) compared to the suburb of Rouse Hill (0.8%) and Greater Sydney (1.4%). The Indigenous population of the Blacktown LGA is on par with that in NSW generally (2.8%);
- fewer residents who were born overseas in a non-English speaking country in the suburb of Rouse Hill (21.9%), compared to the Blacktown LGA (35.8%), Greater Sydney (30.5%) and NSW (22.0%). Data for this characteristic not available at the SAL1 level;
- a smaller proportion of the population of the suburb of Rouse Hill (22.9%) who speak a language other than English at home compared to the suburb of Blacktown (22.9%), Greater Sydney (40.4%) and NSW (25.1%). Data for this characteristic not available at the SAL1 level;
- fewer residents of the suburb of Rouse Hill (2.7%) require assistance to carry out everyday tasks, compared to the Blacktown LGA (5.1%), Greater Sydney (4.9%) and NSW (5.3%). Data for this characteristic not available at the SAL1 level;
- children aged between 5-14 years represented 10.6% of the population of the SAL1, compared to 19.6% of the population of the suburb of Rouse Hill, 14.7% of the population of the Blacktown LGA, 12.2% of the population of Greater Sydney, and 12.3% of the population of NSW;
- the population of the SAL1 and the suburb of Rouse Hill is generally older with 15.0% and 15.6% (respectively) of the population aged between 45-54 years, compared to 12.4% in the Blacktown LGA, 13.0% in Greater Sydney and 13.0% in NSW;
- fewer residents of the SAL 1 (5.6%) and the suburb of Rouse Hill (4.5%) are unemployed, compared to the Blacktown LGA (7.3%), Greater Sydney (6.0%) and NSW (6.3%);

- residents of the SAL1 have a greater median weekly household income (\$1562) compared to NSW (\$1486), but less than that in the suburb of Rouse Hill (\$2401), the Blacktown LGA (\$1711) and Greater Sydney (\$1750);
- the majority of residents of SAL1 are married (58.0%), a similar rate to that in the suburb of Rouse Hill (59.3%), and the Blacktown LGA (52.2%), but greater than that in Greater Sydney (49.3%) and NSW (48.6%);
- couple families with dependent children represented the largest proportion of families in the SAL1 (57.1%), in the suburb of Rouse Hill (66.2%) and in the Blacktown LGA (55.4%), compared to Greater Sydney (40.1%) and NSW (37.0%);
- an underrepresentation of one parent families in the SAL1 (8.2%) compared to the suburb of Rouse Hill (12.0%), the Blacktown LGA (18.0%), Greater Sydney (9.1%), and NSW (9.9%);
- significantly more households in the SAL1 have 3 or more vehicles (50.0%), compared to the suburb of Rouse Hill (28.0%); the Blacktown LGA (18.9%), Greater Sydney (15.6%), and NSW (16.6%);
- there were no units in the SAL1 at the time of the 2016 Census and all dwellings were separate houses (100%), compared to the suburb of Rouse Hill (55.6%), the Blacktown LGA (74.1%), Greater Sydney (52.5%) and NSW (59.8%). It is anticipated the housing characteristics of the SAL1 are likely to be significantly different at the next Census as a result of the low and medium density residential developments proposed and currently under development in the area;
- higher rates of homes being fully owned in the SAL1 (40.4%), compared to the suburb of Rouse Hill (20.3%), the Blacktown LGA (22.4%), Greater Sydney (29.1%) and NSW (32.2%);
- higher rates of the population of the SAL1 renting accommodation (31.6%), compared to the suburb of Rouse Hill (20.4%), the Blacktown LGA (24.6%), Greater Sydney (29.9%) and NSW (27.7%);

- the majority of residents of the SAL1 (22.0%) work in management positions, which is a greater proportion than in the suburb of Rouse Hill (16.3%), the Blacktown LGA (9.6%), Greater Sydney (13.7%) and NSW (13.5%);
- the majority of residents of the SAL1 (67.5%) travelled to work as the driver of the car, which is in line with residents of the suburb of Rouse Hill (65.4%), the Blacktown LGA (60.6%), Greater Sydney (52.6%) and NSW (57.7%).

As can be observed, the existing residents of the SAL1 are slightly older than those in other parts of the suburb, on slightly lower incomes, more likely to be families with dependent children, or couple families with no dependent children, and own their own home.

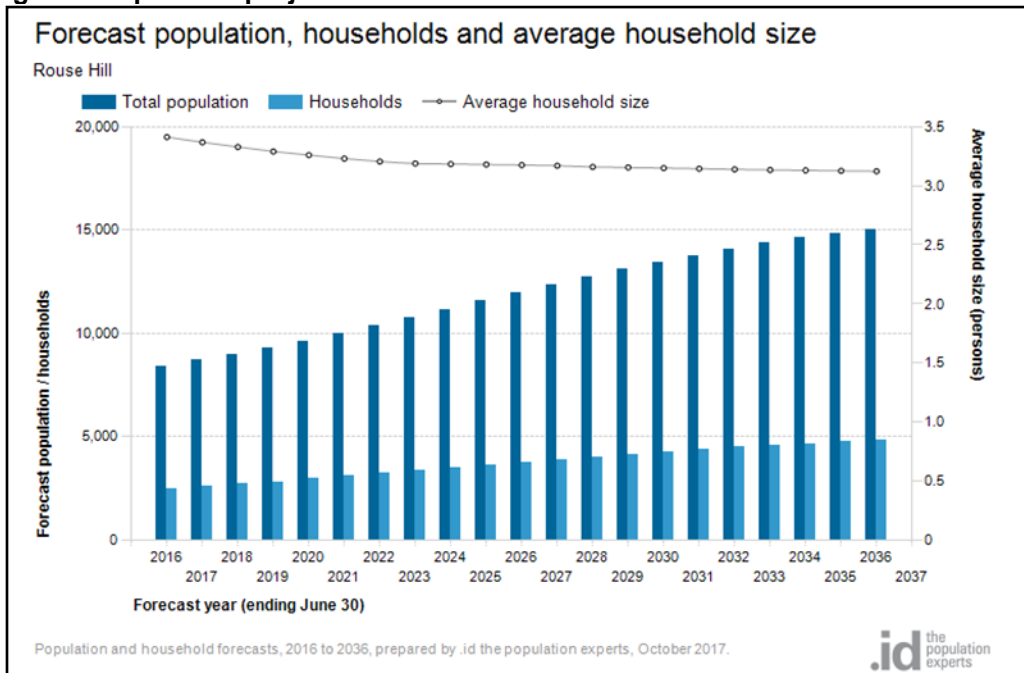
The socio-economic and demographic characteristics of the SAL1 are likely to be significantly altered as a result of the large number of sites being consolidated and redeveloped as low and medium density residential developments along Tallawong Road, and in line with the planned future character of the area. The proposed development is only likely to impact on existing residents in the early stages of the development.

Population Projections

As part of the *Sydney Regional Growth Area*, the population of the suburb of Rouse Hill is expected to significantly increase.

The anticipated growth in the area is driving the redevelopment of the semi-rural land in Rouse Hill, around the subject site on Tallawong Road.

Forecast ID predicts that the population of Rouse Hill will almost double in the next 20 years, with the number of houses also doubling from 2458 in 2016 to 4811 in 2036 (Figure 3).

Figure 4 Population projections and households – Rouse Hill suburb

www.forecast.id.com.au/the-hills/population-households-dwellings?WebID=200 accessed February 2019

The proposed Early Learning Centre, School, accommodation and Gurdwara will provide education and other community services for the emerging and future population of the area.

4.0 COMMUNITY CONSULTATION

As required under the SEARs, community consultation was undertaken as part of the preparation of this report. The community consultation took the form of a notice distributed to properties in close proximity to the proposed school, who can see, or might be likely to hear the school once operational.

In total, 38 notices were distributed on the 18th of October, 2018, to properties in the immediate vicinity of the subject site that were most likely to be able to see, hear or other wise be affected by the proposed development. Recipients were asked to respond to the notice within 30 days. The area in which notices were distributed is illustrated on Figure 4 below. A list of addresses notified is included at Appendix B.

A number of properties included in the notification area were either under construction, or about to commence construction for multi-dwelling residential developments, including: 144 & 154 Tallawong Road ('Orchid' Rouse Hill), 131-135 Tallawong Road ('Tallawong Park Estate'), 136 Tallawong Road ('Clearstate' Rouse Hill), and Lot 46, DP 30186 (Cnr Tallawong Road and Guntawong Road). Where possible, these properties received a copy of the notice.

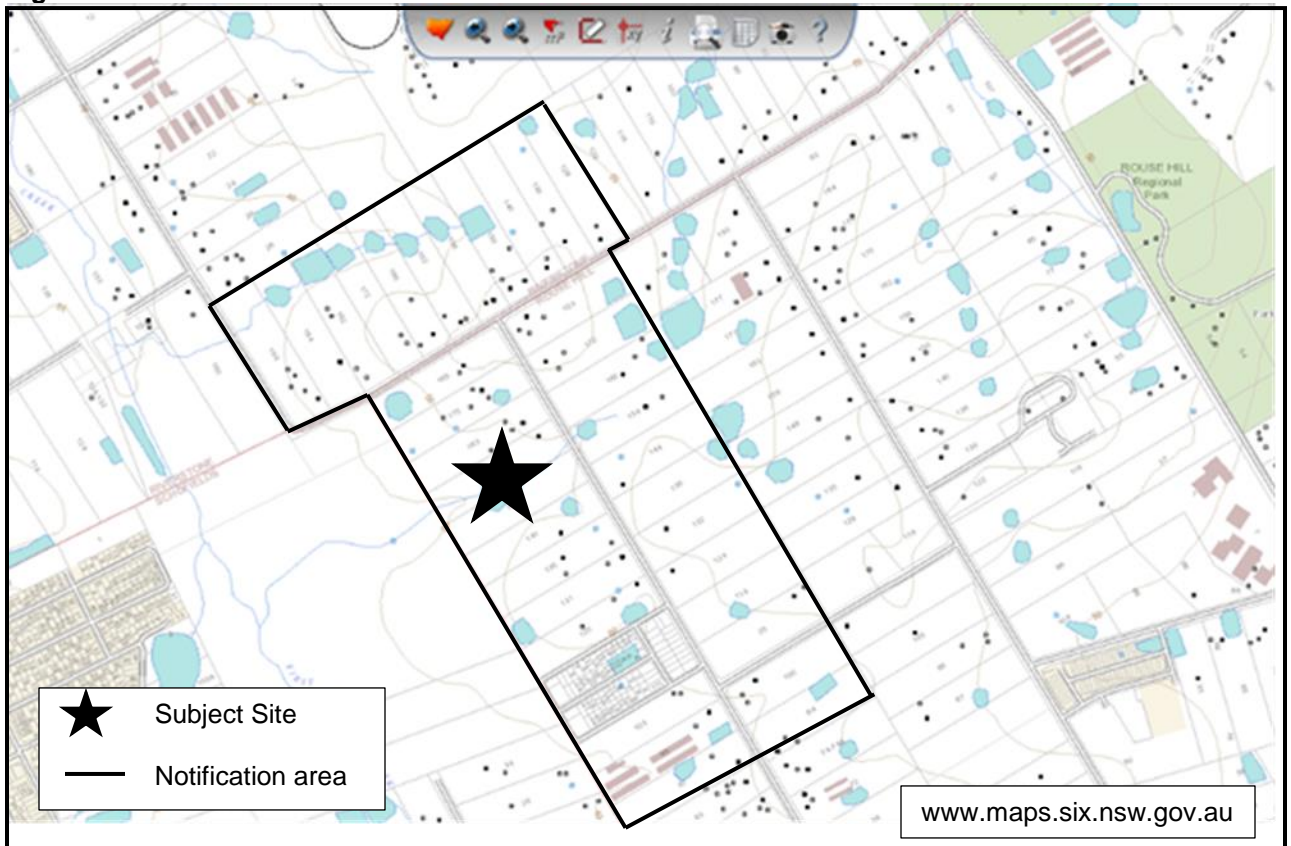
In addition to the distribution of notices in the immediate vicinity of the subject site. The wider community was notified of the proposed development in a "Call for Comment" notice in the *Rouse Hill Times* on the 31st October, 2018 (Appendix B), requesting comment or feedback. As can be observed, the newspaper notice included an overview of the proposed development.

