



Agency Consultation Report

Gledswood Hills High School

NSW Department of Education

Dec 2024



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Prepared for issue:	Greta Barkl and Malcolm Taylor	Date:	20/12/24
Approved for issue:	Mathew Romanous	Date:	20/12/24



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Figure 1 - Site Plan



Figure 2 – Site Aerial

1. Introduction

This Agency Consultation Report has been prepared by TSA Riley on behalf of the NSW Department of Education (DoE). It catalogues the consultation undertaken by the project team including TSA Riley, Ethos Urban, SINSW, and various design and technical consultants in relation to the new Gledswood Hills High School (the **Proposal**) at 9 Gregory Hills Drive, Gledswood Hills (the **site**) with the following agency's:

- Camden Council,
- Transport For NSW,
- DEECCW,
- the NSW Rural Fire Service,
- the NSW State Emergency Service and
- Sydney Water

In addition to the above, agency consultation has been undertaken by various consultants in preparation on their reports of the Part 5 REF submission. Details of the consultation is provided in the individual consultant reports, reporting on this consultation is beyond the scope of this Agency Consultation Report.

1.1 Summary of Activity

The proposed activity involves the construction and operation of a new high school at the site accommodating 1000 students (refer to **Figure 1**), 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.

1.2 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). An aerial image of the site is shown at **Figure 2**.

1.3 Concept Approval

This Agency Consultation 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. Whilst not directly relevant to this Agency Consultation Report, a summary of the reports which are applicable to the Concept DA (as noted by Camden Council during consultation) is provided in the **Table 1**:

Table 1: Concept DA Assessment

Consultant	Report	Assessment Conclusion
Arborist	Arboricultural Impact Assessment, CPS	The report has considered the concept approval; it has been determined that the concept approval is not applicable to the subject of this report, and implications for assessment have not been identified (<i>refer section 2.7 of AIA by CPS</i>).
Acoustic	Acoustic Report, NDY	The report has considered the concept approval; It has been determined that potential impacts of the proposed activity on the concept approval can be appropriately mitigated or managed (<i>refer to Section 5.3 of Acoustic Report by NDY</i>).
Architect & Landscape	Architectural Design Report, DJRD	The report has considered the concept approval; It has been determined that the concept approval is not applicable to the subject of this report, and implications for assessment have not been identified (<i>refer to Section 2.2 of Architectural Design Report by DJRD</i>).
Civil Engineer	Civil Engineering Design Report, TTW	The report has considered the concept approval; it has been determined that potential impacts of the proposed activity on the concept approval can be appropriately mitigated or managed (<i>refer to section 3.1.2 of Civil Engineering Design Report by TTW</i>).
Geotechnical Engineer	Preliminary Geotechnical Study and Intrusive Geotechnical Investigation Report	The report has considered the concept approval; It has it has been determined that potential impacts of the proposed activity on the concept approval can be appropriately mitigated or managed.
SIA	Social Impact Assessment, Ethos Urban	It has been determined that the concept approval is not applicable to the subject of this report, and implications for assessment have not been identified (<i>refer to section 1.3 of SIA by Ethos Urban</i>).
Traffic	Transport Access Impact Assessment, SCT	The report has considered the concept approval; it has been determined that potential impacts of the proposed activity on the concept approval can be appropriately mitigated or managed (<i>refer section 8.0 of TAIA by SCT</i>).

2. Agency Consultation

2.1 Camden Council

A record of the project team's consultation with Camden Council regarding the proposed Gledswood Hills High School is provided in **Table 2** and **Appendix 2**; details of comments received from Camden Council and the project teams responses are provided in the Agency Consultation Matrix in **Appendix 1**.

Table 2: Camden Council Consultation Record

Date	Details of Consultation	Response Required?	Matrix ID#
Nov 20, 2023	SINSW met with Camden Council for introductory concept meeting covering timeline, consultation process, general traffic impacts and potential planning pathway.	No	N/A
Mar 7, 2024	SINSW met with Camden Council for concept meeting covering a concept design, existing DA approvals onsite and associated legal advice.	Yes	2
Apr 17, 2024	SINSW and project team, led by Traffic Consultant SCT, met with Camden Council for Traffic Working Group (TWG) 1 at which the site Masterplan and traffic strategy were presented.	Yes	3
Jun 20, 2024	SINSW met with Camden Council for a coordination meeting regarding legal advice around DA surrender.	Yes	6
Aug 14, 2024	SINSW and project team, led by Traffic Consultant SCT, met with Camden Council for Traffic Working Group (TWG) 2 at which the Concept Site Plan was presented as well as the traffic strategy for bike parking, car parking, bus stop locations, and kiss and drop.	Yes	7
Oct 7, 2024	TSA Riley issued GHHS Scoping Report to Camden Council.	No	N/A
Oct 23, 2024	SINSW and project team, led by Traffic Consultant SCT, met with Camden Council for Traffic Working Group (TWG) 3 at which the Concept Site Plan was presented as well as the traffic modelling assumptions and results.	No	N/A
Oct 25, 2024	TSA Riley hosted an online agency consultation meeting of all stakeholders to discuss various aspects of the proposal. TSA Riley emailed the presentation and a copy of the written agency consultation meeting minutes.	No	N/A
Oct 25, 2024	Council met with SINSW team and discussed the design of the Kiss & Drop (and pedestrian crossing) location and Council's support for its proposed position on the school side of Digitarra Drive a.	Yes	11
Oct 25, 2024	Camden Council noted that Redbank Drive will eventually be converted into a one way street and requested this be (confidentially) reflected in the Traffic Modelling.	Yes	12

2.2 NSW Government Architect

A record of the project team's consultation with NSW Government Architect regarding the proposed Gledswood Hills High School is provided in **Table 3** and **Appendix 3**; details of comments received from GANSW and the project teams responses are provided in the Agency Consultation Matrix in **Appendix 1**.

Table 3: NSW Government Architect Consultation Record

Date	Details of Consultation	Response Required?	Matrix ID#
Sep 25, 2024	SINSW and project team, led by architects DJRD, met with the NSW Government Architect (GANSW) for a State Design Review Panel (SDRP) session. Following the meeting, GANSW responded with recommendations relating to Connecting with Country, Site Strategy and Landscape, Architecture, and Sustainability and Climate Change.	Yes	13-16

2.3 Transport for NSW (TfNSW)

A record of the project team's consultation with TfNSW regarding the proposed Gledswood Hills High School is provided in **Table 4** and **Appendix 4**; details of comments received from TfNSW and the project teams responses are provided in the Agency Consultation Matrix in **Appendix 1**.

Table 4: TfNSW Consultation Record

Date	Details of Consultation	Response Required?	Matrix ID#
Apr 17, 2024	SINSW and project team, led by Traffic Consultant SCT, met with TfNSW for Traffic Working Group (TWG) 1 at which the site Masterplan and traffic strategy were presented.	No	N/A
Aug 14, 2024	SINSW and project team, led by Traffic Consultant SCT, met with TfNSW for Traffic Working Group (TWG) 2 at which the Concept Site Plan was presented as well as the traffic strategy for bike parking, car parking, bus stop locations, and kiss and drop.	Yes	17, 18
Oct 23, 2024	SINSW and project team, led by Traffic Consultant SCT, met with TfNSW for Traffic Working Group (TWG) 3 at which the Concept Site Plan was presented as well as the traffic modelling assumptions and results.	No	N/A

2.4 DCCEEW

A record of the project team's consultation with DCCEEW regarding the proposed Gledswood Hills High School is provided in **Table 5** and **Appendix 5**; details of comments received from DCCEEW and the project teams responses are provided in the Agency Consultation Matrix in **Appendix 1**.

Table 5: DCCEEW Consultation Record

Date	Details of Consultation	Response Required?	Matrix ID#
Oct 18, 2024	TSA Riley issued GHHS Scoping Report to DCCEEW. In their response, DCCEEW advised that they were not able to respond	No	N/A

2.5 NSW Rural Fire Service (RFS)

A record of the project team's consultation with NSW RFS regarding the proposed Gledswood Hills High School is provided in **Table 6** and **Appendix 6**; details of comments received from NSW RFS and the project teams responses are provided in the Agency Consultation Matrix in **Appendix 1**.

Table 6: RFS Consultation Record

Date	Details of Consultation	Response Required?	Matrix ID#
Oct 18, 2024	TSA Riley issued GHHS Scoping Report to NSW RFS via email; NSW RFS responded by email advising that they would respond to a queries as part of a formal planning application process.	No	N/A
Oct 29, 2024	SINSW and BlackAsh (Bushfire Consultant) met with NSW RFS to discuss the proposed GHHS. At the meeting NSW RFS confirmed that the site is low risk and will be treated accordingly with no requirement for compliance with BPB 2019, NCC, or Spec 43.	Yes	21

2.6 NSW State Emergency Service (SES)

A record of the project team's consultation with NSW SES regarding the proposed Gledswood Hills High School is provided in **Table 7** and **Appendix 7**; details of comments received from NSW SES and the project teams responses are provided in the Agency Consultation Matrix in **Appendix 1**.

Table 7: SES Consultation Record

Date	Details of Consultation	Response Required?	Matrix ID#
Oct 18, 2024	TSA Riley issued GHHS Scoping Report to NSW SES via email; NSW SES responded by email advising that it was available to meet for an agency consultation meeting and was interested in receiving information.	No	N/A
Oct 31, 2024	TSA Riley hosted an online agency consultation meeting of all stakeholders. The main issues discussed were the need to consider the SES Flood Evacuation Modelling Report and wider Hawkesbury-Nepean Flood Emergency Sub-Plan, various evacuation timings/strategies and the potential impacts of surrounding road flooding.	No	N/A
Nov 6, 2024	TSA Riley emailed the presentation and a copy of the written agency consultation meeting to SES; SES replied by email with items to be addressed in a site-specific Flood Impact and Risk Assessment (FIRA).	Yes	22

2.7 Sydney Water

A record of the project team's consultation with Sydney Water regarding the proposed Gledswood Hills High School is provided in **Table 8** and **Appendix 8**; details of comments received from Sydney Water and the project teams responses are provided in the Agency Consultation Matrix in **Appendix 1**.

Table 8: Sydney Water Consultation Record

Date	Details of Consultation	Response Required?	Matrix ID#
Oct 11, 2024	TSA Riley issued GHHS Scoping Report to Sydney Water via email; Sydney Water responded by email and phone recommending that a registered water services coordinator lodge a feasibility study for each high school proposal to invoke high-level advice from Sydney Water in response, notwithstanding there was no statutory response time limit for this process (as opposed to a section 73 lodgement	Yes	23

3. Conclusion

This Agency Consultation Report has detailed the consultation undertaken by the project team including TSA Riley, Ethos Urban, SINSW, and various design and technical consultants in relation to the new Gledswood Hills High School (the **Proposal**) at 9 Gregory Hills Drive, Gledswood Hills (the **site**) with the following agency's:

- Camden Council,
- Transport For NSW,
- DEECCW,
- the NSW Rural Fire Service,
- the NSW State Emergency Service and

- Sydney Water

Comments received from the various agency's have been incorporated into the design and technical reports that have been prepared by consultants to support the Part 5 REF submission for the proposed new Gledswood Hills High School. An overview of the responses is provided in **Appendix 1** with references to reports for specific details. It is anticipated that the project team will continue to consult with various agencies throughout the planning and design finalisation phases to ensure the proposed new Gledswood Hills High School addresses any concerns where practical and appropriate mitigation measures are implemented.

Appendix 1 – Agency Consultation Matrix

Gledswood Hills High School

Agency Consultation Matrix - Agency Comments & Project Responses

Matrix ID#	Consultation Details	Topic	Agency Comments	Responsibility	Phase to be Addressed	Status	Project Response
Camden Council							
1	Meeting, 20 Nov 2023 <i>Refer to Appendix 2 for meeting minutes</i>	Concept DA - Consistency	At the meeting with Camden Council on 20 Nov 2023, Camden Council noted any future development cannot be inconsistent with the terms of the concept approval.	Ethos Urban, Town Planner Arborist, CPS NDY, Acoustic consultant DJRD, Architect TTW, Civil Engineer Geotechnique, Geotechnical Eng. Ethos Urban, SIA consultant SCT, Traffic consultant	Planning Application	Closed	Camden Council comments addressed through an assessment of the Concept DA in the REF and various design and technical reports included in the Part 5 REF submission including: - Review of Environmental Factors by Ethos Urban - Arboricultural Impact Assessment by CPS (<i>Refer Section 2.7</i>) - Acoustic Report by NDY (<i>Refer section 5.3</i>) - Architectural and Landscape Design Report by DJRD (<i>Refer section 2.2</i>) - <i>Civil Design Report by TTW (Refer Section 5.0)</i> - <i>Geotechnical Report by Geotechnique (Refer section 4.0)</i> - <i>Social Impact Assessment by Ethos Urban (Refer section 1.3)</i> - <i>Transport Access Impact Assessment by SCT (refer section 4.0)</i>
2	Meeting, 7 Mar 2024 <i>Refer to Appendix 2 for meeting minutes</i>	Concept DA - Legal Advice	At the meeting with Camden Council on 7 March 2024, Camden Council requested SINSW issue legal advice regarding the Concept DA.	SINSW	Planning Application	Closed	Legal advice prepared by Addison's on behalf of SINSW was issued to Camden Council for discussion at a meeting on 20 June 2024.
3	Meeting, 17 April 2024 <i>Refer to Appendix 4 for meeting minutes</i>	Pedestrian Crossing	At TWG 1 meeting with Camden Council on 17 April 2024, Camden Council requested any new pedestrian crossings would need to cater for 26m long vehicles.	SINSW	Planning Application	Closed	Proposed Kiss and Drop inclusive of a pedestrian crossing was presented to Camden Council at TWG#3, no concerns were raised.
4	Meeting, 17 April 2024 <i>Refer to Appendix 2 for meeting minutes</i>	Bus Stop - Southern Side of Gregory Hills Drive	At TWG 1 meeting with Camden Council on 17 April 2024, Camden Council suggested a centrally located bus stop which could be located on the southern side of Gregory Hills Drive outside the hotel.	SINSW	Planning Application	Closed	Camden Council comments addressed in Transport Access Impact Assessment prepared by SCT for Part 5 REF submission (<i>refer to section 7.0</i>).
5	Meeting, 17 April 2024 <i>Refer to Appendix 4 for meeting minutes</i>	Shared Path	At TWG 1 meeting with Camden Council on 17 April 2024, Camden Council queried if a shared path could be provided on the north side of Gregory Hills Drive.	SINSW	Construction	Open	Infrastructure works such as a shared path can't be included as part of the Part 5 REF pathway. Alternative planning pathways to be explored with Main Works Contractor.
6	Meeting, 20 June 2024 <i>Refer to Appendix 2 for meeting minutes</i>	Concept DA - Surrender	At the meeting with Camden Council on 20 June 2024, Camden Council suggested SINSW request Consent from the Lot Owners to surrender the Concept DA.	SINSW	Planning Application	Open	SINSW issued letters to lot owners requesting surrender of Concept DA. SINSW has advised that the Concept DA has been surrendered by 7 land owners, but is yet to be received from 1 remaining land owner.
7	Meeting, 14 Aug 2024 <i>Refer to Appendix 4 for meeting minutes</i>	Mode Share - Students Driving	At TWG 2 meeting on 14 August 2024, Camden Council requested mode share data for portion of students driving themselves to school with regards to data from Oran Park High School.	SCT, Traffic consultant	Planning Application	Closed	Camden Council comments addressed in Transport Access Impact Assessment prepared by SCT for the Part 5 REF submission (<i>Refer Section 2.3.3</i>).
8	Meeting, 14 Aug 2024 <i>Refer to Appendix 4 for meeting minutes</i>	Bike Parking	At TWG 2 meeting on 14 August 2024, Camden Council noted that bike parking should be placed in an accessible place to ensure utilisation.	DJRD, Architect	Planning Application	Closed	Camden Council comments addressed in Architectural and Landscape design report (and drawings) prepared by DJRD and Site Image for the Part 5 REF submission (<i>Refer to Section 3.3</i>)
9	Meeting, 25 Oct 2024 <i>Refer to Appendix 2 for meeting minutes</i>	Car Parking	At the meeting with Camden Council on 25 October 2024, Camden Council noted that additional Car Parking spaces would be beneficial.	SCT, Traffic Consultant	Planning Application	Closed	Camden Council comments addressed in Transport Access Impact Assessment prepared by SCT for the Part 5 REF submission (<i>Refer Section 3.3</i>) .
10	Meeting, 25 Oct 2024 <i>Refer to Appendix 2 for meeting minutes</i>	SES - Flooding	At the meeting on 25 October 2024, Camden Council noted that a Flow Evacuation Management Plan should be prepared with a 'shelter in place' strategy included.	Site Plan, Flood Consultant	Planning Application	Closed	Camden Council comments addressed in Flood Risk Assessment prepared by Site Plus for the Part 5 REF submission (<i>Refer Section 5.</i>) .
11	Meeting, 25 Oct 2024 <i>Refer to Appendix 2 for meeting minutes</i>	Kiss and Drop	At the meetings on 25 October and 5 November 2024, Camden Council noted the Kiss and Drop should only be located on the side of Digitaria Drive directly adjacent to the school entrance.	DJRD, Architect	Planning Application	Closed	Camden Council comments addressed on the latest Architectural Site Plans prepared by DJRD for the Part 5 REF submission (<i>Refer Drawing 4.1</i>).
12	Meeting, 25 Oct 2024 <i>Refer to Appendix 2 for meeting minutes</i>	Redbank Drive - One Way	At the meeting with Camden Council on 25 October 2024, Camden Council noted that Redbank Drive will eventually be converted into a one way street and requested this be (confidentially) reflected in the Traffic Modelling.	SCT, Traffic consultant	Planning Application	Closed	Camden Council comments addressed in Transport Access Impact Assessment prepared by SCT for the Part 5 REF submission (<i>Refer Section 2.2.6</i>) .
NSW GA							
13	Meeting, 25 Sep 2024 <i>Refer to Appendix 3 for GANSW response</i>	Connecting with Country	Following the meeting with GANSW on 25 September 2024, GANSW provided a series of recommendations relating to Connecting With Country including: - Continue to progress Wianamatta Walk. - Develop the opportunity for Country with two primary site entrances. - <i>Further integration of Connecting with Country Framework</i>	DJRD, Architect	Planning Application	Closed	Where practice, feedback from GA NSW has been addressed in Architectural and Landscape design report (and drawings) prepared by DJRD and Site Image for the Part 5 REF submission (refer to 7.1)
14	Meeting, 25 Sep 2024 <i>Refer to Appendix 3 for GANSW response</i>	Site Strategy and Landscape	Following the meeting with GANSW on 25 September 2024, GANSW provided a series of recommendations relating to site strategy and landscape including: - Continue to explore opportunities to maximise canopy cover. - Increase the provision of shaded and covered outdoor spaces. - Consider shifting the location of the hall to increase space at entrance to the school on Digitaria Drive. - Revisit the layout of the Multi Sports Courts. - Ensure diversity of gathering spaces is provided. - Explore earthworks and recontouring of the site.	DJRD, Architect	Planning Application	Closed	Where practical, feedback from GA NSW has been addressed in Architectural and Landscape design report (and drawings) prepared by DJRD and Site Image for the Part 5 REF submission (refer to 7.1)
15	Meeting, 25 Sep 2024 <i>Refer to Appendix 3 for GANSW response</i>	Architecture	Following the meeting with GANSW on 25 September 2024, GANSW provided a series of recommendations relating to Architecture including: - Consider the built form edges of Wianamatta Walk. - Explore extending Country Narrative in the built form. - Demonstrated how the diversity of facade treatments can be maximised. - <i>Explore adjusting the placement of stairwells to reduce the repetitive nature.</i>	DJRD, Architect	Planning Application	Closed	Where practical, feedback from GA NSW has been addressed in Architectural and Landscape design report (and drawings) prepared by DJRD and Site Image for the Part 5 REF submission (refer to 7.1)

