

# ***Rouse Hill Anglican College Redevelopment***

State Significant  
Development  
Modification Assessment  
(SSD 8006 MOD 2)

February 2020

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## Glossary

Abbreviation	Definition
Consent	Development Consent
Council	Blacktown City Council
Department	Department of Planning, Industry and Environment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
Minister	Minister for Planning and Public Spaces
Planning Secretary	Secretary of the Department of Planning and Environment
SEPP	State Environmental Planning Policy
Site	7 and 37 Worcester Road, Rouse Hill
SRD SEPP	State Environmental Planning Policy (State and Regional Development) 2011
SSD	State Significant Development



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# 1. Introduction

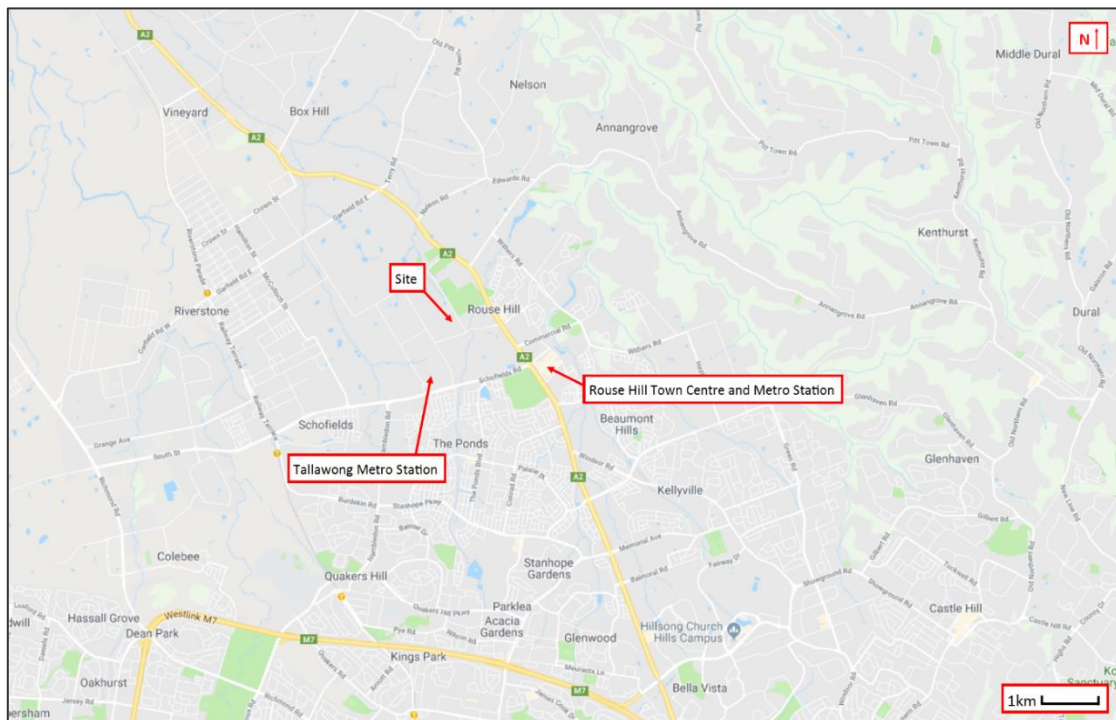
This report is an assessment of an application seeking to modify the State significant development (SSD) consent (SSD-8006) for the redevelopment of Rouse Hill Anglican College, located at 7 and 37 Worcester Road, Rouse Hill within the Blacktown Local Government Area.

The application has been lodged by Ingham Planning on behalf of The Anglican Schools Corporation (the Applicant) pursuant to section 4.55 (1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The modification application seeks approval to modify Block L, canteen and external adjoining landscaped areas to create a more accessible and useable internal teaching space for the staff and students, minimise unnecessary excavation and better utilise outdoor space between the new buildings and existing campus.

## 1.1 Site Description

The Rouse Hill Anglican College (the site) is currently operating and under construction at 7 and 37 Worcester Road, Rouse Hill. The site is located approximately 1.3km north west of the Rouse Hill Town Centre and approximately 700 metres north east of Tallawong Metro Station. The site comprises of two irregular shaped allotments with a total area of 9.413 hectares described as Lot 130 DP 1138775 and Lot 14 DP 1120290. The approved works are located on Lot 14 (37 Worcester Road, Rouse Hill). The site context and location are shown in **Figure 1** below.