Comment was also sought from groups representing the interests of the local communities, including:

- Deerubbin Local Aboriginal Land Council

- Kellyville Rouse Hill Progress Association

Figure 5 – Notification area



Separate consultation was undertaken with relevant statutory bodies, including the Roads and Maritime Services, NSW Rural Fire Service, NSW Department of Education, NSW Department of Families and Community Services and NSW Police (Appendix B), details of which is included in the *Environmental Impact Statement* (EIS) prepared by Willow Tree Planning accompanying the application. The site plan distributed with these letters, and included at Appendix B, has since been amended.

At the time this report was finalised, some 4 months after the notices were distributed, one resident from Guntawong Road responded to the notice by text message, asking when construction of the proposed school was likely to start. A return text was sent to this resident noting that there was no time frame at this

stage. No additional comment was provided by this resident once their enquiry had been addressed.

One Rouse Hill resident responded to the notice in the newspaper by email, requesting additional information on the proposed development. The email from a local resident was replied to, seeking clarification on what additional information was required. No reply was received.

No comment was received from the Deerubbin Local Aboriginal Land Council, or the Kellyville Rouse Hill Progress Association.

The lack of response from the local and wider community to the notifications suggests no objection to the proposed development.

5.0 SOCIAL IMPACT ASSESSMENT

Social impacts refer to the social or community consequences of a proposed development. Social Impact Assessments typically involve processes of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of developments, and consideration of any social change processes generated by developments.

To inform a SIA, consideration is made of the existing socio-economic and demographic characteristics of the area in which a proposed development is situated; identification of the likely changes to that population brought about by the proposed development; whether the potential impacts of a proposed development are likely to be short or long term; and whether a development is likely to generate unreasonable or unexpected social impacts in the local community, when balanced against the potentially positive social impacts generated.

The proposed Early Learning Centre, Primary and Secondary school, student accommodation and Gurdwara at 151-161 Tallawong Road, Rouse Hill, is considered against the following criteria:

5.1 Population Change

The proposed school is unlikely to generate any significant changes to the resident population of the suburb of Rouse Hill, particularly in the context of the new low and medium density residential developments currently being constructed along Tallawong Road.

The proposed student accommodation on the site will result in a minor increase in the residential population of the area (approximately 117 people in the staff and student accommodation). This increase is not significant in the context of the desired future character of the area, nor is it likely to result in any significant

changes to the socio-economic and demographic characteristics of the suburb of Rouse Hill.

The proposed school will also increase population of the suburb of Rouse Hill during school hours, and on weekends with the Gurdwara being utilised. However, this increase is temporary and is unlikely to generate any discernible or long-term social impacts in terms of the local population.

5.2 Housing

The proposed school results in a loss of one (vacant) dwellings that currently occupy the subject site. This minor loss of housing is offset by the provision of student accommodation on the site, and the provision of an Early Learning Centre, primary and secondary school on the site to support the education needs of the future population of the area.

The proposed development includes accommodation for 108 students, and provides staff accommodation for approximately 9 people.

In addition, in the context of the large residential developments currently under construction in close proximity to the subject site and the change in zoning in the area, means that the loss of one dwelling results in no discernible impacts in terms of housing availability.

5.3 Access and Mobility

Accessibility in and around the site has been considered in the design of the proposed school. A *DA Access Report* prepared by Access Architects Pty Ltd accompanies the application, detailing the compliance of the proposed school with relevant legislation and codes for access. That report notes:

The assessment of the proposed development has been undertaken to the extent necessary to issue DA (Development application) consent under the

Environmental Planning and Assessment Act. The proposal achieves the spatial requirements to provide access for people with a disability and it is assumed that assessment of the detailed requirements such as assessment of internal fitout, details of stairs, ramps and other features will occur at CC (Construction Certificate) stage.

By compliance with the recommendations in this report, the development complies with the requirements of the Access Code of Disability (access to Premises - Building) Standards 2010, and the Disability Access relevant sections of the Building Code of Australia 2016.

5.4 Community Recreation, Facilities and Services

The proposed development does not remove any community or recreation facilities or services from the area.

The proposed school represents a community facility and service through the provision of education services for the future population of the area. As previously noted, the school will welcome students and staff from a variety of faiths and backgrounds, providing education and employment for the community. The school will provide opportunities for recreation for students on site, including, a multi-purpose hall, sporting courts and playgrounds.

The proposed Gurdwara, in addition to being utilised as a place of worship, will be utilised by the school, during the week for both educational and recreation purposes. The Gurdwara can also be used by the wider community when not in use by the school, subject to an operational plan of management.

The Langar (kitchen) will provide a community service through the tradition of providing food through the Langar, to those who are in need. As well as through its use associated with the Gurdwara.

The proposed Early Learning Centre represents a community service and facility through the provision of day care services for the future population of the area.

On balance, the proposed development including the Early Learning Centre, School, Gurdwara and Langar represent a positive social impact in terms of the provision of education, spiritual, recreation and community facilities for the community.

5.4 Cultural Values and Beliefs

There is nothing about the proposed school that is likely to generate any negative impacts on cultural values or beliefs.

As the only Sikh school in the southern hemisphere, the proposed school will provide an important community focal point for the local Sikh community and provide a purpose built facility that has an emphasis on Sikh cultural values, while welcoming all community members as staff and students.

The proposed Sikh Gramma School provides a needed community facility for the future population of the area.

5.5 Community Identity and Connectedness

Schools form part of a community's identity and as such, the proposed school will contribute to the emerging and future identity of the suburb of Rouse Hill.

While the proposed development represents an intensification of use of the site, there is nothing about it that is likely to generate any impact in terms of social cohesion and integration within the community, particularly in the context of the changing nature of development around the school, and the future character of the area.

The proposed school will be located close to new residential dwellings, recreation facilities, Cudgegong Metro Railway Station and the Rouse Hill Town Centre, providing enhanced access to the school and ensuring the school is connected to the local community.

5.6 Health and Wellbeing

The proposed school includes areas for recreation for students on the site, therefore contributing to the health and wellbeing of students.

The proposed school may generate a positive impact in the local community in terms of attracting more families to the area who may wish to live close to the school. This potential increase in population would benefit the local community in terms of providing support to local businesses and attracting improved provision of services.

The proposed development does not generate any negative impacts in terms of the health and wellbeing of the community.

5.7 Crime and Safety

The detailed design for the proposed school will consider the principles of Crime Prevention Through Environmental Design (CPTED) and include lighting of entrances, paths and car parking areas, minimising the number of areas where people could hide, security fencing, and territorial reinforcement in the form of distinct and secure fencing and signage.

CPTED principles have been specifically addressed in the *Environmental Impact Statement* (EIS) prepared by Willow Tree Planning, accompanying the application, and summarised in the following:

Principle 1 – Surveillance

The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical.

- *The Proposed Development orientates active areas such as building entrances, learning precincts and ground floor open space towards surrounding roads, driveways, pedestrian paths, car parking and deep-soil landscaping;*
- *The Proposed Development utilises low-level landscaping in appropriate locations to ensure there is no obstruction of surveillance opportunities; and*
- *External security lighting will enable the maintenance of sight lines and surveillance after dark.*

Principle 2 – Access Control

Access control can be defined as physical and symbolic barriers that are used to ‘attract, channel or restrict the movement of people’.

- *During after school hours, access would be allowed via secure points only;*
- *The design of the built-form incorporates in-built access control throughout the Site, for example, building elevation and retaining walls, have led to the avoidance for the requirement of excessive fencing; and*
- *Directional signage and design features would facilitate legibility and direct all site-users to the appropriate access points and areas of the School.*

Principle 3 – Territorial Reinforcement

Territorial reinforcement can be described as creating a sense of ownership to a public space or vicinity, encouraging the usage of that space. By increasing the usage capability, this also deters crimes and, further increases the chances of a crime being witnessed and reported in a timely manner.

- *The provision of boundary treatments will emphasis the separation between the private and public realm; and*
- *Well maintained planters, gardens and pavers will indicate the development is well-used and cared for to reduce criminal activity.*

Principle 4 – Space Management

Space Management is intuitive of Principle 3 – Territorial Reinforcement – and, refers to ensuring the space is utilised and cared for appropriately.

- *Space management strategies to be implemented, include activity coordination, site cleanliness, rapid repair of vandalism, rapid removal of graffiti and the replacement of decayed physical elements;*
- *On the ground level, pathways and planters will be well maintained;*
- *Continued repairs and maintenance will discourage vandalism; and*
- *High quality materials, varied façade treatments and landscaping along boundaries will assist in discouraging vandalism and graffiti.*

The school will also have fully operational 24 hour surveillance that will be used to ensure the safety of the students, staff and local community.

Crime data for the suburb of Rouse Hill compiled by the NSW Bureau of Crime Statistics (BOCSAR) and mapped using their *Crime Mapping Tool* provides the following in terms of existing crime rates:

	Rouse Hill suburb (rate per 100,000 population)	Blacktown LGA (rate per 100,000 population)	NSW (rate per 100,000 population)
Assault	792.5 (lowest density)	1120.3 (second highest density)	822.0
Domestic related assault	207.3 (lowest density)	590.9 (medium density)	376.3

Non-Domestic related assault	585.2 (lowest density)	495.1 (highest density)	414.7
Assault Police	0.0 (lowest density)	34.2 (medium density)	31.0
Homicide	0.0 (lowest density)	1.4 (lowest density)	1.2
Robbery	24.4 (lowest density)	65.6 (highest density)	32.5
Sexual Offences	121.9 (lowest density)	196.2 (highest density)	174.7
Theft	4547.7 (lowest density)	3911.2 (highest density)	2881.2
Malicious damage to property	621.8 (lowest density)	970.4 (second highest density)	765.8

NSW Bureau of Crime Statistics and Research (www.bocsar.nsw.gov.au) October 2017 - September 2018

(accessed February 2019)

As can be observed, the suburb of Rouse Hill has low rates and low densities of all crimes. No 'hotspots' for any crimes were identified in the suburb of Rouse Hill. There is nothing about the proposed development that is likely to result in any increase in crime rates in the suburb of Rouse Hill or in the Blacktown LGA.

5.8 Local Economy and Employment

The proposed school will provide employment opportunities through the fit out of the school, and its operation. The school will employ approximately 120 teachers, management and support staff. In addition, maintenance and cleaning staff will be employed at the school.

The proposed development will also result in a boost to the local economy through parents and carers dropping off and collecting children at school, then potentially staying in the area to patronise local shops. In addition, the proposed school has the potential to attract more families to the area which would also provide a boost to the local economy.

