

Arthur Phillip High School and Parramatta Public School

Environmental Impact Statement for Section 96(1A) modification for alterations and additions to approved primary and secondary schools

On behalf of
Department of Education
September 2017



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* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

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1 Introduction

This Environmental Impact Statement (EIS) report has been prepared on behalf of the Department of Education for the SSD project at Arthur Phillip High School (APHS) and Parramatta Public School (PPS) at 80-100 Macquarie Street and 175 Macquarie Street, Parramatta (respectively). The EIS supports a Section 96(1A) modification to the Department of Planning and Environment (DP&E) for alterations and additions to the approved school buildings and amendment to Condition A2.

The original development was classified as a State Significant Development (SSD) pursuant to Schedule 1 of the *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD) given the Capital Investment Value (CIV) exceeded \$100 million (excluding GST). The original consent (SSD 15_7237) was approved by the DP&E on 15 December 2016 which included the construction of a new 17 storey 'vertical' school and two storey sports complex for APHS and a new four storey u-shaped building for PPS. A subsequent Section 96(1A) was submitted for amendments to conditions B9 and B10 relating to site contamination and was approved by the DP&E on 27 March 2017.

The amendments are proposed as a result of both design development for the tender and resolution and coordination of various consultants (including Archaeology, structural building elements, services, landscaping, access and BCA) and the ongoing consultation with the Design Excellence Jury.

The EIS includes an assessment of the proposed works in terms of the matters for consideration as listed under Section 79C of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) and should be read in conjunction with information annexed to this report as outlined in the Table of Contents.

Specifically, the EIS includes the following information:

- Outline of the planning background of the site;
- Description of the site in its local context;
- Identification of the proposed works;
- Assessment of the project against Council's controls and policies;
- Assessment of all environmental impacts of the project; and
- Identification of measures for minimising or managing the potential environmental impacts.

The EIS is accompanied by the following reports:

- Appendix 1 – Site Survey;
- Appendix 2 – Amended Architectural Plans; and
- Appendix 3 – GML letter.

2 The Site

2.1 Site Location and Description

The northern site includes APHS which is located at 80-100 Macquarie Street and the southern site includes PPS which is located at 175 Macquarie Street, refer to the figure below which illustrates the location of the site. The site is located within the Parramatta City Centre in the Parramatta Local Government Area (LGA). The site is positioned approximately 100m northeast of Parramatta Station and approximately 300m south of Parramatta River.



Figure 1 Site Location

Source: SIX Maps modified by Mecone

The table below provides a brief summary of the site and the figures below show the site. In addition, a survey plan of the site is provided at **Appendix 1**.

Table 1 – Site Description		
Item	80-100 Macquarie Street (APHS site)	175 Macquarie Street (PPS site)
Legal Description	Lots 62, 63, 63A, 64, 65 DP758829 Lot 413 DP820541	Lot 27A DP449406 Lots 23, 24, 25, 26 DP7809 Lot 414 DP820542 Lots 1, 2, 3 DP115296
Area	1.2 hectares	1.78 hectares
Frontage	170m to Macquarie Street	244m to Macquarie Street

Table 1 – Site Description		
	72m to Barrack Lane	55m to Charles Street 107m to Little Street
Topography	Relatively flat	Relatively flat
Current use	Arthur Phillip High School, including playing fields, a gymnasium and several demountable buildings.	This site is shared by Parramatta Public School and Arthur Phillip High School.



Figure 2 Southern elevation of APHS along Macquarie Street
Source: Mecone



Figure 3 Barrack Lane and the western elevation of the APHS site
 Source: Mecone



Figure 4 PPS site along Macquarie Street
 Source: Mecone



Figure 5 PPS site as from Charles Street
Source: Mecone



Figure 6 Little Street and southern elevation of the PPS site
Source: Mecone

3 Proposed modifications

The Section 96(1A) seeks alterations and additions to the approved school buildings, which are outlined below and detailed in the amended Architectural Plans in **Appendix 2**. The amendments are proposed as a result of design development for the tender, resolution and coordination of various consultants (including Archaeology, structural building elements, services, landscaping, access and BCA) and ongoing consultation with the Design Excellence Jury.

