



Received by IPC
Friday 22 January 2021

Professor Mary O'Kane AC
Chair
Independent Planning Commission NSW
Level 3, 210 Elizabeth Street
Sydney NSW 2000

Dear Professor O'Kane

Saints Peter and Paul Assyrian School – SSD-9210

The Department has completed its assessment of the merits of the application for the development of the Saints Peter and Paul Assyrian 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 Fairfield City Council (Council) objected to the development.

The Department exhibited the application and accompanying Environmental Impact Statement (EIS) from 8 November 2018 to 5 December 2018. During this period, the Department received a total of ten submissions including seven comments from public authorities, one objection from Council, and two public submissions (including one objection).

The Department made the Response to Submissions (RtS) publicly available and referred the RtS to public authorities, including Council. During this period, the Department received six further comments from public authorities and one from Council. Council reiterated their objection to the project.

Following the submission of the RtS, the Department engaged Bitzios Traffic Engineering (Bitzios) to conduct an independent review of the traffic related impacts for the proposal.

The applicant submitted multiple supplementary RtS in 2020 to address the concerns of Council, public authorities and the concerns raised in the independent review.

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 supplementary RtS, 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/9886>.

An electronic copy of information not available on the major project website, including public authority feedback 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

22/1/2021

David Gainsford
Deputy Secretary
Assessment and Systems Performance
Planning and Assessment