**Figure 1 | Site Location (Source: Nearmap 2019)**

To the north of the site are rural residential properties and a Sydney Water reservoir site, with the Second Ponds Creek to the east. Located north east of the site is Rouse Hill Regional Park which contains the historic Rouse Hill House and Farm.

The subject site includes six existing school buildings, two playing fields, three hard courts, a volleyball court and associated roads and parking. Construction works for the proposed Junior School Stage 1 are currently underway with Block K and early works of the Stage 1 car park. The existing school site is shown in **Figure 2** below.



**Figure 2 | Existing School Site (Source: Nearmap 2019)**

The site forms part of the North West Growth Centre located in Cudgegong Road / Area 20 Precinct, which is currently undergoing significant redevelopment. The area was zoned in 2015 to allow for residential development. The Precinct Plan includes future roads along the northern and southern property boundaries.

## 1.2 Approval History

On 6 June 2018, the Executive Director, Priority Projects Assessments, as delegate of the Minister for Planning, granted SSD approval for the redevelopment of Rouse Hill Anglican College (SSD 8006), comprising:

- construction of a new, relocated and expanded junior school comprising of three new buildings each with eight classrooms, central learning areas, storage and amenities.
- construction of a new library facility including teaching rooms, student common room and study areas.
- demolition of existing junior school buildings (Building A and B).
- construction of a new senior school building with upgraded connections to the existing senior school.



- new multi-purpose building including rehearsal room, performance stage, music practice rooms, classrooms, amenities, equipment and storeroom areas.
- clearing of vegetation and earthworks.
- landscaping of terraced central Covered Outdoor Learning Area (COLA) and grassed courtyard area.
- new school signage.
- new central junior school carpark.

The approved development on the site is to occur in seven stages as seen in **Table 1**.

**Table 1** | Proposed staging of works

Stage	Proposed works
1	<ul style="list-style-type: none"> <li>• construction of junior classrooms – Block K.</li> <li>• Stage 1 car park.</li> </ul>
2	<ul style="list-style-type: none"> <li>• construction of junior classrooms – Block L.</li> <li>• Stage 2 car park.</li> <li>• Northern internal road network.</li> </ul>
3	<ul style="list-style-type: none"> <li>• construction of senior classrooms.</li> </ul>
4	<ul style="list-style-type: none"> <li>• construction of library.</li> <li>• construction of COLA.</li> </ul>
5	<ul style="list-style-type: none"> <li>• construction of senior classrooms.</li> <li>• construction of new service access road to the south of the Stage 1 car park.</li> </ul>
6	<ul style="list-style-type: none"> <li>• construction multi-purpose centre.</li> </ul>
7	<ul style="list-style-type: none"> <li>• construction of junior classrooms – Block M.</li> <li>• construction of bus drop-off/pick up.</li> </ul>

The development consent has been modified on one occasion (see **Table 2**).

**Table 2** | Summary of Modifications

Mod No.	Summary of Modifications	Approval Authority	Type	Approval Date
MOD 1	Modify the landscape levels to minimise the offsite disposal of spoil, associated landscape amendments and minor carpark adjustments	Director	4.55(1A)	28 February 2019



## 2. *Proposed Modification*

On 13 January 2020, the Applicant lodged a second modification application to amend the consent under section 4.55(1A) of the EP&A Act.

The proposal seeks the to modify Block L, canteen and external landscaped areas in Phase 2 of the approved redevelopment. The modification seeks to create a more accessible and useable teaching and outdoor spaces for the staff and students, minimise unnecessary excavation and better utilise outdoor space between new building and the existing campus including an improved location for the school canteen.

