

5 December 2022

Ref: WTJ22-024
Contact: Richard Seaward

Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

SECTION 4.55(1A) MODIFICATION APPLICATION TO MODIFY SSD 10371
TRINITY GRAMMAR SCHOOL
119 PROSPECT ROAD AND 50-52 SEAVIEW STREET, SUMMER HILL
BASEMENT AMENDMENT

1. INTRODUCTION

Dear Sir/Madam

This Section 4.55(1A) Modification Application is submitted to the Department of Planning and Environment (DPE) on behalf of Trinity Grammar School (the School) in support of the amendments to **State Significant Development (SSD 10371)** for the redevelopment of Trinity Grammar School. In accordance with Section 4.55 (1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the proposed changes shall result in minor environmental impact for the reasons outlined throughout this report.

Approval for **SSD 10371** was granted 24 September 2021 for:

Alterations and additions to Trinity Grammar School in construction stages and changes to staff and student numbers comprising:

- *demolition of existing buildings including New School building, dwelling houses at 119 Prospect Road and 50 and 52 Seaview Street and part demolition of Music Building and Assembly Hall;*
- *construction of a:*
 - *new building with a basement known as the T&L Building;*
 - *new Multi-Purpose Pavilion; and*
 - *new Maintenance Building on Seaview Street;*
- *alterations and additions to existing buildings to create a Performing Arts Building;*
- *refurbishment of the Music Building, New Founders Building, the Assembly Hall and North Quad Building;*
- *extension and reconfiguration of the Jubilee carpark and the staff carpark to increase the car parking spaces from 312 to 324 and a new underground connection;*
- *associated landscaping, removal of 29 trees, road and public domain works, ancillary signage;*
- *staged increase in student numbers from 1,500 to 2,100 and increase in FTE staff from 277 to 321.*

This application represents the Third modification to **SSD 10371** and is proposed in order to extend the approved basement area to provide additional storage. The purpose of this modification is to amend the approved architectural plans for the basement which would provide much needed additional storage area for the school. It has become apparent that in the planned development, a number of key storage areas are being demolished, repurposed or otherwise changed, equating to a net loss of storage areas across the School of more than **600sqm** of storage. Therefore, it is deemed necessary to equip



the school with facilities that will be fit for purpose, including an additional storage space in Oval 3 Basement to support the campus maintenance, co-curricular and other offers.

This Section 4.55(1A) Modification Application is structured as follows:

- **Part A** Preliminary
- **Part B** Proposed Development
- **Part C** Legislative and Policy Framework
- **Part D** Key Matters for Consideration
- **Part E** Conclusion

Attached to this submission are the following specialist reports and plans:

- **Appendix 1** – Development Consent SSD 10371
- **Appendix 2** – Architectural Plans and Design Statement
- **Appendix 3** – Historical Building Statement
- **Appendix 4** – Amended CEMP
- **Appendix 5** – Landscape Statement
- **Appendix 6** – TGS Statement
- **Appendix 7** – Arborist Report
- **Appendix 8** – Architectural Justification
- **Appendix 9** – Statutory Compliance Table
- **Appendix 10** – Stormwater Letter





PART A PRELIMINARY

1.1 INTRODUCTION

This application seeks consent for modifications to the approved **SSD 10371** pursuant to Section 4.55(1A) of the *Environmental Planning & Assessment Act 1979*. Specifically, the proposed modification seeks consent to extend the footprint of Oval 3 Basement B2 Level to facilitate additional equipment store space to support the campus' maintenance, co-curricular and other offers.

The proposed development does not present any significant environmental impacts and the proposal will remain substantially the same as that approved under the original application. There will be no change to the use of the Site nor the approved built form. The proposal will prominently reflect the original consent and will relate specifically to Oval 3 Basement.