5.9 Amenity

To the extent that amenity can be addressed in social impact terms, the operation of the school, and the increase in population and activity on the site has the potential to result in some impacts in terms of:

5.9.1 Traffic and Parking

A separate *Traffic Impact Assessment* Report prepared by Positive Traffic Pty Ltd accompanies the application. The *Assessment* considers the traffic and parking implications of the proposed development, across the different stages of construction, and including the potential traffic and parking implications of the use of the school during the week, and of the Gurdwara and Langar on weekends, and in the potential impacts on local traffic in the context of the new residential developments in the area.

That *Assessment* concludes:

- 1. Whilst the development would increase the net traffic generation of the site compared with a residential proposal, the proposed improvements to the road network within the Riverstone East Precinct would more than cater for the expected traffic demands of the school/place of worship.*
- 2. The development provides adequate parking provision for compliance with the DCP for all components of the development.*
- 3. The restriction of the operation of the Gurdwara Worship Centre during school hours ensures adequate parking provision for school uses during their period of operation and adequate parking provision for the place of worship during the later evening periods when peak operation would occur.*
- 4. The proposal facilitates good access for buses whether school route specific or local/regional bus services through the provision of a three (3) bus indented bay in Tallawong Road.*
- 5. The proposed parking provision for the Early Learning Centre exceeds the minimum requirements of the DCP and is considered satisfactory.*
- 6. The design of the car parking areas and access arrangements complies with AS2890.1 and is considered satisfactory.*

Overall the traffic impacts of the proposal are considered acceptable.

5.9.2 Noise

It is reasonable to assume that there will be some noise emissions from the proposed school, largely limited to hours of operation when there will be children and young people on the site. These emissions represent potential social impacts for future residents of the properties immediately surrounding the subject site.

A *Noise and Vibration Assessment* prepared by Resonate accompanies the application. That *Assessment* includes recommendations on how to minimise noise emissions from the proposed school (including associated with construction and operation) and noise intrusions into the proposed school.

That *Assessment* provides the following comments and conclusions:

The Sikh Grammar School, Gurdwara and Langar development is proposed to be designed and developed over 10 separate construction stages spanning approximately 20 years. This noise impact assessment has considered the effect on the future, largely residential development zone. Therefore, the noise sensitive receivers used to assess the impact do currently not exist, but are understood to be adjacent the school site on all sides.

The site is currently a greenfield site and is dominated by natural sounds, which result in low ambient and background noise levels. As the Rouse Hill suburb grows over the coming years, it is expected that the noise character of the area will naturally increase, despite efforts to control noise creep over time. This means that the criteria developed for this noise impact assessment is based on the existing noise environment, which results in stricter noise targets and a conservative approach.

Being away from major roads and a future, largely residential area, any noise impact from the environment on the operations of the school and Gurdwara is considered highly unlikely. This assessment has focussed on the impact that the operation of the school, Gurdwara and Langar may have on the adjacent residential community. In this respect the following noise sources have been assessed for all the relevant development stages to which each noise source is applicable:

- Construction Noise and Vibration*
- Mechanical Plant Noise*
- Public Address/school bell systems*
- Outdoor Recreation/Play Areas*
- Car Park Activity*
- Gurdwara, Langar and Temporary Multi-Purpose Hall*

Construction Noise and Vibration Summary (Section 5)

Due to the low existing background noise environment at this greenfield site the Noise Management Level is relatively low for construction noise, being 47 dB(A). This coupled with the proposed residential development adjacent the school site on all sides, means that there is a relatively short distance between the construction activities and the residential receivers. This means that a degree of adverse noise impact is inevitable. This is shown by the results for all receivers and activities in Table 14 to Table 23 inclusive. In addition, there are also some instances of the Highly Noise Affected Criteria (75 dBA) being exceeded. These are, typically either when the construction works get very close to the receivers, or during demolition.

Nevertheless, any adverse noise impact can be minimised by applying noise mitigation and management measures recommended in Section 5.3.

It should be noted that the existing noise sensitive receivers close to the site at 163 and 141 Tallawong Road are further away than the modelled future residential

receivers adjacent the site. Therefore, predicted construction noise levels at the existing residential properties will be similar To R3 for 163 Tallawong Road and lower at 141 Tallawong Road.

Based on the safe working distances in Table 24, occupant comfort vibration impacts on buildings may be expected at receiver locations in line with R1, R2, R3, R4, R5, R6, R7 whilst work is being conducted. The distances to these receivers may be below the safe working distance criteria for large vibratory roller (7t - $\geq 13t$). Where equipment is being used at distances lower than the safe working distances, recommendations are provided in Section 5.3 for the management of construction vibration from the works.

Mechanical Plant Noise Summary (Section 6.1)

At this early stage of planning, there is little plant noise information available. Therefore, the assessment reversed engineered the maximum allowable plant noise level to still meet the criteria, based on the plant locations in relation to the receivers. The assessment shows that an adverse noise impact to the surrounding noise sensitive receivers is unlikely and the option of further noise reduction with the addition of a noise barrier is available as a practical noise control method, if required. Further plant noise control methods such as attenuators, lined ducts/bends/angled ducts away from noise sensitive receivers, quieter plant selection, relocation of plant are all available, if required during the design stage when more information becomes available. Therefore, the risk of an adverse plant noise impact to the community is considered negligible, however, detailed review is recommended during the relevant design phases for each stage when it occurs.

PA and School Bell Summary (Section 6.2 and 6.3)

Based on meeting desired signal to background noise targets of 10-15dB(A) and the PA zones being located inside buildings, the relevant criteria are comfortably met at the nearest residences, with school building windows and doors open.

There is no information for the PA or school bell system at this stage. However, by following the good practice recommendations provided in section 6.3, it is expected that the relevant noise criterion can also be comfortably met.

Outdoor Recreation/Play Area Summary (Section 6.4)

The close proximity of the play areas to the future residential receivers around the perimeter of the site means that it is impractical for the play areas to meet the standard NPI criteria, even with noise barriers. The assessment has assumed that the houses will be two level meaning that the upper level will receive less benefit from any barriers erected. However, it is considered appropriate to use the criterion recommended by the AAAC guideline for childcare centres when the areas are used for up to 2 hours per day, which is the background level + 10 dB(A). This is 5 dB higher than the standard NPI criterion. Using the AAAC criterion compliance is predicted to be achieved without further attenuation for the multi-purpose playing court, innovation work rooms and outdoor learning pods. However, for the K2 play space and temporary play space additional noise reduction is required. In-principle solutions for this are to erect 3.5m high barriers at the perimeter of the play spaces at the boundary of the site. Other options include, the relocation of the spaces further away from the noise sensitive receivers towards the centre of the site using school buildings to provide shielding.

It is recommended that these in-principle recommendations are further developed during the design phase for the relevant project stages.

Car Park Activity Assessment Summary (Section 6.5)

There are six car parks proposed for the overall development, covering multiple project stages, of which car park D is temporary, being used for stage 6 only, before being demolished during the stage 7 construction phase. Generally, the car parks meet the relevant day and evening criteria based on assumptions of the number car pas-bys (arrivals and departures), car door closures and car ignition events in a worst-case 15-minute peak period.

The only car parks that exceeded the criteria to some degree was the temporary carpark D and the Underground carpark E. Temporary car park D exceeds the daytime criterion by a marginal 1 dB(A), which is considered a negligible impact. The temporary nature of the car park also means that any noise generated will not be permanent.

Therefore, no further noise mitigation is recommended for car park D.

Car park E is an underground carpark and therefore, noise from car door closures and ignition events will take place underground and not impact residents. However, cars entering and leaving the car park entrance are predicted to exceed the day, evening and night time criteria by 5 dB(A), 6 dB(A) and 10 dB(A) respectively. Due to the low number of occasions that this worst-case scenario may occur there may be justification in relaxing the criteria (see section 6.5.7). The noise levels have been predicted at the boundary of presumed future residential premises directly opposite the car park entrance/exit. It may be possible to manage the noise impact by reducing car movement numbers by directing traffic to use other car parks or, having separate entrances/exits to the car park separating and sharing the noise during busy periods.

Overall the noise impact from the car parks located over the development are expected to be minor.

Gurdwara / Temporary Multi-Purpose Hall (Section 6.6)

Both the temporary multi-purpose hall and the complete Gurdwara and Langar have been assessed for potential noise break-out from the buildings during the use of amplified sound used for services and events. Maximum allowable reverberant sound pressure levels inside all of these spaces have been calculated based on the conservative assumption that external windows and doors are open and closed. During both windows open and closed scenarios calculated maximum

sound levels are considered sufficient for the proposed uses of amplified speech, but not music.

An adverse noise impact to the community is not expected from activities inside these spaces.

General

This noise impact assessment has provided in-principle advice based on the information available to conclude that, providing due care and attention is given to acoustics in the design phase of each project development stage, an adverse noise impact to the to the community is not expected.

5.9.3 Littering/Vandalism/Anti-social Behaviour

School premises are not typically associated with littering, vandalism or anti-social behaviour. In this instance, where the proposed development relates to a school that includes on-site accommodation, and uses both during the week, and at weekends, and people on-site at night, further reduce the potential for any anti-social behaviour or vandalism.

Students at the school will be required to comply with the *Student Code of Conduct* which includes treating the buildings, grounds and surrounding areas with respect.

Waste management procedures will be put in place when the school is operational to address the waste removal and recycling needs of the proposed School.

5.10 Public interest benefits

The proposed school provides a number of public interest benefits, including:

- provision of a modern education facility for the existing and future population, not just in the suburb of Rouse Hill, but in the wider LGA able to cater for children for their whole school journey;
- provision of a place for community gatherings, meals for the community, and a place of worship for the local Sikh community;
- the provision of employment opportunities in the construction and operation of the proposed school;
- improvements to the existing site, and the presentation of the site to the street including extensive landscaping.

6.0 MITIGATION AND ENHANCEMENT MEASURES

The proposed school and place of worship are unlikely to generate any negative social impacts that require mitigation. While it is acknowledged that the proposed development represents a significant intensification of use of the site, that intensification of use is not out of character with the existing and future character of the area.

Any impacts generated by the intensification of use of the site are likely to be associated with noise and traffic, which have been separately addressed in reports accompanying the application (including Acoustics and Traffic and Parking), and which include recommendations designed to minimise noise and traffic impacts, including:

- restricting operation of the Gurdwara during school hours to ensure the parking provision for the school uses during operating hours and adequate parking for the place of worship while operating;
- works programming and respite periods to minimise disturbances during construction;
- site access to be located away from residences during construction and trucks diverted away from residential streets where possible; and
- noise attenuation measures during the operation of the school, Gurdwara and Langar to minimise disturbances.

Negative short-term impacts that may be generated are likely to arise with the construction and fitout of the school buildings, Gurdwara and site upgrades, should the application be approved. Any potentially negative impacts associated with construction can be mitigated through conditions of development consent.

The potential positive social impacts generated by the proposed school will only be realised if consent for the application is granted.

7.0 CONCLUSION

The proposed Sikh Grammar School, comprising an Early Learning Centre, school from Kindergarten to Year 12, student accommodation and Gurdwara has been assessed in social impact terms in this report

The proposed development is unlikely to generate any long term negative social impacts. Short term negative impacts are likely to be associated with excavation and construction of the school, however these impacts are unlikely to be noticeable in the context of the construction works currently under way on Tallawong Road, and can be controlled through conditions of development consent.

Operation of the school and Gurdwara can be managed to ensure that the uses do not overlap, thereby minimising the volume of people and traffic in and around the site.

The proposed school is unlikely to generate any material adverse social implications for the surrounding area, and given the minimal feedback from the local community during the consultation process, it is reasonable to assume that the proposed school is generally supported by the local community. As such, there are no reasons from a Social Impact perspective, to refuse the application.