APHS building:

- Increase the roof height from RL 76.48 to RL 76.99 (i.e. 68.34m to 68.85m) (+510mm) and increase the flue height from RL 79.68 to RL 80.00 (i.e. 71.54m to 71.86m (+320mm)). This is a result of further design development and coordination of roof structure and services;
- Amendments to gymnasium materiality have been incorporated as a result of design development, further consultation with the Jury and are consistent with the PPS building. The amendments include:
 - The lower ground has been amended from brick to concrete on the western facade;
 - The upper ground and Level 1 facades have been amended from Brick to terracotta GFRC (same material as PPS facades); and
 - The north core of the gym has been amended from concrete to metal cladding.
- Increase the glazing to the café façade along Barrack Lane and amend the brick on the lower ground to concrete. This has been amended due to further design development and consultation with the Jury;
- Stairs to the front of the gym café along Barrack Lane to resolve levels required to reduce Archaeology impacts as discussed with OEH and GML consultants;
- Provide turnstiles and canopies to the entrances along Macquarie Street which will provide security for the school and weather protection; and
- The perimeter walls to APHS have been reduced in height (notably south of amphitheatre) as a result of design development and response to the Jury comments;
- Provision of bird proofing to the roof top; and
- Minor landscaping amendments.

PPS building:

- Amenity block adjacent to the heritage building B has moved slightly to the east as a result of further design development;
- Increase the roof height from RL 23.58 to RL 23.80 (+220mm). This is a result of further design development and coordination of roof structure and services;
- Update the public domain to Little Street and Charles Street and new planter and reconfigured steps to accommodate levels. This is a result of further design development and resolution of levels and access requirements to Little Street;
- Addition of bike canopies along Macquarie Street;
- Addition of cricket nets along Smith Street; and
- Minor amendments to the outdoor amphitheatre.

3.1 Amendments to conditions

The amended conditions of consent are detailed in the table below, where there is a ~~strike through~~ the wording is to be removed and where there are **bold italics** the wording is to be inserted. Furthermore, under each amended condition there is a reason stipulated for revising the condition. The condition to be amended includes Condition A2.

It is noted that Drawing A07-1201 was duplicated in the consent, and therefore the amended drawing table below shows deletion of one of the drawings.

Table 2 – Amendments to Condition A2			
Dwg No.	Rev.	Name of Plan	Date
A02-1001	10 12	SITE PLANS CONTEXT PLAN ROOF	22/11/16 1/8/17
A02-1002	9 11	SITE PLANS CONTEXT PLAN UPPER GROUND	22/11/16 1/8/17
A03-1101	10 11	GENERAL ARRANGEMENT FLOOR PLANS PPS-GA-GROUND-CHARLES STREET	26/08/16 8/3/17
A03-1102	10	GENERAL ARRANGEMENT FLOOR PLANS PPS-GA-LEVEL 01	26/08/16
A03-1103	10	GENERAL ARRANGEMENT FLOOR PLANS PPS-GA-LEVEL 02	26/08/16
A03-1104	10	GENERAL ARRANGEMENT FLOOR PLANS PPS-GA-LEVEL 03	26/08/16
A03-1105	10 11	GENERAL ARRANGEMENT FLOOR PLANS PPS-ROOF	26/08/16 8/3/17
A03-1106	8	GENERAL ARRANGEMENT FLOOR PLANS PPS-HERITAGE BUILDING A EXISTING AND DEMOLITION	26/08/16
A03-1201	11	GENERAL ARRANGEMENT FLOOR PLANS APHS-GA-LOWER GROUND	22/11/16
A03-1202	11	GENERAL ARRANGEMENT FLOOR PLANS APHS-GA-GROUND FLOOR	22/11/16
A03-1203	11	GENERAL ARRANGEMENT FLOOR PLANS APHS-GA-LEVEL 1	22/11/16
A03-1204	10	GENERAL ARRANGEMENT FLOOR PLANS APHS-GA-LEVEL 2	25/08/16
A03-1205	10	GENERAL ARRANGEMENT FLOOR PLANS APHS-GA-LEVEL 3	25/08/16
A03-1206	10	GENERAL ARRANGEMENT FLOOR PLANS APHS-GA-LEVEL 4	25/08/16
A03-1207	10	GENERAL ARRANGEMENT FLOOR PLANS APHS-GA-LEVEL 5	25/08/16
A03-1208	10	GENERAL ARRANGEMENT FLOOR PLANS APHS-GA-LEVEL 6	25/08/16
A03-1209	10	GENERAL ARRANGEMENT FLOOR PLANS APHS-GA-LEVEL 7	25/08/16
A03-1210	10	GENERAL ARRANGEMENT FLOOR PLANS APHS-GA-LEVEL 8	25/08/16
A03-1211	11	GENERAL ARRANGEMENT FLOOR PLANS APHS-GA-LEVEL 9	22/11/16