Development Consent under Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* states:

(1A) *Modifications involving minimal environmental impact*

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

- (a) *it is satisfied that the proposed modification is of minimal environmental impact, and*
- (b) *it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all) under this section, and*
- (c) *it has notified the application in accordance with:*
 - (i) *the regulations, if the regulations so require, or*
 - (ii) *a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a*

This application represents the third modification to **SSD 10371** and is proposed in order to provide much needed additional basement storage space in a discreet and accessible location within the School Site.

The purpose of this modification is to substitute the stamped architectural plans and ensure the conditions of consent permit the amended basement extension within the School Site. It is noted that the amendment relates principally to below ground works. No external changes are proposed under the subject modification.

It is noted that no substantial impact is proposed to the environment or amenity of surrounding development is to result. The proposed development is considered to be substantially the same as required by Section 4.55(1A). Accordingly, it is considered that Section 4.55(1A) is the most appropriate mechanism for the proposed modifications to the consent.





1.2 SITE DESCRIPTION

The subject of this modification is the Trinity Grammar School, Summer Hill Campus on land identified as 119 Prospect Road and 50-52 Seaview Street, Summer Hill (Lot 11 DP 1171965, , Lot 5 DP 15765 and Lot 6 DP 15765).

The Summer Hill campus incorporates a junior, middle and senior schools, accommodating students from Kindergarten to Year 12. Existing facilities contained within the campus include, but are not limited to, the following:

- General learning facilities and specialised subject-specific facilities;
- Junior School;
- Assembly hall;
- Library;
- Administration facilities;
- Indoor sports centre;
- Centenary Aquatic Centre and swimming pools;
- Three (3) ovals and external basketball courts; and
- Underground carparking (located below Ovals Nos 2 and 3).

The primary vehicular access to the campus is facilitated via Victoria Street, with vehicular access to the underground staff, student and visitor carparks (which also incorporate drop-off/pick-up facilities) provided via two (2) separate access points on Victoria Street. Limited vehicular access is also available via Prospect Road in proximity to the proposed amendments to the landscaping. The main pedestrian access to the School is from Prospect Road, where bus zones are located. Restricted pedestrian access is also available from Victoria Street and Seaview Street at certain times.

The School offers of a broad range of sporting activities supported by its three playing fields. Oval 1 faces onto Prospect Road and Yeo Park, Ovals 2 and 3 contain car parking below which is accessed off Victoria Street.

The location of the Site and existing development are depicted in **Figures 1 and 2**.