16	Meeting, 25 Sep 2024 <i>Refer to Appendix 3 for GANSW response</i>	Sustainability and Climate Change	Following the meeting with GANSW on 25 September 2024, GANSW provided a series of recommendations relating to Sustainability and Climate Change including: - Explore how the use of ecologically sustainable landscape can offer formal and informal learning environments and places to connect with Country. - Pursue methods of integrating sustainable design into the learning environment. - Illustrate how the project will contribute to NSW Net Zero Emissions by 2050.	DJRD, Architect	Planning Application	Closed	Where practical, feedback from GA NSW has been addressed in Architectural and Landscape design report (and drawings) prepared by DJRD and Site Image for the Part 5 REF submission (refer to 7.1)
TfNSW							
17	Meeting, 14 Aug 2024 <i>Refer to Appendix 4 for meeting minutes</i>	Traffic Modelling - Camden Valley Way	At TWG 2 meeting on 14 August 2024, TfNSW raised the potential need for traffic modelling to include the intersection of Camden Valley Way and Gregory Hills Drive.	SCT, Traffic Consultant	Planning Application	Closed	SCT responded noting the traffic modelling was deemed unnecessary as school vehicle trips using Camden Valley Way would account for a very minor proportion of demand on this road. This position was not challenged by TfNSW and is therefore deemed closed.
18	Meeting, 14 Aug 2024 <i>Refer to Appendix 4 for meeting minutes</i>	Bus Stop - Digitaria Drive	At TWG 2 meeting on 14 August 2024, TfNSW suggested placing a bus stop on Digitaria Drive.	SCT, Traffic Consultant	Planning Application	Closed	SCT responded noting a bus stop in this location would cause congestion with the Kiss and Drop and advised against implementing this suggestion. This position was agreed to by TfNSW and is therefore deemed closed.
DCCEEW							
19	Email, 18 Oct 2024 <i>Refer to Appendix 5 for email exchange</i>	DCCEEW Consultation	DCCEEW responded to consultation attempts regarding GHHS noting they were unable to comment on the project.	N/A	Response to Submission	Open	N/A; further consultation with DCCEEW is likely to occur during or after public exhibition.
NSW RFS							
21	Meeting, 29 Oct 2024 <i>Refer to Appendix 6 for post-meeting memo by BlackAsh</i>	Bushfire Emergency Management Plan	At a meeting with RFS on 29 October 2024, RFS noted a Bushfire Emergency Management Plan would need to be prepared prior to school occupation and operation.	Main Contractor, TBC	Operation	Open	Main Contractor to engage Bushfire Consultant to prepare Bushfire Management Plan prior to the school becoming occupied and operational.
NSW SES							
22	Meeting, 31 October 2024 <i>Refer to Appendix 7 for meeting minutes</i>	Flood Impact & Risk Assessment	Following the meeting with SES on , SES recommended inclusion of the following in the site-specific Flood Impact and Risk Assessment: - Consider Digitaria Drive as an evacuation route in the event Gledswood Hills Drive is unsafe. - An assessment of the flood risk up to and including the Probable Maximum Flood (PMF) on the site and the access/ egress routes. - Climate change considerations. - Time to onset, duration, velocity, and hydraulic hazard on any flooding. - An assessment of the impact of the proposed development on flood behaviour.	Site Plus, Flood Consultant	Planning Application	Closed	Feedback addressed in Flood Risk Assessment prepared by Site Plus.
Sydney Water							
23	Email, 14 Oct 2024 <i>Refer to Appendix 8 for email exchange</i>	Section 73	Sydney Water responded to a request for consultation noting a Feasibility Application could be submitted or Section 73 Compliance Certificate to facilitate Sydney Waters assessment of the proposal against Sydney Waters servicing requirements.	Main Contractor, TBC	Construction	Open	Main Contractor to engage Waster Services Coordinator to manage Section 73 Compliance Certificate.

Appendix 2 – Camden Council Consultation

Meeting Title: Gledswood Hills High School

Date and Time: 20/11/2023 at 11:30am

Location: Meeting Room 9.04 259 George Street, Sydney; Teams

1. Attendees:

Name	Position	Department	Email	Attendance
S. Bergin	Senior Project Director	SINSW	Shay.Bergin1@det.nsw.edu.au	Attended
B. Hayes	Project Director	SINSW	Barry.Hayes4@det.nsw.edu.au	Attended
S. Kelly	Manager, Statutory Planning (South)	SINSW	sarah.kelly97@det.nsw.edu.au	Attended
J. Statham	Senior Planning Officer	SINSW	jarred.statham3@det.nsw.edu.au	Attended
R. Thoroughgood	Director, Inf. Planning	SINSW	ryan.thoroughgood7@det.nsw.edu.au	Attended
D. Mitchell	Project Officer	SINSW	Damien.mitchell12@det.nsw.edu.au	Attended
J. Erken		Camden CC	Jamie.Erken@camden.nsw.gov.au	Attended
S. Pratt	Team Leader DA Assessment East	Camden CC	Stephen.Pratt@camden.nsw.gov.au	Attended
N. Magurran	Director	Camden CC	Nicole.magurran@camden.nsw.gov.au	Attended
A. Connelly		Camden CC	Aiden.connelly@camden.nsw.gov.au	Attended

Item	Agenda
1	Purpose of the meeting The purpose of meeting is to note we are seeking to develop/construct a new high school for Gledswood and Gregory Hills and run through the possible site on Gregory Hills Drive. We are seeking council's feedback as part of the due diligence process. As the project develops the project team will liaise with Camden Council to keep them informed.
2	Project Introduction Commercial in Confidence
3	Project Status
4	Project Timeline
5	Council Comments
6	Risk
7	Due Diligence
8	Community Consultation
9	Agency Consultation
10	Traffic and Parking
11	Urban design
12	Shared Use
13	Other
14	Next Meeting

Item	Description	Action	Due Date
1.0	Purpose of the Meeting		
2.0	Project Introduction		
2.1	<ul style="list-style-type: none"> Presentation of proposed high school at GH In confidence, new HS for D1T1, no site acquired but have preferred site. To build a new high school in a developing area in SW Sydney, permanent high school in response to strong population growth in Camden area. Efficient and streamlined planning and construction. 		
3.0	Project Status		
3.1	<ul style="list-style-type: none"> No existing high school School with learning spaces, sports facilities, outdoor spaces, hall, library, carpark, and other programs. 		
4.0	Project Timeline		
4.1	<ul style="list-style-type: none"> SSDA submission Sep24 18month build, with aim to be delivered and opened D1T1 '27 		
5.0	Council Comments		
5.1	<ul style="list-style-type: none"> School design – parking and traffic are (always) key considerations. Area still under development – shortage of car parking in the area / precinct Surrounding streets are parked out during the day, interactions with some of the owners – boom gates being installed to prevent people from parking on their sites. Issue for car parking and adequate on-site provision. 		
6.0	Risk		
6.1			
6.0	Due Diligence		
6.1	<ul style="list-style-type: none"> Site selection, back in June with 26 sites, shortlisted to 10 and reduced to 4 after further investigation. 1 preferred site. Existing DA with current owner for multiple items. In location where there are no other high schools, local to GHPS, shops and residential development. 		
7.0	Community Consultation		
7.1	<ul style="list-style-type: none"> The project team wanted to discuss the project with Camden Council prior to site acquisition and final Master Planning. Monthly updates Letterbox drops for community notifications. 		
8.0	Agency Consultation		
8.1	<ul style="list-style-type: none"> project team will engage and consult with all relevant agencies as part of the EIS process. 		

	<ul style="list-style-type: none"> The project team will engage with Council in a more formal context. Town Planner will arrange a pre SSDA meeting with all relevant Council teams to review the respective areas. what is the lead in time for formal council meetings? 		
9.0	Traffic and Parking		
9.1	<ul style="list-style-type: none"> Traffic; capacity of the intersection to cope with increased traffic due to the new school. TfNSW has raised issues with capacity of intersections with recent and further developments in the district. Local streets are being parked out in the area. Holburn Cct/Gregory Hills Drive & Camden Valley Way/Gregory Hills Drive. Eastern verge of Holburn Circuit from Digitaria Dr to GHD to be widened (recent DA condition, DA xx). JE will send link to planning panel for this DA. Access from GHD formed part of the concept, further detail required. Whether the slip road would be utilised, or a kiss and ride would be proposed. TfNSW to be consulted. Traffic issue – DAs in the area – capacity of intersection/s LoS – GHD and Camden Valley Way. Capacity of Camden Valley Way and GHD intersection Traffic and parking issues – LOS Any new school needs to be self-sufficient in terms of car parking. 	JE	1/12/23
10.0	Urban Design		
10.1			
11.0	Share Use		
11.1			
12.0	Other / Comments		
12.1	<ul style="list-style-type: none"> Council Comments: <ul style="list-style-type: none"> School design – parking and traffic are (always) key considerations. Area still under development – shortage of car parking in the area / precinct Surrounding streets are parked out during the day, interactions with some of the owners – boom gates being installed to prevent people from parking on their sites. Issue for car parking and adequate on-site provision. 3 child care centres constructed and one proposed. Biggest demographic is 0-4 in Camden LGA. Concept approval for larger site is a constraint (and note multiple owners current) <ul style="list-style-type: none"> Subdivision hived off portions of the site. All other land subject to a concept approval. Future development cannot be inconsistent with the concept approval, i.e., development must be not inconsistent with the terms of the concept approval. A new school is a step too far in terms of consistency of the concept plan, as the concept approval is for a mixed-use development containing bulky goods premises, business premises, five food and drink premises, indoor recreation facilities and associated site works. 		

	<ul style="list-style-type: none"> ○ Difficult to modify the concept approval (s4.55 modification) to enable a school, as the proposal will not be <i>substantially the same development</i>. ○ Not substantially the same development – may need to ask the landowner/s to surrender the concept plan (note, S4.63 of the EPA Act 1979, see below) • Not subject to Part 3A approval, but concept plan / DA approval. Project team will need legal advice on concept plan approval and ability to deliver a school (how to rectify this planning constraint, i.e., approved concept plan). May need for the landowner/s to surrender the concept plan approval prior to DOE acquiring the site. • JE/SP to send DA consent and link to planning panel. <p>4.63 Voluntary surrender of development consent (cf previous s 104A)</p> <p>(1) A development consent may be surrendered, subject to and in accordance with the regulations, by any person entitled to act on the consent.</p> <p>(2) A development consent may be surrendered under this section even if, on an appeal under Part 8, the consent has ceased to be, or does not become, effective.</p> <p>(3) If a development consent is to be surrendered as a condition of a new development consent and the development to be authorised by that new development consent includes the continuation of any of the development authorised by the consent to be surrendered—</p> <ul style="list-style-type: none"> a. The consent authority is not required to re-assess the likely impact of the continued development to the extent that it could have been carried out but for the surrender of the consent, and b. the consent authority is not required to re-determine whether to authorise that continued development under the new development consent (or the manner in which it is to be carried out), and c. the consent authority may modify the manner in which that continued development is to be carried out for the purpose of the consolidation of the development consents applying to the land concerned. <p>In this subsection, a reference to a development consent that is to be surrendered includes a reference to the surrender of a development consent under section 4.17(5) or the surrender of an approval given under Part 3A when that Part was in force or continued in operation.</p> <ul style="list-style-type: none"> • Green travel considerations • TWGs needed. 	JE / SP	1/12/23
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13.0	Next Meeting		
13.1	TBA		

Meeting Title: Gledswood Hills High School

Date and Time: 07/03/2024 at 2:00pm

Location: Teams

1. Attendees:

Name	Position	Department	Email	Attendance
James Kennedy (JK)	Senior Project Director (Property)	SINSW	james.kennedy21@det.nsw.edu.au	Attended
Sarah Kelly (SK)	Principal Planner (Statutory Planning)	SINSW	sarah.kelly97@det.nsw.edu.au	Attended
Jarred Statham (JS)	Senior Statutory Planning Officer	SINSW	jarred.statham3@det.nsw.edu.au	Attended
Ryan Thoroughgood (RT)	Director (Infrastructure Planning)	SINSW	ryan.thoroughgood7@det.nsw.edu.au	Attended
Shay Bergin (SB)	Senior Project Director	SINSW	Shay.Bergin1@det.nsw.edu.au	Attended
Barry Hayes (BH)	Project Director	SINSW	Barry.Hayes4@det.nsw.edu.au	Attended
Chloe Kennedy (CK)	Project Lead	SINSW	Chloe.Kennedy6@det.nsw.edu.au	Attended
Kate Tudehope (KT)	Associate Director (Planning)	Ethos Urban	ktudehope@ethosurban.com	Attended
Jonathan Busch (JB)	Associate Director	SCT Consulting	jonathan.busch@sctconsulting.com.au	Attended
Jamie Erken (JE-CC)	Manager Statutory Planning	Camden CC	Jamie.Erken@camden.nsw.gov.au	Attended
Stephen Pratt (SP-CC)	Team Leader DA Assessment (East)	Camden CC	Stephen.Pratt@camden.nsw.gov.au	Attended

Item	Agenda
1	Purpose of the meeting The purpose of meeting is for Camden City Council to note we are seeking to develop/construct a new high school for Gledswood and Gregory Hills on Gregory Hills Drive. We are seeking council's feedback as part of the due diligence process. As the project develops the project team will liaise with Camden Council to keep them informed.
2	Introductions
3	Project Summary
4	Project Update
5	Programme & Milestones
6	Existing Concept Approval – Issues and Options to Resolve
7	Temporary School
8	Next Steps
9	Open for Questions

Item	Description	Action	Due Date
1.0	Purpose of the Meeting It was noted that the purpose of the meeting is to present the preferred site location, preliminary masterplan, and discuss the existing approved concept DA on the site.		
2.0	Introductions		
2.1	The Project Team were introduced including Planner (Kate Tudehope – Ethos Urban) and Traffic Engineer (Johnathan Busch – SCT Consulting).	Note	
3.0	Project Summary		
3.1	<ul style="list-style-type: none"> Recap of previous meeting with council regarding intent to build a new permanent high school in Gledswood Hills for up to 1000 students initially and masterplanned for up to 1500 students.. 	Note	
4.0	Project Update		
4.1	<p>SINSW, Barry Hayes (BH) presented noting the following:</p> <ul style="list-style-type: none"> An election commitment has been made by the NSW government to deliver a new school in the first term of government, D1 T1 2027. The site at 9 Gregory Hills Drive was announced in December 2023 by Deputy Premier and Minister for Education. The preferred site at 9 Gregory Hills Drive has not yet been purchased by the Department of Education. Engagement of Architect and consultants is currently underway. Preliminary DD has been carried out. SINSW notes no significant environmental constraints. There is an existing Concept Consent on the site which poses limitations to the use of the site as a high school. Land purchase has been delayed subject to resolution of Concept Approval. Concept Approval needs resolution as soon as possible. SINSW noted there is now a requirement to provide a temporary high school for up to 400 students by D1, T1 2025. SINSW is currently looking at locations to accommodate this and is open to exploring any Council-owned sites that might be available. 	Note	
5.0	Programme & Milestones		
5.1	<ul style="list-style-type: none"> Engagement of Architects and Consultants April 2024. Submission of SSDA September 2024. Construction commencement mid 2025. High School Operational D1 T1 2027 	Note	
6.0	Existing Concept Approval – Issues and Options to Resolve		
6.1	<p>Kate Tudehope of Ethos Urban presented the following:</p> <ul style="list-style-type: none"> 9 Gregory Hills Drive Gledswood Hills is subject to Concept Approval DA/2017/45/1 which covers 8 lots. The Riparian land is included in the concept DA. SINSW (Property) advise that the 8 ownership groups of the lots comprising the Concept DA are controlled by 3 individuals plus Campbelltown Council. All owners have been contacted by SINSW (Property) with initial feedback back that there are no objections to surrendering the existing concept DA. DA/2017/45/1 has been modified 12 times with modification 13 under assessment. 	Note	

	<ul style="list-style-type: none"> The proposed school development would not be consistent with the Concept Approval. SINSW legal Team (Addisons) has explored various pathways to enable to site to obtain approval for school use: <ul style="list-style-type: none"> - Surrender (full or partial) of the Concept Consent; - Section 4.55 modification; - Amending DA; - Submit a new DA which proposes a condition which surrenders the Concept Consent; and - Revocation of the Concept DA. <p>Council Comments:</p> <ul style="list-style-type: none"> Council confirmed the 13th Modification of DA/2017/45/1 has now been approved. 	Note	
6.0	Preferred Option – Partial Surrender of Concept Approval		
6.1	<ul style="list-style-type: none"> It was noted that partial Surrender of the Concept approval is the preferred option on the following basis: <ul style="list-style-type: none"> - The Concept Approval has reached its used by date. - A school is arguably better aligned with the emerging health and education precinct and would have fewer impacts. - Partial surrender would enable the school to progress, without impacting surrounding sites/approvals – particularly those which have a DA under assessment or have approval but are not yet built. KT advised the original Concept DA application is not available for viewing online. KT has issued a GIPA to access, however requested if Council could reactivate the online access. <p>Council Comments:</p> <ul style="list-style-type: none"> SP-CC noted that nearly all lots comprising the Concept DA have now attained individual DA approval. The DA approvals are understood to be stand alone and not depend on any benefit, such as parking, from the Concept DA. Council agreed that Partial Surrender is the preferred option. Council requested SINSW provide the required legal advice to support the application for partial surrender of the Concept DA to avoid Council having to get their own legal advice JK enquired if the site next door (18 Digitaria Drive) also has a Concept DA. Council also confirmed that is correct. Council advised the surrender application would include: <ul style="list-style-type: none"> - Covering letter section 95 - Council to send a form for the surrender - Landowners Consent - Legal advice focusing on partial surrender - Council requested that this advice is sent to Council earlier to get approval Council advised they would need approximately 2 weeks to approve the surrender application. 	<p>Note</p> <p>Note</p> <p>CC SINSW-JK SINSW-JK/KT</p>	
7.0	Temporary School		
7.1	<ul style="list-style-type: none"> SB advised there is now a requirement to provide a temporary high school for up to 400 students by D1, T1 2025. 	Note	

	<ul style="list-style-type: none"> SB advised SINSW are looking for suitable sites, including leasing options, to locate the temporary school and enquired if council may be able to assist. SB advised that locating the temporary high school on the existing primary school site is being investigated but may not be feasible. <p>Council Comments:</p> <ul style="list-style-type: none"> Council advised that they were supportive of a temporary high school provision, but Camden Council were not substantial loan owners and did not have any suitable sites to recommend. Council suggested they would be supportive of a temporary school on the proposed site of the permanent school at 9 Gregory Hills Drive if approval from the existing owner can be obtained within the required program. KT to review if the temporary high school use is consistent with the concept consent. JK advised that a lease may need to be explored if the land acquisition has not been finalised. 	Note	
8.0	Next Steps		
8.1	<ul style="list-style-type: none"> CC to re-instate online access to the original Concept DA (DA/2017/45/1) SINSW to instruct their legal team (Addisons) to provide legal advice focusing on partial surrender. SINSW to instruct their legal team (Addisons) to draft a letter of landowner's consent. SINSW (Property) to obtain landowner's consent. SINSW (Property) to proceed to commencement of the compulsory acquisition process by preparing the Section 10a and arranging the required approvals for issue. Ethos Urban to review if the temporary high school use is consistent with the concept consent. SINSW/Ethos Urban to confirm whether the SSDA can be submitted prior to surrendering the Concept DA. 	<p>CC – JE/SP</p> <p>SINSW – BH</p> <p>SINSW – BH</p> <p>SINSW – JK</p> <p>SINSW – JK</p> <p>KT</p> <p>SINSW & KT</p>	
13.0	Next Meeting		
13.1	TBA		

Coordination Meeting

Meeting title: Gledswood/Gregory Hills New High School, Partial Surrender of Concept Design

Date: 20 June 2024

Time: 1:00pm – 1:30pm

Location: MS Teams

Attendees:

Name	Org	Role	Email
Jamie Erken	Camden Council	Manager Statutory Planning	jamie.erken@camden.nsw.gov.au
Nicole Magurren	Camden Council	Director	nicole.magurren@camden.nsw.gov.au
Ryan Thoroughgood	SINSW	Senior Project Director	Ryan.Thoroughgood7@det.nsw.edu.au
Shay Bergin	SINSW	Senior Project Director - ID	Shay.bergin1@det.nsw.edu.au
Barry Hayes	SINSW	Project Director – IP	Barry.hayes4@det.nsw.edu.au
Chloe Kennedy	SINSW	Project Lead - IP	Chloe.kennedy6@det.nsw.edu.au
Sarah Kelly	SINSW	Principal Planner – PP	sarah.kelly97@det.nsw.edu.au
Jarred Statham	SINSW	Senior Statutory Planner	jarred.statham3@det.nsw.edu.au
Kate Tudorhope	Ethos Urban	Associate Director	ktudehope@ethosurban.com
Stephen Pratt	Camden Council	Team Leader DA Assessment (East)	Stephan.pratt@camden.nsw.edu.au
Cassandra Naccarella	TSA Riley	Associate Director	Cassandra.naccarella@tsariley.au

Apologies:

Item	Comments	Action	Date
1.0	General		
1.1	Camden Council noted the legal advice was not strong and would need to be peer reviewed. Camden Council will be meeting with legal representatives tomorrow to obtain peer review.	Camden Council	21/6/24
1.2	Camden Council agreed to share peer review of legal advice which they expect within the week. SINSW confirmed they are happy for peer review solicitors to contact Addisons to discuss the advice.	Camden Council Note	27/06/24
1.3	Camden Council proposed obtaining consent from the impacted parties to surrender the full DA. Ethos Urban noted legal advice was that this would impact all approved DA's without substantial commencement and is therefore unlikely to be forthcoming. SINSW will interrogate this advice further to close out.	SINSW	27/6/24
1.4	All parties agreed to meet at same time next week. SINSW to arrange meeting.	All	

School: **Gregory Hills & Gledswood**

Agency Consultation: Camden Council – Meeting Minutes

Meeting Purpose: Discussion of proposed high school

Meeting Time: Friday 25th October 2024 from 11:00am – 11:40am at Camden Council (Mini Chambers Room and via MS Teams online)

Meeting Attendees: Shay Bergin (Schools); Rory Wynbergen (Schools); Sarah Kelly (Schools); Luke Zajac (Schools); David Thalouth (TSA); Emily French (DJRD); Chris McGillick (Ethos Urban); Stephen Fok (TTW); Jonathan Busch (SCT); Andrew Craddock (SitePlus); Lew Short (BlackAsh); Jamie Erken (Council); Tom Allen (Council); Nicole Magurren (Council); Stephen Pratt (Council); Malcolm Taylor (TSA); Sam Bush (TSA)

No.#	Issue:	Notes:
1	<p><u>Flooding</u></p> <p>Council suggested that a Flood Evacuation Management Plan should be prepared and acknowledged that a ‘shelter in place’ strategy could be appropriate</p>	<ul style="list-style-type: none"> SINSW advised it was consulting with NSW SES around flood management/evacuation
2	<p><u>Carparking/Traffic</u></p> <p>Council advised that more carparking would be beneficial</p> <p>Council advised that the Kiss & Drop on Digitaria Drive has the potential for traffic congestion, albeit at different peak times than anticipated commercial precinct</p> <p>Council were supportive of the Kiss & Drop to remain at the street frontage of the school and stated that it would not be appropriate to put the Kiss & Drop on the other side.</p> <p>Council opined that changing Redbank Drive to a one-way road could be beneficial (no Council funding allocated for this) and so SINSW should model for this potential change and consult Council before issuing designs (to allow for neighbour notification if and when appropriate)</p> <p>Council was concerned about the driveway access on the bend of the shared accessway, however the project team clarified that the carpark is ‘one way in one way out’ and that this is a suitable arrangement (as agreed during previous Traffic Working Groups).</p>	<ul style="list-style-type: none"> SINSW to provide traffic modelling that includes Redbank Drive as a one-way road
4	<p><u>Urban Planning</u></p> <p>Council agreed on the appropriateness of this site for a proposed high school use</p>	<ul style="list-style-type: none"> SINSW to consult Council further as design evolves
5	<p><u>Bushfire</u></p> <p>Council had no comments at this stage</p>	

Sydney's New High Schools:

School 1: Lot 2, Infantry Street, Jordan Springs NSW 2747

School 2: 128-134 Rickard Road, Leppington NSW 2179

School 3: 9 Gregory Hills Drive, Gledswood Hills NSW 2557

School 4: 201 Guntawong Road, Tallawong NSW 2762

NSW State Emergency Service Meeting – 31 October 2024

NSW Department of Education – School Infrastructure NSW

Agenda

- Teams
- Safety Approach
- School 1: Jordan Springs – site context / architecturals / flooding
- School 2: Leppington – site context / architecturals / flooding
- School 3: Gledswood – site context / architecturals / flooding
- School 4: Schofields-Tallawong – site context / architecturals / flooding
- Questions?

Teams

- **SINSW – Project Team**

- Shay Bergin – Senior Project Director
- Jim Lewis – Senior Project Director
- Sonia Mallos – Project Lead
- Rory Wynbergen – Project Director
- Jarred Statham – SINSW Statutory Planning Manager
- Jenny Chu – SINSW Senior Statutory Planner
- Sarah Kelly – SINSW Statutory Planning Manager
- Luke Zajac – SINSW Senior Statutory Planner
- Nick Jennings – SINSW Manager, Emergency Response

- **Flood Consultant Team**

- School 1: Jordan Springs

- Kieran Smith – Team Leader, BMT

- School 2: Leppington

- Michael Koi – Associate, TTW

- School 3: Gledswood

- Andrew Craddock – Civil Engineering Director, SitePlus

- School 4: Schofields-Tallawong

- Rachel Caldwell – Civil Flood Modeller, TTW

- **TSA Riley – Project Managers**

- Mathew Romanous – Project Director
 - Malcolm Taylor – Project Manager
 - Alex Quah-Smith – Project Manager
 - Elise Harrison – Project Manager
 - Luis Fornes – Project Manager
 - Sam Bush – Associate



Safety Approach

- Pre-emptive evacuation/temporary closure of the school in consultation with NSW SES Zone IMT or State IMT where appropriate.
- Our preferred primary response to these incidents is evacuation, where time allows and does not place students, staff or community members at greater risk.
- Where flash flooding has affected roads in, or around a school but not the school itself, we will liaise with NSW SES and the school to identify the most appropriate strategy based on time to recede and other risk factors.
- Some schools may choose to evacuate during these events with no consultation with our team, per their own emergency management arrangements.
- Each school has robust emergency management planning arrangements, including site specific induction and twice-yearly evacuation drills. These plans include evacuation maps and routes, which are developed with schools and reflect the hazards unique to their site.
- As required, we can work with the NSW SES to develop specific response triggers for schools based on the localised risk. Examples include Broadwater PS, Wardell PS, Blakebrook PS, Tumbulgum PS and Condong PS in the Northern Rivers region of NSW.





Jordan Springs High School: Site Context

- The site is legally known as Lot 2 and 3 in DP 124840 in the suburb of Jordan Springs within the St Marys Release Area.
- The site that is being acquired, is 4ha.
- The site has been subdivided and contains existing road and stormwater infrastructure.
- The site has a frontage to Armoury Road.
- The site is adjoined by existing low density residential to west and South Creek to the east.
- It is anticipated future development to the north and south will be low density residential.



Jordan Springs High School: Architecturals

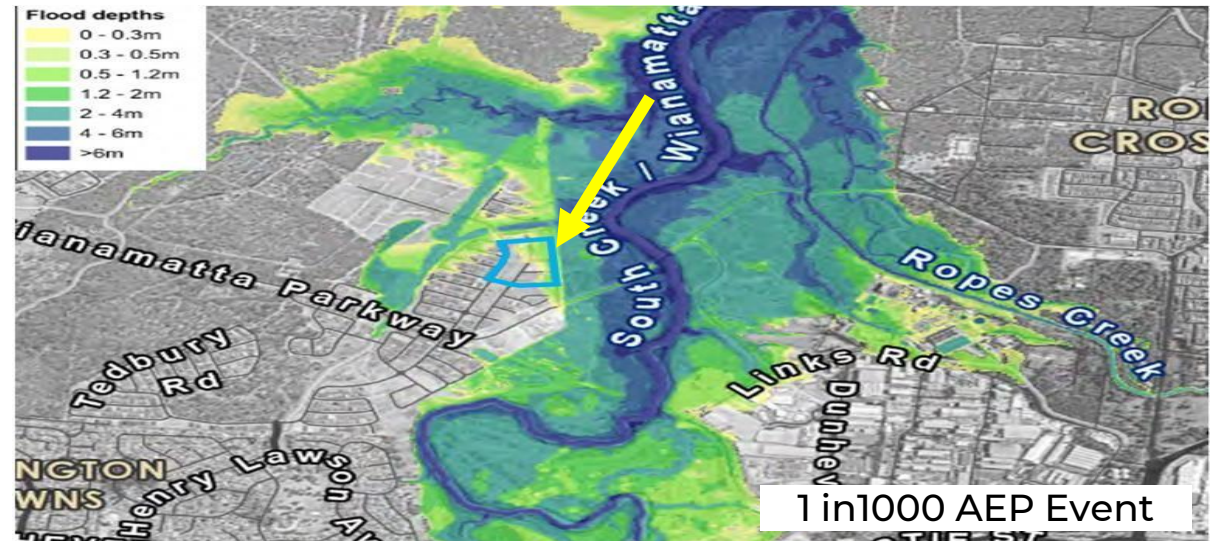




Jordan Springs High School: Flooding

Flood Consultant: Kieran Smith from BMT

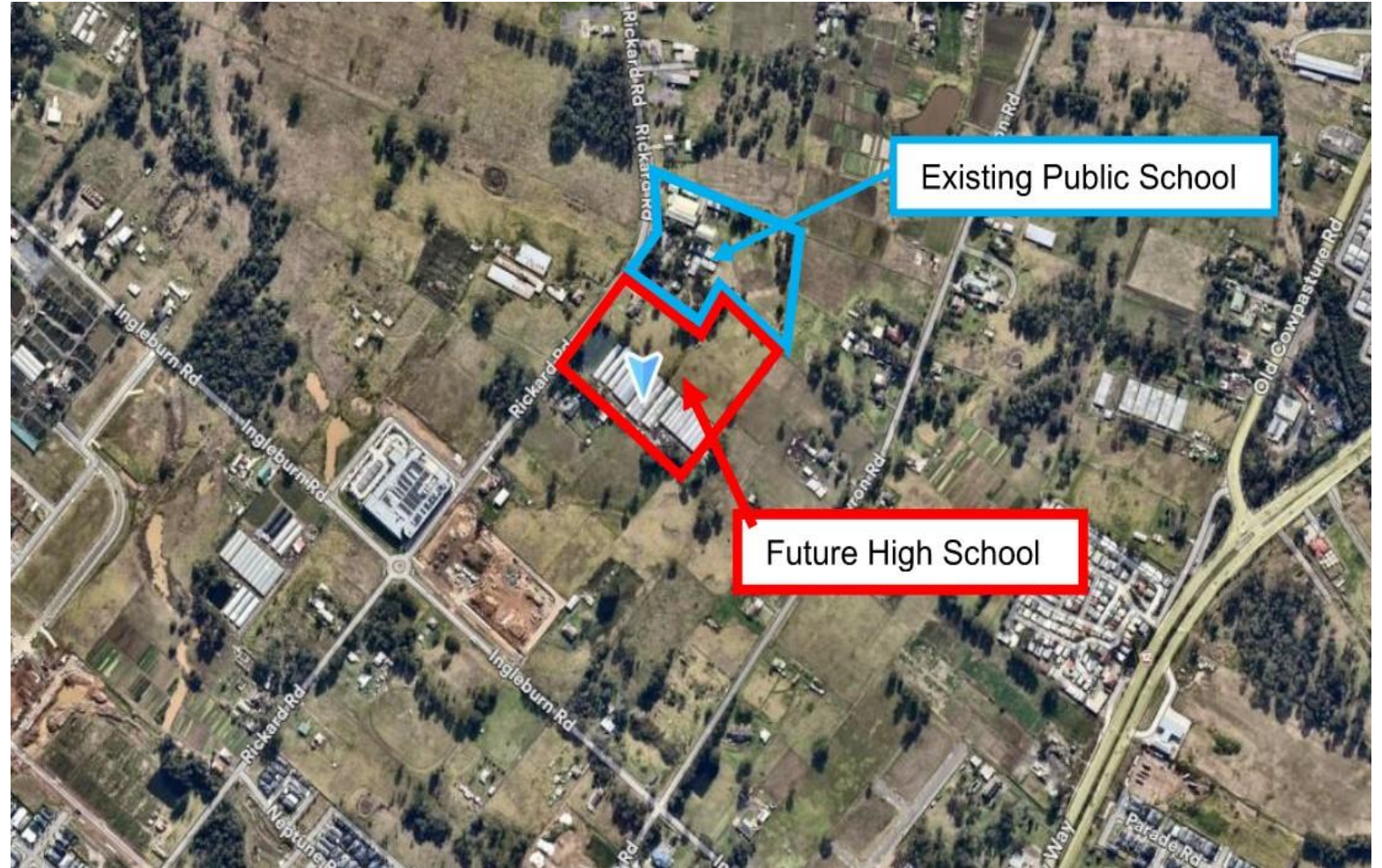
- Site is located adjacent to South Creek, within South Creek and wider Nepean River catchment. Potentially impacted by local catchment, South Creek and Hawkesbury Nepean flooding. Hawkesbury-Nepean flooding dominates levels.
- Previous filling on Site has elevated existing ground levels predominantly above the 1 in 500 AEP flood level.
- Proposed finished floor levels for the new buildings would place them above the 1 in 1000 AEP HN flood level plus freeboard
- Riverine inundation of the Site would not be expected until a 1 in 1000 AEP HN flood, with depths of up to 0.5 m. Flood levels scale significantly up to the PMF. Full inundation of the Site and over floor flooding would occur in such an event.
- Primary Flood Emergency Response is early closure of the school prior to commencement/prior to a flood event occurring.
- Significant target warning lead time available for large floods at Windsor Gauge from BoM. Additionally, significant flood warning time from when gauge reaches 13.7 m AHD to site inundation in a PMF.
- Local Catchment Assessment Undertaken for the project indicates Site is not at significant risk of flash flooding due to previous filling works.





Leppington High School: Site Context

- The site is known as 128-134 Rickard Road, Leppington NSW 2179 and legally known as Lots A & B in DP 411211 in the suburb of Leppington in the Leppington Town Centre.
- The site is approx. 3.2ha.
- The site neighbours Leppington Public School to the north.
- The site has a frontage to Rickard Road with various new service roads proposed.
- The site is adjoined by existing low density residential to west and South Creek to the east.
- It is anticipated future development in the immediate proximity to be educational with adjoining parklands as well as residential.



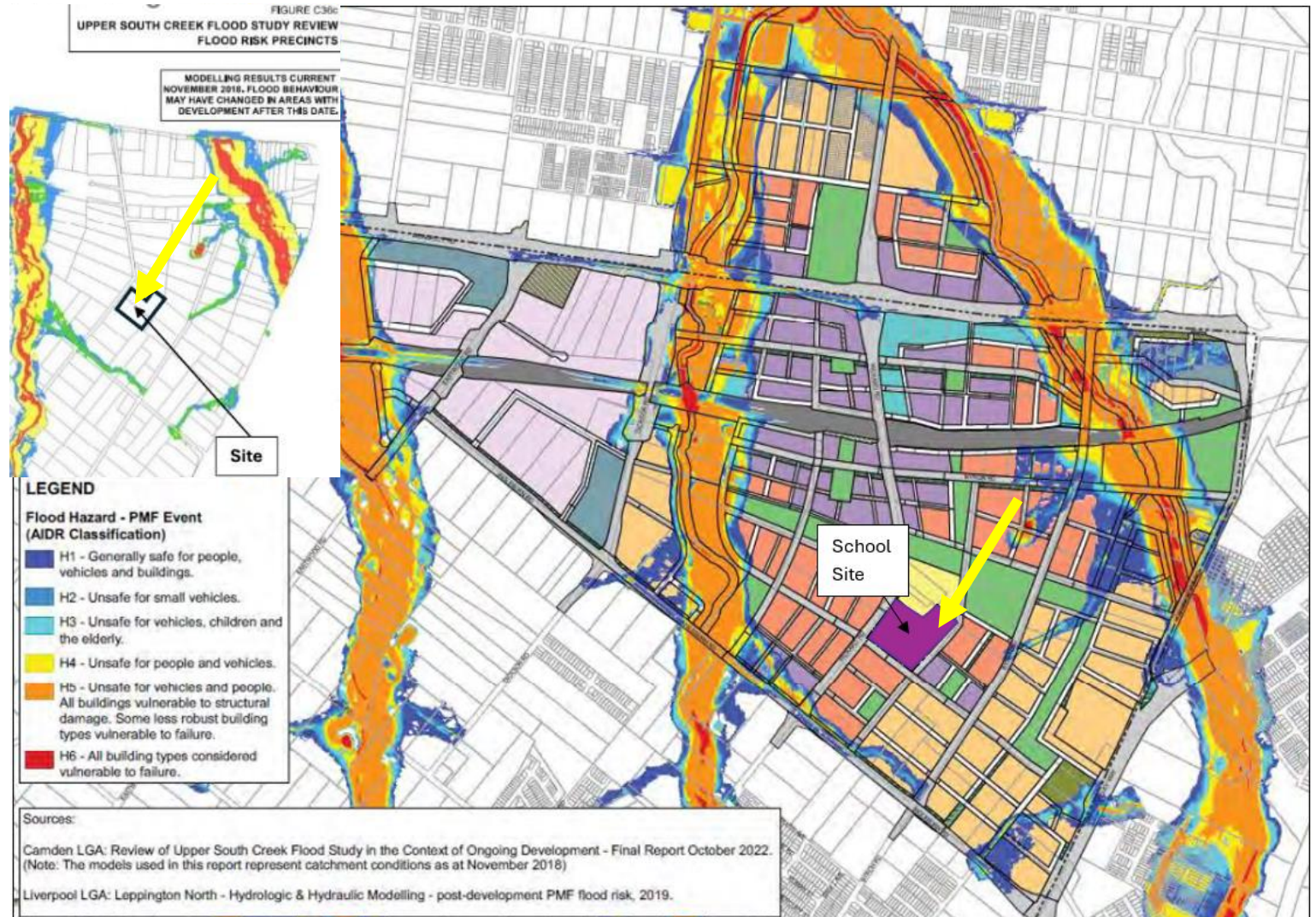




Leppington High School: Flooding

Flood Consultant: Michael Koi from TTW

- Site is located within the upper South Creek catchment. The site itself is not mapped within flood affected zone and will be flood free in PMF event, based on current flood maps adopted by Council.
- Access to the site will be cutoff in severe events (Rickard Road and Ingleburn Road to the south, Edmondson Avenue and Bringelly Road to the north in Liverpool City Council LGA, Camden Valley Way to the west at Bonds Creek crossing).
- Preferred emergency response is closure of school prior to commencement following receipt of flood warning.
- Emergency management strategy would be dependent on flood type.
- Most of the affected roads at the southern elevation would experience lower flood hazard.
- Evacuation route with the lowest hazard and shortest inundation time is south via the new road east of site (Rickard Road if this road is not available) to Byron Road, Ingleburn Road and Camden Valley Way.





Gledswood High School: Site Context

- The site is known as 9 Gregory Hills, Gledswood Hills NSW 2557 and legally known as Lot 2 in DP 1262720 in the suburb of Gledswood Hills the Turner Road Precinct.
- The site that is being acquired, is 4.15ha.
- The site is privately owned and a compulsory acquisition is anticipated.
- The site has dual frontages to Gregory Hills Drive and Digitaria Drive with two new service roads proposed.
- The site is adjoined by various undeveloped land holdings and various bulky goods uses.
- It is anticipated future surrounding development will be a mix of commercial, industrial and residential.



 The Site

 NOT TO SCALE



Gledswood High School: Architecturals





Gledswood High School: Flooding

Flood Consultant: Andrew Craddock from Siteplus

- Site itself not within 1% AEP or PMF flood extents.
- Council's First Ponds Creek model has been used for assessment of the site, which includes an 'Ultimate Developed' scenario accounting for proposed new residential subdivisions and new/upgraded roadways in the area.
- Preferred emergency response is closure of school prior to commencement following receipt of flood warning.
- Emergency management strategy in response to flooding would be dependent on flood type.
- Evacuation route with the shortest inundation time is East via Gregory Hills Drive.
- Shelter in Place is the flood response for inundation during school hours.

