

30 April 2014

Peter Reich
Deputy Director General
Growth Planning and Delivery
NSW Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attention: Evelyn Ivinson
Precinct Plan Officer – Riverstone West
Planning Strategies, Housing and Infrastructure

Dear Evelyn,

Re: Proposed New School and Place of Worship – 161 Tallawong Road, Rouse Hill

I refer to our recent telephone conversations and emails in relation to the above proposal. Your assistance and advice to date has been greatly appreciated. As you may be aware, Arc Innovations, acting on behalf of the Sikh Grammar School, have lodged a Development Application with Blacktown Council for a new primary school and place of Worship at the above address. Given the site is located within the Riverstone East Precinct under State Environmental Planning Policy (Sydney Region Growth Centres) 2006, it is understood that Council will be referring the development application to you for comment in accordance with Clause 17 of this SEPP.

It is understood from our previous conversations that the preliminary site investigations are currently being prepared to inform the preparation of the Precinct Plan, and that these are due to be completed towards the end of May 2014.

CGG Planning have been requested to contact you in relation to the Precinct Planning of the Riverstone East Release Area. The landowners have important and significant plans for the subject site, and the adjoining property at 161 Tallawong Road, which extend far beyond the scope of the current Development Application. A brief synopsis of these plans is provided in the Statement of Environmental Effects (SEE) submitted with the Development Application, which you would have received a copy of from Blacktown Council. The development of the whole site is intended to be informed through a master planning process that will allow the site to be developed over time into a high quality educational facility, catering not only for students from Kindergarten to Year 12, but to the broader community. It is also hoped that the School will be able to cater to international students. The Sikh Community would also like to establish a Museum in this location to both record and celebrate their history.

It is noted in the SEE that the Precinct Plan prepared by the Department of Planning and the Department of Transport for the Cudgegong Road Railway Station has placed an open space corridor along the boundary of 151 and 161 Tallawong Road. A flood study was prepared in support of the Development Application and while there is an overland flow path through the site, there is no formal creek system and the land is not nominated as being floodprone. It is considered in the SEE that there is a suite of alternative options that can be applied in order to manage the flow of water through the site, without requiring land to be set aside for drainage or open space purposes.

It is acknowledged that every new Release Area is required to have an appropriate balance of land use zones, including land that may be used for open space and recreation purposes. In this instance, we strongly feel that the use of the site for school purposes will provide enormous community benefit, not just within the Release Area, but within the broader North West Sector and beyond. In this regard, the proximity of the site to the future Cudgegong Road station is certainly an advantage.

Given the above, we would welcome the opportunity to discuss the future development of the site in greater detail with the Department of Planning, having regard to the Precinct Planning process that is currently underway. In this regard, it would be appreciated if we could arrange a time to meet with you when the specialist consultant reports are complete.

It is believed that the proposed school has a valid role in the locality. The Sikh Community has purchased the subject land, and the adjoining allotment with a view to providing a valuable community resource.

Thank you for taking the time to consider our request. We look forward to future discussions regarding the future development of the subject land. Should you have any questions, please do not hesitate to contact Christine Gough on 0418 151 175.

Yours faithfully,

Christine Gough