Table 2 – Amendments to Condition A2			
A02-1020	9 10	SITE PLANS APHS-GA-ROOF	22/11/16 1/8/17
A06-1001	11 12	ELEVATIONS CONTEXT-PPS & APHS-EAST AND WEST ELEVATION	25/08/16 8/3/17
A06-1002	11 12	CONTEXT-PPS & APHS-NORTH AND SOUTH ELEVATION	25/08/16 8/3/17
A06-1101	8 9	ELEVATIONS PPS-STREET ELEVATIONS	26/08/16 8/3/17
A06-1102	8 9	ELEVATIONS PPS-COURTYARD ELEVATIONS & SECTIONS	26/08/16 8/3/17
A06-1201	11 13	ELEVATIONS APHS-EAST ELEVATION	25/08/16 1/8/17
A06-1202	11 13	ELEVATIONS APHS-SOUTH ELEVATION	25/08/16 1/8/17
A06-1203	11 13	ELEVATIONS APHS-WEST ELEVATION	25/08/16 1/8/17
A06-1204	11 13	ELEVATIONS APHS-NORTH ELEVATION	25/08/16 1/8/17
A06-1221	8	ELEVATIONS SOUTH ELEVATION-INNER FACADE	25/08/16
A06-1222	8	ELEVATIONS WEST ELEVATION-INNER FACADE	25/08/16
A06-1223	7	ELEVATIONS EAST ELEVATION-INNER FACADE	25/08/16
A06-1224	8	ELEVATIONS NORTH ELEVATION-INNER FACADE	25/08/16
A07-1201	10	SECTIONS APHS-SECTION A-A NORTH SOUTH	25/08/16
A07-1201	10 11	SECTIONS APHS-SECTION A-A NORTH SOUTH	25/08/16 8/3/17
A07-1202	9 10	SECTIONS APHS-SECTION B-B NORTH SOUTH	25/08/16 8/3/17
A07-1203	9 10	SECTIONS APHS-SECTION C-C EAST WEST	25/08/16 8/3/17
A07-1204	9 11	SECTIONS APHS-SECTION D-D EAST WEST	25/08/16 1/8/17
AR-A01-1102	2	Existing Heritage Building B – Demolition	02/05/16

4 Planning and Environmental Assessment

Mecone has undertaken an assessment of the proposal against the relevant planning and environmental legislation and guidelines to identify potential environmental impacts and mitigation measures. The potential environmental impacts and their mitigation measures are discussed below.

4.1 Environmental Planning and Assessment Act 1979

The EP&A Act 1979 is the key environmental planning legislation in New South Wales. In brief, the EP&A Act 1979 establishes the regime in which proponents and consent authorities address environmental issues for proposed developments. This includes the ability to modify development approvals through Section 96 of the EP&A Act 1979.