The proposed works are illustrated in **Figure 3** to **Figure 8** below. The proposed modifications include:

- Building (Block L)
  - Expanded use of mezzanine space as staff space with internal lift added to provide equitable access.
  - Minor adjustments to internal classroom partitioning and mezzanine to provide additional space in central zone of central learning area and feature mezzanine as design element.
  - Small increase to internal footprint on eastern side to accommodate additional teaching space (some offset factored with recessed western entry door position).
  - Reduced extents of operable glazed panelling to wet play area at northern end to improve thermal performance and future proof zone for potential additional classroom spaces.
- External/Landscaping Works
  - Lift relocated to fully external lift at client request with upper level linking bridge in lieu of lower level access tunnel. Minor adjustment to stair alignment adjacent to coordinate with new lift position. Associated small adjustments to the extent/shape of proposed canopies.
  - Reduced extent of concrete ramping to south of Block L & M to increase areas available as sloped play space.
  - Relocation of canteen adjacent to stair linking existing lower level and new upper level classroom modules to more directly face onto main pedestrian access with additional soft landscaping in former canteen zone.
  - Additional tree planting adjacent to ramping south of Block L.
  - New secured access gate/entry to northern road for improved fire brigade servicing of Block L with associated refinement of adjacent terracing/amphitheatre zone.
  - Refinement of ramping/terracing/stairs between Block K and Block L and associated covering canopies to increase area of level play space which incorporates additional soft landscaping surfaces to assist in reducing radiant heat in this zone.
  - Adjustment of landscaping/planting adjacent to end of cul-de-sac access road and services/plant units (south/west corner of Block L).

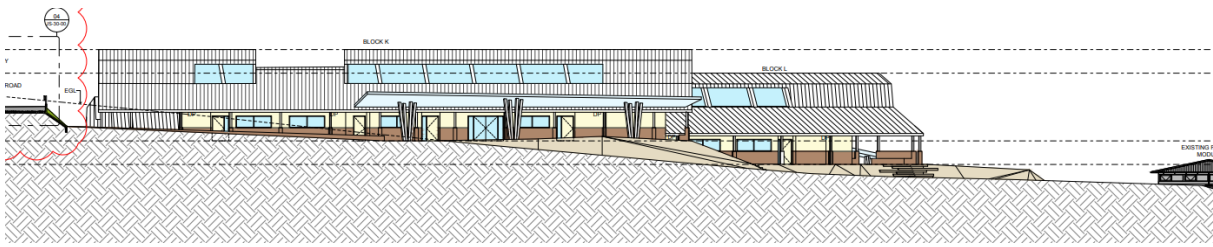




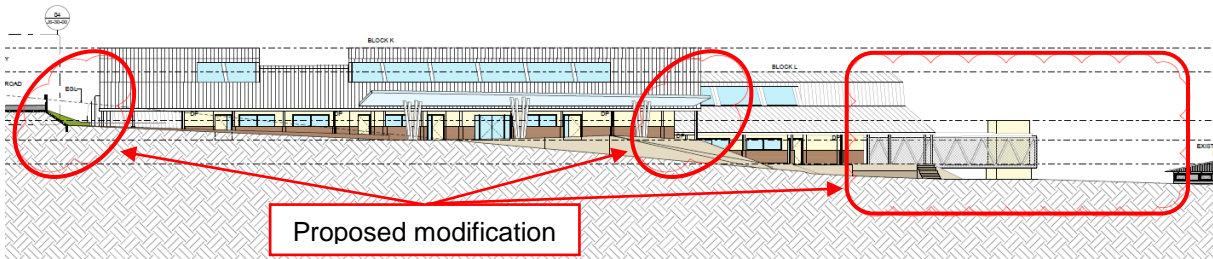
**Figure 3** | Approved site plan (Source: Applicant's Modification Application 2020)



**Figure 4** | Proposed site plan (Source: Applicant's Modification Application 2020)



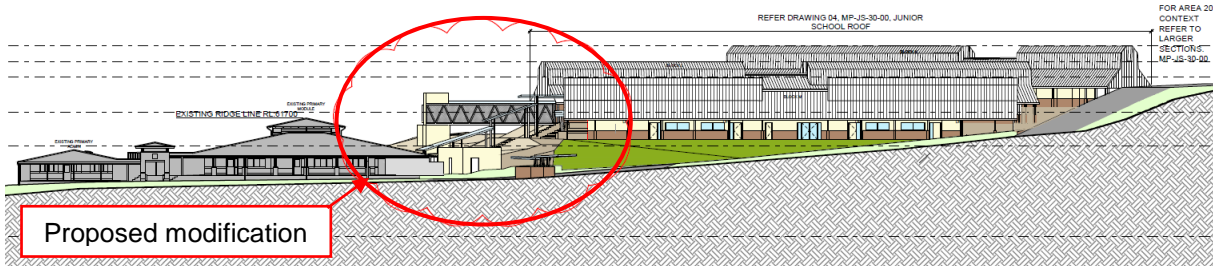
**Figure 5 |** Approved western elevation (Source: Applicant's Modification Application 2020)