Figure 3-2 PMF Flood Depth

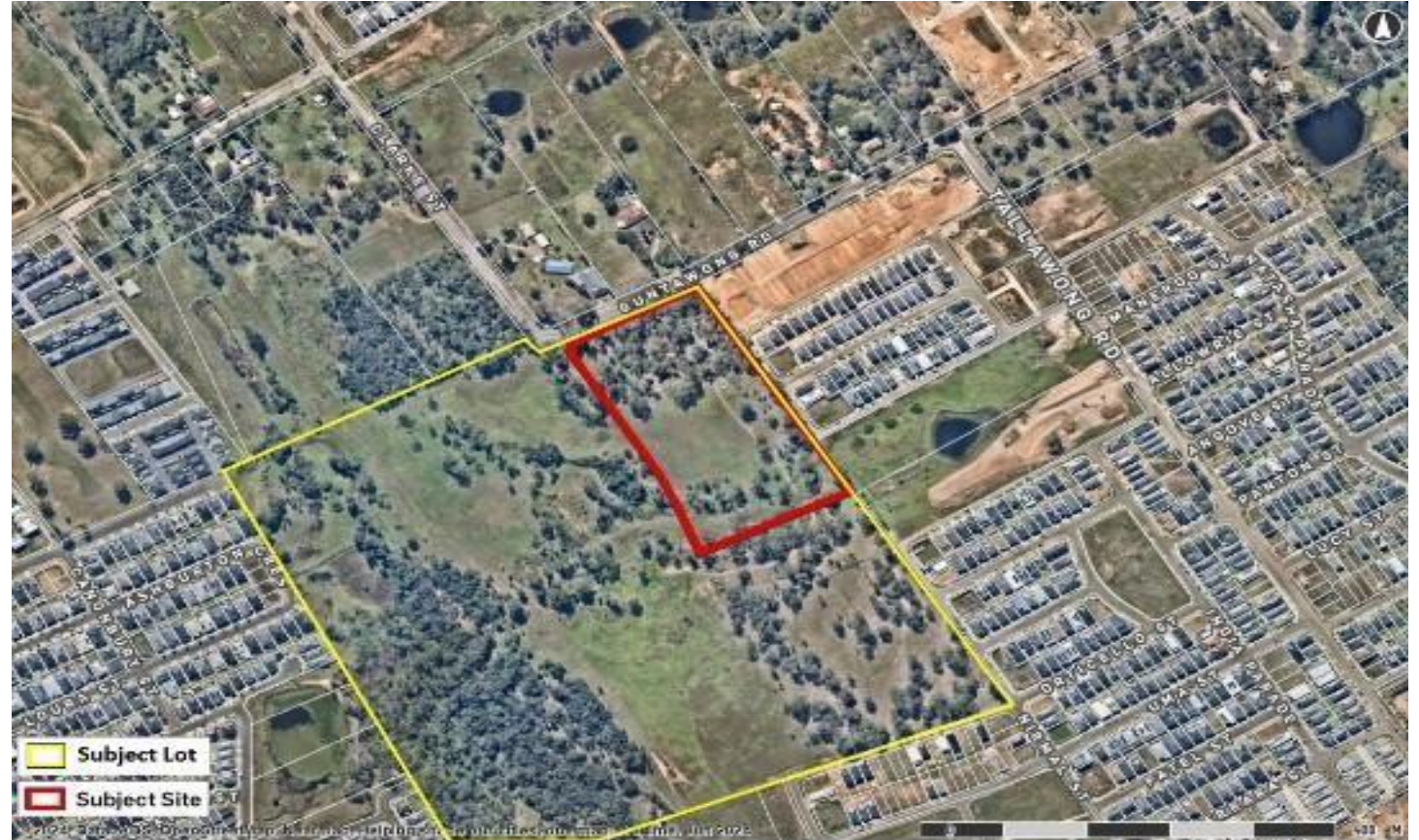


Figure 3-3 PMF Flood Hazard



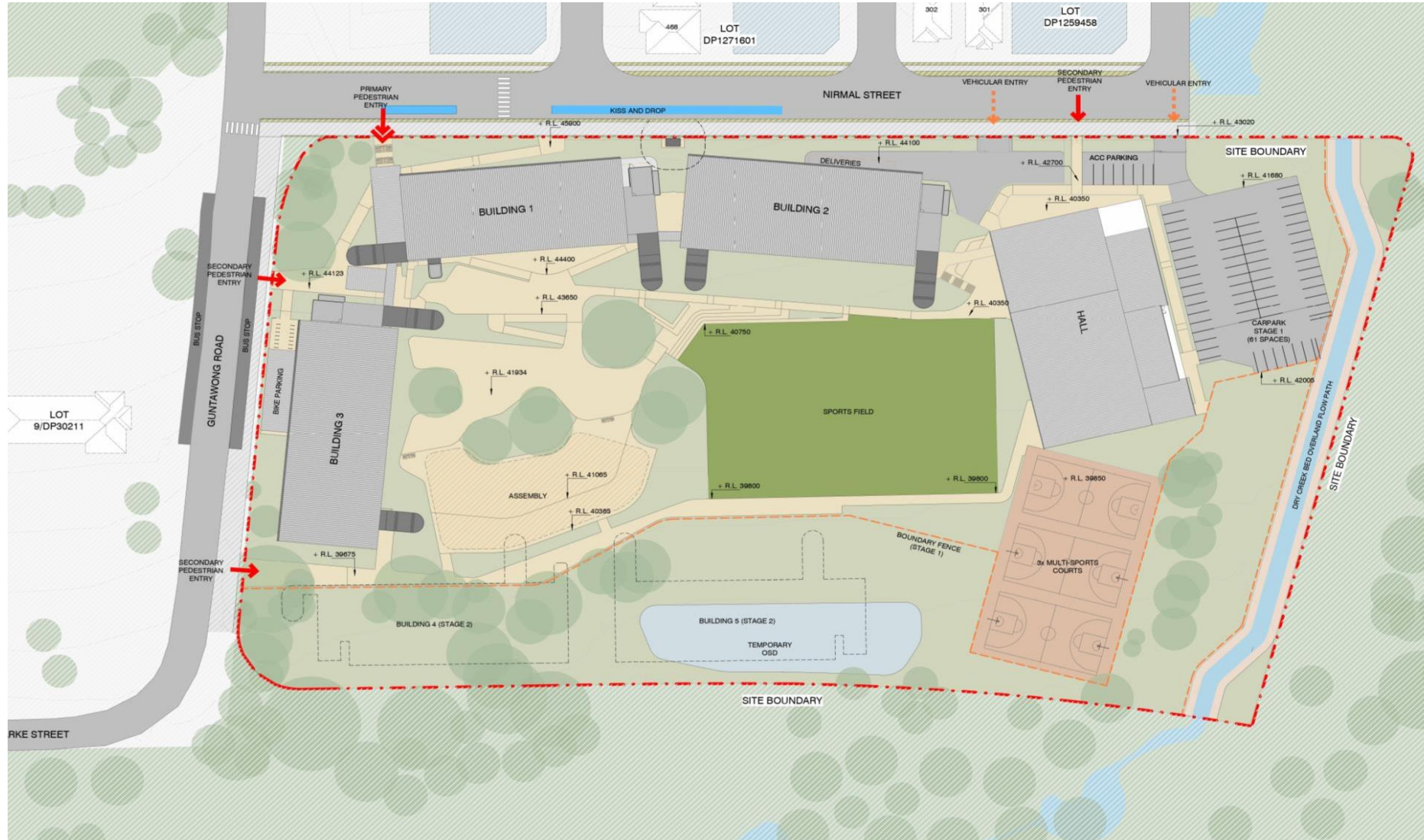
Schofields-Tallawong High School: Site Context

- The site is known as 201 Guntawong Road, Tallawong NSW 2762 and legally known as Lot 1 in DP 1283186 in the suburb of Tallawong in Riverstone East Precinct.
- The site that is being acquired, is 4ha.
- The site is owned by NSW Office of Strategic Lands (OSL).
- The site has a frontage to Guntawong Road and Nirmal Street with various new roads proposed.
- The site is adjoined by existing low density residential to west and South Creek to the east.
- It is anticipated future development to the north and south will be medium density and low density residential respectively.





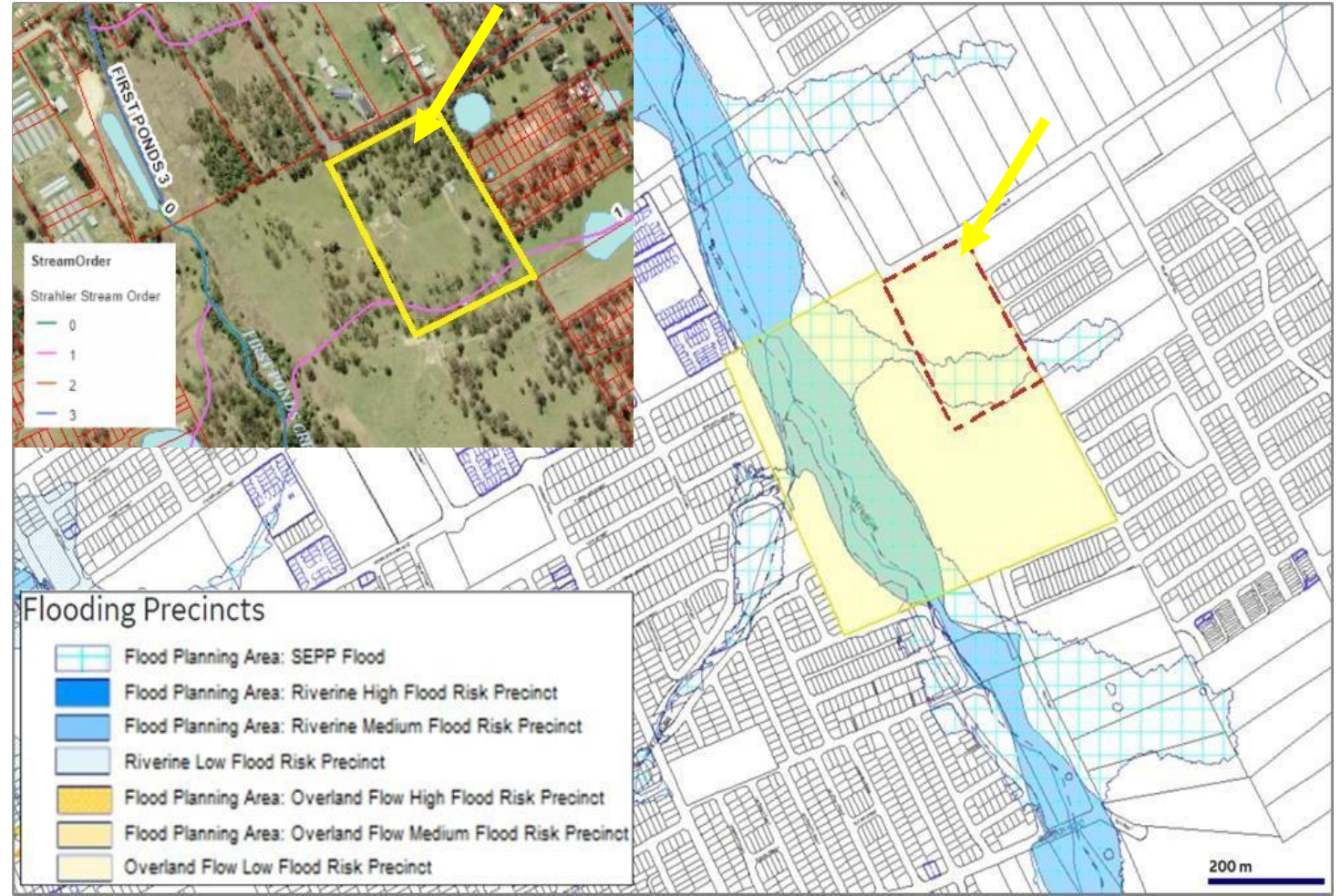
Schofields-Tallawong High School: Architecturals



Schofields-Tallawong High School: Flooding

Flood Consultant: Rachel Caldwell from TTW

- Site is partially flood prone to the south, with a first-order creek bordering the southern frontage. The third-order First Ponds Creek travels through the site lot, approximately 240m west of the proposed school boundary.
- Preferred emergency response is closure of school prior to commencement following receipt of flood warning.
- Emergency management strategy in response to flooding would be dependent on flood type.
- Flood modelling is still underway for mainstream flooding for First Ponds Creek.
- We anticipate that Guntawong Road would act as the main evacuation route.



Discussion & Questions?

If you have any further questions please contact:

Sam Bush – sam.bush@tsariley.au

Appendix 3 – NSW DPHI Consultation

GOVERNMENT ARCHITECT NEW SOUTH WALES

04 October 2024

Chloe Kennedy
Project Lead
SINSW
chloe.kennedy6@det.nsw
.edu.au

PROJECT: Gledswood Hills High School
RE: State Design Review Panel – 25 September 2024– Review 1

Dear Chloe,

Thank you for the opportunity to review the above project at an early stage. Please find below a summary of advice and recommendations arising from the design review session held on 25 September 2024.

The design team are commended for their thorough design presentation, with the master plan exhibiting many opportunities for delivering good design outcomes. Work is now needed on refining space planning and maximising the quality of outdoor spaces.

The following elements of the masterplan are supported:

- Aspiration to acknowledge and celebrate Wianamatta Creek through the creation of a gathering space.
- Embedding First Nations history into the primary pedestrian spine – ‘Wianamatta Walk’ – as a form of wayfinding and learning.
- Intent to create civic gestures that respond to place at key site entries, particularly the Digitaria Drive entry plaza.
- Ambition to design the landscape as a place for learning.
- Intent to have permeable paving in the car parking area.

The following commentary provides advice and recommendations for the project:

Connecting with Country

There are promising moves within the response to Country emerging. Further work is needed to carry this response through the site and create stronger physical and visual connections to the surrounding context.

Government Architect
New South Wales

4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

government.architect
@planning.nsw.gov.au
T +61(02)9860 1450

governmentarchitect.nsw.gov.au



1. Continue to progress the key design move – Wianamatta Walk – by:
 - a. continuing the walk and its strong design language to the Digitaria Drive Entry Plaza and Gregory Hills Drive entrance
 - b. adjusting the siting of buildings to open the physical and visual connection from the walk to the surrounding environment, for human and non-human kin
 - c. ensuring sufficient spaces to pause, dwell and engage with the walk, beyond its use as solely a movement corridor
 - d. providing sufficient room for dense native vegetation and large canopy trees, to ensure a shaded, comfortable environment
 - e. integrating this into an outdoor teaching offer – through water treatment
 - f. exploring opportunities for water to traverse the corridor, through ephemeral gullies, swales and even ponding.
2. Further develop the opportunity for Country within the two primary site entrances. Explore shifting buildings and fences further back to create meaningful places for the community to gather and engage with the site and its important context within the South Creek/ Wianamatta Creek catchment.
3. Refer to the [Connecting with Country Framework](#) and case studies on the GANSW website for more information and guidance.

Site strategy and landscape

Given the limited variability in the architectural expression afforded by the SINSW Pattern Book, the landscape will need to play a crucial role in creating a strong sense of place. Concern was raised around canopy and shade, the hierarchy of informal gathering and play spaces, the siting of key facilities and the positioning of the Multi Sports Courts.

4. Continue to explore opportunities to maximise canopy cover within all spaces, including the assembly area and Multi Sports Courts. In addition to maximising canopy cover, provide calculations for the following:
 - a. separate canopy cover for unencumbered play areas and non-accessible landscape areas (between buildings and boundary fences)

- b. canopy cover at key landscape maturity times, such as year one, year 5, and year 10.
- 5. Consider the benefit of generous canopy beyond shade provision, as both a tool to manage building cooling, heat island reduction, and biodiversity.
- 6. Increase the provision of shaded and covered (weather protected) outdoor spaces. Ensure shaded and covered areas are well distributed and of varying sizes to accommodate flexible and diverse unencumbered play areas and teaching spaces.
- 7. Consider provision for interim shade solutions to ensure sufficient solar protection while the canopy establishes.
- 8. Study shifting the location of the hall to enable the Digitaria Drive entry plaza to provide for a generous and meaningful gathering space.
- 9. Revisit the layout of the Multi Sports Courts to reduce adverse impact on the proposed Wianamatta Walk and the teaching buildings by exploring the following:
 - a. relocating the courts away from the teaching buildings by swapping them with the Sports Field
 - b. reducing the continuous lengths of chain-link fencing by staggering the positioning and angle of the courts (noting Multi Sports Courts are ideally north-south oriented)
 - c. dividing the five courts into smaller clusters to reduce heat island effects from the extensive area of continuous hardstand with no landscape
 - d. activating the spaces in-between the courts
 - e. scrutinising the number of courts required.
- 10. Ensure a diversity of gathering and play spaces are provided. Consider ways of integrating vegetation and earthworks into the functional programming of the unencumbered play spaces to create a meaningful design that caters to all student's needs. Explore the following spatial needs:
 - a. informal and formal outdoor learning spaces
 - b. smaller Multi Sports Courts and/or half courts for informal play
 - c. different ages, genders, cultures and social groups; of all sizes.

11. Continue to explore how the use of earthworks and recontouring the site can provide a richer and more engaging environment. Consider:
 - a. variations in scale and form to provide meaningful gestures and visual interest
 - b. programming opportunities such as amphitheatres, spectator areas, gathering hollows and so forth
 - c. places for a greater diversity of native habitats to facilitate a stronger sense of place and help heal Country.
12. Demonstrate methods of better utilising the 'periphery' spaces between buildings and the boundary fences. These spaces can provide significant amenity and opportunity for students to engage with site frontages and Country. Explore:
 - a. accommodating a range of significant canopy trees to provide ample shade for buildings and the streetscape, particularly as the buildings are located on the western side of the site
 - b. generous landscaping to provide high levels of amenity and provide a rich diversity of habitats
 - c. supervised programming opportunities, such as flexible outdoor learning overflow spaces, environmental education, and amphitheatre style berms
 - d. refer item 16 in 'architecture' for further commentary.
13. Challenge car parking numbers, location and layout to maximise space for canopy, landscape and unencumbered play spaces.
14. Emphasise all entry points to the school and refine the public domain hierarchy across the site.

Architecture

The size of the site provides ample opportunity to place buildings in locations that maximise the quality of internal and external environments. Additionally, the breadth of the Pattern Book designs could be adopted to provide greater opportunity to increase architectural variation and an improved sense of place.

15. Consider how the built form edges of the Wianamatta Walk can better engage with this important student spine.

16. Explore extending the Country narrative into the built form; responding to key nodes and pause points along the walk. Give particular attention to classroom entries, balustrades and stairwells.
17. Demonstrate how the diversity of façade treatments adopted from the Pattern Book has been maximised. Consider how the material options can better break up the large, continuous forms and prevent a sense of 'sameness'. Study ways of utilising these materials to create visual interest, identity and assist wayfinding.
18. Explore adjusting the placement of stairwells to reduce the repetitive nature of the façade rhythm and increase the sense of identity between each building. Consider varying stairwell placement, playing with angles (i.e., perpendicular, parallel, 45°), and adopting a range of materials from the Pattern Book.

Sustainability and climate change

There is further scope for sustainability to inform the design of both the landscape and architecture. Consider how education facilities can inspire students about sustainability and help them better engage with their local environment.

19. Explore how the use of ecologically sustainable landscapes such as permeable pavements, swales, biodiverse habitats, rainwater capture and reuse, etc., can offer formal and informal learning environments and places to connect with Country.
20. Pursue methods of integrating sustainable design into the learning environment, such as through visible energy monitoring, passive design features, material information/labelling, etc.
21. Illustrate how the project will contribute to NSW's Net Zero emissions goal by 2050. Refer to ['NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030'](#) for further information.

