



SIKH GRAMMAR SCHOOL AUSTRALIA

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Department of Planning and
Environment

22-33 Bridge Street
Sydney NSW 2001

RIVERSTONE EAST DRAFT PRECINCT PLAN EXHIBITION

Dear Sirs,

This submission has been prepared by representatives of the landowners of 151 and 161 Tallawong Road, Rouse Hill (the site), being the Sikh Grammar School Australia, to provide comment on the Riverstone East Draft Precinct Plan. Specifically this submission seeks to reiterate the previous advice to the Department made by CGG Planning, dated 30 April 2014, in relation to the proposed future use of the site as a School and Place of Worship (refer Attachment A). The subject site is shown in **Figure 1** below.



Figure 1 -Aerial Photograph of the site
Source: Near map

1.0 FUTURE USE OF THE SITE

The site has been purchased with the intention to build the Sikh Grammar School within the site. Over many years our community have been attempting to find a site that is suitable to establish a School, and in late 2013, this was achieved through the acquisition of the subject site. It has been a long term and important goal within our community to establish a school to cater for both children of the Sikh faith, and also the broader community.

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To this end, Blacktown Council approved a Development Application for the first stage of the School, to be located within 151 Tallawong Road, in December 2014. The first stage of the Sikh Grammar School will provide a small school facility, catering for up to 30 students. Our objective for the site is to create a non for profit and non-political charitable community based organization that provides a high quality education for students from Kindergarten to Year 12. The approved plans are provided at Attachment B.

In order to realize this vision, we are intending to develop the whole of the subject site to create a high quality, faith centered community school that excels in academic achievement and fosters the ability for each individual child to succeed.

We note with interest the proposed planning of the Riverstone East Release Area and the potential impact the draft plans could have in realizing our vision for the site.

DRAFT RIVERSTONE EAST PRECINCT PLAN

In proposing to amend State Environmental Planning Policy (Sydney Region Growth Centers) 2006 (the Growth Centers SEPP), the Department have released a draft Indicative Layout Plan (ILP). The ILP demonstrates, amongst other things, the intended DCP road layout. The draft ILP in relation to the site is shown in **Figure 2** below.



Figure 2- Riverstone East Precinct- Schedule 7

Source: Department of Planning

The indicative plan proposes to introduce a number of roads to the site. This will effectively divide the site into four developable blocks. We raise our legitimate safety and security concerns for the students, staff and public. Moving around different parts to access school, library, primary block, administrative block, parking and school ground, or other ancillary

buildings will create a nightmare scenario for the Students, teachers, school management, parents, local community, council, Police and transport department.

As outlined previously, the site is approved for the construction of a school and the draft ILP will not only be significantly inconsistent with the future use of the land, but also impact upon the approved plans for the site. As a result, the proposed road pattern is incompatible with the intended use of the site as a school. We raise particular concern with the north south road running parallel to Tallawong Road. We understand that it is a requirement for individual land owners to develop these roads, and as such, we would raise strong objections to the construction of all proposed roads that are internal to our site, including the north – south road running parallel to Tallawong Road and the road access from Tallawong Road to the north -south road. We note that we have no objection to the roads that are provided around the external boundaries of our property, nor do we have any objection to a road connection from Tallawong Road along our southern boundary. In fact, this road connection was pre-empted in our approved DA plans. At this early stage it is recommended that the indicative layout plan be updated to reflect the future, approved use of the land and the land use pattern that will exist.

Accordingly, we make the following recommendations:

- Remove the proposed roads through the site; and
- **E x t e n d** the road at the southern property boundary. to Tallawong Road.

We understand that the proposed layout may have been designed to accommodate rain water disposal, particularly through a natural depression that runs from the north to south. An engineering solution can be found to accommodate this without the need for a road to transect the site. The master plan for the school can include drainage pipes to ensure any water flows are accommodated across or around the site where required.

2.0 FLOOD PRONE LAND

The Draft Flood Prone Land map which has been placed on exhibition indicates that the rear of the site is flood prone, being within the 1:100 year flood boundary. Due Diligence was undertaken with Council with Section 149 Certificates obtained for 151 and 161 Tallawong Road prior to purchase of the site. The certificates identify the land as not being subject to mainstream or local flooding and are not within the 1:100 year flood zone.

We understand the need to demonstrate that all future buildings will not be flood affected as part of the DA process. Further, we understand that the flood affectation will trigger the need to provide additional justification for any future development in accordance with Part 5 of the Growth Centers SEPP.

While we understand that the flood mapping has been prepared by an independent authority as part of the rezoning process, we would like some assurance that this flood affectation will not impact upon the development potential of the land. As part of the development of the School we intend to remove the existing dam within the property. We understand that an engineering solution is required to manage water through the property and some on-site water retention may be required as part of a future Development Application. We therefore request some assurance that the removal of this dam is factored into the flood planning for the release area, without impacting on the ability to develop the School.

3.0 EDUCATIONAL ESTABLISHMENTS IN THE R2 ZONE

Appendix 12 – Blacktown Growth Centers Precinct Plan is proposed to apply to the River stone East Precinct. Clause 6.2 of Appendix 12 of the Growth Centers SEPP will apply to the proposed development of the subject site as we propose an educational facility within the R2 zone. Notwithstanding the existing consent for the establishment of the School, we would strongly object to the ability for this Clause to prevent our future expansion plans. We note that the SEPP establishes the following locational criteria in sub-clause (2) and (3), as shown below:

'(2) Development for the purpose of information and education facilities is permissible with development consent only on land within Zone R2 Low Density Residential that:

(a) adjoins land within Zone E2 Environmental Conservation, or that is separated from land within Zone E2 Environmental Conservation only by a public road, or

(b) is within 90 meters of a public transport stop, or

(c) adjoins an educational establishment or a community facility or that is separated from an educational establishment or a community facility only by a public road.

(3) Development consent must not be granted for an information and education facility if it would be located within 800 meters of another information and educational facility within Zone R2 Low Density Residential.'

We would therefore reiterate the need for a public transport stop to be located within 90 meters of our site, or an exception to this standard be provided within the SEPP to enable the continued growth and expansion of our School. This is vitally important to our ongoing growth as the establishment of public transport routes and stops is beyond our control. This site was located due to its excellent proximity to future public transport (the Cudgegong Road Railway Station) and we consider it to be ideally located to provide a school that serves the needs of the growing Sikh Community in the locality. We also note that the site is within walking distance of the proposed new local center.

The imposition of this Clause on our site has the potential to significantly impact on the ability to develop our site and therefore, some assurance is required, or a mechanism put in place within the planning framework, to enable the ongoing growth of our School within the proposed R2 zone in this location.

4.0 CONCLUSION

Thank you for taking our comments into consideration in the development of the Riverstone East Precinct Plan. We look forward to working with all levels of Government to establish a high quality education facility, which will be the first of its kind in Australia.

We congratulate you on the release of the Riverstone East draft Precinct plan and we would appreciate the opportunity to discuss our concerns in greater detail. We look forward to serving the future community within the locality and contributing to the growth of the area. We are excited about the opportunities for growth, which is tempered by some concern that the proposed plans for the locality may prevent our Vision for the site becoming a reality.

We thank you for your time in considering our Representations. Should you require? any further information, please do not hesitate to contact our representative Mr. Sham Singh Dhanju on 0422315 749 or email ssdhanju@gmail.com.

Yours faithfully,

**Sham Singh Dhanju
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