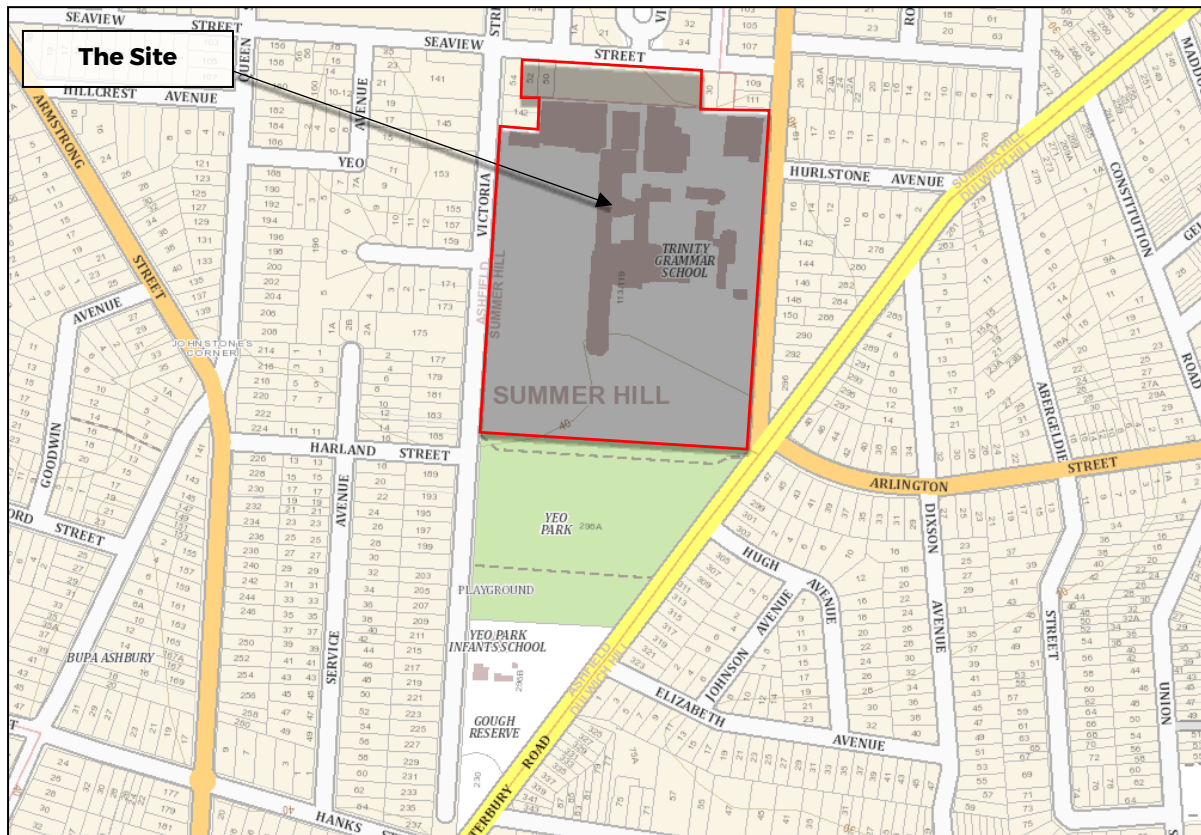


Figure 1. Cadastral Map (Source: SIX Maps, 2022)

