

Gledswood Hills High School - Public Domain Plan

Introduction

This Public Domain Plan has been prepared by TSA Riley on behalf of the NSW Department of Education (DoE) to assess the potential environmental impacts that could arise from the proposed new Gledswood Hills High School (the Proposal) at 9 Gregory Hills Drive, Gledswood Hills (the site). The works are proposed by the DoE to meet the growth in educational demand in Gregory Hills and Gledswood Hills, and the broader South West Growth Area.

This report has been prepared to provide a summary of all the works proposed by various consultants in the public domain as part of the Proposal.

Summary of the Activity

The proposed activity involves the construction and operation of a new high school at the site accommodating 1000 students, including:

- A series of school buildings along the northern, eastern and southern site boundaries.
- A school hall.
- An assembly area, sports field and multi sports courts.
- Car parking and a Kiss and Drop zone.
- Associated on and off-site infrastructure to support the school, including a new pedestrian crossing and relocation of the existing bus stop on Gregory Hills Drive to the site frontage.

The Review of Environmental Factors prepared by Ethos Urban provides a full description of the proposed works.



Site Description

The site is located at 9 Gregory Hills Drive, Gledswood Hills, within the Camden Local Government Area (LGA), approximately 60km southwest of the Sydney CBD and approximately 3.5km from Narellan Town Centre. It comprises one lot, legally described as Lot 2 in DP 1262720, that measures approximately 4.15ha in area. The site is bound by Digitaria Drive to the north and Gregory Hills Drive to the south. To the east lies two vacant lots, a childcare centre and a fast food outlet. To the west lies another childcare centre and a vacant lot (which also has approval for a childcare centre).



Concept Approval

This report has considered the concept approval (DA/2017/45/1) for a mixed-use development comprising bulky goods premises, business premises, food and drink premises, indoor recreation facilities, two hotels and a cinema. It has been determined that the concept approval is not applicable to the subject of this report specifically, and implications for assessment have not been identified.

Significance of Environmental Impacts

Based on the identification of potential issues, and an assessment of the nature and extent of the impacts of the proposed activity, it is determined that:

- The extent and nature of potential impacts are low and will not have significant impact on the locality, community and/or the environment.
- The Potential impacts can be appropriately mitigated or managed to ensure that there is minimal impact on the locality, community and/or the environment.

Proposed Public Domain Works

As detailed in this Report, the following Proposal includes the following works in the public domain:

1. Tree removal and planting
2. Raised pedestrian crossing
3. Kiss & drop
4. Signage and Linemarking
5. Stormwater drainage connection
6. Driveway connections
7. Bus stop relocation
8. Pedestrian crossing
9. HV electrical connection
10. ICT connections
11. Water and sewer connections

Further details of the proposed public domain work are provided on Sheet 2 and Sheet 3 and the individual consultant drawings and reports referenced in this Public Domain Plan.

Agency Consultation

Agency consultation is beyond the scope of this report to; see REF prepared by Ethos Urban and individual consultants reports prepared for the REF for details of agency consultation relevant to the proposed public domain works.

Mitigation Measures

Mitigation measures are beyond the scope of this report; see REF prepared by Ethos Urban and individual consultants reports prepared for the REF for mitigation measures relevant to the proposed public domain works.

Prepared by TSA Riley using the following Drawings and Reports prepared to support the REF for Gledswood Hills High School:

- Architectural Design Report by DJRD
- Civil Design Report by TTW
- Hydraulic Design Report by WSce
- Electrical Design Report by SV
- TAIA by SCT
- Arboricultural Impact Assessment by CPS

Version 1.0, Dated 7.1.2025

LANDSCAPE ARCHITECT
SITE IMAGE
Landscape Architects
Level 3/5 Bachel Street
Sydney NSW 2016
T + 61 2 8332 8800

SERVICES
STEENSEN VARMING
Level 8/9-13 Castlereagh Street,
Sydney NSW 2000
T + (02) 9667 2200

PROJECT MANAGER
TSA Riley
Level 15, 207 Kent Street, Sydney
NSW 2000
T + 1300 482 651