Section 96(1A) of the EP&A Act relates to modifications involving minimal environmental impact and states the following:

(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), 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 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.*

4.1.1 Substantially the Same Development

The proposed modification is considered to be substantially the same development as the approved SSD 097-00154 for the following reasons:

- The intended use of the development as a school will remain as originally approved;
- The building envelope of the approved development will be similar to the approved with only minor amendments to the height associated with the flue elements and roof levels. It is noted that the maximum overall height of the PPS building will not increase, while the maximum height of the APHS will only increase by 320mm (at flue elements).
- The façade treatment to the buildings will be generally the same as approved with only minor amendments to the gymnasium and café facades; and

- The proposed amendments to the public domain and entry to APHS building are considered to be minor.

4.2 Environmental Planning Instruments

4.2.1 State Environmental Planning Policies (SEPPs)

State Environmental Planning Policy (Infrastructure) 2007

Under Clause 32 of SEPP (Infrastructure) 2007, proposals for new school buildings need to address School Facilities Standards State government publications, including:

- School Facilities Standards—Landscape Standard—Version 22 (March 2002);
- Schools Facilities Standards—Design Standard (Version 1/09/2006); and
- Schools Facilities Standards—Specification Standard (Version 01/11/2008).

These standards provide a guide for the development of new schools, new facilities at existing schools and the refurbishment of existing facilities to ensure the creation of an environment that is conducive to safe and robust learning.

These standards were considered in the design and planning of the redevelopment of the site, and the proposed amendments meet the objectives of the standards.

4.2.2 Local Environmental Plans (LEPs)

Parramatta Local Environmental Plans 2011

The Parramatta LEP 2011 is the primary local planning instrument applying to the site. The table below provides a summary of the key development standards that apply to the site.

Table 3 – Compliance with Sydney LEP 2012

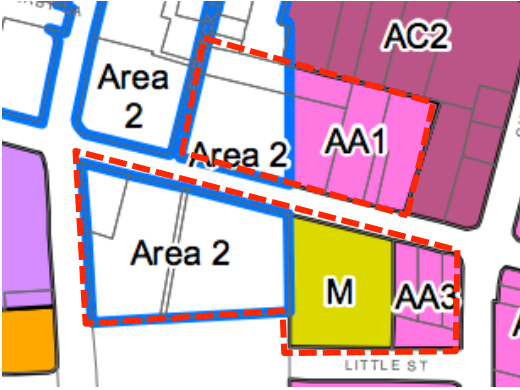
Clause	Provision	Compliance - 80-100 Macquarie Street (APHS)	Compliance - 175 Macquarie Street (PPS)
Land use zone	B3 Commercial Core Objectives: • To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community. • To encourage appropriate employment opportunities in accessible locations. • To maximise public transport patronage and encourage walking and cycling. • To strengthen the role of the Parramatta City Centre as the regional business, retail and cultural centre, and as a primary retail centre in the Greater Metropolitan Region. • To create opportunities to improve the public domain and pedestrian links throughout the Parramatta City Centre. • To provide for the retention and creation of view corridors. • To protect and enhance the unique qualities and character of special areas and heritage values within the Parramatta City Centre. • To protect and encourage accessible city blocks by providing active street frontages, and a network of pedestrian-friendly streets, lanes and arcades.	Complies The proposed amendments comply with zone objectives in that it provides for a suitable use for the area and an important service for the community that will contribute to the vibrancy of Parramatta City Centre.	
Height of Buildings	The site is subject to multiple height limits as identified on the HOB map below. The site is also eligible for a design excellence bonus of up to 15% of the height limit.  AC2 = 120m AA3 = 72m	Minor non-compliance The portion of the site 'AA1' has a height limit of 60m and the site is eligible for an additional 15% design bonus given a design competition has been undertaken, which increases the maximum height to 69m. A maximum height of 71.54m was approved (for flue elements). This modification will increase the flue	N/A The maximum overall height of the PPS building will not be amended in the modification. The modification application increases the roof height by 220mm; however, the overall proposed height will not exceed the maximum height originally approved.