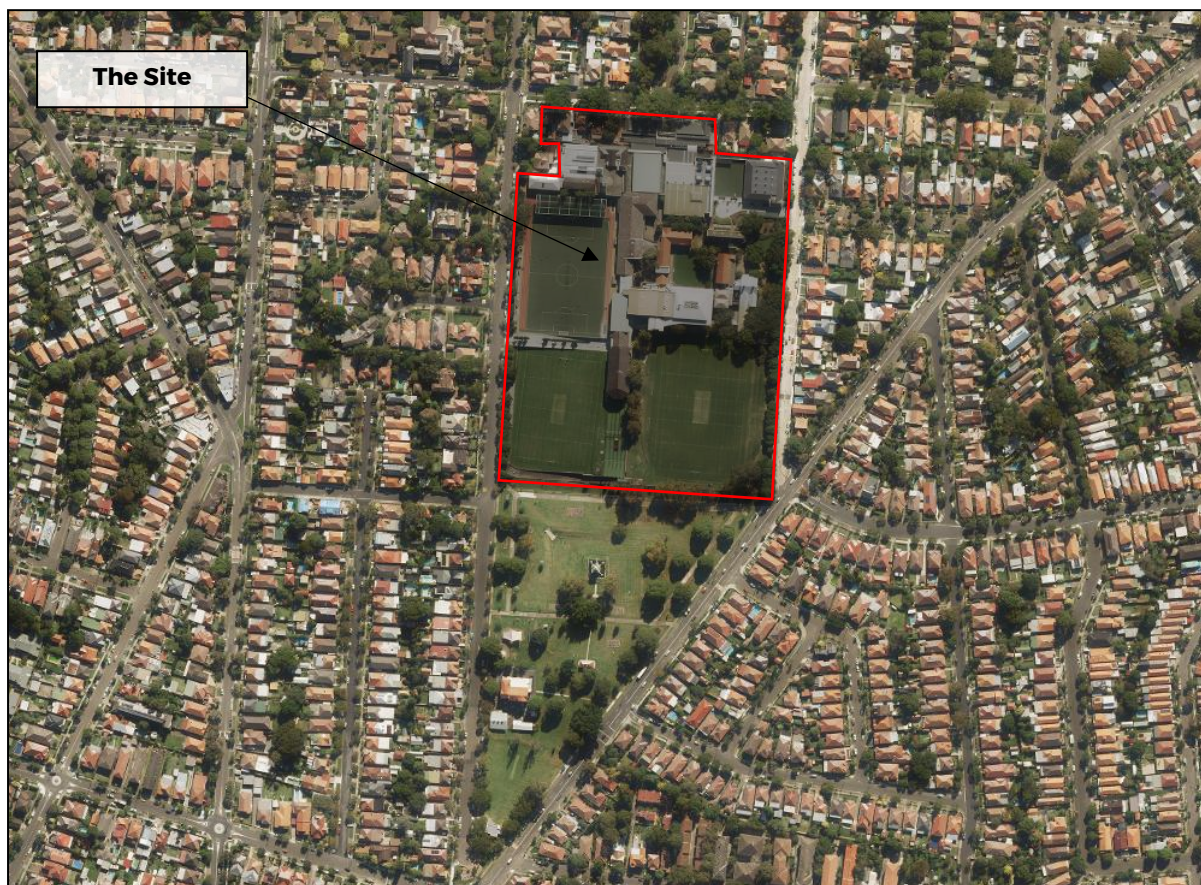


Figure 2. Aerial of the Site (Source: Six Maps, 2020)





1.3 DEVELOPMENT HISTORY

Approval for **SSD 10371** was granted 24 September 2021 for:

Alterations and additions to Trinity Grammar School in construction stages and changes to staff and student numbers comprising:

- *demolition of existing buildings including New School building, dwelling houses at 119 Prospect Road and 50 and 52 Seaview Street and part demolition of Music Building and Assembly Hall;*
- *construction of a:*
 - *new building with a basement known as the T&L Building;*
 - *new Multi-Purpose Pavilion; and*
 - *new Maintenance Building on Seaview Street;*
- *alterations and additions to existing buildings to create a Performing Arts Building;*
- *refurbishment of the Music Building, New Founders Building, the Assembly Hall and North Quad Building;*
- **extension and reconfiguration of the Jubilee carpark and the staff carpark to increase the car parking spaces from 312 to 324 and a new underground connection;**
- *associated landscaping, removal of 29 trees, road and public domain works, ancillary signage;*
- *staged increase in student numbers from 1,500 to 2,100 and increase in FTE staff from 277 to 321.*

(Bold and underlined – our emphasis)

Review of **SSDA 10371** indicates that there is nothing which prevents the proposed modification from proceeding. It is noted that underground works are permitted by the consent and this modification does not propose to alter the development description. It is considered that the above development description adequately and appropriately encompasses the proposed basement storage area proposed as part of this modification.





PART B PROPOSED DEVELOPMENT

2.1 PROPOSED MODIFICATIONS & JUSTIFICATION

Trinity Grammar School seeks to amend Development Consent **SSD 10371** to revise the architectural plans to rationalise the basement area and provide much needed storage area for the school.

Amended Basement

The subject modification seeks approval for additional equipment store space in Oval 3 Basement. The purpose of this modification is to amend the approved architectural plan for the basement which would provide much needed additional storage area for the school. It has become apparent that in the planned development, a number of key storage areas are being demolished, repurposed or otherwise changed, equating to a net loss of storage areas across the School of more than 600sqm of storage. Therefore, it is deemed necessary to equip the school with facilities that will be fit for purpose, including an additional storage space in Oval 3 Basement to support the campus maintenance, co-curricular and other offers.

In order to accommodate the additional storage, the footprint of Oval 3 Basement B2 Level is to be extended through additional excavation.

The proposed extension will allow for **1,026.3m²** of equipment storage area. The area will be connected to the approved Basement B2 Car Park via ramps and stairs for ease of access. A 300mm drop in level in proposed footprint extension to achieve the required height clearance for the equipment store.