WSce

Level 20, 86 Castlereagh Street,
Sydney NSW 2000
T + (02) 9249 1312

CLIENT
NSW GOVERNMENT
Education
School Infrastructure

STRUCTURE & CIVIL
TTW
Level 6/73 Miller St, North Sydney
NSW 2060
T + (02) 9439 7288

ARCHITECT
djrd
architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hignell 6592
Daniel Steinhilber 6192
63 Myrtle Street
Cherrybrook NSW 2008
Sydney Australia
djrd.com.au

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PROJECT
GLEDSDWOOD HILLS HIGH SCHOOL
9 Gregory Hills Drive, Gledswood Hills NSW 2557

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Sheet 1 - Summary of Activity

Gledswood Hills High School - Public Domain Plan

1. Proposed Tree Removal & Planting

As detailed in the Arboricultural Impact Assessment prepared by CPS, it is recommended that a total of six (6) Council street trees are removed;

a) two (2) trees due to an major an unsustainable encroachment of toe the TPZ and SPZ as a result of proposed hard surfacing and storm-water infrastructure,

b) four (4) due to being classified as dead (*refer to section 5.2*).

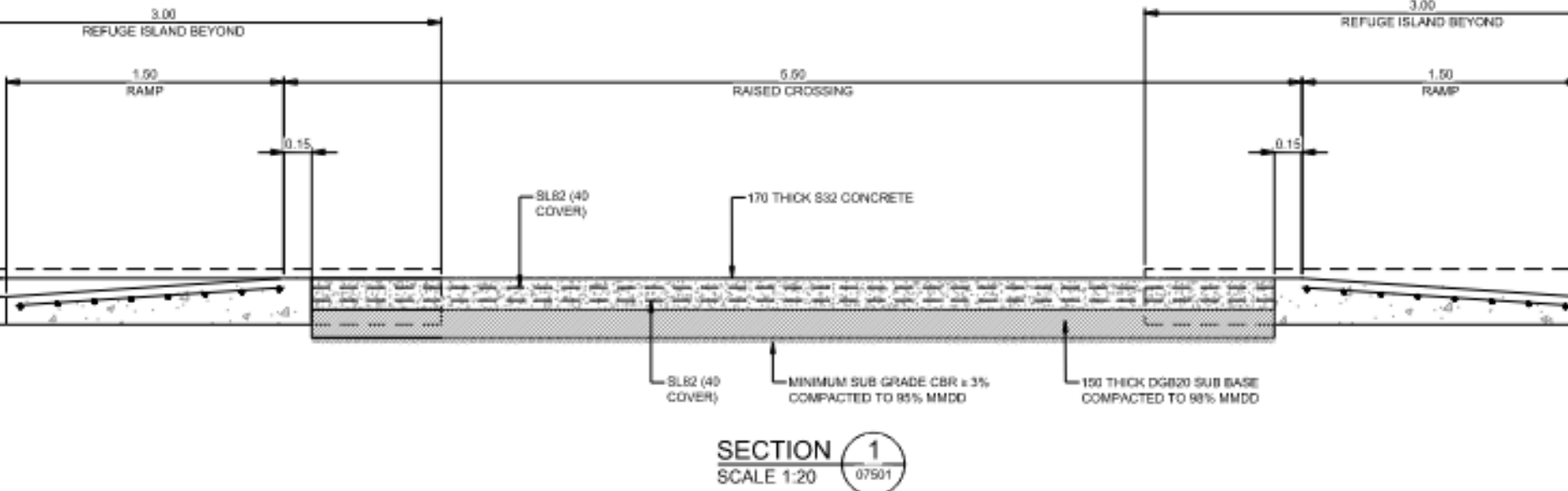
It is proposed that trees removed will be replaced at a ratio of 1:1.

Table 3 – Trees recommended for removal

Tree No.	Genus & Species	Retention Value	Reason for Removal
1	Dead tree	Dead	To facilitate future street tree planting.
2	<i>Liriodendron tulipifera</i> Tulip Tree	Low	'Major' and unsustainable encroachment (TPZ: 21% + SRZ: 17%) from proposed hard surfacing associated with a 'Kiss & Ride' area.
3	<i>Liriodendron tulipifera</i> Tulip Tree	Medium	'Major' and unsustainable encroachment (TPZ: 32% + SRZ: 30%) from proposed driveway crossover and stormwater infrastructure.
4	Dead tree	Dead	To facilitate future street tree planting.
7	Dead tree	Dead	Minor tree capable of replacement as part of future landscape scheme.
10	Dead tree	Dead	Minor tree capable of replacement as part of future landscape scheme.