APPENDIX A

SOCIO-ECONOMIC AND DEMOGRAPHIC CHARACTERISTICS

Demographic Profile Table

Demographic Characteristic	SAL1 – 1131228	Rouse Hill Suburb	Blacktown LGA	Greater Sydney	NSW
Total Persons	177	7,965	336,962	4 823 991	7 480 228
ATSI	3 (1.6%)	67 (0.8%)	9,526 (2.8%)	70 135 (1.4%)	216 176 (2.8%)
NESB Persons					
(i) No. born overseas in non-English speaking country.	N/A	1,747 (21.9%)	120,640 (35.8%)	1 474 715 (30.5%)	1 646 057 (22.0%)
(ii) No. speaking lang. other than English at home		1827 (22.9%)	136,294 (40.4%)	1 727 574 (35.8%)	1 882 015 (25.1%)
In need of assistance	N/A	219 (2.7%)	17,276 (5.1%)	236 139 (4.9%)	402 048 (5.3%)
Age range:					
0-4 years	3 (1.9%)	520 (6.5%)	26,928 (7.9%)	310,173 (6.4%)	465,135 (6.2%)
5-14 years	21 (13.1%)	1,567 (19.6%)	49,739 (14.7%)	590,126 (12.2%)	921,195 (12.3%)
15-19 years	17 (10.6%)	666 (8.3%)	23,289 (6.9%)	288,362 (5.9%)	448,425 (5.9%)
20-24 years	10 (6.2%)	469 (5.8%)	22,830 (6.7%)	340,737 (7.0%)	489,673 (6.5%)
25-34 years	17 (10.6%)	815 (10.2%)	52,249 (15.6%)	774,405 (16.0%)	1,067,524 (14.2%)
35-44 years	19 (11.9%)	1,419 (17.8%)	51,402 (15.2%)	696,037 (14.4%)	1,002,886 (13.4%)
45-54 years	24 (15.0%)	1,245 (15.6%)	42,063 (12.4%)	627,580 (13.0%)	977,984 (13.0%)
55-64 years	18 (11.2%)	667 (8.3%)	33,702 (10.0%)	524,011 (10.8%)	889,763 (11.9%)
65-74 years	21 (13.1%)	392 (4.9%)	21,536 (6.4%)	372,488 (7.7%)	677,020 (9.0%)
75-84 years	7 (4.4%)	167 (2.0%)	9,674 (2.8%)	204,051 (4.2%)	373,115 (4.9%)
85 years and over	3 (1.9%)	37 (0.4%)	3,553 (1.0%)	96,022 (1.9%)	167,506 (2.2%)
Unemployment rate	5.6	4.5	7.3	6.0	6.3
Median weekly household income	\$1562	\$2401	\$1711	\$1750	\$1486
Med Age	42	34	33	36	38
Ave household size		3.4	3.2	2.8	2.6
Marital Status (aged 15+)					
Married	87 (58.0%)	3,846 (59.3%)	136,045 (52.2%)	1 934 134 (49.3%)	2 965 285 (48.6%)
Separated	3 (2.0%)	163 (2.7%)	8,575 (3.3%)	111 495 (2.8%)	190 199 (3.1%)
Divorced	9 (6.0%)	388 (6.6%)	17,266 (6.6%)	298 433 (7.6%)	512 297 (8.4%)
Widowed	3 (2.0%)	135 (2.3%)	11,356 (4.3%)	185 646 (4.7%)	331 655 (5.4%)

Demographic Characteristic	SAL1 – 1131228	Rouse Hill Suburb	Blacktown LGA	Greater Sydney	NSW
Never married	48 (32.0%)	1,712 (29.1%)	87,055 (33.4%)	1 393 988 (35.5%)	2 094 457 (34.3%)
Family Structure					
Couple families with dependent children under 15 years and other dependent children	28 (57.1%)	1,379 (66.2%)	49,127 (55.4%)	501 238 (40.1%)	718 364 (37.0%)
Couple families with no children	17 (34.1%)	439 (21.1%)	21,958 (24.8%)	416 588 (33.4%)	709 524 (36.5%)
One parent households with dependent children	4 (8.2%)	250 (12.0%)	15, 596 (18.0%)	113 772 (9.1%)	192 626 (9.9%)
Other families	0	15 (0.7%)	1,455 (1.6%)	22 992 (1.8%)	32 483 (1.6%)
Car Ownership					
None	0	27 (1.1%)	7,098 (7.0%)	179 500 (11.0%)	239 625 (9.2%)
One	11 (22.9%)	492 (2.4%)	32,797 (32.4%)	603 062 (37.1%)	946 159 (36.3%)
Two	13 (27.1%)	1,042 (45.3%)	38,390 (37.9%)	532 633 (32.8%)	887 849 (34.0%)
Three	24 (50.0%) (3+)	413 (17.9%)	12,884 (12.7%)	164 918 (10.1%)	283 044 (10.8%)
4 or more		233 (10.1%)	6,308 (6.2%)	89 744 (5.5%)	152 500 (5.8%)
Housing (dwellings)					
Sep house	52 (100%)	1,366 (55.6%)	78,774 (74.1%)	924 225 (52.5%)	1 729 820 (59.8%)
Semi-detached	0	778 (31.7%)	16,286 (15.3%)	227 238 (49.8%)	317 447 (35.7%)
Unit	0	90 (3.6%)	5,247 (4.9%)	456 233 (25.9%)	519 380 (17.9%)
Other dwelling	0	69 (2.8%)	452 (0.4%)	9 129 (0.5%)	23 583 (0.8%)
Unoccupied dwellings	3 (5.5%)	151 (6.1%)	5,099 (4.8%)	136 055 (7.7%)	284 741 (9.8%)
Home fully owned	23 (40.4%)	468 (20.3%)	22,698 (22.4%)	472 635 (29.1%)	839 665 (32.2%)
Being purchased	16 (28.1%)	1,255 (54.5%)	42,411 (41.9%)	539 917 (33.2%)	840 665 (32.2%)
Private rental	18 (31.6%)	470 (20.4%)	24,911 (24.6%)	485 404 (29.9%)	722 020 (27.7%)
Public housing	-	6 (0.2%)	7,650 (7.5%)	67 845 (4.1%)	104 902 (4.0%)
Dwelling Structure - # of bedrooms					
0	0	3 (0.1%)	306 (0.3%)	12 812 (0.7%)	17 157 (0.6%)
1	0	43 (1.8%)	2,153 (2.1%)	118 881 (7.3%)	157 194 (6.0%)
2	7 (12.5%)	73 (3.1%)	9,412 (9.3%)	402 675 (24.8%)	577 675 (22.1%)
3	17 (30.4)	301 (13.0%)	45,627 (45.1%)	548 987 (33.8%)	970 001 (37.2%)

Demographic Characteristic	SAL1 – 1131228	Rouse Hill Suburb	Blacktown LGA	Greater Sydney	NSW
4	32 (57.1%) (4+)	1,482 (64.4%)	33,350 (32.9%)	376 427 (23.1%)	633 184 (24.3%)
5		274 (11.9%)	6,367 (6.3%)	101 053 (6.2%)	148 851 (5.7%)
6+		42 (1.8%)	1,280 (1.3%)	23 774 (1.4%)	34 370 (1.3%)
Migration					
Same add 1yr ago		6,429 (81.4%)	265,365 (79.9%)	3 695 742 (77.5%)	5 718 965 (77.3%)
Same add 5 yr ago		4,365 (58.6%)	174,777 (56.3%)	2 402 160 (53.2%)	3 775 527 (53.8%)
Occupation					
Manager	20 (22.0%)	686 (16.3%)	14,581 (9.6%)	311 762 (13.7%)	456 084 (13.5%)
Professional	15 (16.5%)	980 (23.3%)	28,795 (19.0%)	597 798 (26.3%)	798 126 (23.6%)
Technical & Trade	12 (13.2%)	528 (12.6%)	19,183 (12.6%)	265 056 (11.6%)	429 239 (12.7%)
Community	10 (11.0%)	386 (9.2%)	15,005 (9.9%)	218 206 (9.6%)	350 261 (10.3%)
Clerical & Admin	15 (16.5%)	695 (16.5%)	24,781 (16.3%)	331 135 (14.5%)	467 977 (13.8%)
Sales	4 (4.4%)	417 (9.9%)	13,991 (9.2%)	205 051 (9.0%)	311 414 (9.2%)
Machinery op	6 (6.6%)	208 (4.9%)	16,656 (10.9%)	128 020 (5.6%)	206 839 (6.1%)
Labourer	9 (9.9%)	237 (5.6%)	15,392 (10.1%)	171 450 (7.5%)	297 887 (8.1%)
Travel to work					
Car driver	50 (67.6%)	2,749 (65.4%)	91,922 (60.6%)	1 197 269 (52.6%)	1 953 399 (57.7%)
Train	4 (5.4%)	46 (1.0%)	13,962 (9.2%)	247 051 (10.8%)	252 786 (7.4%)
Bus		319 (7.6%)	5,325 (3.5%)	125 503 (5.5%)	133 903 (3.9%)

Source: 2016 Census data (www.abs.gov.au) – General Community Profile – as at October 2018

APPENDIX B

COMMUNITY CONSULTATION

Sarah George Consulting
Social Planning Consultants
PO Box 319, Marrickville NSW 1475
Ph: 0418 439 813

18th October, 2018

To Whom It May Concern,

Resident Notification Letter- Proposed Sikh Grammar School with ancillary use (Gurdwara & Langar), 151-161 Tallawong Road, Rouse Hill – Lots 42 & 43 DP 30186

Sarah George Consulting has been engaged by the Sikh Grammar School Australia to prepare a Social Impact Assessment (SIA) for a proposed Educational Establishment for approximately 1260 students from Kindergarten to Year 12, an 86 place Early Learning Centre, total staff on-site of 120, and a Place of Public Worship (Gurdwara and Langar), at 151-161 Tallawong Road, Rouse Hill (Lots 42 & 43 DP 30186). The intent of the SIA is to assess the potential social impacts of the proposed development in the local area, and the SIA will form part of the *Environmental Impact Statement* to be submitted to the NSW Department of Planning and Environment.

As part of the preparation of the Report, community consultation is being undertaken to seek any comment or feedback you may have on the proposed development in terms of potential social impacts.

The concept plan for the Site includes proposed earthworks, site works and the use of the Site to accommodate an Education Establishment, an Early Learning Centre and a Place of Public Worship with the following characteristics:

- An Early Learning Centre accommodating 86 children with 18 staff, over two (2) storeys with indoor and outdoor play areas, operating Monday – Friday, from 7.00am – 6.00pm;
- A primary school for 588 children and 30 staff, accommodated over three (3) storeys and including two (2) outdoor play areas, operating Monday – Friday, with regular hours of 7.00am – 9.00pm;
- A secondary school from years 7 – 12 for 627 students and 47 staff over three (3) storeys with associated indoor and outdoor play areas, operating Monday – Friday between 7.00am – 9.00pm;
- Staff and student accommodation buildings, with capacity for 168 boarders, operating 24 hours a day, 7 days a week;
- Gurdwara & Langar –considered a direct link to Sikh culture and an integral component to the proposed development, that would be intrinsically linked to the proposed Sikh Grammar School via both educational and religious purposes. The functionality of the proposed Gurdwara & Langar would be as follows:
 - Utilised during the weekdays by the school community;

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- Utilised on the weekends by the Sikh community as a Place of Public Worship; and,
- Utilised on the weekdays when the school is not in operational use and / or when the architectural component is not being utilised by the school, by the Sikh Community. Security measures and parameters would be incorporated into the design to demonstrate the operational efficiency of this component of the proposed development furthermore. Developments of similar nature and functionality include catholic schools with an ancillary parish chapel;
- Car parking for staff, students and visitors, with a total of 190 spaces on ground level;
- Pick-up and drop-off area;
- Bus stop area along proposed access road; and
- Proposed landscaping.