The following advice was provided on elements of the Pattern Book that are outside the scope of review:

1. Demonstrate how the walkways will provide sufficient room for students and teachers to travel between facilities, as well as adequate room for students to queue, dwell, gather, socialise and so forth. Ensure walkways are not just places of movement, but spaces that offer reprieve and rest for students. Consider the following opportunities:
 - a. increased width of walkways, particularly for Buildings 2 and 3 which will have the highest number of teacher and student movements
 - b. providing variations to the walkway width through discrete build outs, widened sections around building entries and key pinch points, additional spaces around stairwell lobbies, etc.
 - c. exploring the opportunities for bespoke design solutions on the connections between different buildings, which could adopt wider walkways, dedicated breakout spaces, balconies, outdoor learning environments, a distinct design language and so forth.
2. Pursue methods of better engaging ground floor teaching spaces with the surrounding environment. Consider utilising the additional entries on the ground floor of the non-walkway side ('street façade' in Pattern Book) to create break out spaces and OLAs that can connect directly to indoor spaces to maximise their effectiveness. Particular attention should be afforded to the SLUs to maximise opportunities for outdoor learning, break out spaces, nature play and so forth.
3. Explore alternative solutions to standard court provision, such as having one court as a shared car parking/Multi Sports Court, a grassed court, undercover court, etc.
4. Demonstrate how the exposed western façades of Buildings 2 and 3 will provide climate responsiveness and incorporate sufficient shading. Consideration should go beyond shade from the proposed trees, which will take many years to establish and may have limited impact on upper levels.

GOVERNMENT ARCHITECT NEW SOUTH WALES

It is recommended that the project return to the SDRP following further development. The advice provided is to be addressed at the next session.

Please contact GANSW Design Advisor, Tyson Ryan
[tyson.ryan@dpie.nsw.gov.au], if you have any queries regarding this advice.

Sincerely,



Brindha Kugan
Principal Design Advisor
Chair, SDRP

Distribution:

NSW SDRP Panel members

GANSW Design Advisor
SINSW

DJRD Architects

Site Image
TSA Riley

Fiona Young, Libby Gallagher, Michael
Tawa, Brindha Kugan (Chair)

Tyson Ryan

Ryan Thoroughgood, Chloe Kennedy,
Shay Bergin, Rory Wynbergen, Katrin
Schmidt-Dengler, Jasna Stanic, Vanessa
Levy Mesman, Ihab Ghali, Ben Coulston,
Sarah Kelly, Luke Zajac

Emily French, Tasmin Dunn, Niwili White
Forest, Daniel Beekwilder

Nick Metcalf

Mardi Christian

Government Architect
New South Wales

4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

government.architect
@planning.nsw.gov.au
T +61(02)9860 1450

governmentarchitect.nsw.gov.au



Appendix 4 – TfNSW Consultation

Meeting agenda:

Gledswood Hills new High School

Meeting Information			
Project Name	Gledswood Hills new High School		
Project Number	SCT_00517		
Client	School Infrastructure NSW		
Date	17 April 2024	Time	1.00 – 2.00 pm
Venue	MS Teams		
Subject	Transport Working Group #1		
Attendees	Rebecca Lehman (RL) (SINSW) Kamoru Adetunmbi (SINSW) Ryan Thoroughgood (RT) (SINSW) Barry Hayes (BH) (SINSW) Shay Bergin (SB) (SINSW) Chloe Kennedy (CK) (SINSW)	Tom Allen (TA) (Camden Council) Michelle Kramer (MK) (Camden Council) Roy El Kazzi (RK) (Camden Council) Shayal Singh (SS) TfNSW Jonathan Busch (JB) (SCT Consulting)	

Minutes		Action
	Presentation of school transport planning	
1.1	JB and BH presented the attached presentation, which included context, information about the project, transport network analysis, mode share analysis and proposals to support sustainable transport.	Note
1.2	TA noted that the precinct has been designed for bulky goods, not a school. It has been designed for large vehicles, but not pedestrian intersections.	Note
1.3	MK noted that because the north-south running driveway along the eastern boundary was on private property, Council would not be able to provide any enforcement, which would be the responsibility of the landowner.	Note
1.4	TA noted that runoff is managed through rain gardens, which are spaced approximately every 30m along the boundary. The location of rain gardens may have an impact on operations.	Note
1.5	JB requested if the settlement pattern was consistent with Council's expectation. TA noted that the layout of where residential development is anticipated can be obtained from the Turner Road development control plan (DCP) and the El Caballo Blanco DCP. JB to confirm consistency with analysis.	JB
1.6	TA noted that Camden Council is considering some treatments at Holborn Circuit, which are unfunded. About 30-40m of footpath is needed, possibly requires a boardwalk. This is a key connection for pedestrians.	Note
1.7	MK noted that any new pedestrian crossing would need to ensure it can cater for 26m long vehicles, which the remainder of the roads have been designed for.	JB
1.8	TA noted that having a centrally located bus stop would be beneficial, given the long distances between stops (600m). An additional stop could also be located on the southern side of Gregory Hills Drive, outside of the hotel.	JB
1.9	TA asked for clarity whether a shared path could be provided on the north side of Gregory Hills Drive. JB to respond during next TWG.	JB
2.0	TA noted that Oran Park High School is the closest school and has similar characteristics. A mode share survey should be conducted at OPHS to inform benchmarking.	JB

Minutes		Action
2.1	TA noted that car park option #1 was preferred as having new driveway connections onto Gregory Hills Drive was not a good safety outcome. TA was also comfortable with the proposal to remove the easement for the driveway along the southern frontage of the site.	Note
2.2	The TWG has no objections to the proposed location of the kiss and drop on Digitaria Drive.	Note
2.3	TA noted that offsite car parking locations were not likely to be acceptable as Council already receives complaints about insufficient parking.	Note

List of attachments:

Attachment 1: TWG #1 slides

Gledswood Hills High School

Meeting Information			
Project Name	Gledswood Hills High School		
Project Number	SCT_00517		
Client	School Infrastructure		
Date	14 August 2024	Time	1.00 – 2.00 pm
Venue	Microsoft Teams		
Subject	Camden School (Gledswood Hills High School) Infrastructure NSW Transport Working Group		
Attendees	Chloe Kennedy, SINSW (CK) Kamoru Adetunmbi, SINSW (KA) Shay Bergin, SINSW (SB) Krista McMaster, SCT Consulting (KM) Nicholas Bradbury, SCT Consulting (NB) Michelle Kramer, Camden Council (MK) Tom Allen, Camden Council (TA) Roy Elkazzi, Camden Council (RE) John Broady, TfNSW (JBr) James Waugh, TfNSW, (JW) Mathilde Ho, TfNSW (MH) Shivani Dabhi, TfNSW (SD)	Lydia Luo, TfNSW (LL) Wade Mitford, TfNSW (WM) Santi Botross, SINSW (SB) Rahath Islam, TfNSW (RI) Pahee Rathan, TfNSW (PR) Daryl Ninham, TfNSW (DN) James Douglas, TfNSW (JD) Rosie Selby, TfNSW (RS) Matthew Riemann, TfNSW (MR) Shayal Singh, TfNSW (SS) Raymond Tran, TfNSW (RT) Mardi Christian, TSA Riley (MC)	
Apologies	Jonathan Busch, SCT Consulting (JBu)		

Matters discussed or arising		Action
1.0	Item 1 Modelling	
1.1	Transport for New South Wales has raised the potential need to include the intersection of Camden Valley Way & Gregory Hills Drive. TfNSW to confirm whether modelling at this location is required. SCT Consulting is of the position that traffic modelling at this location is not required as vehicle trips originating north of the site would predominantly use Fairbank Drive and The Hermitage Way. Therefore, school vehicles trips using Camden Valley would account for a very minor proportion of demand on this road	KM
1.2	TA from Camden Council has stated that Redbank Way will be turned into a one-way, west to east circulating road from Holborn Cct KM agreed that traffic modelling will reflect one-way	KM
2.0	Item 2 Bicycle parking	
2.1	TA from Camden Council has noted that Bicycle parking for other schools within the LGA has underutilised bike parking for students because of it being placed in areas that are less accessible or not as visible to students.	KM
3.0	Item 3 Student mode share	
3.1	TA from Camden Council has raised that they would like to see the mode share proportion of students driving themselves to and from school with regards to the	

Matters discussed or arising		Action
	<p>data acquired from Oran Park High School, citing issues on local streets from students driving themselves and others to school and parking in the surrounding streets.</p> <p>KM agreed that this will be provided in the TAIA. However, no off-street parking for students is proposed and there is no legal framework to compel students not to use local streets, as mentioned by council.</p>	KM
4.0	Item 4 Bus stop location	
4.1	<p>JBr from Transport for New South Wales have suggested placing a bus stop/s on Digitaria Drive, flagging the possibility for students to cross at the mid-block on Gregory Hills Drive to avoid having to walk to the crossing at Gregory Hills Dr & Central Hills Dr and then walk east to the new proposed bus stop opposite the Gregory Hills Hotel.</p> <p>To be confirmed by TfNSW and SINSW. However, as noted allocation for a bus stop on Digitaria Drive could be constrained due to Kiss n' Drop, on street parking, rain gardens and driveways.</p>	KM
5.0	Item 5 Kiss n' drop	
5.1	<p>TA from Camden Council has noted that Kiss n' drop location could be tricky given the 'rain gardens' along the kerb.</p> <p>KM agreed that this would be considered when design commences, noting rain gardens may affect kiss n' drop capacity</p>	KM

List of attachments:

Attachment 1: Presentation

Gledswood Hills High School

Meeting Information			
Project Name	Gledswood Hills High School		
Project Number	SCT_00517		
Client	School Infrastructure		
Date	23 October 2024	Time	1.00 – 2.00 pm
Venue	Microsoft Teams		
Subject	Camden School (Gledswood Hills High School) Infrastructure NSW Transport Working Group		
Attendees	Kamoru Adetunmbi, SINSW (KA) Jonathan Busch, SCT Consulting (JB) Malcom Taylor (TSA Riley) Sam Bush (TSA Riley) Nicholas Bradbury, SCT Consulting (NB) Tom Allen, Camden Council (TA) Roy Elkazzi, Camden Council (RE)	Santi Botross, SINSW (SB) Rosie Selby, TfNSW (RS) Shayal Singh, TfNSW (SS) Rory Wynbergen, SINSW (RW)	
Apologies	Chloe Kennedy, SINSW (CK) Shay Bergin, SINSW (SB) Michelle Kramer, Camden Council (MK) John Broady, TfNSW (JBr) James Waugh, TfNSW, (JW) Mathilde Ho, TfNSW (MH) Shivani Dabhi, TfNSW (SD) Lydia Luo, TfNSW (LL) Krista McMaster, SCT Consulting (KM)	Wade Mitford, TfNSW (WM) Rahath Islam, TfNSW (RI) Pahee Rathan, TfNSW (PR) Daryl Ninham, TfNSW (DN) James Douglas, TfNSW (JD) Matthew Riemann, TfNSW (MR) Raymond Tran, TfNSW (RT) Mardi Christian, TSA Riley (MC) Shivani Dabhi, TfNSW (SD) Greta Barkl, TSA Riley (GB)	

Matters discussed or arising		Action
1.0	Item 1 JB presents traffic modelling results and outcomes	
1.1	TA notes that Redbank Drive is proposed by Camden Council to become a one-way road with travel, with east to west circulation only. Holborn Crescent between Digitaria Drive and Redbank Drive is not planned to be one-way as was assumed for the future year modelling.	JB to update model to reflect advice from TA.
1.2	TA noted that plans for Redbank Drive to become one-way are preliminary and therefore, not intended to be released into the public domain.	JB to remove reference of Redbank Drive becoming a one-way street from documentation
1.3	JB shared the overall performance that the Level of Service based on the development was that the intersection level of service was D or better. No concerns were raised.	

List of attachments:

Attachment 1: Presentation

Appendix 5 – DCCEEW Consultation

Sam Bush

From: Shay Bergin (Shay Bergin) <shay.bergin1@det.nsw.edu.au>
Sent: Friday, 25 October 2024 1:51 PM
To: Sam Bush; Rory Wynbergen; Mathew Romanous; jim.lewis3; Sonia Mallos; Jenny Chu; Jason.Maslen2; Luke Zajac
Subject: RE: SINSW Agency consultation - NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW)

Thanks Sam

Appreciate the efforts.

It appears we will have to consult once this is placed on exhibition.

Best Regards,

Shay Bergin

Senior Project Director | Major Projects

M: 0448 312 797 | shay.bergin1@det.nsw.edu.au | schoolinfrastructure.nsw.gov.au

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I acknowledge the homelands of all Aboriginal people and pay my respect to Country.

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From: Sam Bush <sam.bush@tsariley.au>
Sent: Thursday, 24 October 2024 2:38 PM
To: Shay Bergin (Shay Bergin) <shay.bergin1@det.nsw.edu.au>; Rory Wynbergen <rory.wynbergen@det.nsw.edu.au>; Mathew Romanous <mathew.romanous@tsariley.au>; Jim Lewis (Jim Lewis) <jim.lewis3@det.nsw.edu.au>; Sonia Mallos <Sonia.DaSilva1@det.nsw.edu.au>; Jenny Chu <jenny.chu4@det.nsw.edu.au>; Jason Maslen <Jason.Maslen2@det.nsw.edu.au>; Luke Zajac <luke.zajac@det.nsw.edu.au>
Subject: Fw: SINSW Agency consultation - NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW)

[External Email] This email was sent from outside the NSW Department of Education. Be cautious, particularly with links and attachments.

Hi SINSW team,

So far, I have contacted DEECW by 2 x separate phone numbers (none of which answered) and by email via 11 x separate emails (retrieved from suggestions and from public SSDA correspondence for various projects within the same local government areas of Sydney as the 4 x proposed schools) on Friday 18th October 2024 - see below

Email addresses:

1. Richard Bonner (richard.bonner@environment.nsw.gov.au)
2. Brent Divine (brent.divine@environment.nsw.gov.au)
3. David Way (david.way@planning.nsw.gov.au)
4. Shaun Hunt (shaun.hunt@environment.nsw.gov.au)
5. Angela Taylor (angela.taylor@environment.nsw.gov.au)
6. Greater Sydney Team mailbox (rog.gsrplanning@environment.nsw.gov.au)
7. Marnie Stewart (marnie.stewart@environment.nsw.gov.au)
8. Janne Grose (janne.grose@environment.nsw.gov.au)
9. Liz Peterson (elizabeth.peterson@environment.nsw.gov.au)
10. **Susan Harrison** (susan.harrison@environment.nsw.gov.au)
11. **Louisa Clark** (louisa.clark@environment.nsw.gov.au)

2 x email responses were received so far, including the below from **Susan Harrison** which advises a procedural response, as well as an email from **Louisa Clark** which asks for more information.

We will attempt further contact to gain early stage feedback for these proposals.

From: Susan Harrison <Susan.Harrison@environment.nsw.gov.au>

Sent: Monday, October 21, 2024 8:06 AM

To: Sam Bush <sam.bush@tsariley.au>

Cc: OEH ROG Greater Sydney Region Planning Unit Mailbox <rog.gsrplanning@environment.nsw.gov.au>

Subject: SINSW Agency consultation - NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW)

Hello Sam,

Thank you for the opportunity for early consultation. However, due to current major project workload BCS is unable to review documentation. BCS will provide advice to the Department of Planning, Housing and Infrastructure when the Department seeks input.

Regards

Susan

Susan Harrison

Senior Team Leader Planning, Greater Sydney

Regional Delivery

Biodiversity, Conservation and Science

Department of Climate Change

Energy, the Environment and Water

T 02 9995 6864 | E susan.harrison@environment.nsw.gov.au

dcceew.nsw.gov.au

Level 14, 4 Parramatta Square,

Parramatta



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

Please consider the environment before printing this email.

From: Sam Bush <sam.bush@tsariley.au>

Sent: Friday, October 18, 2024 5:29 PM

To: Susan Harrison <Susan.Harrison@environment.nsw.gov.au>

Subject: SINSW Agency consultation - NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW)

Hi Susan,

I retrieved this email address from SSDA portal lodgements as I'm not 100% sure who specifically handles which LGAs at DEECCW - so apologies if this is duplicated amongst your colleagues

We are seeking early stage DCCEEW feedback on four exciting new high school projects in Sydney's growth areas of Leppington, Gledswood, Jordan Springs and Schofields-Tallawong that are funded as election commitments and to be delivered at the same time, to be ready for Day 1 Term 1 in 2027.

It is earlier than a DPHI-issued SEARS/SSDA as there are environmental, water management and climate change design impacts we aim to address earlier in order to move through the approval process in due course.

The attached early consultation scoping reports are for the following school addresses:

- 128-134 Rickard Road, Leppington NSW 2179
- 9 Gregory Hills Drive, Gledswood Hills NSW 2557
- Lot 2, Infantry Street, Jordan Springs NSW 2747
- 201 Guntawong Road, Tallawong NSW 2762

Could we arrange a meeting to discuss these impacts and what further documentation we can provide to you?

Sam Bush

Associate

TSA Riley

E: sam.bush@tsariley.au

O: +61 2 9276 1400

M: +61 410 607 032

www.tsariley.com



TSA Riley acknowledges the Aboriginal and Torres Strait Islander peoples of Australia, the Traditional Owners of the lands and waters where our team live and work. We pay our

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Appendix 6 – NSW RFS Consultation

RE: SINSW Agency consultation - NSW Rural Fire Service (RFS)

From Kalpana Varghese <Kalpana.Varghese@rfs.nsw.gov.au>

Date Tue 22-Oct-24 9:42 AM

To Sam Bush <sam.bush@tsariley.au>

Cc Adam Small <Adam.Small@rfs.nsw.gov.au>; Surbhi Chhabra <Surbhi.Chhabra@rfs.nsw.gov.au>; Nichole Philp <Nichole.Philp@rfs.nsw.gov.au>

Hello Sam,

Thank you for initiating early engagement with the Rural Fire Service in relation to your projects.

Each proposal will be registered as a separate pre-DA application and a response provided as soon as possible (usual turn around is within 2 weeks from the date of receipt).

Please contact me if you need any further information.

Regards,

Kalpana Varghese

Supervisor, Development Assessment and Planning

Planning and Environment Services (East)



RFS

P 02 8741 3403 **M** 0428 727 802 **E** kalpana.varghese@rfs.nsw.gov.au

Building B, 121-131 Oratava Ave, West Pennant Hills NSW 2125

Locked Bag 17 Granville NSW 2142

www.rfs.nsw.gov.au  



From: Sam Bush <sam.bush@tsariley.au>

Sent: Friday, 18 October 2024 4:18 PM

To: Shay Bergin (Shay Bergin) <shay.bergin1@det.nsw.edu.au>; Rory Wynbergen <rory.wynbergen@det.nsw.edu.au>; Mathew Romanous <mathew.romanous@tsariley.au>; jim.lewis3 <jim.lewis3@det.nsw.edu.au>; Sonia Mallos <Sonia.DaSilva1@det.nsw.edu.au>; Jenny Chu <jenny.chu4@det.nsw.edu.au>; Jason.Maslen2 <Jason.Maslen2@det.nsw.edu.au>; Luke Zajac <luke.zajac@det.nsw.edu.au>; Alexander Quah-Smith <alexander.quahsmith@tsariley.au>; Malcolm Taylor <malcolm.taylor@tsariley.au>; Elise Harrison <elise.harrison@tsariley.au>; Luis Fornes <luis.fornes@tsariley.au>; Laurence McCoy <Laurence.McCoy@rfs.nsw.gov.au>; emma.jensen@rfs.nsw.gov.au; Kalpana Varghese <Kalpana.Varghese@rfs.nsw.gov.au>; simon.derevin@rfs.nsw.gov.au; Records <Records@rfs.nsw.gov.au>

Subject: SINSW Agency consultation - NSW Rural Fire Service (RFS)

Hi Simon,

Thankyou for speaking with me on the phone today about our early stage consultation for these four exciting new high school projects in Sydney's growth areas of Leppington, Gledswood, Jordan Springs and Schofields-Tallawong from Schools Infrastructure SINSW (copied to this email).

These funded election promises from the Minister are to be delivered at the same time and so we are pushing on with gaining early feedback as soon as possible.