The extended excavation zone will be resurfaced with natural turf. Therefore, there is no material change proposed on the Oval 3 Surface Level.

As a result of the extension of the Oval 3 Basement B2 footprint, minor changes to services and OSD is required, including the relocation of the service plenum, irrigation system and additional OSD storage. Notwithstanding, the proposed modification will not alter the planning and systems strategy and there will be no change to the external frontages when viewed from the public domain.

The proposed modification is illustrated in the updated Architectural Plans prepared by PMDL Architects (**Appendix 2**).

2.2 MODIFICATIONS TO CONDITIONS OF CONSENT

The proposed modifications described above necessitate amendments to the consent conditions which are identified below. The purpose of this modification is to amend the conditions appropriately to ensure that the conditions are not prohibitive to the orderly and logical development of the Site.

To reflect the proposed modifications to the relevant conditions, text proposed to be deleted is indicated by '~~striketrough~~' text and text proposed to be added is indicated by **red bold** text as follows:

The desired development outcome as outlined above requires the following modifications to development consent **SSD 10371**:





Terms of Consent

B2.

B2 The development may only be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with all written directions of the Planning Secretary;
- (c) generally in accordance with the EIS, Response to Submissions and Supplementary Response to Submissions;
- (d) in accordance with the approved plans in the table below, unless otherwise amended by condition A1:

Architectural Plans prepared by PDML Architecture			
Dwg No.	Rev	Name of Plan	Date
DA003	B	Site Masterplan	15/1/21
DA100	A	Site Demolition Plan B2	3/2/20
DA100	B	Site Demolition Plan B2	20/05/22
DA101	A	Site Demolition Plan B1	3/2/20
DA102	B	Site Demolition Plan L0 + above	11/2/22
DA110	C	Proposed Site Plan B2	10/12/21
DA110	D	Proposed Site Plan B2	20/05/22
DA111	F	Proposed Site Plan B1	11/2/22
DA111	G	Proposed Site Plan B1	20/05/22
DA112	G	Proposed Site Plan L0	11/2/22
DA113	E	Proposed Site Roof Plan	11/2/22
DA120	B	Proposed T&L Precinct Plan B1	16/11/21
DA121	C	Proposed T&L Precinct Plan L0	10/12/21
DA122	C	Proposed T&L Precinct Plan L1	10/12/21
DA123	D	Proposed T&L Precinct Plan L2	10/12/21
DA124	D	Proposed T&L Precinct Plan L3	10/12/21
DA125	D	Proposed T&L Precinct Plan L4	10/12/21
DA126	D	Proposed T&L Precinct Plan Roof Plan	10/12/21
DA130	C	Proposed Performing Arts Precinct Plan & Multipurpose Pavilion Plan B2	10/12/21
DA131	E	Proposed Performing Arts Precinct Plan & Multipurpose Pavilion Plan B1	11/2/22
DA132	E	Proposed Performing Arts Precinct Plan & Multipurpose Pavilion Plan L0	11/2/22
DA133	B	Proposed Performing Arts Precinct Plan & Multipurpose Pavilion Plan L1	24/8/21
DA134	B	Proposed Performing Arts Precinct Plan & Multipurpose Pavilion Plan L2	24/8/21
DA135	B	Proposed Performing Arts Precinct Plan & Multipurpose Pavilion Plan L3	24/8/21
DA140	E	Proposed Maintenance Plan B1	10/12/21





