

Picton High School Redevelopment (Mod 1)



*State Significant
Development
Modification Assessment
(SSD 8640 MOD 1)
June 2019*

June 2019

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Glossary

Abbreviation	Definition
AHD	Australian Height Datum
BCA	Building Code of Australia
CIV	Capital Investment Value
Consent	Development Consent
Council	Wollondilly Shire Council
Department	Department of Planning and Environment
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
ESD	Ecologically Sustainable Development
LEP	Local Environmental Plan
Minister	Minister for Planning
RtS	Response to Submissions
SEARs	Secretary's Environmental Assessment Requirements
Secretary	Secretary of the Department of Planning and Environment
SEPP	State Environmental Planning Policy
SRD SEPP	<i>State Environmental Planning Policy (State and Regional Development) 2011</i>
SSD	State Significant Development
STE(a)M	Science, Technology, Engineering, The Arts and Mathematics
WLEP	Wollondilly Local Environmental Plan 2011



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1. Introduction

This report provides an assessment of an application to modify the State significant development consent (SSD) for the redevelopment of Picton High School.

The modification application seeks approval for:

- construction of two additional support unit classrooms as an extension to an existing special education building.
- removal of seven trees.
- amendments to an approved main (STE(a)M) building footprint and form.
- additional automotive extension to existing metalworks building.
- revised waste collection location.
- installation of solar panels.
- installation of signage.
- reconfiguration of parking areas.
- amendments to Green Star rating requirements.

The application was lodged on 1 February 2019 by Department of Education (the Applicant) pursuant to section 4.55(2) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*.

1.1 Background

The Application was granted approval on 20 December 2018 for the redevelopment of Picton High School comprising demolition of buildings and associated excavation; refurbishment of existing buildings; construction of a new two and three storey building connecting to existing buildings; reconfiguration of car and bus drop off/pick up areas, including a new access point from Wonga Road and internal access road; increase in onsite parking with a capacity of 141 spaces; increase in teaching space to accommodate 1,580 students and 125 staff; removal of 92 trees; and associated landscaping works.

The site is located at 480 Argyle Street (Old Hume Highway), Picton and is legally described as Lot 2 in DP 520158. The site is located within the Wollondilly LGA, approximately 2.4km south of Picton Railway station, and 3km from Picton Town Centre. The site is located approximately 30km from Campbelltown Town Centre, 75km from the Parramatta CBD and 80km from the Sydney CBD as shown in **Figure 1**. The site is currently occupied by the existing Picton High School comprising 23 permanent buildings, 14 demountable buildings, outdoor courts, oval, pathways, internal roads and car parking.

The site has an area of approximately 5.691ha and is roughly rectangular in shape, with a 200m frontage to Argyle Street to the west. The topography of the site falls approximately 10m from south to north. The site contains a range of vegetation types, predominantly on the northern side.

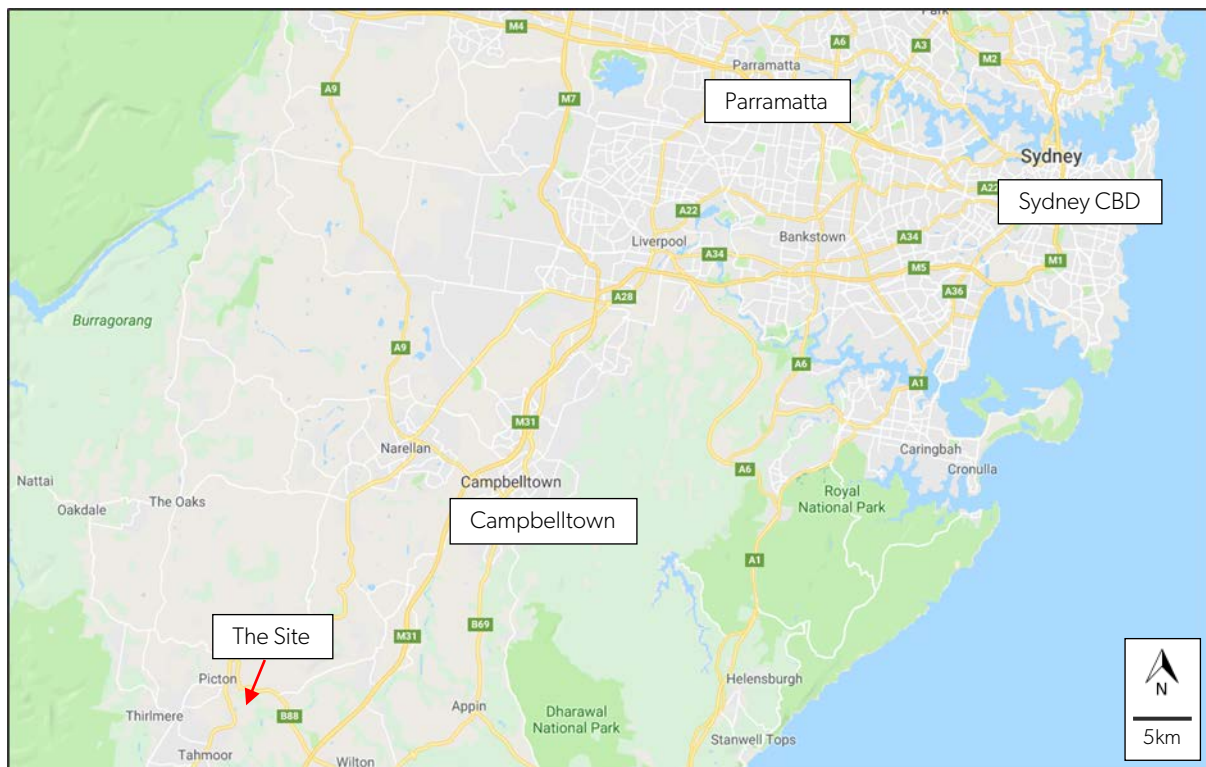


Figure 1 | Regional Context Map (source: Google Maps 2019)

The site is located in a semi-rural area, which is characterised by a variety of building forms and land uses.