2. Proposed Raised Pedestrian Crossing

As detailed in the Civil Engineering Design Report prepared by TTW, a new raised pedestrian crossing is proposed on Digitaria Drive adjacent to the main school entrance (*refer to Appendix D*).

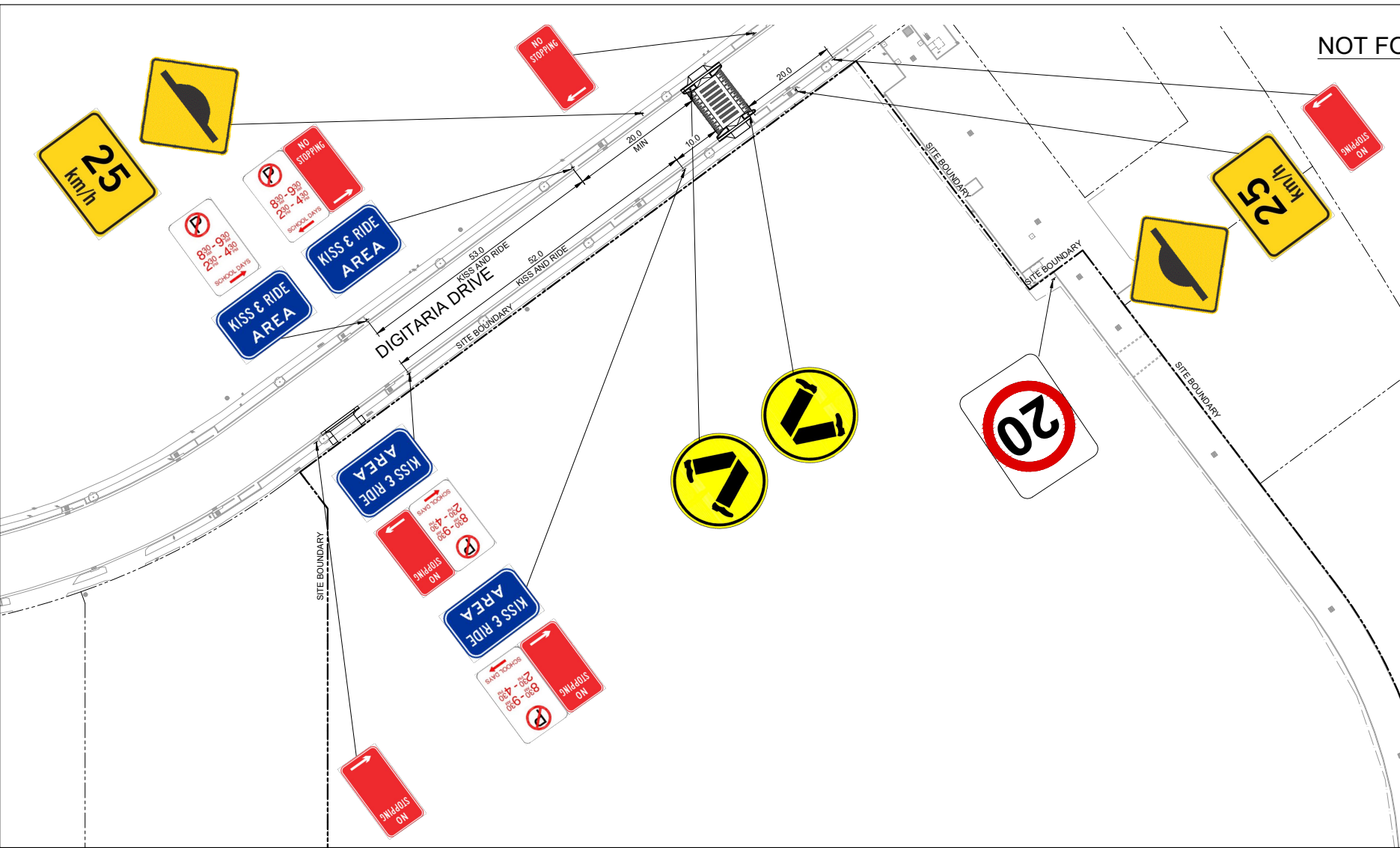


3. Proposed Kiss & Drop

As detailed in the Civil Engineering Design Report by TTW and the TAIA by SCT, a new Kiss & Drop Zone is proposed on the southern side of Digitaria Drive adjacent to the main entrance to the school. The Kiss & Drop Zone will be designated by line-marking and signage and will be split into two (2) zones consisting of eight (8) and two (2) spaces (*refer to Appendix D of Civil Engineering Design Report and Section 6.2.5 of TAIA*).

4. Proposed Signage and Linemarking