The proposed development will be staged, with the primary school commencing operation in what will later become the Early Learning Centre.

We would like to invite your comment on any issues you would like us to address in this Social Impact Assessment.

If you wish to comment on the potential social impacts that may arise as a result of the proposed development, or would like additional information, please respond within 30 days from the date of this notice in writing to PO Box 319, Marrickville NSW, 1475; via email (sgeorgeconsulting@gmail.com) or by phone (Ph:0418 439 813 9.00am – 5.00pm Monday-Friday only).

Regards,



Sarah George
Social Planning Consultant

Sarah George Consulting
Social Planning Consultants
PO Box 319, Marrickville NSW 1475
Ph: 0418 439 813

22nd October, 2018

Deerubbin Local Aboriginal Land Council
PO Box 40
PENRITH NSW 2751

To Whom It May Concern,

Proposed Sikh Grammar School with ancillary use (Gurdwara & Langar), 151-161 Tallawong Road, Rouse Hill – Lots 42 & 43 DP 30186

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As part of the preparation of the Report, community consultation is being undertaken to seek any comment or feedback you may have on the proposed development in terms of potential social impacts.

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Sarah George Consulting
Social Planning Consultants

proposed Sikh Grammar School via both educational and religious purposes. The functionality of the proposed Gurdwara & Langar would be as follows:

Utilised during the weekdays by the school community;

- Utilised on the weekends by the Sikh community as a Place of Public Worship; and,
- Utilised on the weekdays when the school is not in operational use and / or when the architectural component is not being utilised by the school, by the Sikh Community. Security measures and parameters would be incorporated into the design to demonstrate the operational efficiency of this component of the proposed development furthermore. Developments of similar nature and functionality include catholic schools with an ancillary parish chapel;

- Car parking for staff, students and visitors, with a total of 190 spaces on ground level;
- Pick-up and drop-off area;
- Bus stop area along proposed access road; and
- Proposed landscaping.

The proposed development will be staged, with the primary school commencing operation in what will later become the Early Learning Centre.

We would like to invite your comment on any issues you would like us to address in this Social Impact Assessment.

If you wish to comment on the potential social impacts that may arise as a result of the proposed development, or would like additional information, please respond within 30 days from the date of this notice in writing to PO Box 319, Marrickville NSW, 1475; via email (sgeorgeconsulting@gmail.com) or by phone (Ph:0418 439 813 9.00am – 5.00pm Monday-Friday only).

Regards,



Sarah George
Social Planning Consultant

Sarah George Consulting
Social Planning Consultants
PO Box 319, Marrickville NSW 1475
Ph: 0418 439 813

22nd October, 2018

Kellyville/Rouse Hill Progress Association

Email: krhpa@tpg.com.au

To Whom It May Concern,

Proposed Sikh Grammar School with ancillary use (Gurdwara & Langar), 151-161 Tallawong Road, Rouse Hill – Lots 42 & 43 DP 30186

Sarah George Consulting has been engaged by the Sikh Grammar School Australia to prepare a Social Impact Assessment (SIA) for a proposed Educational Establishment for approximately 1260 students from Kindergarten to Year 12, an 86 place Early Learning Centre, total staff on-site of 120, and a Place of Public Worship (Gurdwara and Langar), at 151-161 Tallawong Road, Rouse Hill (Lots 42 & 43 DP 30186). The intent of the SIA is to assess the potential social impacts of the proposed development in the local area, and the SIA will form part of the *Environmental Impact Statement* to be submitted to the NSW Department of Planning and Environment.

As part of the preparation of the Report, community consultation is being undertaken to seek any comment or feedback you may have on the proposed development in terms of potential social impacts.

The concept plan for the Site includes proposed earthworks, site works and the use of the Site to accommodate an Education Establishment, an Early Learning Centre and a Place of Public Worship with the following characteristics:

- An Early Learning Centre accommodating 86 children with 18 staff, over two (2) storeys with indoor and outdoor play areas, operating Monday – Friday, from 7.00am – 6.00pm;
- A primary school for 588 children and 30 staff, accommodated over three (3) storeys and including two (2) outdoor play areas, operating Monday – Friday, with regular hours of 7.00am – 9.00pm;
- A secondary school from years 7 – 12 for 627 students and 47 staff over three (3) storeys with associated indoor and outdoor play areas, operating Monday – Friday between 7.00am – 9.00pm;
- Staff and student accommodation buildings, with capacity for 168 boarders, operating 24 hours a day, 7 days a week;
- Gurdwara & Langar –considered a direct link to Sikh culture and an integral component to the proposed development, that would be intrinsically linked to the

Sarah George Consulting
Social Planning Consultants

proposed Sikh Grammar School via both educational and religious purposes. The functionality of the proposed Gurdwara & Langar would be as follows:

Utilised during the weekdays by the school community;

- Utilised on the weekends by the Sikh community as a Place of Public Worship; and,
- Utilised on the weekdays when the school is not in operational use and / or when the architectural component is not being utilised by the school, by the Sikh Community. Security measures and parameters would be incorporated into the design to demonstrate the operational efficiency of this component of the proposed development furthermore. Developments of similar nature and functionality include catholic schools with an ancillary parish chapel;
- Car parking for staff, students and visitors, with a total of 190 spaces on ground level;
- Pick-up and drop-off area;
- Bus stop area along proposed access road; and
- Proposed landscaping.

The proposed development will be staged, with the primary school commencing operation in what will later become the Early Learning Centre.

We would like to invite your comment on any issues you would like us to address in this Social Impact Assessment.

If you wish to comment on the potential social impacts that may arise as a result of the proposed development, or would like additional information, please respond within 30 days from the date of this notice in writing to PO Box 319, Marrickville NSW, 1475; via email (sgeorgeconsulting@gmail.com) or by phone (Ph:0418 439 813 9.00am – 5.00pm Monday-Friday only).

Regards,



Sarah George
Social Planning Consultant

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NOTICE BOARD

General Notices

CALL FOR COMMENT

Proposed Sikh Grammar School - 151-161 Tallawong Road, Rouse Hill.

An Application is to be made seeking consent for development of the Site at 151-161 Tallawong Road, Rouse Hill (Lots 42 & 43 DP 30186), for a proposed Educational Establishment (with ancillary uses) to be known as the Sikh Grammar School. The proposed Sikh Grammar School will include a proposed Early Learning Centre, Primary School (K-6) and High School (7-12) accommodating approximately 1260 students and 120 staff. Additionally, the Site will include proposed Staff & Student Accommodation and a Place of Public Worship (Gurdwara & Langar).

The plan seeks to revitalise an underdeveloped and underperforming area through the provision of an Educational Establishment; demonstrate development that seeks to service the day-to-day needs of the immediate and wider community groups; and, to reinvigorate land use designated for such permissible purposes within the Sydney Region Growth Centres.

We are mindful that we are part of the broader Rouse Hill Community and adjoining community groups within close proximity; therefore, we have attempted to anticipate the wishes of adjoining landowners by maintaining an aesthetically pleasing design through varied design options that integrate with the surrounding land uses accordingly.

After much research and internal consultation, the Architectural Plans have now been developed to a concept stage, ready for broader consultation with the immediate and wider community groups. Sarah George Consulting has been engaged by the Sikh Grammar School Australia to gather feedback from the community on the proposed Sikh Grammar School.

If you would like additional information, or to comment on the proposal, please email sgeorgeconsulting@gmail.com by 9th November, 2018.

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Employment Support Officer,

Ruth Carter T 9412 8692

E r.carter@sunnyfield.org.au

www.sunnyfield.org.au



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Apply in writing with up to date details of work experience to:

Mrs Christine Lashy
Acting Principal
St Aidan's Primary School
1-5 Adelaide Street
Rouse Hill NSW 2766
clashy@paris.catholic.edu.au

Include names and phone numbers of 3 referees for whom you have worked and from whom confidential references may be obtained.
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Required for small family business based in Western Suburbs.

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We require a Labourer for a directional drilling company. Drivers licence essential. Truck licence would be an advantage but not essential. Immediate start.

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AGNs 116 036 /07 AGNs 54 116 036 /07
Suite 4, Level 7, 100 Walker Street
North Sydney NSW 2059
P: 02 9529 6974
enquiries@willowtreeplanning.com.au
www.willowtreeplanning.com.au

NSW Rural Fire Service (RFS)
Locked Bag 17
Granville, NSW 2142
E: webmaster@rfs.nsw.gov.au
T: (02) 8741 5555

Attention: NSW Rural Fire Service (RFS)

NSW Rural Fire Service (RFS) File Reference: SSD 9472 - INVITATION TO COMMENT ON THE SIKH GRAMMAR SCHOOL AUSTRALIA C/- PMDL ARCHITECTS STATE SIGNIFICANT DEVELOPMENT - PROPOSED SIKH GRAMMAR SCHOOL WITH ANCILLARY USE (GURDWARA & LANGAR)

CONSULTATION LETTER TO BE ISSUED IN RESPONSE TO SEARS DATED 6 AUGUST 2018

PROPERTY AT 151 TALLAWONG ROAD, ROUSE HILL (LOT 42 DP 30186) & 161 TALLAWONG ROAD, ROUSE HILL (LOT 43 DP 30186)

To whom it may concern,

1.0 INTRODUCTION

The NSW Department of Planning and Environment (DP&E) has requested PMDL Architects (PMDL) on behalf of The Sikh Grammar School Australia (the Applicant), to consult with RFS with regard to the proposed State Significant Development (SSD) Application at 151-161 Tallawong Road, Rouse Hill (Lot 42 & 43 DP 30186).

The proposed development seeks consent for the construction and operational use of a proposed school (Sikh Grammar School) which 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 1260 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 would form the prevailing Environmental Planning Instrument (EPI) as part of the SSD Application with regard to the proposed school.

The proposed development (Educational Establishment) is considered permissible with consent under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Sydney Region Growth Centres SEPP), for which it is zoned Low Density Residential (R2).

The proposed development is classified as 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:

Invitation to Comment on The Sikh Grammar School Australia – Proposed Sikh Grammar School at 151-161 Tallawong Road, Rouse Hill

- (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.*

The proposed development is considered SSD, for which it would be lodged to and determined by the NSW DP&E. Under the *Environmental Planning and Assessment Act 1979* (EP&A Act) it is required that a formal request for Secretary's Environmental Assessment Requirements (SEARs) be made prior to lodgement of an Application seeking formal approval.

An Environmental Impact Statement (EIS) is therefore being prepared to support the proposed development (Sikh Grammar School). Pursuant to Part 2 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation), SEARs were formally requested from the NSW DP&E (Reference No. SSD 9472) and subsequently issued by NSW DP&E on 6 August 2018. As per the SEARs, The Sikh Grammar School Australia is required to consult with various stakeholders, including RFS.

It is noted that the SEARs have already included Key issues for Assessment as issued by RFS for this proposed development on 6 August 2018. The Sikh Grammar School Australia plan to respond to these Key Issues for Assessment as part of its EIS.

2.0 THE SITE

The Subject Site is identified as 151-161 Tallawong Road, Rouse Hill, being legally described as Lot 42 & 43 in DP 30186 (refer to **Figure 1** below).

The Subject Site exhibits a total site area of approximately 3.07 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 Sydney Region Growth Centres SEPP. It is noted, that the north eastern portion of the Subject Site borders Medium Density Residential (R3) zoned land.