As briefly discussed on the phone, we will coordinate with our bushfire consultants to lodge individual pre-DA meetings to gain some early insight into **RFS feedback**

For context, the attached early consultation scoping reports for **RFS feedback** are for the following school addresses:

- 128-134 Rickard Road, Leppington NSW 2179
- 9 Gregory Hills Drive, Gledswood Hills NSW 2557
- Lot 2, Infantry Street, Jordan Springs NSW 2747
- 201 Guntawong Road, Tallawong NSW 2762

As a suggested solution to save time, in the context of current RFS HQ resource availability, we could discuss all four schools and any potential impacts of the RFS NCC amendments on a video meeting sometime over the next 2 weeks - would there be a time that suits?

We look forward to your advice and the various solutions we can work on together to deliver these four new schools for Day 1 Term 1 in 2027.

31 October 2024

Mr. Shay Bergin
Senior Project Director | Major Projects
C/o Alexander Quah-Smith
Project Manager
TSA Riley
By email: shay.bergin1@det.nsw.edu.au

Dear Mr. Bergin,

Re: Gledswood Hills HS –Bushfire Prone Land

The proposed new Gledswood / Gregory Hills new high school (school) at 9 Gregory Hills Drive Gledswood Hills 2557, which is legally known as Lot 2 DP 1262720 (the site) is not on designated Bushfire Prone Land, nor is it affected by designated Bushfire Prone Land (Figure 1). The Department of Education (DoE) require urgent determination and confirmation from the NSW Rural Fire Service (RFS) that no bushfire requirements apply to the site or and development on the site.

The project will follow a State Significant Development (SSD) planning pathway.

Bushfire Prone Land (BPL) is designated in accordance with s.10.3 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act). BPL is land which can support a bushfire or is subject to bushfire attack, that has been identified and mapped by the local council and certified by the Commissioner of the RFS. The BPL map provides a trigger for formal assessment of new development and compliance with *Planning for Bushfire Protection 2019* (PBP).

Category 2 Bushfire Prone Land is to the east and north of the site (see Figure 1). The Rural Fire Service (RFS) *Guide for Bush Fire Prone Land Mapping 2015* (Mapping Guidelines) designates (page 12 Section 7.3) that a 30 metre external buffer to each vegetation polygon for BFPV Category 2. The site is not on or within 30m of designated BFPL (Figure 1 and Figure 4) and as such, there is no legislative trigger for the site to be assessed as being affected by Bushfire Prone Land.

The Camden Council BPL map was Certified by the RFS Commissioner on 7 January 2021 (Figure 2 and Figure 3) in accordance with RFS Mapping Guidelines. The requirement for grassland areas to be considered as BPL was documented in the 2015 RFS Mapping Guidelines which includes Category 3 grassland. The Camden Council BPL map is current and has been Certified.

At a meeting between the Department of Education and the Rural Fire Service (RFS) on 29 October 2024, the RFS confirmed that the site is low risk and will be treated accordingly with no requirement for compliance with *Planning for Bushfire Protection 2019*, The *National Construction Code (NCC)* for *Specification 43* or the *Australian Standard for Construction of Buildings in Bushfire Prone Areas 2018 (AS3959)*.

The Department of Education will ensure that bushfire is provided for in the emergency management arrangements for the school prior to occupation.

As such, there are no further bushfire considerations applicable to the site or the application for the school.



Lew Short | Director

Blackash Bushfire Consulting

Fire Protection Association of Australia BPAD Level 3 BPD-PA 16373

Figure 1 The site and extract of the Bushfire Prone Land Map

(source ePlanning spatial viewer accessed 31/10/2024)

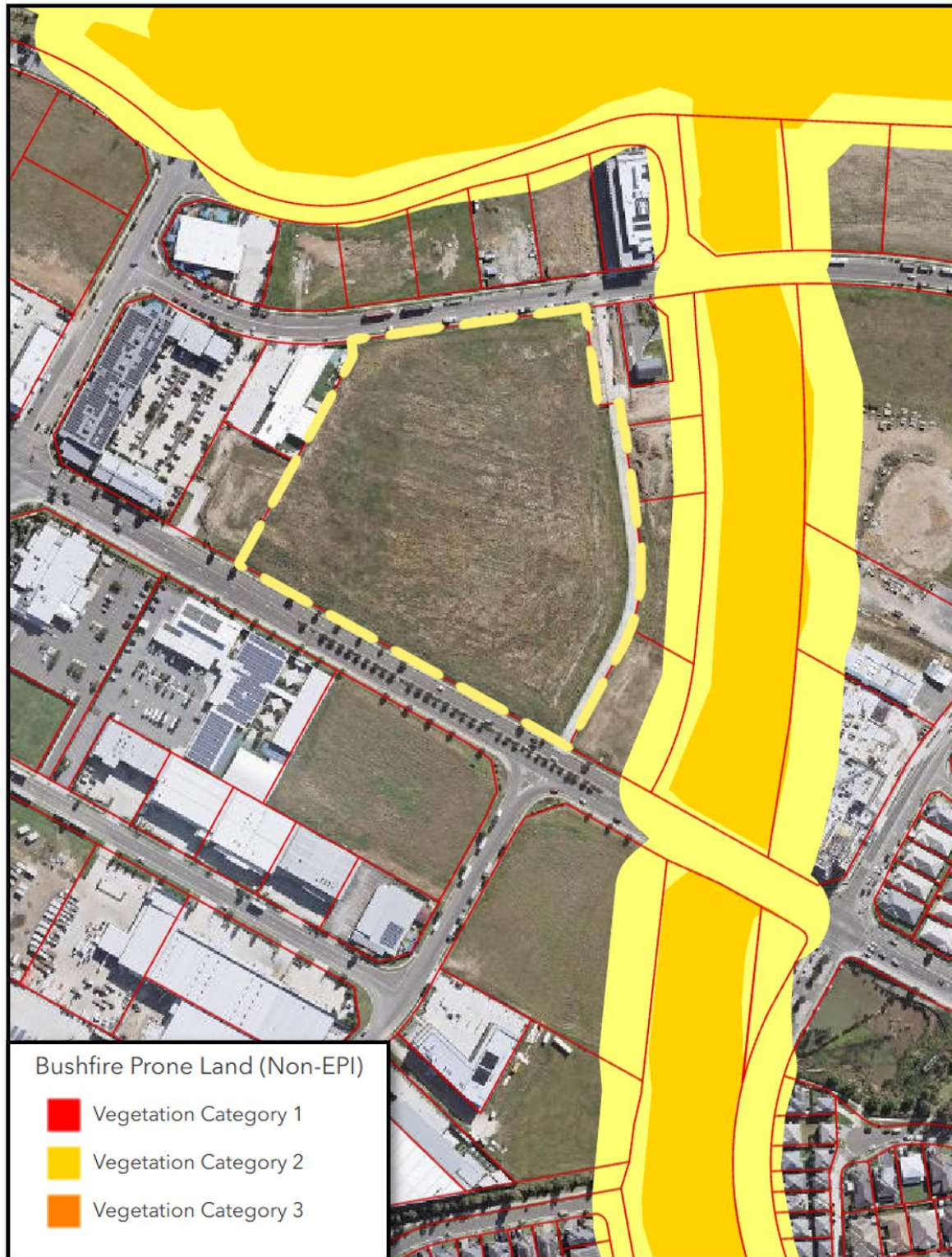


Figure 2 Camden Council Certified Bushfire Prone Land Map

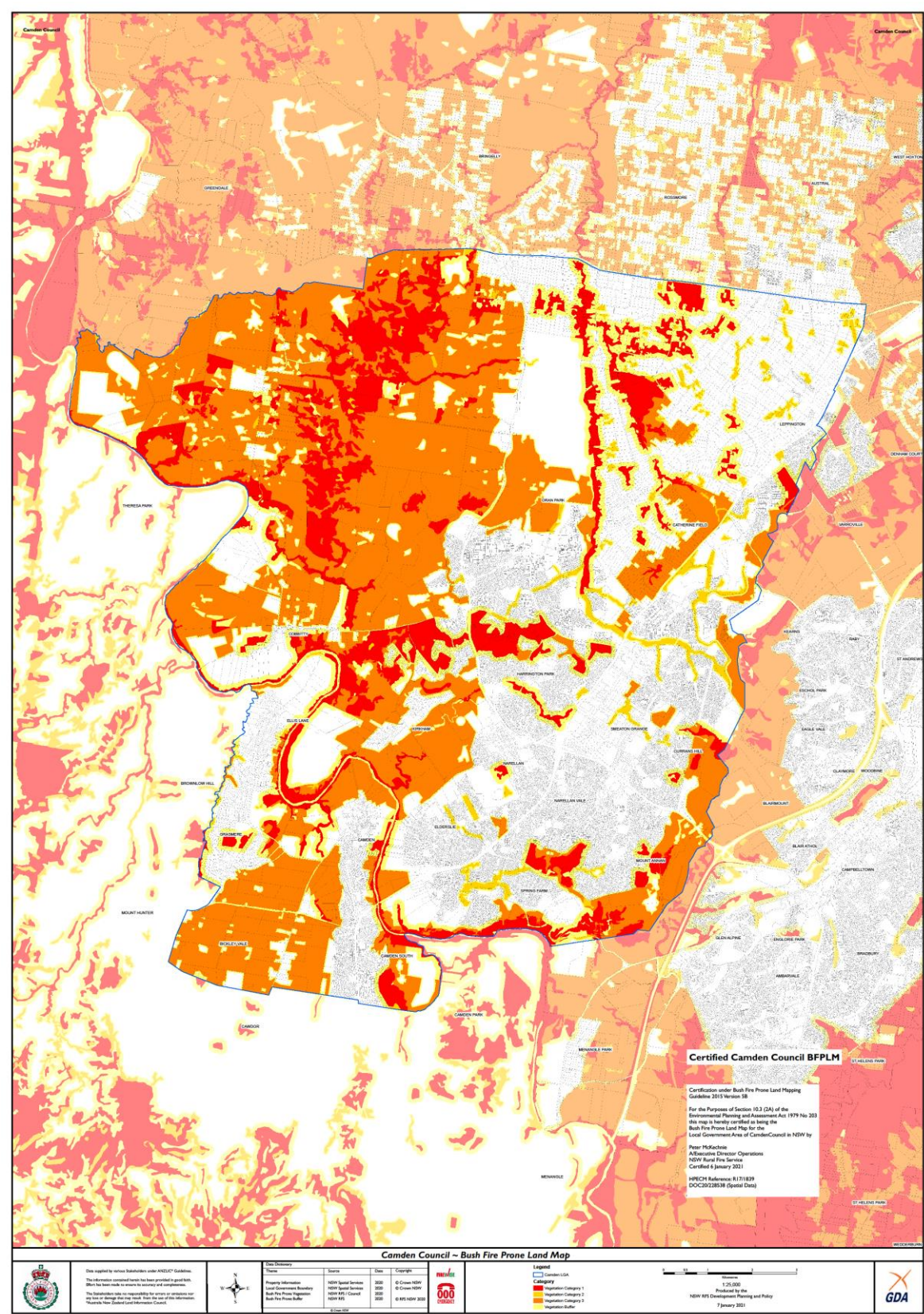


Figure 3 Extract from the Camden Council Certification date - 7 January 2021

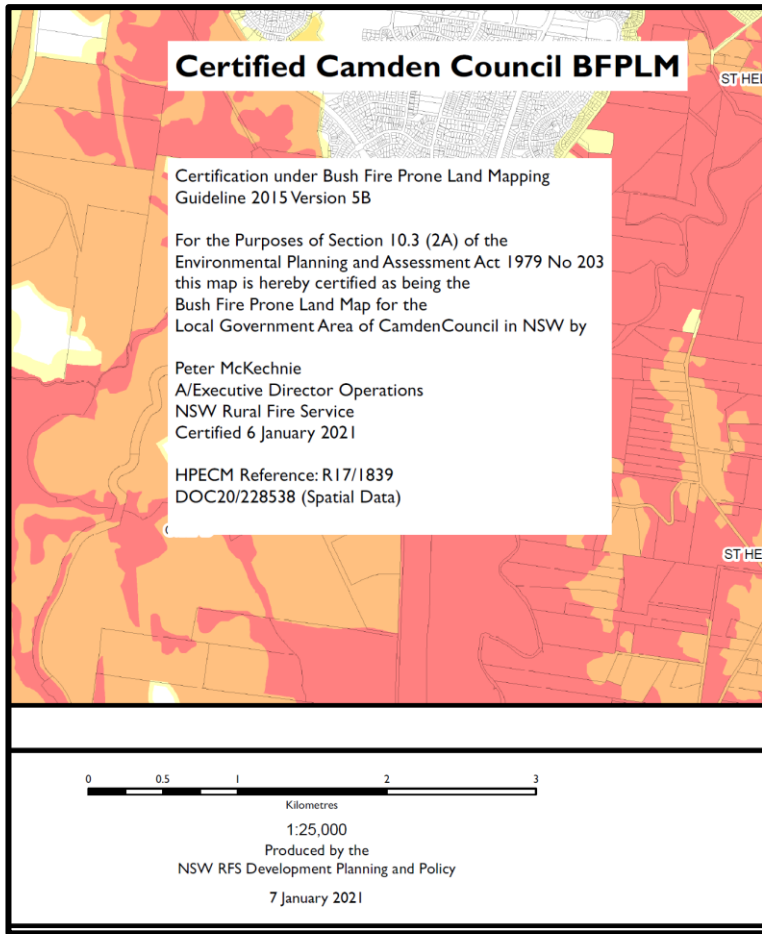
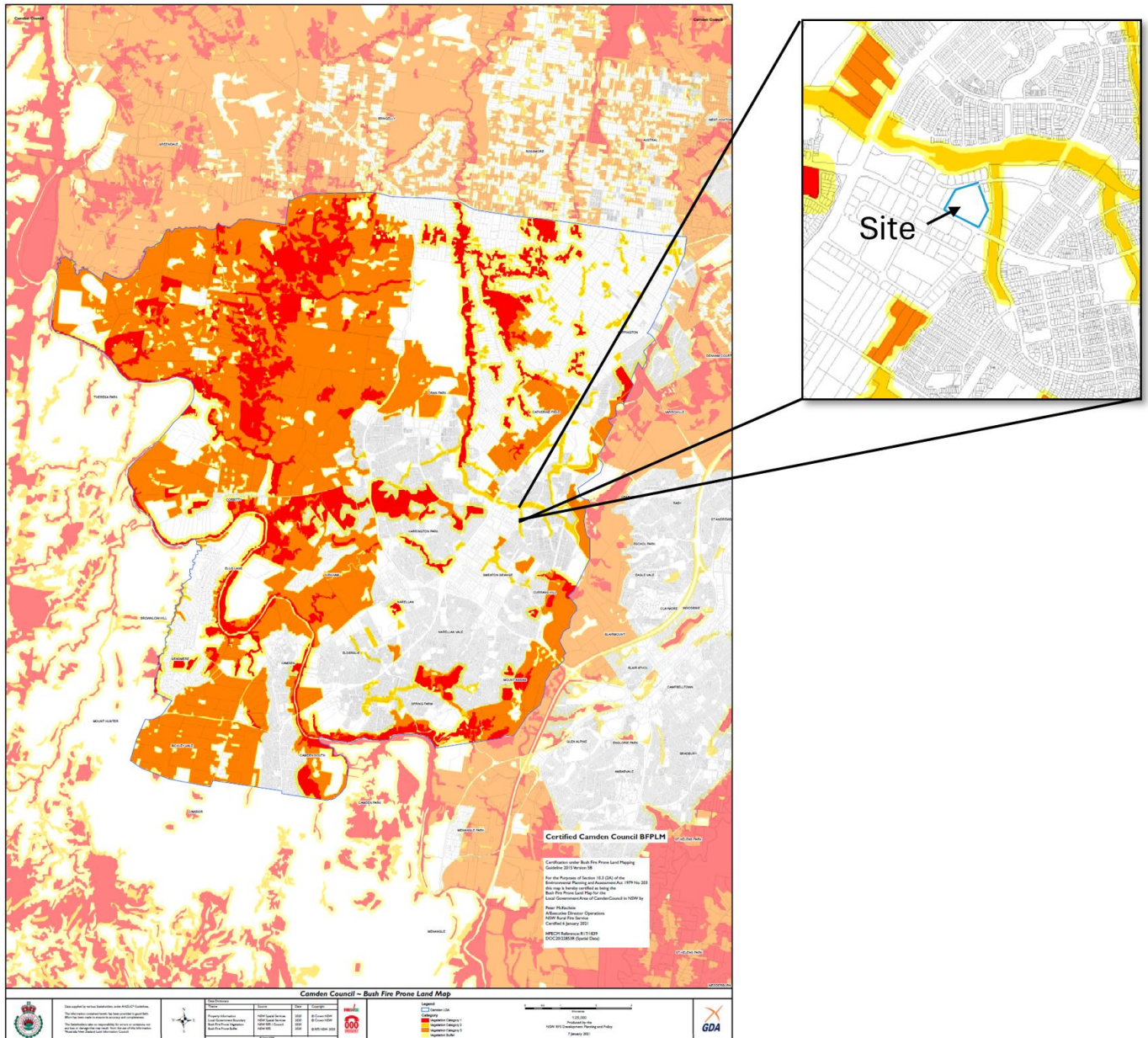


Figure 4 Site in Context with Bushfire Prone Land Map



Appendix 7 – NSW SES Consultation

SINSW Agency consultation - NSW State Emergency Service (SES)

From Sam Bush <sam.bush@tsariley.au>

Date Tue 22-Oct-24 9:51 AM

To elspeth.oshannessy@ses.nsw.gov.au <elspeth.oshannessy@ses.nsw.gov.au>

 4 attachments (11 MB)

Consultation Scoping Report - Schofields Tallawong High School.pdf; 2230864_Agency Consultation Report_GHHS_FINAL_30Sep24.pdf; Early Consultation Report - Leppington HS School final.pdf; Consultation Scoping Report.pdf;

Hi Elspeth,

Thankyou for speaking with me on the phone on Friday about our early stage consultation for these four exciting new high school projects in Sydney's growth areas of Leppington, Gledswood, Jordan Springs and Schofields-Tallawong from Schools Infrastructure (copied to this email).

As briefly discussed on the phone, could we arrange a video meeting sometime next week to gain some early insight into **SES feedback**?

The attached early consultation scoping reports for **SES feedback** are for the following school addresses:

- 128-134 Rickard Road, Leppington NSW 2179
- 9 Gregory Hills Drive, Gledswood Hills NSW 2557
- Lot 2, Infantry Street, Jordan Springs NSW 2747
- 201 Guntawong Road, Tallawong NSW 2762

I will send a calendar invite - feel free to amend to your convenience

We look forward to your advice and the various solutions we can work on together to deliver these four new schools for Day 1 Term 1 in 2027.

Sam Bush

Associate



TSA Riley

E: sam.bush@tsariley.au

O: +61 2 9276 1400

M: +61 410 607 032

www.tsariley.com



TSA Riley acknowledges the Aboriginal and Torres Strait Islander peoples of Australia, the Traditional Owners of the lands and waters where our team live and work. We pay our respects to Elders past and present.