Table 3 – Compliance with Sydney LEP 2012

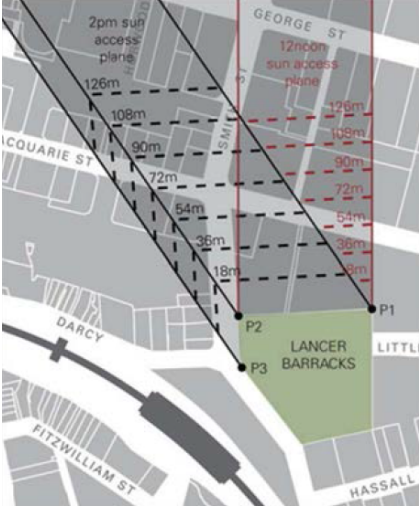
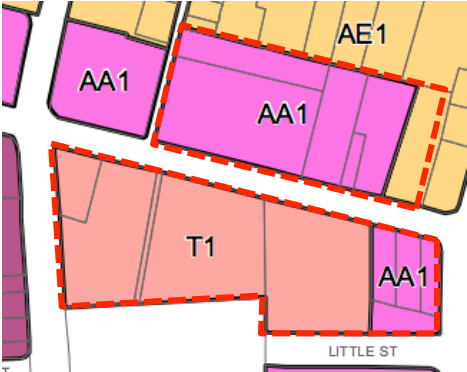
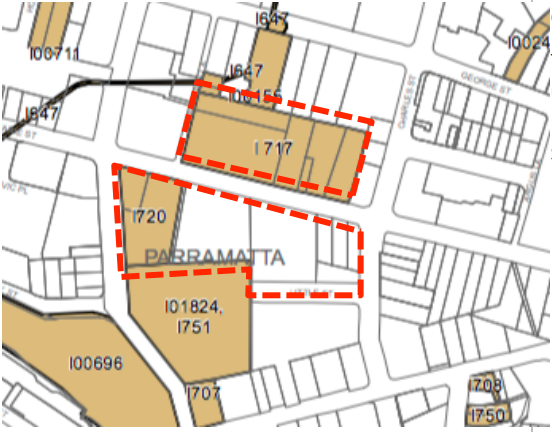
	AA1 = 60m M = 12m Area 2 = Subject to Section 4.3.3 of the PDCP sun access plane controls (see below) 	height by 320mm or a 0.4% variation to the approved height. Refer to further discussion below under this table.
Floor Space Ratio	The site is subject to multiple FSR limits as identified on the FSR map below. The site is also eligible for a design excellence bonus of up to 15% of the FSR limit.  AE1 = 10:1 AA1 = 6:1 T1 = 2:1	N/A The modification will not amend the approved gross floor area.

Table 3 – Compliance with Sydney LEP 2012

Heritage Conservation	 Heritage  Item - General  Conservation Area - General APHS site: The site contains heritage item "Convict barracks wall" (referenced I717) and adjoins heritage items "Perth House, Moreton Bay fig tree (and potential archaeological site)" and "Convict drain" to the north. PPS site: The site contains heritage item "Arthur Phillip High School and potential archeological site" (reference I720). The site adjoins two heritage items to the south (2 Smith Street): "1st/15th Royal NSW Lancer Museum collection" and "Lancer Barracks group" which are of state significance.	Complies The modification will not further impact upon the heritage significance of the heritage items on the site or within the surrounding context of the site.
Design excellence	Development consent must not be granted to the following development to which this Plan applies unless an architectural design competition that is consistent with the Design Excellence Guidelines has been held in relation to the proposed development: (a) development in respect of a building that is, or will be, higher than 55 metres above ground level (existing), (b) development having a capital value of more than \$100,000,000, (c) development for which the applicant has chosen to have such a competition.	Complies The original scheme underwent a design competition process and the site benefits from the 15% , bonus.

Maximum Height of Buildings provision

APHS building

The portion of the site 'AA1' has a height limit of 60m, and the site is eligible for an additional 15% design bonus given a design competition has been undertaken, thus increasing the maximum height to 69m. The original SSD approved a maximum height of 71.54m (at flue elements).