As detailed in the Civil Engineering Design Report prepared by TTW and the TAIA prepared by SCT, traffic through the proposed new raised pedestrian crossing and the Kiss & Drop Zone will be managed by appropriate signage including "No Stopping" signs, "Pedestrian Crossing" signs, "No Parking", "Speed Bump" signs, "Kiss & Drop Area" signs, and speed limit signage (*refer to Appendix D*).



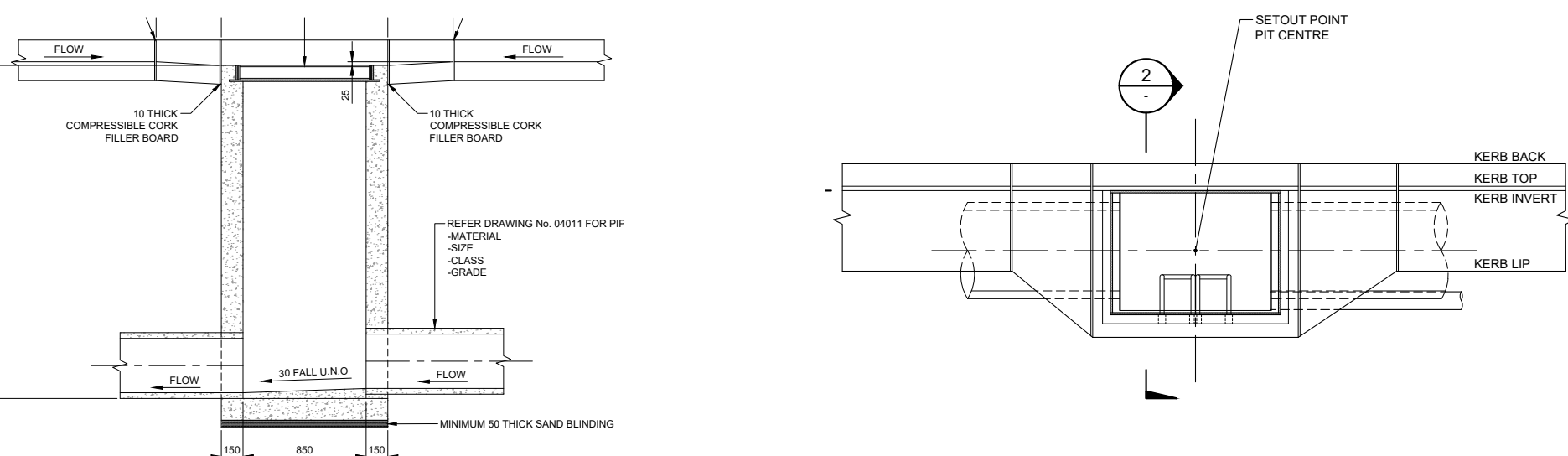
5. Proposed Stormwater Drainage

As detailed in the Civil Engineering Design Report prepared by TTW, surface stormwater will be drained to the following two points of discharge:

a) existing stormwater pit within Gregory Hills Drive.

b) existing stormwater pits on within Services Road.

(*refer to section 3.1.2 and Appendix D*).