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Schools: **128-134 Rickard Road, Leppington NSW 2179**
 9 Gregory Hills Drive, Gledswood Hills NSW 2557
 Lot 2, Infantry Street, Jordan Springs NSW 2747
 201 Guntawong Road, Tallawong NSW 2762

Agency Consultation: NSW State Emergency Service – Meeting Minutes

Meeting Purpose: Discussion of impacts

Meeting Time: Thursday 31st October 2024 from 1pm – 1:45pm online (MS teams)

Meeting Attendees: Sonia Mallos (Schools); Luke Zajac (Schools); Jarred Statham (Schools); Rory Wynbergen (Schools); Shay Bergin (Schools); Nick Jennings (Schools); Andrew Craddock (SitePlus); Claire Flashman (SES); Kate Dawes (SES); Elspeth O'Shannessy (SES); Michael Koi (TTW); Rachel Caldwell (TTW); Kieran Smith (BMT); Sam Bush (TSA)

No.#	Issue:	Notes:
1	<p><u>Jordan Springs</u></p> <p>SES commented on the need to consider the SES Flood Evacuation Modelling Report and wider Hawkesbury-Nepean Flood Emergency Sub-Plan to ensure that any evacuation strategy was viable, compatible with the road capacity and in line with their existing strategy.</p> <p>SES commented that the proposed strategy for the school is closure in response to a flood warning trigger prior to commencement and the onset of flooding, but that the FIRA will consider the above in terms of evacuation.</p>	<p>SINSW to consider Flood Evacuation Modelling Report and wider Hawkesbury-Nepean Flood Emergency Sub-Plan in conjunction with TfNSW consultation inputs</p>
2	<p><u>Leppington</u></p> <p>SES commented on potential complexities of evacuation as there is comparatively less warning time and so flood impact studies should include duration of isolation, depths hazard frequency and time to onset.</p>	<p>SINSW to consider evacuation procedures at operational level</p>
3	<p><u>Gledswood</u></p> <p>SES commented that is evacuation prior to the event is their preferred option and that a flood emergency response plan should include details of the evacuation route, inundation times and event details. I.e. evacuation of the site via Gledswood Road is only unsafe in the PMF event for 4-hour maximum.</p>	<p>SINSW to consider evacuation route via Digitaria Drive</p>
4	<p><u>Tallawong</u></p> <p>SES commented on potential re-configuration of carpark – important that site users can access cars.</p> <p>SES noted that due to the area's susceptibility to flash flooding, it may be challenging to relocate offsite with little warning time.</p>	<p>SINSW to consider carpark design in conjunction with TfNSW consultation inputs. SINSW noted that the post-development design mitigates flooding to the south of the site, channelling floodwaters into an open swale.</p>

Sydney's New High Schools:

School 1: Lot 2, Infantry Street, Jordan Springs NSW 2747

School 2: 128-134 Rickard Road, Leppington NSW 2179

School 3: 9 Gregory Hills Drive, Gledswood Hills NSW 2557

School 4: 201 Guntawong Road, Tallawong NSW 2762

NSW State Emergency Service Meeting – 31 October 2024

NSW Department of Education – School Infrastructure NSW

Agenda

- Teams
- Safety Approach
- School 1: Jordan Springs – site context / architectural / flooding
- School 2: Leppington – site context / architectural / flooding
- School 3: Gledswood – site context / architectural / flooding
- School 4: Schofields-Tallawong – site context / architectural / flooding
- Questions?

Teams

- **SINSW – Project Team**

- Shay Bergin – Senior Project Director
- Jim Lewis – Senior Project Director
- Sonia Mallos – Project Lead
- Rory Wynbergen – Project Director
- Jarred Statham – SINSW Statutory Planning Manager
- Jenny Chu – SINSW Senior Statutory Planner
- Sarah Kelly – SINSW Statutory Planning Manager
- Luke Zajac – SINSW Senior Statutory Planner
- Nick Jennings – SINSW Manager, Emergency Response

- **Flood Consultant Team**

- School 1: Jordan Springs

- Kieran Smith – Team Leader, BMT

- School 2: Leppington

- Michael Koi – Associate, TTW

- School 3: Gledswood

- Andrew Craddock – Civil Engineering Director, SitePlus

- School 4: Schofields-Tallawong

- Rachel Caldwell – Civil Flood Modeller, TTW

- **TSA Riley – Project Managers**

- Mathew Romanous – Project Director
 - Malcolm Taylor – Project Manager
 - Alex Quah-Smith – Project Manager
 - Elise Harrison – Project Manager
 - Luis Fornes – Project Manager
 - Sam Bush – Associate



Safety Approach

- Pre-emptive evacuation/temporary closure of the school in consultation with NSW SES Zone IMT or State IMT where appropriate.
- Our preferred primary response to these incidents is evacuation, where time allows and does not place students, staff or community members at greater risk.
- Where flash flooding has affected roads in, or around a school but not the school itself, we will liaise with NSW SES and the school to identify the most appropriate strategy based on time to recede and other risk factors.
- Some schools may choose to evacuate during these events with no consultation with our team, per their own emergency management arrangements.
- Each school has robust emergency management planning arrangements, including site specific induction and twice-yearly evacuation drills. These plans include evacuation maps and routes, which are developed with schools and reflect the hazards unique to their site.
- As required, we can work with the NSW SES to develop specific response triggers for schools based on the localised risk. Examples include Broadwater PS, Wardell PS, Blakebrook PS, Tumbulgum PS and Condong PS in the Northern Rivers region of NSW.





Jordan Springs High School: Site Context

- The site is legally known as Lot 2 and 3 in DP 124840 in the suburb of Jordan Springs within the St Marys Release Area.
- The site that is being acquired, is 4ha.
- The site has been subdivided and contains existing road and stormwater infrastructure.
- The site has a frontage to Armoury Road.
- The site is adjoined by existing low density residential to west and South Creek to the east.
- It is anticipated future development to the north and south will be low density residential.



Jordan Springs High School: Architecturals

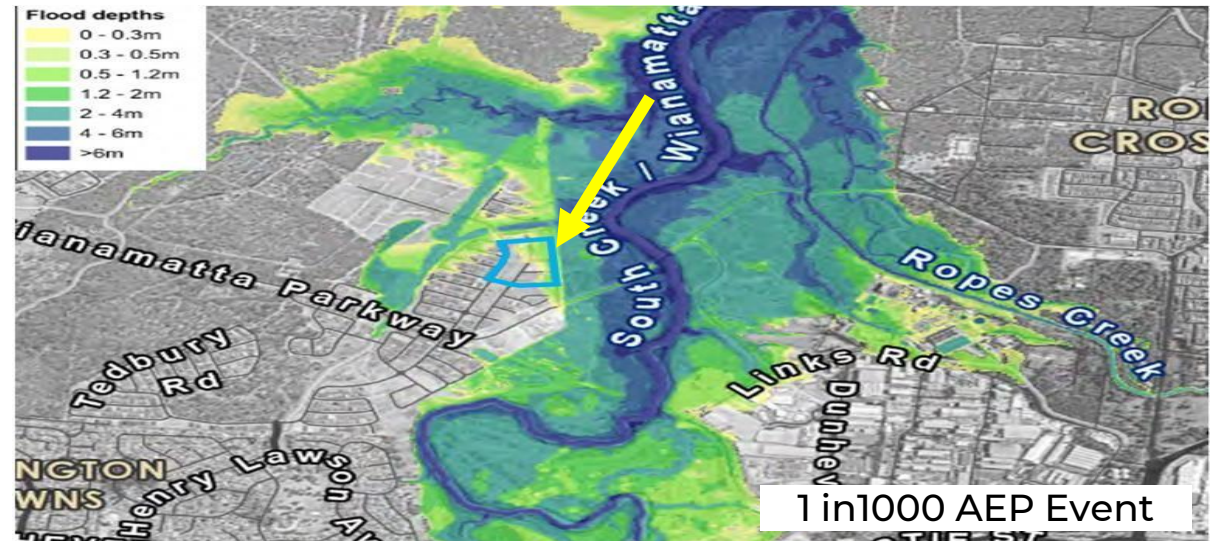




Jordan Springs High School: Flooding

Flood Consultant: Kieran Smith from BMT

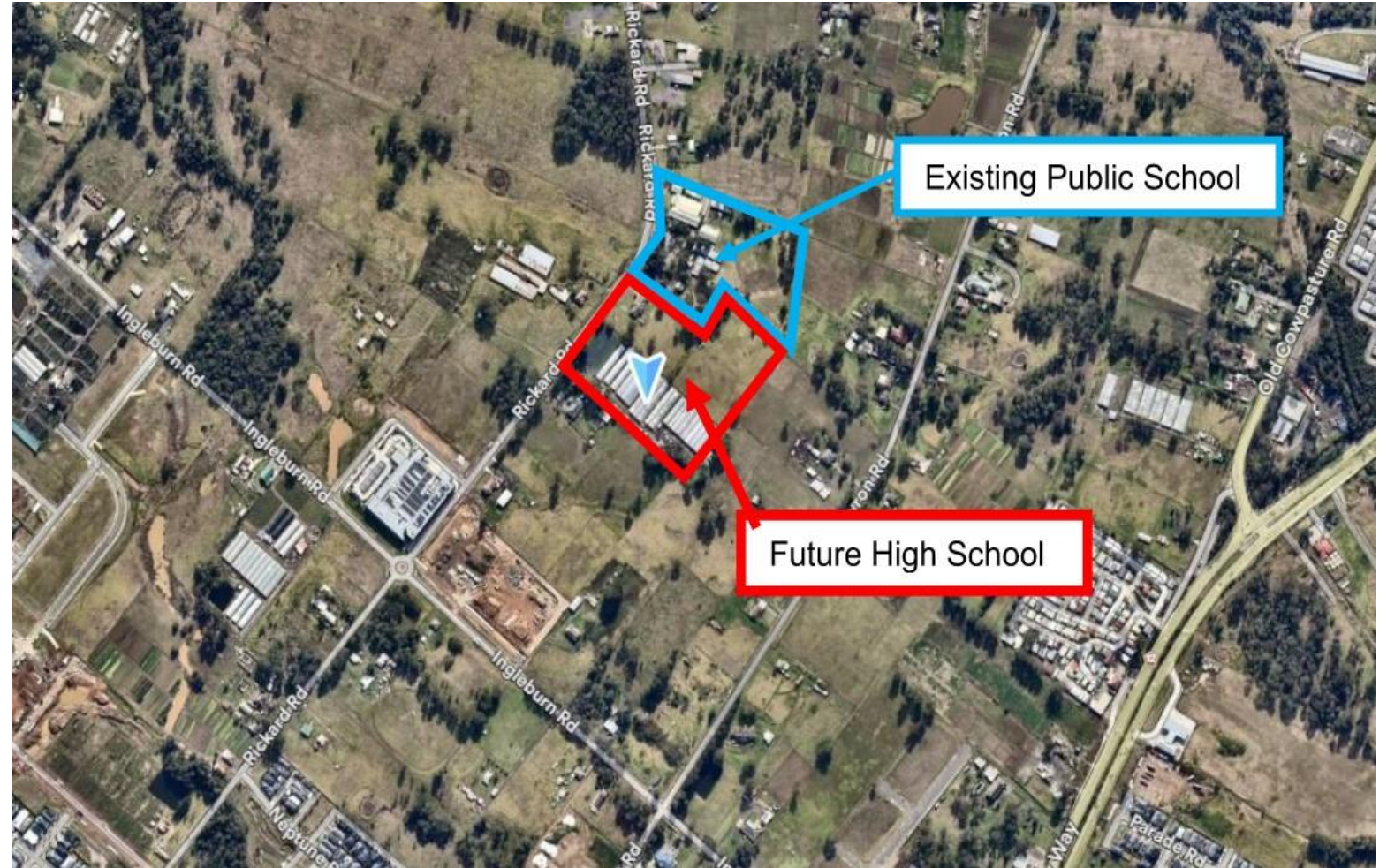
- Site is located adjacent to South Creek, within South Creek and wider Nepean River catchment. Potentially impacted by local catchment, South Creek and Hawkesbury Nepean flooding. Hawkesbury-Nepean flooding dominates levels.
- Previous filling on Site has elevated existing ground levels predominantly above the 1 in 500 AEP flood level.
- Proposed finished floor levels for the new buildings would place them above the 1 in 1000 AEP HN flood level plus freeboard
- Riverine inundation of the Site would not be expected until a 1 in 1000 AEP HN flood, with depths of up to 0.5 m. Flood levels scale significantly up to the PMF. Full inundation of the Site and over floor flooding would occur in such an event.
- Primary Flood Emergency Response is early closure of the school prior to commencement/prior to a flood event occurring.
- Significant target warning lead time available for large floods at Windsor Gauge from BoM. Additionally, significant flood warning time from when gauge reaches 13.7 m AHD to site inundation in a PMF.
- Local Catchment Assessment Undertaken for the project indicates Site is not at significant risk of flash flooding due to previous filling works.





Leppington High School: Site Context

- The site is known as 128-134 Rickard Road, Leppington NSW 2179 and legally known as Lots A & B in DP 411211 in the suburb of Leppington in the Leppington Town Centre.
- The site is approx. 3.2ha.
- The site neighbours Leppington Public School to the north.
- The site has a frontage to Rickard Road with various new service roads proposed.
- The site is adjoined by existing low density residential to west and South Creek to the east.
- It is anticipated future development in the immediate proximity to be educational with adjoining parklands as well as residential.





Leppington High School: Architecturals

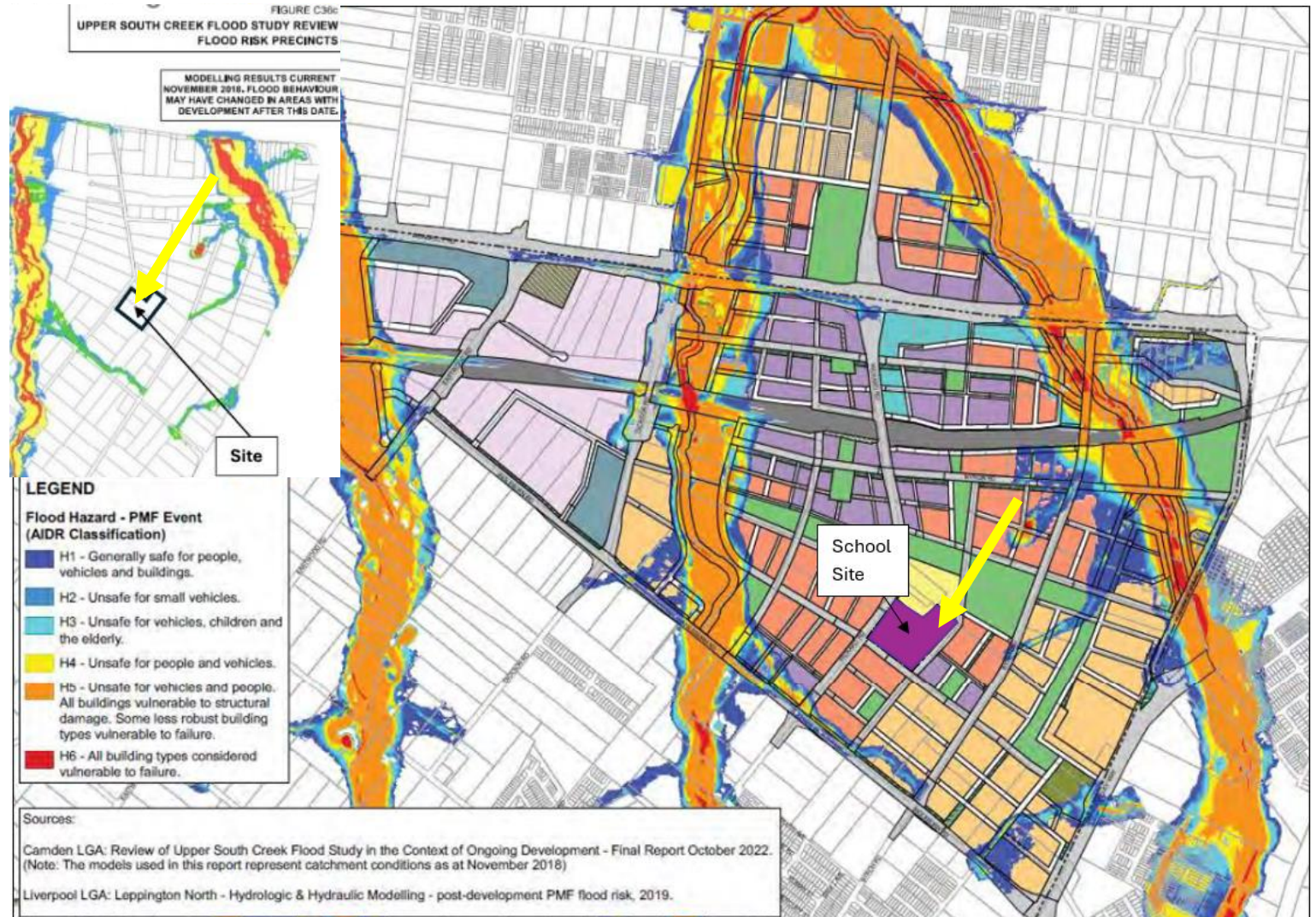




Leppington High School: Flooding

Flood Consultant: Michael Koi from TTW

- Site is located within the upper South Creek catchment. The site itself is not mapped within flood affected zone and will be flood free in PMF event, based on current flood maps adopted by Council.
- Access to the site will be cutoff in severe events (Rickard Road and Ingleburn Road to the south, Edmondson Avenue and Bringelly Road to the north in Liverpool City Council LGA, Camden Valley Way to the west at Bonds Creek crossing).
- Preferred emergency response is closure of school prior to commencement following receipt of flood warning.
- Emergency management strategy would be dependent on flood type.
- Most of the affected roads at the southern elevation would experience lower flood hazard.
- Evacuation route with the lowest hazard and shortest inundation time is south via the new road east of site (Rickard Road if this road is not available) to Byron Road, Ingleburn Road and Camden Valley Way.





Gledswood High School: Site Context

- The site is known as 9 Gregory Hills, Gledswood Hills NSW 2557 and legally known as Lot 2 in DP 1262720 in the suburb of Gledswood Hills the Turner Road Precinct.
- The site that is being acquired, is 4.15ha.
- The site is privately owned and a compulsory acquisition is anticipated.
- The site has dual frontages to Gregory Hills Drive and Digitaria Drive with two new service roads proposed.
- The site is adjoined by various undeveloped land holdings and various bulky goods uses.
- It is anticipated future surrounding development will be a mix of commercial, industrial and residential.



 The Site

 NOT TO SCALE



Gledswood High School: Architecturals





Gledswood High School: Flooding

Flood Consultant: Andrew Craddock from Siteplus

- Site itself not within 1% AEP or PMF flood extents.
- Council's First Ponds Creek model has been used for assessment of the site, which includes an 'Ultimate Developed' scenario accounting for proposed new residential subdivisions and new/upgraded roadways in the area.
- Preferred emergency response is closure of school prior to commencement following receipt of flood warning.
- Emergency management strategy in response to flooding would be dependent on flood type.
- Evacuation route with the shortest inundation time is East via Gregory Hills Drive.
- Shelter in Place is the flood response for inundation during school hours.