**Figure 6 |** Proposed western elevation (Source: Applicant's Modification Application 2020)



**Figure 7 |** Approved eastern site elevation (Source: Applicant's Modification Application 2020)



**Figure 8 |** Proposed eastern site elevation (Source: Applicant's Modification Application 2020)



### 3. *Strategic Context*

The Department considers the development, to which the modification relates, remains consistent with its applicable strategic context given that:

- it is consistent with A Metropolis of Three Cities – The Greater Sydney Region Plan as it would provide improved school facilities to cater for growing demand for school enrolments.
- it is consistent with the State Infrastructure Strategy Update 2018-2038 as it proposes investment in the non-government school sector to provide improved learning environments for students.
- it is consistent with the NSW Future Transport Strategy 2056 as it would provide improved school facilities in an accessible location.
- it is consistent with the vision outlined in the Greater Sydney Commission's Central City District Plan, as it would provide improved school infrastructure and opportunities to co-share facilities with the local community.





## 4. Statutory Context

### 4.1 Scope of Modifications

The Department has reviewed the scope of the modification application and considers that the application can be characterised as a modification involving minimal environmental impacts as the proposal:

- would not increase the environmental impacts of the project as approved.
- is substantially the same development as originally approved.
- would not involve any further disturbance outside the already approved disturbance areas for the project.

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring a new development application to be lodged.

### 4.2 Environmental Assessment Requirements

Section 4.55 of the EP&A Act requires the following matters to be assessed in respect of all applications which seek modifications to approvals (**Table 3**):

**Table 3** | Matters to be considered under section 4.55 of the EP&A Act

Matter	Consideration
Whether the proposed modification is of minimal environmental impact	The proposed modification would result in minimal environmental impacts as it reduces the need for additional excavation, minimises exposed soil on site and reduces risks associated with excavating and transporting soil. The proposal also provides equitable access and increased tree canopy.
Whether the development to which the consent as modified relates is substantially the same development	The proposed modification does not seek to significantly amend the development. The approved development, as proposed to be modified, will remain substantially the same.
Whether notification has occurred, and any submissions have been considered	In accordance with the EP&A Act and the EP&A Regulation, the modification request does not need to be notified. The application was made publicly available on the Department's website and no submissions were received.

Matter	Consideration
Any submission made concerning the proposed modification has been considered.	No submissions have been received in relation to the modification.
Any relevant provisions of section 4.15(1) of the EP&A Act	The relevant provisions of section 4.15(1) of the EP&A Act are considered in this section and the assessment section of this report. The modification would not alter the development's existing compliance with the relevant planning instruments.
Consideration of the reasons for the granting of the consent that is sought to be modified	The Department has considered the findings and recommendations in the Department's Assessment Report for SSD-8006. The Department is satisfied that the key reasons for the granting of consent continue to be applicable to the development, as modified.

### 4.3 Consent Authority

The Minister for Planning and Public Spaces is the consent authority for the application under section 4.5(a) of the EP&A Act. However, under the Minister's delegation dated 11 October 2017, the Director, Social and Infrastructure Assessments, may determine the application as:

- the relevant local council has not made an objection.
- a political disclosure statement has not been made.
- no public submissions objecting to the proposal were received.

### 4.4 Biodiversity Impacts

No additional trees or vegetation are proposed to be removed as part of the modification application and an additional four trees are to be planted on the site. Therefore, the Department is satisfied that a biodiversity development assessment report is not required to be submitted with this application under section 7.17(c) of the *Biodiversity Conservation Act 2016* as the modification would not increase the impact on biodiversity values on the site.

### 4.5 Environmental Planning Instruments (EPI)

The following EPIs are relevant to the application:

- State Environmental Planning Policy (State and Regional Development) 2011.
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017.
- State Environmental Planning Policy (Sydney Region Growth Centres) 2006.
- State Environmental Planning Policy No. 64 – Advertising Signage.
- State Environmental Planning Policy No. 55 – Remediation of Land.
- Draft State Environmental Planning Policy (Remediation of Land).