6. Proposed Driveway Connections

As detailed in the Civil Engineering Design Report by TTW, new driveways connections (to Camden Council Specifications) to existing roads are proposed at the following locations:

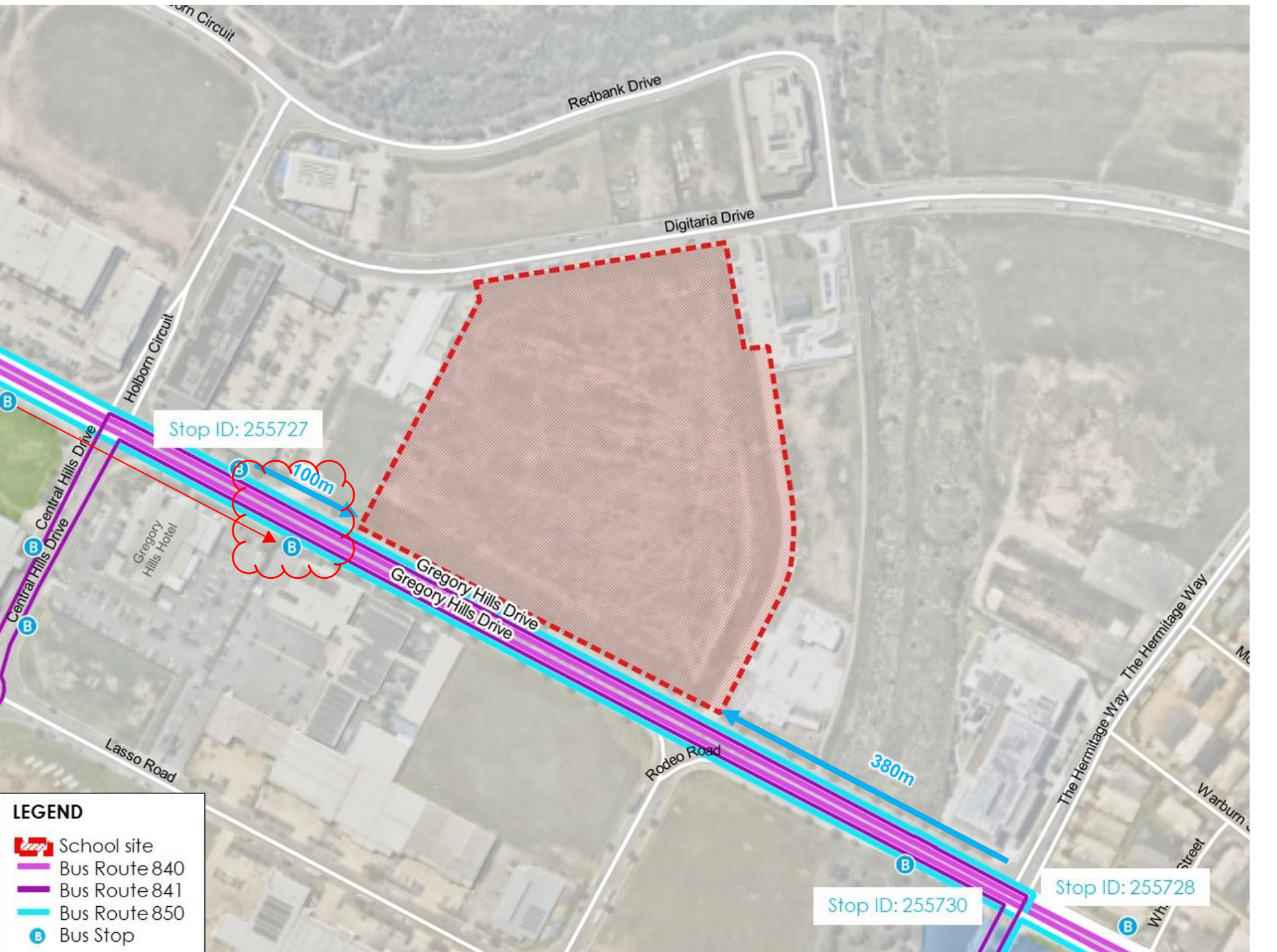
a) 2 x one-way driveway connection to car-park on Services Road

b) 1 x two-way driveway connection on Digitaria Drive

(*refer to Appendix D*).