Figure 3-2 PMF Flood Depth

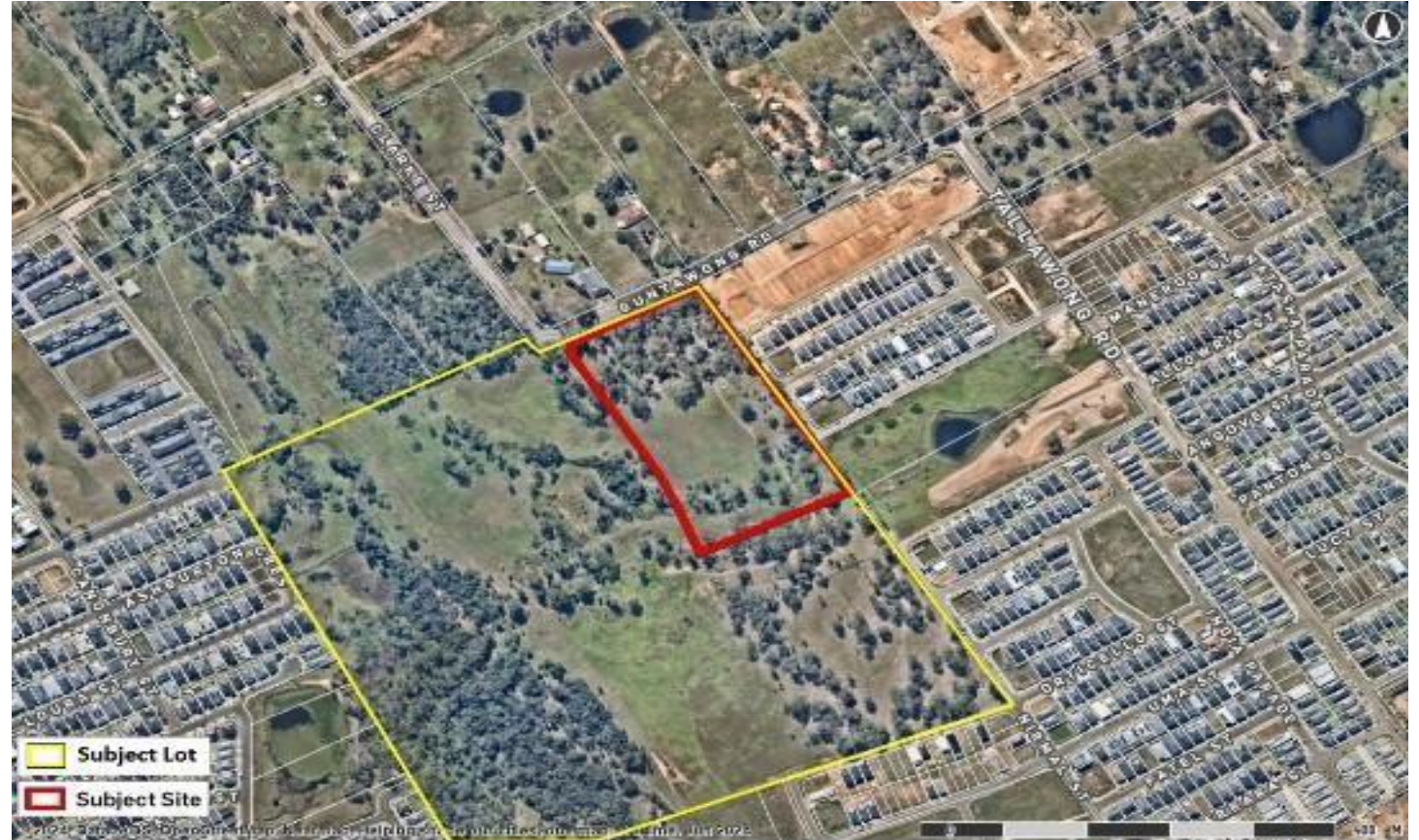


Figure 3-3 PMF Flood Hazard



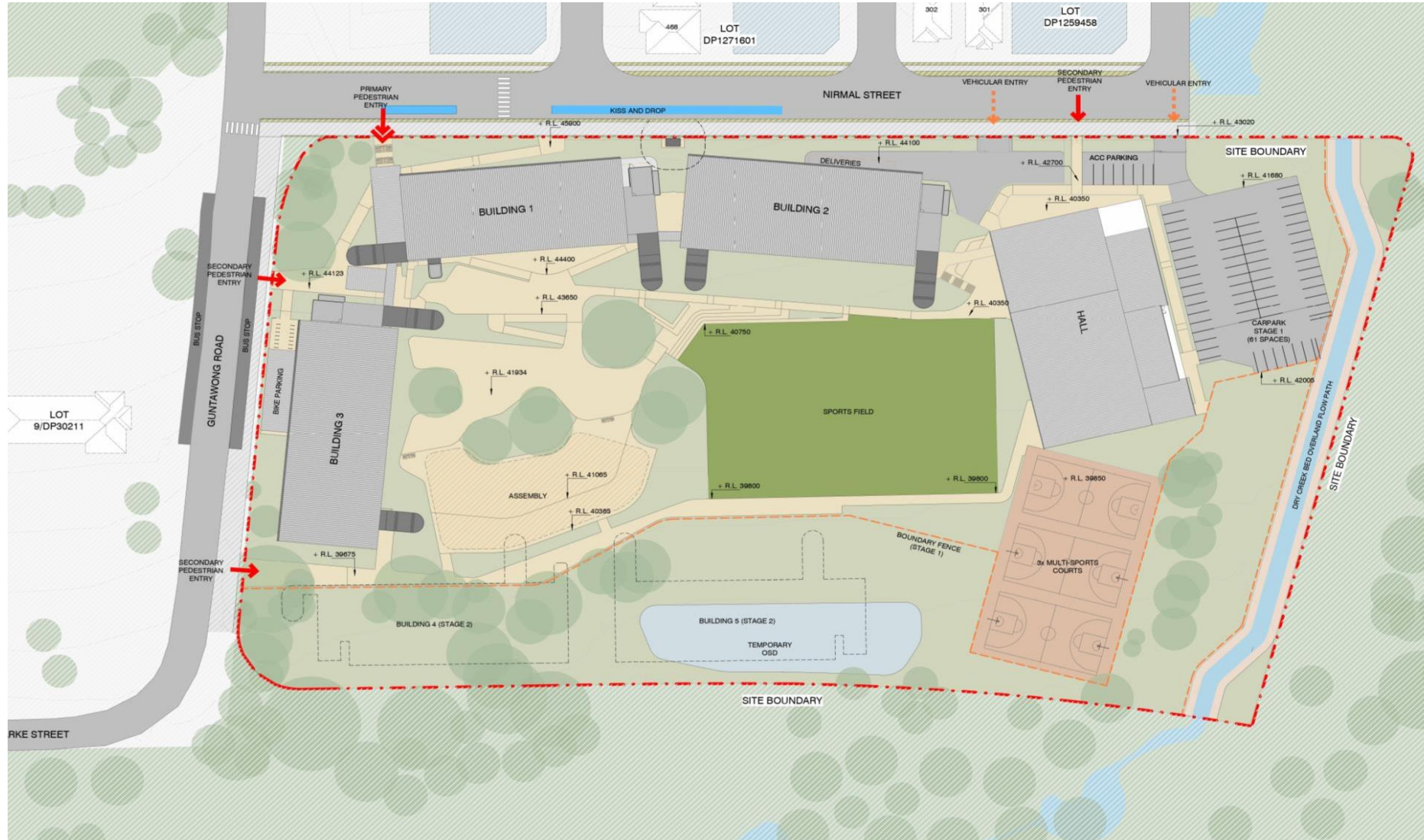
Schofields-Tallawong High School: Site Context

- The site is known as 201 Guntawong Road, Tallawong NSW 2762 and legally known as Lot 1 in DP 1283186 in the suburb of Tallawong in Riverstone East Precinct.
- The site that is being acquired, is 4ha.
- The site is owned by NSW Office of Strategic Lands (OSL).
- The site has a frontage to Guntawong Road and Nirmal Street with various new roads proposed.
- The site is adjoined by existing low density residential to west and South Creek to the east.
- It is anticipated future development to the north and south will be medium density and low density residential respectively.





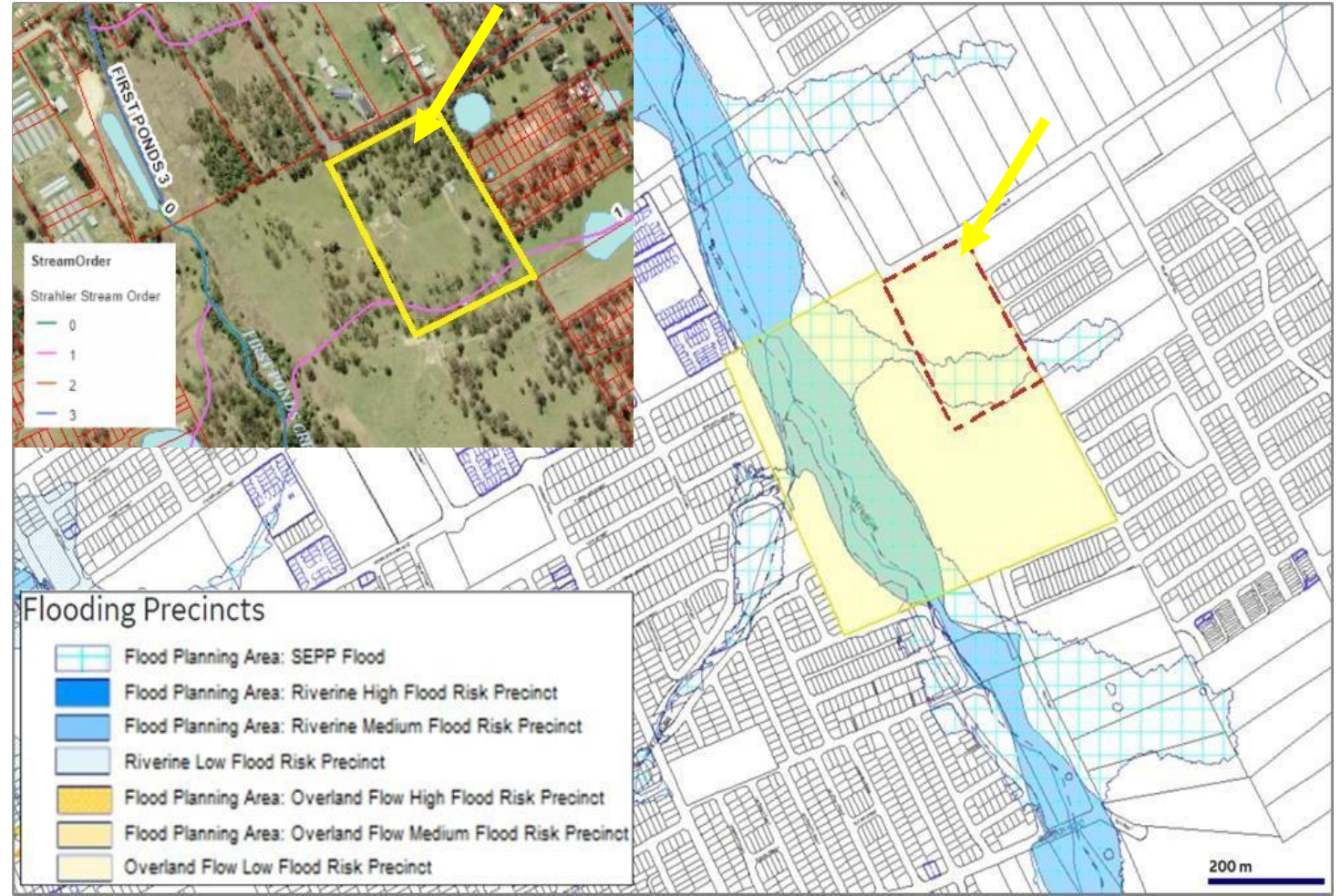
Schofields-Tallawong High School: Architecturals



Schofields-Tallawong High School: Flooding

Flood Consultant: Rachel Caldwell from TTW

- Site is partially flood prone to the south, with a first-order creek bordering the southern frontage. The third-order First Ponds Creek travels through the site lot, approximately 240m west of the proposed school boundary.
- Preferred emergency response is closure of school prior to commencement following receipt of flood warning.
- Emergency management strategy in response to flooding would be dependent on flood type.
- Flood modelling is still underway for mainstream flooding for First Ponds Creek.
- We anticipate that Guntawong Road would act as the main evacuation route.



Discussion & Questions?

If you have any further questions please contact:

Sam Bush – sam.bush@tsariley.au

RE: NSW SES Agency consultation - meeting minutes - feedback requested

From NSW SES Risk Reduction <rra@ses.nsw.gov.au>

Date Wed 06-Nov-24 12:02 PM

To Sam Bush <sam.bush@tsariley.au>; NSW SES Risk Reduction <rra@ses.nsw.gov.au>; Elspeth O'Shannessy <elspeth.oshannessy@ses.nsw.gov.au>; Claire Flashman <claire.flashman@ses.nsw.gov.au>; Kate Dawes <kate.dawes1@ses.nsw.gov.au>; Sonia Mallos <Sonia.DaSilva1@det.nsw.edu.au>; Nick Jennings <Nicholas.Jennings15@det.nsw.edu.au>; Shay Bergin (Shay Bergin) <shay.bergin1@det.nsw.edu.au>; Rory Wynbergen <rory.wynbergen@det.nsw.edu.au>; Jim Lewis (Jim Lewis) <jim.lewis3@det.nsw.edu.au>; Andrew Craddock <Andrew@siteplus.com.au>; Jenny Chu <jenny.chu4@det.nsw.edu.au>; Luke Zajac <luke.zajac@det.nsw.edu.au>; Michael Koi <michael.koi@ttw.com.au>; Rachel Caldwell <rachel.caldwell@ttw.com.au>; Kieran Smith <kieran.smith@apac.bmt.org>; Sarah Kelly (Sarah Kelly) <sarah.kelly97@det.nsw.edu.au>; Jason.Maslen <Jason.Maslen2@det.nsw.edu.au>; Mathew Romanous <mathew.romanous@tsariley.au>; Elise Harrison <elise.harrison@tsariley.au>

Hi Sam,

Thank you for including NSW SES at this early stage and sending through the meeting minutes and copy of the presentation.

One minor addition to the minutes, *NSW SES recommend the inclusion of the following in the site-specific Flood Impact and Risk Assessments (FIRAs) for the four sites:*

- *an assessment of the flood risk up to and including the Probable Maximum Flood (PMF), on the site and access/egress routes*
- *climate change considerations*
- *time to onset, duration, depth, velocity and hydraulic hazard of any flooding*
- *an assessment of the impact of the proposed development on flood behaviour.*

We note and support the preferred primary response of the Department of Education, as listed on slide 4, is evacuation, where time allows and does not place students, staff or community members at greater risk, including the pre-emptive evacuation / closure of schools. The Flood Assessment should therefore consider flooding on local roads including the time to overtopping and duration of inundation. For Jordan Springs this should also consider the regional Hawkesbury-Nepean Flood Emergency Sub Plan and Evacuation Modelling which we understand has currently been considered by SINSW.

The reports should also include any changes to landform or drainage undertaken since the last available flood study (for example fill at the Jordan Springs site) or proposed as part of the post developed site conditions, including any changes as a result of widening / altering roads. This will help to understand and manage the post development flood conditions and risk to site users at each school.

We would be happy to provide more detailed advice regarding each proposed development once the FIRAs have been produced and answer any questions yourself or your consultants might have regarding this advice.

Regards
Kate



Kate Dawes (she / her)

Planning and Research Officer | Emergency Risk Assessment

NSW State Emergency Service - Metro Zone

M 0415 391 028 E kate.dawes1@ses.nsw.gov.au

Suite 5, Level 9, 1 Rider Boulevard, Gadigal, Rhodes NSW 2138



www.ses.nsw.gov.au

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OUR VISION: A TRUSTED VOLUNTEER-BASED EMERGENCY SERVICE, WORKING TOGETHER TO DELIVER EXCELLENCE IN COMMUNITY PREPAREDNESS AND EMERGENCY RESPONSE.

FOR EMERGENCY HELP IN FLOODS, STORMS AND TSUNAMI CALL THE NSW SES ON 132 500

The NSW SES acknowledges the traditional custodians of the lands on which we walk, work and live. We recognise their continuing connection to land, waters and culture and pay respect to Elders, past and present.

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From: Sam Bush <sam.bush@tsariley.au>

Sent: Tuesday, 5 November 2024 4:28 PM

To: NSW SES Risk Reduction <rra@ses.nsw.gov.au>; Elspeth O'Shannessy <elspeth.oshannessy@ses.nsw.gov.au>; Claire Flashman <claire.flashman@ses.nsw.gov.au>; Kate Dawes <kate.dawes1@ses.nsw.gov.au>; Sonia Mallos <Sonia.DaSilva1@det.nsw.edu.au>; Nick Jennings <Nicholas.Jennings15@det.nsw.edu.au>; Shay Bergin (Shay Bergin) <shay.bergin1@det.nsw.edu.au>; Rory Wynbergen <rory.wynbergen@det.nsw.edu.au>; Jim Lewis (Jim Lewis) <jim.lewis3@det.nsw.edu.au>; Andrew Craddock <Andrew@siteplus.com.au>; Jenny Chu <jenny.chu4@det.nsw.edu.au>; Luke Zajac <luke.zajac@det.nsw.edu.au>; Michael Koi <michael.koi@ttw.com.au>; Rachel Caldwell <rachel.caldwell@ttw.com.au>; Kieran Smith <kieran.smith@apac.bmt.org>; Sarah Kelly (Sarah Kelly) <sarah.kelly97@det.nsw.edu.au>; Jason.Maslen2 <Jason.Maslen2@det.nsw.edu.au>; Mathew Romanous <mathew.romanous@tsariley.au>; Elise Harrison <elise.harrison@tsariley.au>; Maria Soerensen <maria.soerensen@tsariley.au>; Malcolm Taylor <malcolm.taylor@tsariley.au>; Alexander Quah-Smith <alexander.quahsmith@tsariley.au>

Subject: NSW SES Agency consultation - meeting minutes - feedback requested

EXTERNAL EMAIL: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Elspeth, Kate, Claire and NSW SES team,

Thankyou for taking the time to hear our proposals for 4 x new high schools last Thursday 31 October.

Could we ask that you review the attached minutes/presentation and provide your feedback in writing within the next 2 weeks?

Appendix 8 – Sydney Water Consultation

RE: [External] Sydney Water - State Significant Proposals - four new high schools

From Kristine Leitch <KRISTINE.LEITCH@sydneywater.com.au>

Date Mon 14-Oct-24 8:41 AM

To Sam Bush <sam.bush@tsariley.au>; Craig Simmons <Craig.Simmons@sydneywater.com.au>

Cc Jack Johnstone <JACK.JOHNSTONE@sydneywater.com.au>; Fernando Ortega <FERNANDO.ORTEGA@sydneywater.com.au>; Sean Pracey <SEAN.PRACEY@sydneywater.com.au>

 1 attachments (24 KB)

Sydney Water Information Sheet (Oct 2024).xlsx;

Hi Sam

Many thanks for your enquiry and for reaching out to Sydney Water directly.

The route to ensuring timely statutory referral responses and early engagement on water servicing is via **our feasibility application** process. This should be raised by a registered Water Services Coordinator who should provide – as part of their application – a high level overview of the proposed numbers of students and teachers and any staging proposed for the schools (please see attached which should be completed for each school and returned with the feasibility application(s).

Once we receive these, we can provide high level advice, note any timescale implications, and discuss next steps.

By registering the feasibility, this ensures your development data is picked up in any relevant planning and modelling work and assists Sydney Water to effectively track your development and utilise advice for future applications you may make.

Useful links:

[Water servicing coordinators \(sydneywater.com.au\)](https://www.sydneywater.com.au/water-servicing-coordinators) – for feasibility process

[Growth Servicing Plan and map \(sydneywater.com.au\)](https://www.sydneywater.com.au/growth-servicing-plan) – for servicing overview (see also comments below)

If you have any queries, please contact Jack Johnstone, A/Strategic Partnerships Manager. When raising the feasibility applications, if you could email Jack advising on the references, we can ensure these are allocated quickly.

Please note, this response does not negate the requirement for a statutory referral via the NSW planning process.

Kind regards

Kristine

Kristine Leitch

Manager, Growth Planning

Growth and Development

Sydney Water, 1 Smith Street, Parramatta NSW 2150



Mobile: 0439042522

Kristine.Leitch@sydneywater.com.au

-





From: Sam Bush <sam.bush@tsariley.au>

Sent: Friday, October 11, 2024 4:31 PM

To: Craig Simmons <Craig.Simmons@sydneywater.com.au>; Grant Macdonnell <GRANT.MACDONNELL@sydneywater.com.au>; Kristine Leitch <KRISTINE.LEITCH@sydneywater.com.au>

Subject: [External] Sydney Water - State Significant Proposals - four new high schools

Dear Grant, Kristine and Craig,

CAUTION: This email originated from outside the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

We are engaged to assist Schools Infrastructure NSW to gain approvals for 4 x new proposed high schools in Sydney's west and would like to gain Sydney Water's feedback on connecting to their services. These schools are part of election commitments and all four are scheduled to open for term 1 in 2027 - so approvals and construction are advancing.

Please see attached the initial scoping reports for each of the 4 high schools at the following addresses:

- 128-134 Rickard Road, Leppington NSW 2179 – **Limited services area**
- 9 Gregory Hills Drive, Gledswood Hills NSW 2557 – **no active projects in this area**
- Lot 2, Infantry Street, Jordan Springs NSW 2747 -**SW planning investigation area**
- 201 Guntawong Road, Tallawong NSW 2762 – **Limited services area**

Apologies in advance if I have the wrong contacts as I've just retrieved your details from the SSDA portal as a starting point.

Could I arrange a meeting with Sydney Water over the next week or so and provide information you need to make comments that you feel are important?

We have water services coordinators and various stormwater, groundwater and flood consultants for each proposal if it is more appropriate that I connect them to you?

Happy to discuss on phone if it's faster

Sam Bush

Associate

TSA Riley

E: sam.bush@tsariley.au

O: +61 2 9276 1400

M: +61 410 607 032

www.tsariley.com



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