From a local legislative perspective, the land is comprised of land zoned Primary Production Small Lots (RU4); 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.

Invitation to Comment on The Sikh Grammar School Australia – Proposed Sikh Grammar School at 151-161 Tallawong Road, Rouse Hill



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

3.0 THE PROPOSED DEVELOPMENT

A Development Application (DA) running concurrently to the proposed Sikh Grammar School is to be submitted and determined by Blacktown City Council, which integrates a proposed eleven (11) lot Torrens Title residential subdivision on the identified Subject Site. One (1) of the lots proposed would be dedicated to the proposed school, whereas the remaining ten (10) lots would be positioned along the western perimeter of the Subject Site. The DA would form the fundamental grounding, economic stability and support to allow for the proposed SSD to progress.

The proposed development would provide for a school in a location that is suitably located from any sensitive receiving environments. Additionally, the Site provides an unconstrained platform for development, which is further complimented by the local topography that does not pose any significant restrictions for future proposed developments with regard to the Subject Site and within the immediate vicinity. Furthermore, the Site has not been identified with any levels of contamination (as confirmed via preliminary assessment undertaken by DLA Environmental Services).

In summary, the suitability and warranted need for the proposed development can be attributed to:

- The Sydney Region Growth Centres SEPP allows for the proposed SSD as a permissible use, which;
 - Provides a beneficial educational establishment to the immediate area as-well-as being accessible to the wider locality;
- Access to the regional road network;
- Minimal impact on the environment; and,
- Implementation of suitable mitigation measures where required.

Invitation to Comment on The Sikh Grammar School Australia – Proposed Sikh Grammar School at 151-161 Tallawong Road, Rouse Hill

Furthermore, no adverse environmental impacts are anticipated to result from the construction or pursuant operational phases of the proposed development. The proposed development is suitably separated from sensitive areas and would be serviced by adequate infrastructure, including a capable road network (proposed off Tallawong Road via a half road construction as part of the concurrent DA). Any minor environmental impacts anticipated with regard to the proposed SSD would be ensured by the implementation of management mitigation measures, which would be outlined in the EIS, formulated in response to the findings and recommendations of the specialist / consultant reports to be provided and summarised accordingly.

Appendix 1 contains a preliminary site Masterplan indicating the proposed layout of the SSD. Please note, that this Masterplan is subject to change as the development assessment process continues.

3.1 Access

The Site would be accessed as follows to support the proposed development:

- Primary access would be via the proposed access roads along the northern and southern boundaries respectively.
- Staff and student car parking areas would also be provided within the proposed school complex dispersed throughout various areas on-site. Accessible parking would also be provided at the applicable provisional rate required.

3.2 Built Form

The proposed Sikh Grammar School would be designed to incorporate architectural elements that articulate the facades and provide a sufficient level of visual amenity with regard to the public domain. The attributing building setbacks would sufficiently offset any adverse visual impacts.

Additionally, the Site would exhibit an aesthetically pleasing architectural landscape design, complimenting the Site characteristics. To further compliment the aesthetics of the proposed school, no reflective materials would be chosen to be placed on the school, to reduce glare emitted for drivers passing along Tallawong Road and the adjoining proposed access roads. The Site characteristics would be further demonstrated within the Visual Impact Assessment, which would be included in the subsequent EIS.

3.3 Process

The proposed SSD incorporates key components, including:

- Site preparation works including bulk earthworks and soil remediation;
- Site infrastructure to service the school;
- Proposed Sikh Grammar School – which, would operate weekdays from 7am – 9pm;
 - Early Learning Centre – which, would operate weekdays from 7am – 6pm;
 - Staff & Student Accommodation – occupied by residents at 24-hours, 7-days per week; and,
 - Gurdwara & Langar – is considered a direct link to Sikh culture and is an integral component to the proposed development, that would be intrinsically linked to the proposed Sikh Grammar School via both educational and religious purposes. The functionality of the proposed Gurdwara & Langar would be as follows:
 - Utilised during the weekdays by the school community;
 - Utilised on the weekends by the Sikh community as a Place of Public Worship; and,
 - Utilised on the weekdays when the school is not in operational use and / or when the architectural component is not being utilised by the school, by the Sikh Community. Security measures and parameters would be incorporated into the design to demonstrate the operational efficiency of this component of the proposed development furthermore. Development's of similar nature and functionality include catholic schools with an ancillary parish chapel;
- Car parking, kiss-and-ride and driveways to service staff, parents and service vehicles; and,
- Landscaping including riparian planting.

Invitation to Comment on The Sikh Grammar School Australia – Proposed Sikh Grammar School at 151-161 Tallawong Road, Rouse Hill

3.4 Servicing Requirements

Existing services would be augmented accordingly to service the Subject Site.

4.0 STRATEGIC CONTEXT

The proposed development is contextually situated and identified as part of the Sydney Region Growth Centres SEPP (refer to **Figure 2** below), 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*. The proposed SSD responds accordingly to the Sydney Region Growth Centre SEPP zone objective with regard to the enablement of other land uses responding to the day-to-day needs of residents (i.e. Educational Establishment).

In addition to the above, the Subject Site is identified within the *Central City District Plan*. The Productivity Priorities identified under the Plan that hold contextual grounding with regard to the proposed development include:

- *Planning Priority C2 – Working through collaboration;*
- *Planning Priority C4 – Fostering healthy, creative, culturally rich and socially connected communities;*
- *Planning Priority C5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport; and,*
- *Planning Priority C12 – Supporting growth of targeted industry sectors.*

The proposed development is consistent with and responds to the above priorities, making a valuable contribution to the *Central City District Plan*, which is earmarked for development and higher and better uses, which can be contrasted to the beneficial outcomes the proposed development offers.

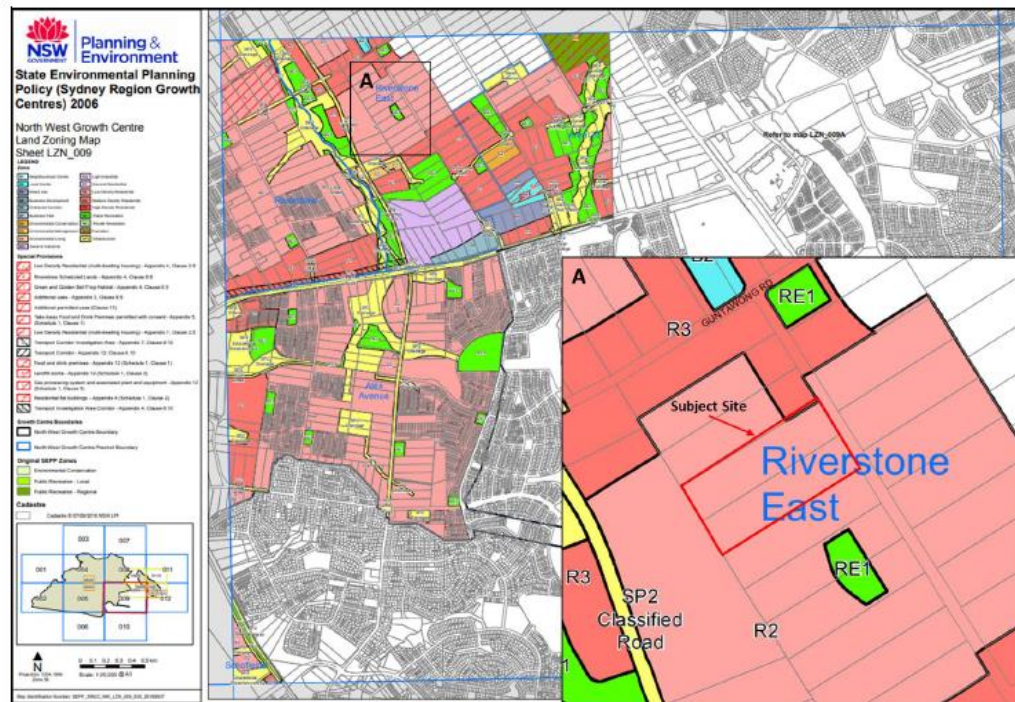


Figure 2 State Environmental Planning Policy (Sydney Region Growth Centres) 2006 – Applicable Zoning Category for the Proposed Development (NSW Legislation, 2018)

**Invitation to Comment on The Sikh Grammar School Australia – Proposed Sikh Grammar School
at 151-161 Tallawong Road, Rouse Hill**

5.0 DISCUSSION

PMDL Architects, on behalf of The Sikh Grammar School Australia, are already in receipt of RFS's Key Issues for Assessment, which were collated by the NSW DP&E; however, the NSW DP&E have nevertheless requested PMDL Architects to consult with RFS during the preparation of the EIS to support the proposed SSD.

PMDL Architects therefore invites RFS to comment on the proposed development to allow any significant concerns to be dealt with accordingly in the EIS, which is currently being prepared. Notwithstanding, we request a formal consultation session / meeting to discuss the proposed development further.

If you wish to discuss the content of this letter in further detail, please contact Chris Wilson or Travis Lythall on (02) 9929 6974.

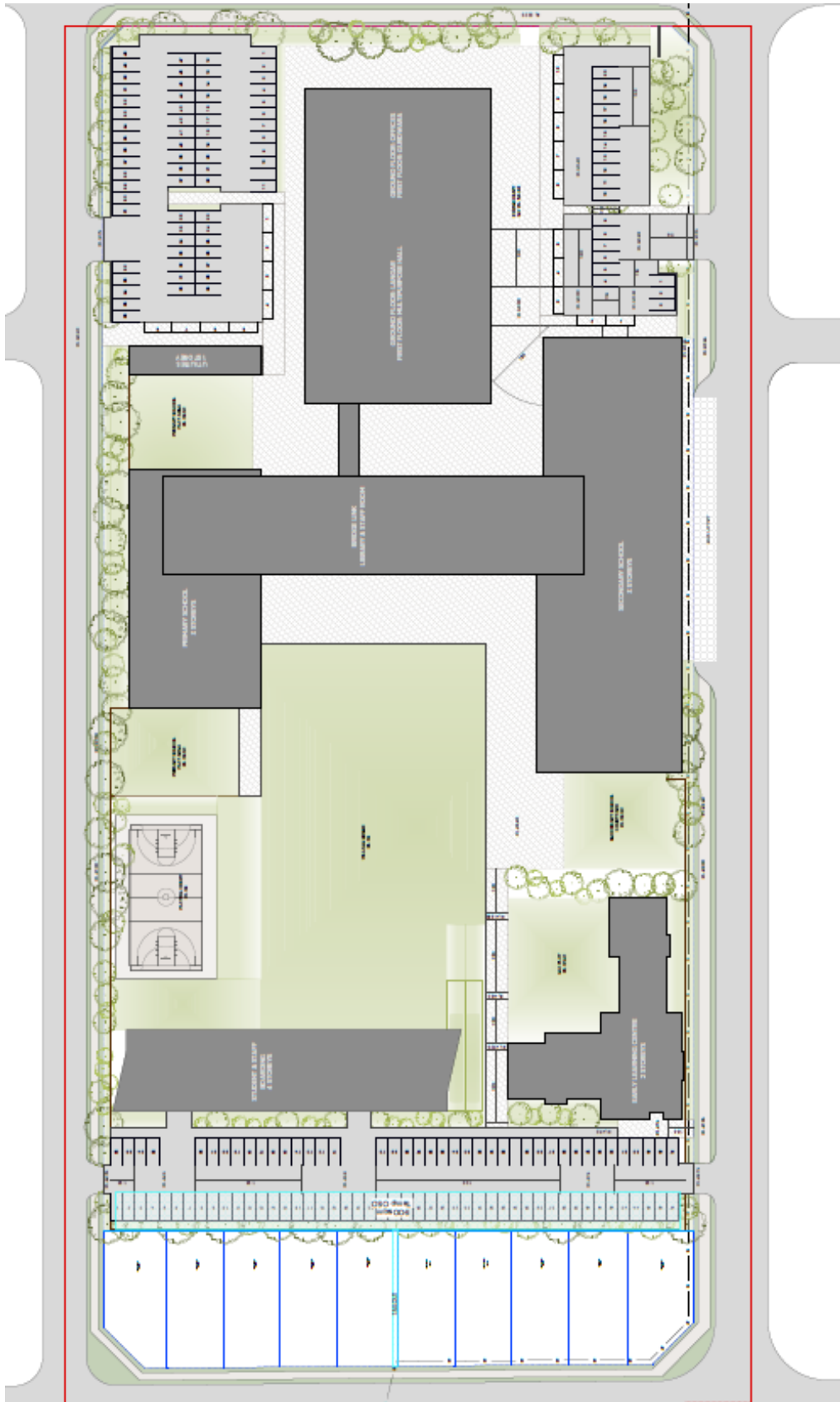
Yours faithfully,



Chris Wilson
Director
Willowtree Planning Pty Ltd
ACN 146 035 707

**Invitation to Comment on The Sikh Grammar School Australia – Proposed Sikh Grammar School
at 151-161 Tallawong Road, Rouse Hill**