7. Proposed Bus Stop Relocation

As detailed in the TAIA prepared by SCT, is approved by Camden Council and TfNSW construction of the new school will include relocation of the existing bus stop from east side of Gregory Hills Drive and Central Hills Drive Intersection (*refer to Section 2.24*).



8. Proposed Pedestrian Connection

As detailed in the Architectural Design Report prepared by DJRD, access points to the school connecting to the existing council footpaths are proposed on a) Gregory Hills Drive, and b) Digitaria Drive (*refer to section 3 and section 4*).

9. Proposed HV Connection

As detailed in the Electrical Utilities Report prepared by SV, it is proposed to connect to existing HV electrical infrastructure on Digitaria Drive (*refer to section 2*).

10. Proposed ICT Connections

As detailed in the Electrical Utilities Report prepared by SV, it is proposed to connect to a) existing NBN electrical infrastructure on Digitaria Drive and b) existing Telstra infrastructure on Gregory Hills Drive (*refer to section 3*).

11. Proposed Water & Sewer Connection

As detailed in the Hydraulic Utilities Report prepared by WSce, it is proposed to connect to existing water and sewer infrastructure on Digitaria Drive (*refer to section 4*).

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LANDSCAPE ARCHITECT
SITE IMAGE
Landscape Architects
Level 5/5 Bachel Street
Sydney NSW 2018
T + 61 2 8332 8800

SERVICES
STEENSEN VARMING
Level 5/5 Bachel Street
Sydney NSW 2018
T + 61 2 9697 2200

PROJECT MANAGER
TSA Riley
Level 15, 207 Kent Street, Sydney
NSW 2000
T + 61 2 432 881

WSce

CLIENT
NSW GOVERNMENT
Education
School Infrastructure

STRUCTURE & CIVIL
TTW
Level 6/73 Miller St, North Sydney
NSW 2060
T + 61 2 9439 1288

ARCHITECT
djrd
architects
T + 61 2 9319 2955
ABN: 48 942 921 989
Nominated Architects:
Andrew Hipwell 6952
Daniel Skelton 6192
63 Myrtle Street
Cherrybrook NSW 2086
Sydney Australia
691.com.au

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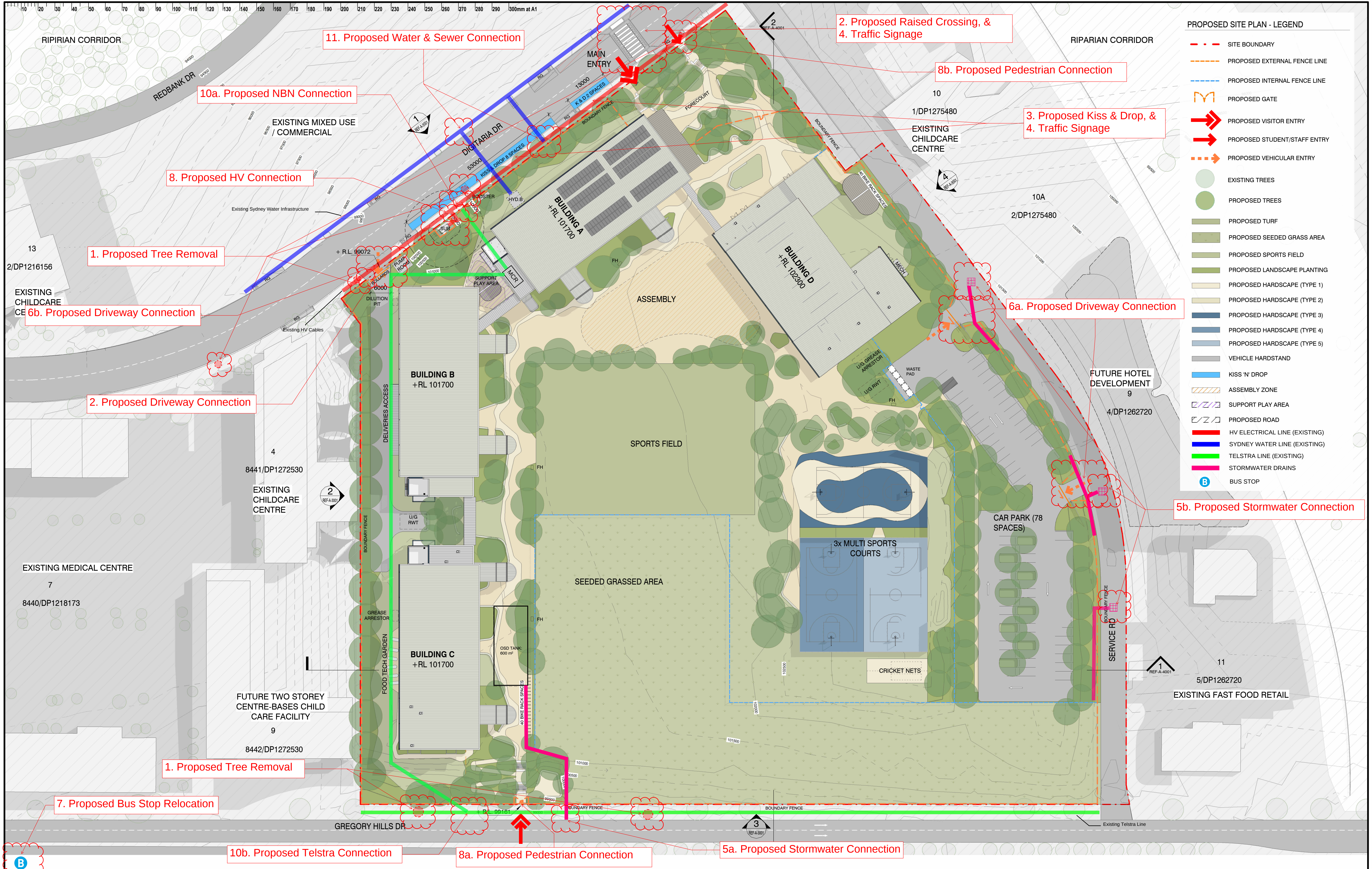
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Sheet 2 - Summary of Works