DA141	D	Proposed Maintenance Plan L0	16/11/21
DA142	C	Proposed Maintenance Plan L1	19/2/21
DA143	C	Proposed Maintenance Roof Plan	16/11/21
DA150	B	Proposed Oval 3 Car Park B2	16/11/21
DA150	C	Proposed Oval 3 Car Park B2	20/05/22
DA151	E	Proposed Oval 3 Car Park B1	27/4/22
DA151	F	Proposed Oval 3 Car Park B1	20/05/22
DA152	B	Proposed Oval 2 Car Park B1	16/11/21
DA153	D	Proposed Oval 2 L0	11/2/22
DA160	A	Schematic Bicycle Parking Plan	August 21
DA200	D	Streel Elevations 01,02	18/2/21
DA201	B	Streel Elevations 03,04	15/1/21
DA300	B	Site Sections AA, BB, CC	15/1/21
DA301	B	Site Sections CC, DD	15/1/21
DA302	D	Site Sections EE, FF	21/12/21
DA302	E	Site Section EE, FF	20/05/22
DA306	A	Building Elevations	28/8/20
DA307	A	Building Elevations	28/8/20
DA308	D	Building Elevations - Seaview Maintenance	16/11/21
DA309	C	Building Sections - Seaview Maintenance	16/11/21
DA320	B	Building Elevations	16/11/21
DA321	A	Building Elevations	24/8/21
DA322	B	Building Elevations	16/11/22
DA330	B	Site Sections AA	16/11/22
DA331	B	Site Sections BB	16/11/22
DA332	A	Site Sections CC	24/8/21
DA333	B	Site Sections DD	16/11/22
DA334	B	Site Sections EE	21/12/21
DA334	C	Site Sections EE	20/05/22
DA340	B	Jubilee Sections	21/12/21
DA402	A	Section Detail	Sept 2022
DA501	A	Signage Location Plan	28/8/20
DA502	A	Signage Blade Wall	28/8/20
DA503	A	Lift Tower Signage	28/8/20
DA504	B	Scoreboard Signage	15/11/21
DA505	C	Prospect Road Signage	NOT DATED
DA506	A	Centenary Centre Signage	28/8/20
DA507	A	Seaview Maintenance Signage	28/8/20
DA600	A	Material's Board Western Facade	28/8/20
DA601	A	Material's Board Southern Facade	28/8/20
DA602	A	Material's Board Eastern Facade	28/8/20
DA604	C	Material's Board Seaview Maintenance	24/2/21





Landscape Plans prepared by Arcadia Landscape Architecture			
Dwg No.	Rev	Name of Plan	Date
000	G	Coversheet	April 2022
100	G	Landscape Masterplan	April 2022
101	G	Plan Index	April 2022
200	G	Landscape Plan	April 2022
201	G	Landscape Plan	April 2022
202	G	Landscape Plan	April 2022
203	G	Landscape Plan	April 2022
204	G	Landscape Plan	April 2022
205	G	Landscape Plan	April 2022
206	G	Landscape Plan	April 2022
207	G	Landscape Plan	April 2022
601	E	Landscape Details and Specification	Dec 2021
L-650	A	Landscape Details - planting	24/8/21
634	-	Landscape Details - Jubilee Planter	No date





PART C LEGISLATIVE AND POLICY FRAMEWORK

3.1 ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

Section 4.55(1A) of the EP&A Act makes provision to modify a Development Application (DA) that has been made pursuant to Part 4 of the EP&A Act.

The proposal as submitted to DPIE is considered to satisfy the provisions of Section 4.55(1A) of the Act in that the changes proposed will result in minimal environmental impact and will result in the development being substantially the same as that for which consent was originally granted. The key provisions of Section 4.55(1A) of the EP&A Act have been considered below:

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

- (a) it is satisfied that the proposed modification is of minimal environmental impact, and*
- (b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all).*
- (c) it has notified the application in accordance with:*
 - (i) the regulations, if the regulations so require, or*
 - (ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and*
- (d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.*

The purpose of this modification is to amend the architectural plans to include a additional basement storage area for the site. The amendments to the basement have been developed to have minimal above ground impact. Overall, the bulk of the amendments are located below ground and thus not materially viewable from the streetscape.

Overall, it is noted the basement amendments will not materially affect the ultimate use, function and general appearance of the Site and do not materially alter other architectural components which are approved under **SSD 10371**.