- Draft Environmental Planning Policy (Environment).
- State Environmental Planning Policy (Infrastructure) 2007.

The Department undertook a comprehensive assessment of the application against the abovementioned EPIs in its original assessment. The Department has considered the above EPIs and is satisfied that the modification is generally consistent with the EPIs.





## 5. *Engagement*

### 5.1 Department's Engagement

Clause 117(3B) of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) specifies that the notification requirements of the EP&A Regulation do not apply to State significant development.

The Department did not give notification of the application due to the minor nature of the proposed modifications. The modification application was however made publicly available on the Department's website. No submissions were received.



## 6. *Assessment*

In assessing the merits of the proposal, the Department has considered:

- the modification application and associated documents.
- the environmental assessment and conditions of approval for the original project and subsequent modifications.
- Relevant EPIs, policies and guidelines.
- the requirements of the EP&A Act.

The Department considers the key issues are built form and amenity, accessibility, excavation and ground disturbance, and landscaping.

### 6.1 Built form and amenity

The Department notes that the proposed internal adjustments to buildings would be within the existing building footprint and would not alter the external appearance of the proposed development. The external modifications, including the new lift and revised ramping and landscaping would be located within the centre of the site, well setback from the boundaries of the site. As a result, the proposed changes to the external built form would not be readily visible from adjoining properties. On this basis, the Department considers that the proposal would not significantly alter the appearance of the proposed development and would not have any detrimental environmental impacts such as overshadowing or overlooking.

### 6.2 Accessibility

The Department considers the proposed modification as enhancing accessibility both to Block L and the wider school campus. The Department accepts that the improved lift facilities would provide better connectivity and result in a better outcome for the students and teachers.

### 6.3 Excavation and ground disturbance

The proposed modification reduces ground disturbance and excavation, which the Department accepts is a positive outcome. The reduction in excavation presents a range of other benefits in the construction phase, including reduction in dust particles and spoil requiring transportation along public roads. This would reduce potential environmental impacts of the proposal and the Department is supportive of the reduction in ground disturbance and excavation.

### 6.4 Landscaping

The proposed modification would result in an overall increase of greenspace, along with the planting of four additional trees. The Department consequently considers that the proposed modification would have beneficial impacts, resulting in an amenity benefit for the users.



## 7. *Evaluation*

The Department has reviewed the submitted documentation and assessed the merits of the proposal. All environmental issues associated with the proposal have been thoroughly addressed.

The Department considers that the proposed modification is consistent with the objects of the EP&A Act, applicable EPIs and would not have significant environmental impacts.

The development as modified would be substantially the same as that originally approved and would deliver a significant public benefit through the continued provision of improved education in the area.

The Department considers the development is in the public interest and the modification application should be approved.



## 8. Recommendation

It is recommended that the Director, Social and Infrastructure Assessments, as delegate of the Minister for Planning and Public Spaces:

- **considers** the findings and recommendations of this report.
- **determines** that the application Rouse Hill Anglican College Redevelopment SSD 8006 Modification 2 falls within the scope of section 4.55(1A) of the EP&A Act.
- **forms the opinion** under section 7.17(c) of the *Biodiversity Conservation Act 2016*, that a biodiversity development assessment report is not required to be submitted with this application as the modification will not increase the impact on biodiversity values on the site.
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to grant consent to the application.
- **modifies** the consent SSD-8006.
- **signs** the attached approval of the modification.

Recommended by:

**Kathryne Glover**

Planning Officer

Social and Infrastructure Assessments

Recommended by:

**Jason Maslen**

Team Leader

School Infrastructure Assessments



## 9. *Determination*

The recommendation is **Adopted by:**

**Karen Harragon**

Director

Social and Infrastructure Assessments

6 February 2020



# Appendices

## **Appendix A – Statement of Environmental Effects**

<https://www.planningportal.nsw.gov.au/major-projects/project/26621>

## **Appendix B – Consolidated Consent**

<https://www.planningportal.nsw.gov.au/major-projects/project/26621>

## **Appendix C – Notice of Modification**

<https://www.planningportal.nsw.gov.au/major-projects/project/26621>