- PROPOSED SITE PLAN - LEGEND**
- SITE BOUNDARY
 - - - PROPOSED EXTERNAL FENCE LINE
 - - - PROPOSED INTERNAL FENCE LINE
 - M PROPOSED GATE
 - ➡ PROPOSED VISITOR ENTRY
 - ➡ PROPOSED STUDENT/STAFF ENTRY
 - ➡ PROPOSED VEHICULAR ENTRY
 - EXISTING TREES
 - PROPOSED TREES
 - PROPOSED TURF
 - PROPOSED SEEDED GRASS AREA
 - PROPOSED SPORTS FIELD
 - PROPOSED LANDSCAPE PLANTING
 - PROPOSED HARDSCAPE (TYPE 1)
 - PROPOSED HARDSCAPE (TYPE 2)
 - PROPOSED HARDSCAPE (TYPE 3)
 - PROPOSED HARDSCAPE (TYPE 4)
 - PROPOSED HARDSCAPE (TYPE 5)
 - VEHICLE HARDSTAND
 - KISS 'N' DROP
 - ASSEMBLY ZONE
 - SUPPORT PLAY AREA
 - PROPOSED ROAD
 - HV ELECTRICAL LINE (EXISTING)
 - SYDNEY WATER LINE (EXISTING)
 - TELSTRA LINE (EXISTING)
 - STORMWATER DRAINS
 - B BUS STOP

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LANDSCAPE ARCHITECT

SITE IMAGE

Level 3/5 Baptist Street
Sydney NSW 2010
T + 61 2 8332 5600

SERVICES

STEENSEN VARMING

Level 20, 66 Goulburn Street,
Sydney NSW 2000
T + 61 2 9559 1312

PROJECT MANAGER

TSA Riley

Level 15, 207 Kent Street, Sydney
NSW 2000
T + 61 2 400 482 651

CLIENT

NSW GOVERNMENT

Education

School Infrastructure

STRUCTURE & CIVIL

TTW

Level 6/73 Miller St North Sydney
NSW 2060
T + 61 2 9559 1312

ARCHITECT

djrd

architects

Level 4/12 8110 2551
NSW 15 951 921 999
Notified Architects
Andrew Hignett 6552
Daniel Beekwilder 6152

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Sheet 3 - Site Plan