APPENDIX 1 MASTERPLAN



12 October 2018



ACN: 146 035 707 ABN: 54 146 035 707
Suite 4, Level 7, 100 Walker Street
North Sydney NSW 2060
P: 02 9929 6974
enquiries@willowtreeplanning.com.au
www.willowtreeplanning.com.au

Roads & Maritime Services (RMS)
GPO Box 39, Sydney,
NSW 2001
Development.sydney@rms.nsw.gov.au
T: (02) 8849 2331

Attention: Roads & Maritime Services (RMS)

Roads & Maritime Services (RMS) File Reference: SSD 9472 - INVITATION TO COMMENT ON THE SIKH GRAMMAR SCHOOL AUSTRALIA C/- PMDL ARCHITECTS STATE SIGNIFICANT DEVELOPMENT - PROPOSED SIKH GRAMMAR SCHOOL WITH ANCILLARY USE (GURDWARA & LANGAR)

CONSULTATION LETTER TO BE ISSUED IN RESPONSE TO SEARS DATED 6 AUGUST 2018

PROPERTY AT 151 TALLAWONG ROAD, ROUSE HILL (LOT 42 DP 30186) & 161 TALLAWONG ROAD, ROUSE HILL (LOT 43 DP 30186)

To whom it may concern,

1.0 INTRODUCTION

The NSW Department of Planning and Environment (DP&E) has requested PMDL Architects (PMDL) on behalf of The Sikh Grammar School Australia (the Applicant), to consult with RMS with regard to the proposed State Significant Development (SSD) Application at 151-161 Tallawong Road, Rouse Hill (Lot 42 & 43 DP 30186).

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The proposed development (Educational Establishment) is considered permissible with consent under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Sydney Region Growth Centres SEPP), for which it is zoned Low Density Residential (R2).

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Invitation to Comment on The Sikh Grammar School Australia – Proposed Sikh Grammar School at 151-161 Tallawong Road, Rouse Hill

- (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.*

The proposed development is considered SSD, for which it would be lodged to and determined by the NSW DP&E. Under the *Environmental Planning and Assessment Act 1979* (EP&A Act) it is required that a formal request for Secretary's Environmental Assessment Requirements (SEARs) be made prior to lodgement of an Application seeking formal approval.

An Environmental Impact Statement (EIS) is therefore being prepared to support the proposed development (Sikh Grammar School). Pursuant to Part 2 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation), SEARs were formally requested from the NSW DP&E (Reference No. SSD 9472) and subsequently issued by NSW DP&E on 6 August 2018. As per the SEARs, The Sikh Grammar School Australia is required to consult with various stakeholders, including RFS.

It is noted that the SEARs have already included Key issues for Assessment as issued by RFS for this proposed development on 6 August 2018. The Sikh Grammar School Australia plan to respond to these Key Issues for Assessment as part of its EIS.

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From a local legislative perspective, the land is comprised of land zoned Primary Production Small Lots (RU4); 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.

Invitation to Comment on The Sikh Grammar School Australia – Proposed Sikh Grammar School at 151-161 Tallawong Road, Rouse Hill



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

3.0 THE PROPOSED DEVELOPMENT

A Development Application (DA) running concurrently to the proposed Sikh Grammar School is to be submitted and determined by Blacktown City Council, which integrates a proposed eleven (11) lot Torrens Title residential subdivision on the identified Subject Site. One (1) of the lots proposed would be dedicated to the proposed school, whereas the remaining ten (10) lots would be positioned along the western perimeter of the Subject Site. The DA would form the fundamental grounding, economic stability and support to allow for the proposed SSD to progress.

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In summary, the suitability and warranted need for the proposed development can be attributed to:

- The Sydney Region Growth Centres SEPP allows for the proposed SSD as a permissible use, which;
 - Provides a beneficial educational establishment to the immediate area as-well-as being accessible to the wider locality;
- Access to the regional road network;
- Minimal impact on the environment; and,
- Implementation of suitable mitigation measures where required.

Invitation to Comment on The Sikh Grammar School Australia – Proposed Sikh Grammar School at 151-161 Tallawong Road, Rouse Hill

Furthermore, no adverse environmental impacts are anticipated to result from the construction or pursuant operational phases of the proposed development. The proposed development is suitably separated from sensitive areas and would be serviced by adequate infrastructure, including a capable road network (proposed off Tallawong Road via a half road construction as part of the concurrent DA). Any minor environmental impacts anticipated with regard to the proposed SSD would be ensured by the implementation of management mitigation measures, which would be outlined in the EIS, formulated in response to the findings and recommendations of the specialist / consultant reports to be provided and summarised accordingly.

Appendix 1 contains a preliminary site Masterplan indicating the proposed layout of the SSD. Please note, that this Masterplan is subject to change as the development assessment process continues.

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The Site would be accessed as follows to support the proposed development:

- Primary access would be via the proposed access roads along the northern and southern boundaries respectively.
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Invitation to Comment on The Sikh Grammar School Australia – Proposed Sikh Grammar School at 151-161 Tallawong Road, Rouse Hill

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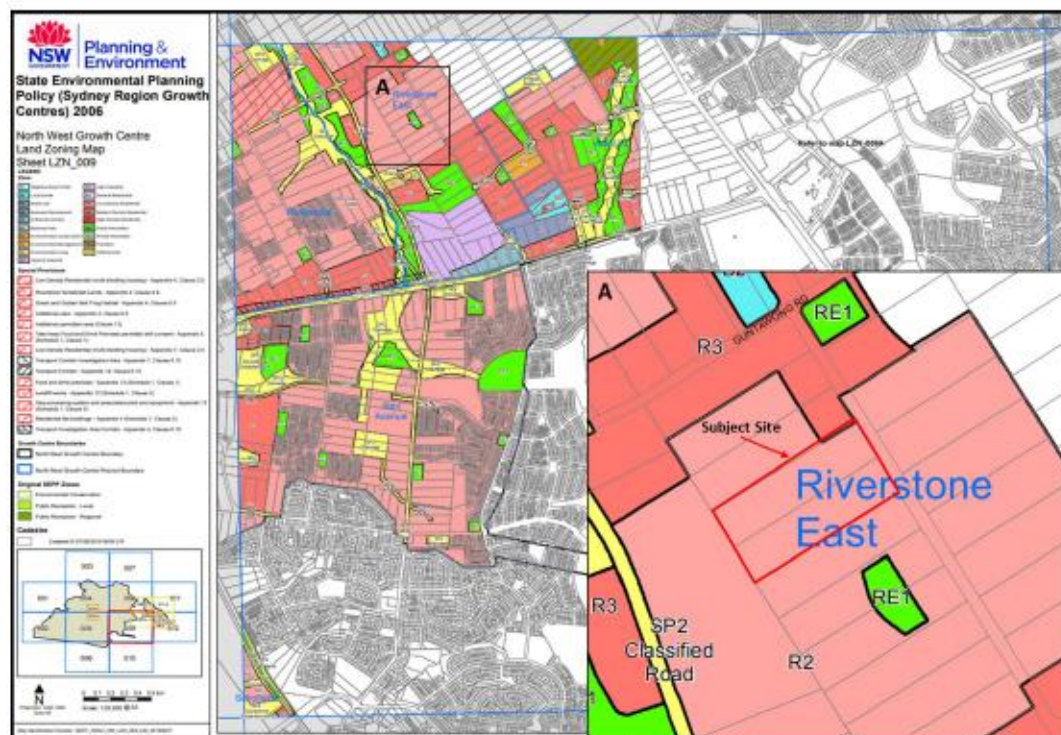


Figure 2 State Environmental Planning Policy (Sydney Region Growth Centres) 2006 – Applicable Zoning Category for the Proposed Development (NSW Legislation, 2018)

Invitation to Comment on The Sikh Grammar School Australia – Proposed Sikh Grammar School at 151-161 Tallawong Road, Rouse Hill

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ACN 146 035 707

**Invitation to Comment on The Sikh Grammar School Australia – Proposed Sikh Grammar School
at 151-161 Tallawong Road, Rouse Hill**

APPENDIX 1 MASTERPLAN

12 October 2018



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enquiries@willowtreeplanning.com.au
www.willowtreeplanning.com.au

Blacktown City Council
PO Box 63,
Blacktown, NSW 2148
council@blacktown.nsw.gov.au
T: (02) 9839 6228

Attention: Blacktown City Council c/- The General Manager

Blacktown City Council File Reference: SSD 9472 - INVITATION TO COMMENT ON THE SIKH GRAMMAR SCHOOL AUSTRALIA C/- PMDL ARCHITECTS STATE SIGNIFICANT DEVELOPMENT - PROPOSED SIKH GRAMMAR SCHOOL WITH ANCILLARY USE (GURDWARA & LANGAR)

CONSULTATION LETTER TO BE ISSUED IN RESPONSE TO SEARS DATED 6 AUGUST 2018

PROPERTY AT 151 TALLAWONG ROAD, ROUSE HILL (LOT 42 DP 30186) & 161 TALLAWONG ROAD, ROUSE HILL (LOT 43 DP 30186)

To whom it may concern,

1.0 INTRODUCTION

The NSW Department of Planning and Environment (DP&E) has requested PMDL Architects (PMDL) on behalf of The Sikh Grammar School Australia (the Applicant), to consult with Blacktown City Council with regard to the proposed State Significant Development (SSD) Application at 151-161 Tallawong Road, Rouse Hill (Lot 42 & 43 DP 30186).

The proposed development seeks consent for the construction and operational use of a proposed school (Sikh Grammar School) which 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 1260 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 would form the prevailing Environmental Planning Instrument (EPI) as part of the SSD Application with regard to the proposed school.

The proposed development (Educational Establishment) is considered permissible with consent under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Sydney Region Growth Centres SEPP), for which it is zoned Low Density Residential (R2).

The proposed development is classified as 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);**

Invitation to Comment on The Sikh Grammar School Australia – Proposed Sikh Grammar School at 151-161 Tallawong Road, Rouse Hill

- (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.

