

24 August 2016

Director General
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Peter McManus,

Dear Sir/Madam,

RE: Section 96(1) Modification Application to SSD 5535 the Wahroonga Adventist School, Wahroonga Estate, 167-181 Fox Valley Road, Wahroonga

This correspondence represents a Modification Application ('MA') pursuant to Section 96(1) of the Environmental Planning & Assessment Act, 1979 ('EPA Act').

The MA relates to State Significant Development Consent SSD 5535. The modification involves a correction of a minor error, and minor misdescription.

This MA seeks to amend this description and approved plans table such that it also refers to the full application and includes reference to the proposed subdivision and plan. The modifications sought by the MA, are provided below.

Specific Modification Sought

Modification to Development description (page 1)

Development states as follows:

"The Wahroonga Adventist School, comprising:

- the construction of a new 8,158 sqm three to four storey school and associated playing fields (including amenities and stores building and two PE courts) over six stages;*
- a maximum 800 kindergarten to Year 12 students, including 90 Year 12 students;*
- staged construction of a basement car park, providing a total of 124 parking spaces and associated set down/pick up facilities; and*
- construction of a new access road and signalised intersection on Fox Valley Road."*

This MA seeks to amend this description such that it refers to the full application description lodged and referenced within assessment report as follows;

"The Wahrenga Adventist School, comprising:

- the construction of a new 8,158 sqm three to four storey school and associated playing fields (including amenities and stores building and two PE courts) over six stages;*
- a maximum 800 kindergarten to Year 12 students, including 90 Year 12 students;*
- staged construction of a basement car park, providing a total of 124 parking spaces and associated set down/pick up facilities; and*
- **the subdivision and** construction of a new access road and signalised intersection on Fox Valley Road."*

And

Modification to Condition A3

"Development in Accordance with Plans and Documents

A3. The applicant shall carry out the development generally in accordance with the:

- a) Wahrenga Adventist School (SSD 5535) Environmental Impact Statement, prepared by MacroPlanDimasi, dated October 2014;*
- b) Response to Submissions letter prepared by MacroPlanDimasi, dated 13 February 2015, including the revised Environmental Impact Statement titled, Wahrenga Adventist School (SSD 5535) Environmental Impact Statement, prepared by MacroPlanDimasi, dated February 2015.*
- c) following drawings, except for:
 - i) any modifications which are Exempt or Complying Development;*
 - ii) as otherwise provided by the conditions of this consent.**
- d) the conditions of this consent."*

Architectural (or Design) Drawings prepared by Stanton Dahl Architects			
Drawing No.	Issue	Name of Plan	Date
DA01	2	Site Analysis Plan	05/12/13
DA02	3	Precinct Plan	06/02/15
DA02A	1	Fox Valley Road Intersection	05/09/14
DA03	3	Staging Plan – Stage 1	06/02/15
DA04	3	Staging Plan – Stage 2	06/02/15
DA05	3	Staging Plan – Stage 3	06/02/15
DA06	3	Staging Plan – Stage 4	06/02/15
DA06A	1	Staging Plan – Stage 5	06/02/15
DA06B	1	Staging Plan – Stage 6	06/02/15
DA07	3	Development Statistics – Sheet 1	06/02/15
DA08	3	Development Statistics – Sheet 2	06/02/15
DA09	3	Development Statistics – Sheet 3	06/02/15
DA10	2	Site Plan	05/12/13
DA11	2	Basement Plan	05/12/13
DA12	2	Ground Floor Plan	05/12/13

DA13	2	First Floor Plan	05/12/13
DA14	2	Second Floor Plan	05/12/13
DA15	2	Third Floor Plan	05/12/13
DA16	2	Roof Plan	05/12/13
DA17	3	Playing Fields Plan	06/02/15
DA22	2	Elevations (Sheet 1 of 2)	05/12/13
DA23	2	Elevations (Sheet 2 of 2)	05/12/13
DA24	3	Sections	21/10/14
DA26	1	Planning Fields Elevations & Sections	05/12/13
DA51	2	Materials & Finishes	05/12/13
DA61	2	Construction Access/Parking – Stage 1	06/02/15
DA62	2	Construction Access/Parking – Stage 2	06/02/15
DA63	2	Construction Access/Parking – Stage 3	06/02/15
DA64	2	Construction Access/Parking – Stage 4	06/02/15
DA65	1	Construction Access/Parking – Stage 5	06/02/15
DA66	1	Construction Access/Parking – Stage 6	06/02/15

