

Professor Mary O'Kane AC  
Chair  
Independent Planning Commission NSW  
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Sydney NSW 2000

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Dear Professor O'Kane

**Blue Gum Community School – SSD-10444**

The Department has completed its assessment of the merits of the application for the development of the Blue Gum Community School.

In accordance with clause 8A of the State Environmental Planning Policy (State and Regional Development) 2011 and Section 4.5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the application is referred to the Independent Planning Commission for determination, as the Department received more than 50 unique public submissions objecting to the development.

The Department exhibited the application and accompanying Environmental Impact Statement (EIS) from 11 June 2020 to 8 July 2020. During this period, the Department received a total of 63 submissions, including seven submissions from public authorities, comment from Hornsby Shire Council (Council), one objection from a special interest group and 54 individual public submissions (including 52 objections). Following the close of exhibition, the Department engaged an independent consultant (GML Heritage Ltd) to review the impacts of the proposal on the heritage significance of the site.

The Department made the RTS publicly available and referred the RTS to public authorities and Council. Two public authorities made submissions (comments from Council) in response to the RTS.

On 27 November 2020, the Applicant submitted an amended proposal and supplementary RTS (SRTS). The Department did not re-exhibit the amended proposal but made the documents public available on the website.

The Department received one community submission from a previous submitter, in response to the RTS and SRTS.

In assessing the merits of the project, the Department considered the environmental, social and economic impacts of the project, submissions on the EIS, RTS and SRTS, relevant environmental planning instruments, the suitability of the site for the project, and the public interest, in accordance with the EP&A Act.

Based on its assessment, the Department believes that the project is approvable subject to a range of conditions.

A copy of the Department's assessment report and all other publicly made documents relevant for the Commission's consideration is available on the Department's major project website: <https://www.planningportal.nsw.gov.au/major-projects/project/30021>.

An electronic copy of information not available on the major project website, including public authority feedback and community submission received outside of the formal exhibition periods, is enclosed.

For any further information or to arrange a briefing, please contact Karen Harragon, Director, Social and Infrastructure Assessments, on 02 9274 6358.

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Gainsford', with a stylized, cursive script.

12/01/2021  
David Gainsford  
**Deputy Secretary**  
**Assessment and System Performance**  
**Planning and Assessment**