The proposed development is considered SSD, for which it would be lodged to and determined by the NSW DP&E. Under the *Environmental Planning and Assessment Act 1979* (EP&A Act) it is required that a formal request for Secretary's Environmental Assessment Requirements (SEARs) be made prior to lodgement of an Application seeking formal approval.

An Environmental Impact Statement (EIS) is therefore being prepared to support the proposed development (Sikh Grammar School). Pursuant to Part 2 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation), SEARs were formally requested from the NSW DP&E (Reference No. SSD 9472) and subsequently issued by NSW DP&E on 6 August 2018. As per the SEARs, The Sikh Grammar School Australia is required to consult with various stakeholders, including Blacktown City Council.

It is noted that the SEARs have already included Key issues for Assessment as issued by Blacktown City Council for this proposed development on 6 August 2018. The Sikh Grammar School Australia plan to respond to these Key Issues for Assessment as part of its EIS.

2.0 THE SITE

The Subject Site is identified as 151-161 Tallawong Road, Rouse Hill, being legally described as Lot 42 & 43 in DP 30186 (refer to **Figure 1** below).

The Subject Site exhibits a total site area of approximately 3.07 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 Sydney Region Growth Centres SEPP. It is noted, that the north eastern portion of the Subject Site borders Medium Density Residential (R3) zoned land.

From a local legislative perspective, the land is comprised of land zoned Primary Production Small Lots (RU4); 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.

Invitation to Comment on The Sikh Grammar School Australia – Proposed Sikh Grammar School at 151-161 Tallawong Road, Rouse Hill



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

3.0 THE PROPOSED DEVELOPMENT

A Development Application (DA) running concurrently to the proposed Sikh Grammar School is to be submitted and determined by Blacktown City Council, which integrates a proposed eleven (11) lot Torrens Title residential subdivision on the identified Subject Site. One (1) of the lots proposed would be dedicated to the proposed school, whereas the remaining ten (10) lots would be positioned along the western perimeter of the Subject Site. The DA would form the fundamental grounding, economic stability and support to allow for the proposed SSD to progress.

The proposed development would provide for a school in a location that is suitably located from any sensitive receiving environments. Additionally, the Site provides an unconstrained platform for development, which is further complimented by the local topography that does not pose any significant restrictions for future proposed developments with regard to the Subject Site and within the immediate vicinity. Furthermore, the Site has not been identified with any levels of contamination (as confirmed via preliminary assessment undertaken by DLA Environmental Services).

In summary, the suitability and warranted need for the proposed development can be attributed to:

- The Sydney Region Growth Centres SEPP allows for the proposed SSD as a permissible use, which;
 - Provides a beneficial educational establishment to the immediate area as-well-as being accessible to the wider locality;
- Access to the regional road network;
- Minimal impact on the environment; and,
- Implementation of suitable mitigation measures where required.

Invitation to Comment on The Sikh Grammar School Australia – Proposed Sikh Grammar School at 151-161 Tallawong Road, Rouse Hill

Furthermore, no adverse environmental impacts are anticipated to result from the construction or pursuant operational phases of the proposed development. The proposed development is suitably separated from sensitive areas and would be serviced by adequate infrastructure, including a capable road network (proposed off Tallawong Road via a half road construction as part of the concurrent DA). Any minor environmental impacts anticipated with regard to the proposed SSD would be ensured by the implementation of management mitigation measures, which would be outlined in the EIS, formulated in response to the findings and recommendations of the specialist / consultant reports to be provided and summarised accordingly.

Appendix 1 contains a preliminary site Masterplan indicating the proposed layout of the SSD. Please note, that this Masterplan is subject to change as the development assessment process continues.

3.1 Access

The Site would be accessed as follows to support the proposed development:

- Primary access would be via the proposed access roads along the northern and southern boundaries respectively.
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Invitation to Comment on The Sikh Grammar School Australia – Proposed Sikh Grammar School at 151-161 Tallawong Road, Rouse Hill

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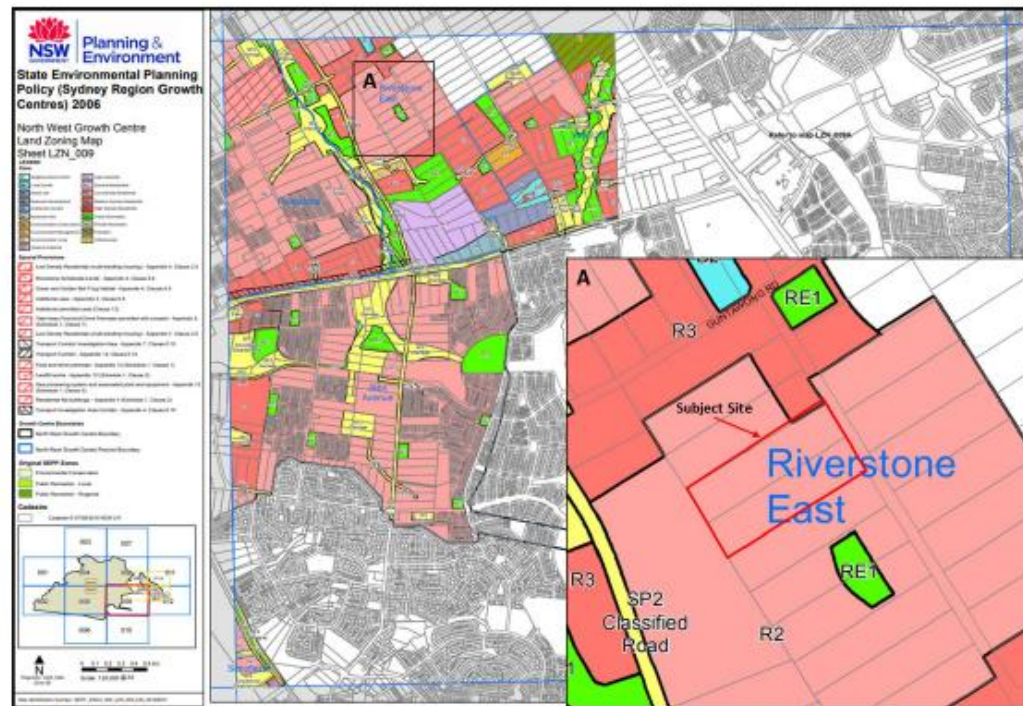


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APPENDIX 1 MASTERPLAN

12 October 2018



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www.willowtreeplanning.com.au

Ken Ho
Transport for NSW (TfNSW)
PO Box K659,
Haymarket, NSW 1240
Ken.ho@transport.nsw.gov.au

Attention: Transport for NSW (TfNSW) c/- Ken Ho

Transport for NSW (TfNSW) File Reference: SSD 9472 - INVITATION TO COMMENT ON THE SIKH GRAMMAR SCHOOL AUSTRALIA C/- PMDL ARCHITECTS STATE SIGNIFICANT DEVELOPMENT - PROPOSED SIKH GRAMMAR SCHOOL WITH ANCILLARY USE (GURDWARA & LANGAR)

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Invitation to Comment on The Sikh Grammar School Australia – Proposed Sikh Grammar School at 151-161 Tallawong Road, Rouse Hill

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Invitation to Comment on The Sikh Grammar School Australia – Proposed Sikh Grammar School at 151-161 Tallawong Road, Rouse Hill



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Invitation to Comment on The Sikh Grammar School Australia – Proposed Sikh Grammar School at 151-161 Tallawong Road, Rouse Hill

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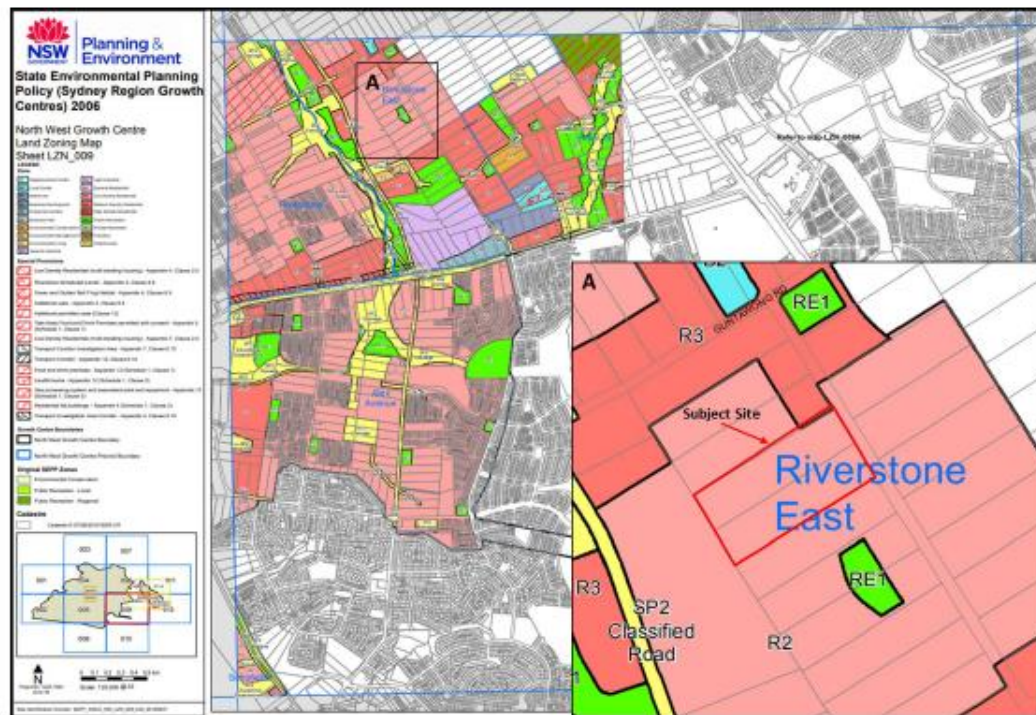


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**Invitation to Comment on The Sikh Grammar School Australia – Proposed Sikh Grammar School
at 151-161 Tallawong Road, Rouse Hill**

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at 151-161 Tallawong Road, Rouse Hill**

APPENDIX 1 MASTERPLAN

APPENDIX C

EXPERIENCE AND QUALIFICATIONS OF AUTHOR

Sarah George

QUALIFICATIONS:

Bachelor of Arts majoring in Psychology & Sociology (Macquarie University);
Certificate IV – Workplace Training & Assessment, Youth Work Certificate IV
(TAFE NSW), Teaching by Distance (TAFE NSW)

EXPERIENCE:

In practicing as a consultant since 2006, I have completed assignments for of clients in the private, public and government sectors, including:

- preparation of Statements of Evidence and representation as an Expert Witness in the Land and Environment Court of NSW;
- preparation of the City of Sydney Council's Alcohol-Free Zone Policy Review & Guide;
- preparation of a draft Local Approvals Policy for the City of Sydney ("Sex on Premises Venues");
- preparation of Social Impact Assessments for Development Applications, including State Significant Developments, mixed use developments, residential flat buildings, Master Plan developments, licensed premises, child care centres, boarding houses, sex services premises and schools; and
- preparation of Community Impact Statements for packaged liquor outlets, on-premises licences for submission to the Office of Liquor, Gaming and Racing.

Prior to commencing as a consultant, I worked in community organisations and in the non-Government and private sectors in numerous roles including:

- Teacher, TAFE Digital – Mental Health, Alcohol and Other Drugs, Youth Work and Community Services
- Project Officer – Education & Development & Chronic Disease Self-Management with Hepatitis NSW
- Case Manager Big Brother Big Sister Mentoring Program with the YWCA NSW
- Drug and Alcohol educator and counsellor

- Youth Worker

I also worked for several years in a Town Planning Consultancy.

Other:

Volunteer Ethics Teacher – Primary Ethics

Justice of the Peace