The development, as proposed to be modified, is substantially the same development as that originally approved in that it:

- It retains the same use of the approved development in that it provides an educational establishment;
- The proposed modifications do not seek to modify the type of educational facilities provided by the development;
- The proposed modification does not alter the approved bulk, mass and scale of the approved built form;





- The fundamental benefits delivered by the development, including the proposal's relationship to the existing built form, will continue to be provided; and
- The environmental impacts are generally consistent with, or less than, the approved development.

The proposal is considered to be substantially the same development and satisfies the provisions of Section 4.55(1A) of the EP&A Act. The modification of the SSD can therefore be lawfully made under section 4.55 (1A) of the EP&A Act.

3.2 INNER WEST LOCAL ENVIRONMENTAL PLAN 2022

The Site is subject to the provisions of *Inner West Local Environmental Plan 2022* (IWLEP 2022).

The proposed development relates to the existing and approved educational establishment on the Site, which is permitted with consent in the *SP2 Infrastructure (Educational Establishments) Zone*.

The proposal does not contravene any other objectives or provisions of IWLEP2022. No further consideration is required.

3.3 OTHER STATUTORY REQUIREMENTS

Appendix 9 contains the statutory compliance table which identifies the relevant statutory requirements and identifies where they have been addressed in the modification report. This assessment has been developed to accord with the requirements of Section 3.4 of Appendix E to the State Significant Development Guidelines.

3.4 INNER WEST COMPREHENSIVE DEVELOPMENT CONTROL PLAN 2016

It is noted that Clause 2.10 of *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP) states:

Clause 2.10 Exclusion of application of development control plans

Development control plans (whether made before or after the commencement of this Policy) do not apply to:

(a) State significant development

Additionally, Clause 3.36(9) of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (Transport and Infrastructure SEPP, which relates to schools that are permitted with consent, provides that:

A provision of a development control plan that specifies a requirement, standard or control in relation to development of a kind referred to in subclause (1), (2), (3) or (5) is of no effect, regardless of when the development control plan was made.

Therefore, the provisions of a DCP are not applicable.

Despite this and as per the requirements of the original SEARS for SSD 10371, the proposed modifications to the approval are considered to continue to comply with the requirements of Inner West Comprehensive Development Control Plan 2016 (IWDCP 2016) where relevant.





PART D KEY MATTERS FOR CONSIDERATION

The key matters for consideration are addressed in the ensuring subsections.

4.1 LAND USE

The proposed will preserve the continued use of the Site as an educational establishment, consistent with **SSD 10371**.

As aforementioned, the amendments to the basement will not materially affect the character or appearance of the approved built development are similar in scale to the approved architectural plans. Additionally, as set out in **Appendix 3**, the basement amendments will not materially impact on the local heritage significance of the Site, which includes the headmaster's house and chapel. Due to the nature of the works, primarily underground, the significant and contributory elements across the Site are conserved.

The proposed modification does not alter the development and is proposed to improve the operations and function of the School and will provide much needed storage for the School as the site develops and expands. As a result, the proposal remains consistent with the existing land use across the Site.

4.2 BELOW GROUND WORKS

The proposed extension to Oval 3 Basement will comprise an additional area for excavation in the south-western corner of the subject site, equating to approximately **1,026.3m²** of additional storage area to supplement storage areas lost as a direct result of the overall development of the campus.

The extended area will be supported by a new retaining wall adjacent to the south-western site boundary, directly east of the proposed landscaping.

It is noted a new internal retaining wall will also support a **300mm** drop in floor level within this extended area, necessary to achieve the required height clearance for the intended equipment store. The increased drop in the floor levels is required to take into account existing services; further details are provided in **Appendix 8**.

The proposed modifications to Oval 3 Basement will not alter or impact the approved car parking and access arrangements, nor will it result in additional queueing.

Overall, the proposed modifications are concentrated below ground level and will have no direct impact on the streetscape or public domain and will have no direct impact on any significant heritage fabric and will continue to be in keeping with the objectives of the Trinity Grammar School redevelopment.