Landscape (or Design) Drawings prepared by Ladd Hudson Architects			
Drawing No.	Issue	Name of Plan	Date
LP-001	A	Landscape Plan	05/03/13

This MA seeks to amend this table such that it also refers to the full application and includes reference to the proposed subdivision plan, refer **Attachment A**, and as follows;

Subdivision Plan prepared by Insites Surveying			
Drawing No.	Issue	Name of Plan	Date
P16	A	Proposed Subdivision	31.01.14

Assessment against Section 96(1) of the EPA Act

The MA is a request for a correction of a minor error, and minor misdescription. The original proposal included a subdivision which was assessed and considered at the time of assessment. This can also be seen by the inclusion of condition F1.

In this case, the MA does not result in a change of environmental impact and modification is just a correction. In light of the above, it is recommended that the Department modify State Significant Development Approval SSD 5535, as proposed.

If you have any queries please do not hesitate to contact our office.

\Yours sincerely,



Konrad Grinlaubs
Senior Planner

Ph: 9221 5211

Attachment A – Subdivision Plan submitted with Application
(prepared by Insites Surveying)

Short Lines Schedule		
No.	Length	
1	6.1	
2	4.7	
3	6.7	
4	20.7	
5	17.6	
6	9.1	
7	2.4	
8	A3.8	
9	2.8	
10	2.6	
11	3.1	
12	9.7	
13	7.8	
14	A18.6	
15	A23.6	
16	4.5	
17	A11.2	
18	A17.4	
19	A28.5	
20	4.7	
21	A15.2	
22	A12.8	
23	A16.8	
24	4.2	
25	A18.5	
26	A26.6	
27	7.3	
28	3.6	
29	5.6	
30	A3.7	
31	A8.2	
32	A5.0	
33	5.9	
34	8.6	
35	A15.9	
36	3.0	
37	6.6	
38	7.0	
39	1.6	
40	2.9	
41	2.9	

- SCHEDULE OF EXISTING EASEMENTS**
- (A) EASEMENT FOR NATURAL WATERCOURSE 1.82 WIDE (B830204)
 - (B) EASEMENT FOR DRAINAGE 1.82 WIDE (B830204)
 - (C) CONSTRUCTION EASEMENT 7.62 WIDE (J221147)
 - (D) CONSTRUCTION EASEMENT 7.62 WIDE (J221147)
 - (D1) CONSTRUCTION EASEMENT 4.572 WIDE (J221147)
 - (D2) CONSTRUCTION EASEMENT 3.048 WIDE (J221147)
 - (D3) CONSTRUCTION EASEMENT 12.497
 - (D4) EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH (CREATED UNDER STAGE 1)
 - (E) EASEMENT FOR WATER SUPPLY WORKS 3.05 WIDE (K610315)
 - (F) DRAINAGE EASEMENT 2.5 WIDE (DP640633)
 - (G) COVENANT (C141593)
 - (H) EASEMENT FOR DRAINAGE 1.22 WIDE (A286290)
 - (J) RIGHT OF WAY AND EASEMENT FOR ELECTRICITY PURPOSES (X843857)
 - (K) RIGHT OF WAY AND EASEMENT FOR ELECTRICITY PURPOSES (O251457)
 - (L) RIGHT OF WAY (3301465)
 - (M) EASEMENT FOR ELECTRICITY PURPOSES (3301465)
 - (N) EASEMENT TO DRAIN WATER 1 WIDE (DP1017514)
 - (P) EASEMENT FOR ELECTRICITY SUBSTATION (AB624793)
 - (Q) RIGHT OF WAY (AB624793)
 - (R) EASEMENT FOR ELECTRICITY PURPOSES (AB624793)
 - (S) EASEMENT FOR ELECTRICITY SUBSTATION 5.33 WIDE (AC484401)
 - (T) EASEMENT FOR ELECTRICITY PURPOSES 2 WIDE (AC484401)
 - (U) RIGHT OF WAY VARIABLE WIDTH (AC484401)
 - (V) EASEMENT FOR ACCESS AND SERVICES VARIABLE WIDTH (CREATED UNDER STAGE 1)
 - (W) EASEMENT FOR ACCESS AND TEMPORARY PARKING (CREATED UNDER STAGE 1)