The modification will increase the maximum height of the building (at flue elements) to 71.86m (+320mm) or 0.4%. This increase is the result of further design development and coordination of services, and is considered acceptable for the following reasons:

- The increase is extremely minor 0.4% (320mm);
- The variation only relates to the flue elements, which are set in from the edge of the building and not highly visible from the public domain;
- The variation will not create any adverse amenity impacts in relation to overshadowing, privacy or view loss; and
- The modification will not impact on the Lancer Barracks sun access plane.

This modification also proposes an increase in the roof height—from 68.34m to 68.85m (+510mm). This increase is also considered minor and is entirely below the maximum height limit of 69m.

4.3 Development Control Plans

Parramatta Development Control Plans 2012

Under Clause 11 of State Environmental Planning Policy (State and Regional Development) 2011 Development Control Plans do not apply for SSDs and therefore the Parramatta Development Control Plan 2012 has not been considered in this regard.

4.4 Environmental Assessment

Mecone has undertaken an assessment of the proposal against potential environmental impacts, site suitability and the public interest in accordance with Section 79C of the EP & A Act. The potential environmental impacts and their mitigation measures are discussed below.

4.4.1 Bulk and scale

The modification will not increase the approved gross floor area and will only result in a minor increase (320mm) to the overall height of the APHS building. It is noted that the approved maximum overall height to PPS will be retained in the modification. The modifications are considered to be minor and will not impact upon the amenity of the surrounding neighbours.

4.4.2 Archaeology

The proposal is accompanied by a letter prepared by GML which provides an overview of the archaeological investigations findings and the results of the design review. The letter demonstrates compliance with Condition B5 and the design review process and provides further details on the reason for the proposed design changes along Barrack Lane and the northern access road.

Four areas where design change to minimise impacts to significant archaeology were identified:

- retaining wall in Q2 could be repositioned to avoid the Aboriginal archaeological site;
- cut / fill areas in Q2 at the boundary with Q1 (junction of new high rise school and new gym) could be altered to maximise conservation of the remains of

- the western wing of the Convict Barracks;
- grade for the new access road on the northern boundary and new road structure could be altered to reduce impacts and partially retain state significant convict saw pit remains in situ; and
- public domain and planter boxes design along Barrack Lane could be altered to avoid impact to state significant Convict Barracks eastern wing building remains.

The design review process involved input from the Department of Education, Grimshaw, Arup, Douglas Partners, GML Heritage and representatives from OEH. Changes to the design of the Barrack Lane public domain included negotiations with the Parramatta City Council Barrack Lane Revitalisation team. Details of the process and proposed new design to minimise impacts to state significant archaeology are provided in the documents accompanying the GML letter.

The design changes to minimise impacts to state significant archaeology help create meaningful archaeological conservation zones. The design review process involving OEH and resulting design changes demonstrates a commitment to achieving compliance with the archaeological conditions of consent and good heritage outcomes.

4.4.3 Materials

The modification seeks to undertake minor amendments to the façade treatment of the gymnasium and café of the APHS building. The materials to the gymnasium have been amended to incorporate concrete, metal cladding and terracotta and are consistent with the PPS façade. The materials have been revised following consultation with the Jury and further design development. The modification seeks to increase glazing to the café along Barrack Lane which will improve passive surveillance and furthermore the proposed concrete to the lower ground of the café will be consistent with the remainder of the APHS building.

4.5 Site Suitability

The site is suitable for the proposed development in the following respects:

- The modifications are consistent with the objectives in the B3 Commercial Core zone in the Parramatta LEP 2011;
- The modified built form will be generally consistent with the approved and will only slightly increase the overall height of the APHS building;
- The modification will not further impact upon the amenity of the surrounding neighbours;
- The proposal has undergone a Design Competition Process and the development achieves a high standard of architectural design that enhances the streetscape;
- The site is highly accessible with Parramatta train station within close proximity; and
- There are no environmental constraints on or around the site of such significance as to preclude the proposed development.