4.3 LANDSCAPING

The proposed modification will have no adverse impact on the existing and proposed trees and planting along the Victoria Street perimeter. The proposed amended basement footprint will not intrude into the tree protection zones of the majority of existing trees. A small number of existing trees will have minor encroachments into their tree protection zones with recommended tree protection measures (refer to **Appendix 5**). The relevant tree protection measures were previously noted in Section 7, Tree Protection Measures of the Arborist Report reference: *AIA_Trinity Grammar School, Renewal Project_20221824.1..*





4.4 ENGAGEMENT

It should be noted that the School is in constant consultation with the Council. Whilst Council has not been independently notified about the Oval 3 Basement amendment, it is noted that this is a minor deviation from the approved plans and will not materially alter or negatively impact on the future development or operations of the Site.

4.5 STORMWATER

A review of the On Site Detention (OSD) has been prepared by Stantec and is contained within **Appendix 10**. Notwithstanding Clause 2.10 of the Planning Systems SEPP and Clause 3.36(9) of the Transport and Infrastructure SEPP, it confirms that the OSD will comply with the following:

- Marrickville DCP 2011 Part 2 – General Provisions, being the following:
 - 2.17 Water Sensitive Urban Design
 - 2.22 Flood Management
 - 2.25 Stormwater Management
- Former Marrickville Council Area – Stormwater and On-Site Detention Code

Accordingly, the proposed OSD application will not give rise to any material harm.

4.6 OTHER MATTERS FOR CONSIDERATION

All other matters for consideration have been previously assessed as part of **SSD 10371** and remain unaffected by the proposed modifications.

DPE raised matters relating to the BDAR waiver which was issued on 20 April 2020. To confirm, this modification does not seek to remove any existing trees; thus a modification to the BDAR is not warranted.

4.7 LIKELY IMPACTS OF DEVELOPMENT

The likely impacts of development in accordance with Section 4.15 of the EP&A Act have been considered above.

4.8 SUITABILITY OF SITE FOR DEVELOPMENT

The Site is considered suitable for development as established by the previous approval **SSD 10371**.

4.9 CONSISTENCY WITH REASONS FOR THE GRANT OF THE ORIGINAL CONSENT

In accordance with Section 4.55(3) of the EP&A Act, in determining an application for modification of a consent, the consent authority must take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified. The proposed modifications are consistent with the reasons given by the Department of Planning in that:

- The built form remains reasonable for the Site;
- The development continues to be in the public interest; and
- The development continues to meet the objects of the EP&A Act.





PART E CONCLUSION

In accordance with Section 4.55(1A) of the EP&A Act, the modified development will be substantially the same as the originally approved **SSD 10371**. This Section 4.55(1A) seeks to facilitate amendments in order to respond to conditions of the consent and improve overall design outcomes on the Site. The proposed modifications will not alter the environmental impacts assessed and approved as part of the original development consent, nor will they give rise to any additional adverse amenity impacts.

In accordance with Section 4.55(1A) of the EP&A Act, the Department may modify the consent as:

- The consent, as proposed to be modified, is substantially the same development as that originally approved;
- The modifications will increase the storage capacity of the approved educational facilities;
- The modifications are as a result of ongoing design review and design development to continually improve and provide world class facilities for the School. The modification will not materially impact on the aesthetic appearance of the development;
- The proposal will seek to develop the functionality of the School Site; and
- The proposal will not result in any unacceptable adverse environmental, social or economic impacts.

In light of the above, we therefore recommend the proposed modification is supported by the Minister.

We trust that this information is sufficient to enable a prompt assessment of the proposed modification. Should you have any queries, please do not hesitate to contact the undersigned rseaward@willowtp.com.au or Richard Seward 0497 621 310.

Yours Faithfully,

Richard Seward
Senior Planner
Willowtree Planning Pty Ltd
ACN 146 035 707