- SCHEDULE OF PROPOSED EASEMENTS**
- (AA) RIGHT OF CARRIAGEWAY 4 WIDE



DIAGRAM 1
1:2000

Note: This plan creates Lots 703-709 (PPN DP1193247)

REVISIONS	No.	DATE	REVISION DETAILS	BY
	A	31.01.14	ORIGINAL ISSUE	CFW

- NOTES:**
- No boundary survey has been undertaken.
 - Dimensions and areas shown are approximate only and are subject to confirmation by boundary survey.
 - Adjoining cadastre - Digital Cadastral Database (DCDB) © 2010, NSW Dept. of Lands.
 - Aerial image © 2014, Google. Image capture date: 2009.

SCALE: 1:4000
 DATUM: AHD
 LONG SECTION: H: N/A, V: N/A
 CROSS SECTION: H: N/A, V: N/A
 SCALE IN METRES AT ORIGINAL REDUCTION RATIO

PREPARED BY
INSITES
 insites.com.au
 WALLIS & MORE

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 Sydney, NSW 2000
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 f: 02 9282 6511

CLIENT: Australasian Conference Association Ltd.
 SURVEY: N/A
 DRAWN: C.F.W.
 DESIGNED: N/A
 APPROVED: B.F.

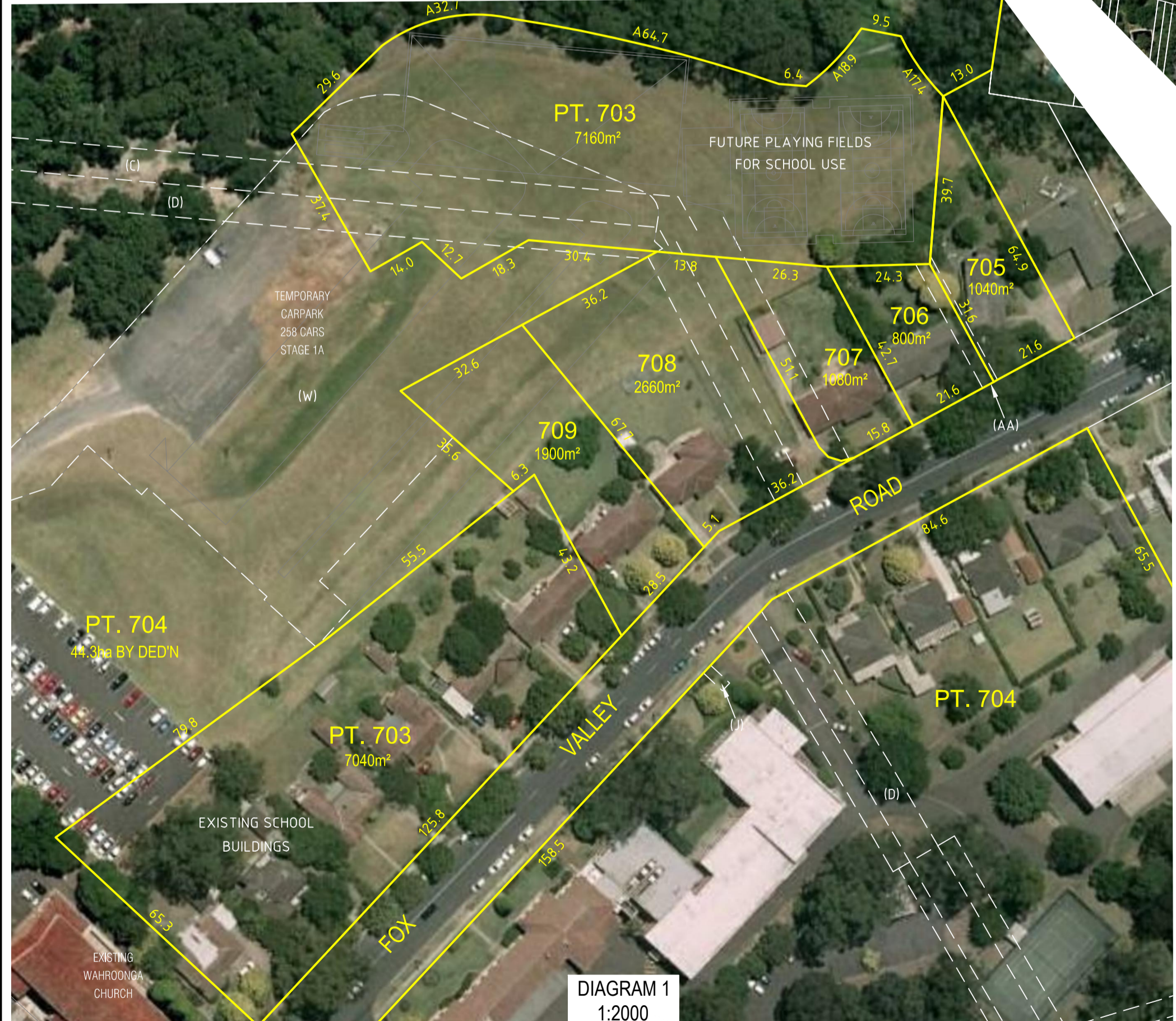