4.6 Public Interest

The proposed development is considered to be within the public interest for the following reasons:

- The modification will generally comply with the relevant provisions in the Parramatta LEP 2011 with the exception of a minor height variation (0.4% above approved height) associated with the flue elements to the APHS building);
- The modification will not significantly increase the approved bulk and scale;
- The modification will not increase the impact to the adjoining neighbours with regard to overshadowing, visual privacy or view loss; and
- The modification will improve the public domain levels to Little Street.

5 Section 79C Compliance Table

The table below provides an assessment of the matters referred to in S.79C (1) of the EP&A Act 1979.

Table 4 – Section 79C Assessment Summary		
Clause No.	Clause	Assessment
(1)	Matters for consideration—general In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:	
(a)(i)	The provision of: Any environmental planning instrument, and	The Section 96 has been assessed against Parramatta LEP 2011 and is consistent with the objectives of the B3 Commercial Core zone. The modification will only result in a minor variation with the height provision, refer to section 4.2.2 above for further discussion.
(ii)	Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	There are no relevant proposed planning instruments that have been subject of public consultation under the Act or have been notified to the consent authority.
(iii)	Any development control plan, and	Under Clause 11 of State Environmental Planning Policy (State and Regional Development) 2011 Development Control Plans do not apply to SSDs.
(iiia)	Any planning agreement that has been entered into under Section 93F, or any draft planning agreement that a developer has offered to enter into under Section 93F, and	There is no planning agreement that has been entered into.
(iv)	The regulations (to the extent that they prescribe matters for the purposes of this paragraph), and	There are no prescribed matters in the <i>Environmental Planning and Assessment Regulation 2000</i> that apply to this modification.
(v)	Any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the	Not applicable. The proposal is not located within a coastal zone.

Table 4 – Section 79C Assessment Summary

Clause No.	Clause	Assessment
	land to which the development application relates,	
(b)	The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	The proposed modifications will not generate any adverse environment impacts, refer to Section 4.3 above for further discussion.
(c)	The suitability of the site for the development,	The proposed development is considered to be suitable for the site, refer to Section 4.3.3 above for further discussion.
(d)	Any submissions made in accordance with this Act or the regulations,	No submissions made at this stage, however Council will be required to have regard to any public submissions received during the exhibition period.
(e)	The public interest.	The proposed development is considered to be within the public interest, refer to Section 4.3.4 above for further discussion.

6 Conclusion

This EIS has been prepared on behalf of the Department of Education to support a Section 96(1A) modification to DP&E which seek alterations and additions to the approved school buildings for APHS and PPS and the amendment of Condition A2.

This statement describes the proposed works in the context of relevant planning controls and policies applicable to the form of the modification. In addition, the statement provides an assessment of those relevant heads of consideration pursuant to section 79C of the EP & A Act 1979.

The original SSD (SSD 15_7237) was approved by the DP&E on 15 December 2016 which included the construction of a new 17 storey 'vertical' school and two storey sports complex for APHS and a new four storey u-shaped building for PPS. A subsequent Section 96(1A) was submitted for amendments to conditions B9 and B10 relating to site contamination and was approved by the DP&E on 27 March 2017.

The amendments are proposed as a result of both design development for the tender and resolution and coordination of various consultants (including structure, services, landscaping, access and BCA) and the ongoing consultation with the Jury.

The site is located within a B3 Commercial Core zone under the Parramatta LEP 2011 and the modifications are consistent with the zone objectives. The modification will not increase the gross floor area and will only increase the overall height of the APHS building by 320mm, which is minor.

Under Clause 11 of State Environmental Planning Policy (State and Regional Development) 2011 Development Control Plans do not apply for SSDs and therefore the Parramatta DCP 2012 has not been considered in this regard.

The environmental impacts associated with the modification are assessed in the section 4.3 of the EIS above. The modifications will not create any further impact upon the amenity of the surrounding neighbors.

Given the suitability of the site and public benefits for the proposal, and the absence of any unreasonable environmental impacts, it is recommended that this application be approved.



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