TITLE: Proposed Subdivision of Lot 701 formally Lot 621 DP1128314 (Vide Plan 'G630SW P06'), Lots 1-4 DP834967, Lot 1 DP834961, Lots 1-2 DP834960, Lots 1-3 DP834962, Lot 8 DP834966, & Lot 800 DP752031, Wahroonga

JOB No: G630SW
 DWG No: P16
 SHEET 1 of 2 SHEETS
 ISSUE: A
 SIZE: A3

Short Lines Schedule			Short Lines Schedule			Short Lines Schedule		
No.	Length		No.	Length		No.	Length	
1	6.1		15	A23.6		29	5.6	
2	4.7		16	4.5		30	A3.7	
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9	2.8		23	A16.8		37	6.6	
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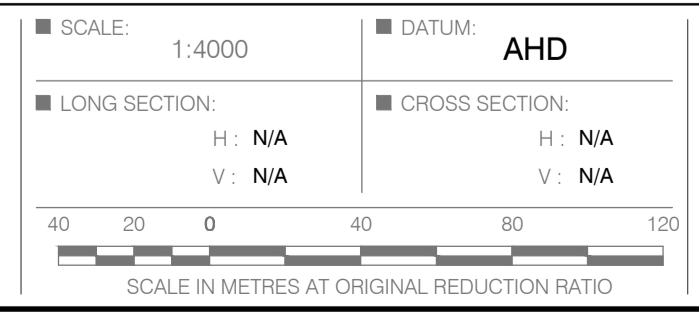
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 - Aerial image © 2014, Google. Image capture date: 2009.



PREPARED BY

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CLIENT: Australasian Conference Association Ltd.

SURVEY: N/A	DATE OF SURVEY: N/A
DRAWN: C.F.W.	DATE OF PLAN: 28.01.14
DESIGNED: N/A	DATE LAST SAVED: 31.01.14
APPROVED: B.F.	DATE APPROVED: 31.01.14

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JOB No	G630SW	ISSUE	A
DWG No	P16		
SHEET	2 OF 2 SHEETS	SIZE	A3