As shown in **Figure 2**, low density residential development, predominantly single and double storey dwellings are located to the north of the site. The Wollondilly Community Centre is located approximately 500m to the north and contains a 50m outdoor swimming pool. There is a small industrial area along Wonga Road to the east and south of the site. This area includes industries such as a two-storey recycling facility and a landscape supplies warehouse. Directly south and south-east of the site there is a single storey rural residential development, a church and an animal shelter. Further south of the site is the Picton Buslines Depot and a pet store. To the east of the site, is an unformed portion of Wonga Road which runs along the rear boundary of Picton High School. Further east is a small cleared grassed area which continues into a heavily vegetated gully that descends steeply to Stonequarry Creek approximately 300m from the site boundary. To the west of the site across Argyle Street are primarily rural residential and agricultural allotments. There is a small industrial area centred on Henry Street and Bridge Street approximately 300m to the north-west, which includes a mix of industrial buildings, warehouses, vehicle repair stations, indoor recreation facility (gym), cafes, Picton fire station and a church.

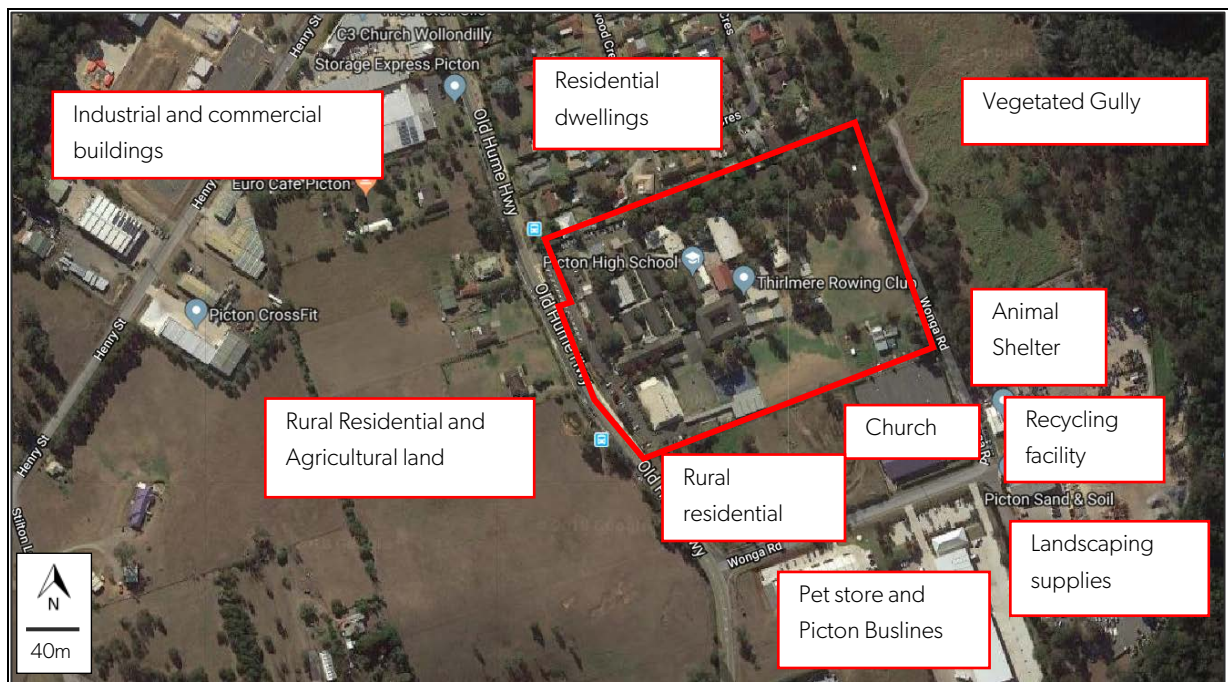


Figure 2 | Site context (source: Google Maps 2019)

1.2 Approval History

On 20 December 2018, development consent was granted by Executive Director of Priority Projects Assessments for the development of the Picton High School redevelopment SSD 8640. The development consent permits the following works:

- the demolition of buildings and associated excavation.
- the refurbishment of existing buildings.
- the construction of a new two and three storey building connecting existing retained buildings.
- the reconfiguration of car and bus dropoff/pickup areas, including new access from Wonga Road and an internal access road.
- an increase in onsite car parking with a capacity of 141 spaces.
- increase in teaching space to accommodate 1,580 students and 125 staff.
- removal of 92 trees.
- associated landscaping works.

The development consent includes the following conditions relevant to the modification application:

- A2 Terms of Consent – amendments to approved plans
- B11 Ecologically Sustainable Development – amendments to Green Star rating

The development consent has not been modified previously.



2. Proposed Modification

The modification application seeks approval for:

- construction of two additional support unit classrooms as an extension to an existing special education building.
- removal of seven trees.
- amendments to an approved main (STE(a)M) building footprint and form.
- additional automotive extension to existing metalworks building.
- revised waste collection location.
- installation of solar panels.
- installation of signage.
- reconfiguration of parking areas.
- amendments to Green Star rating requirements.

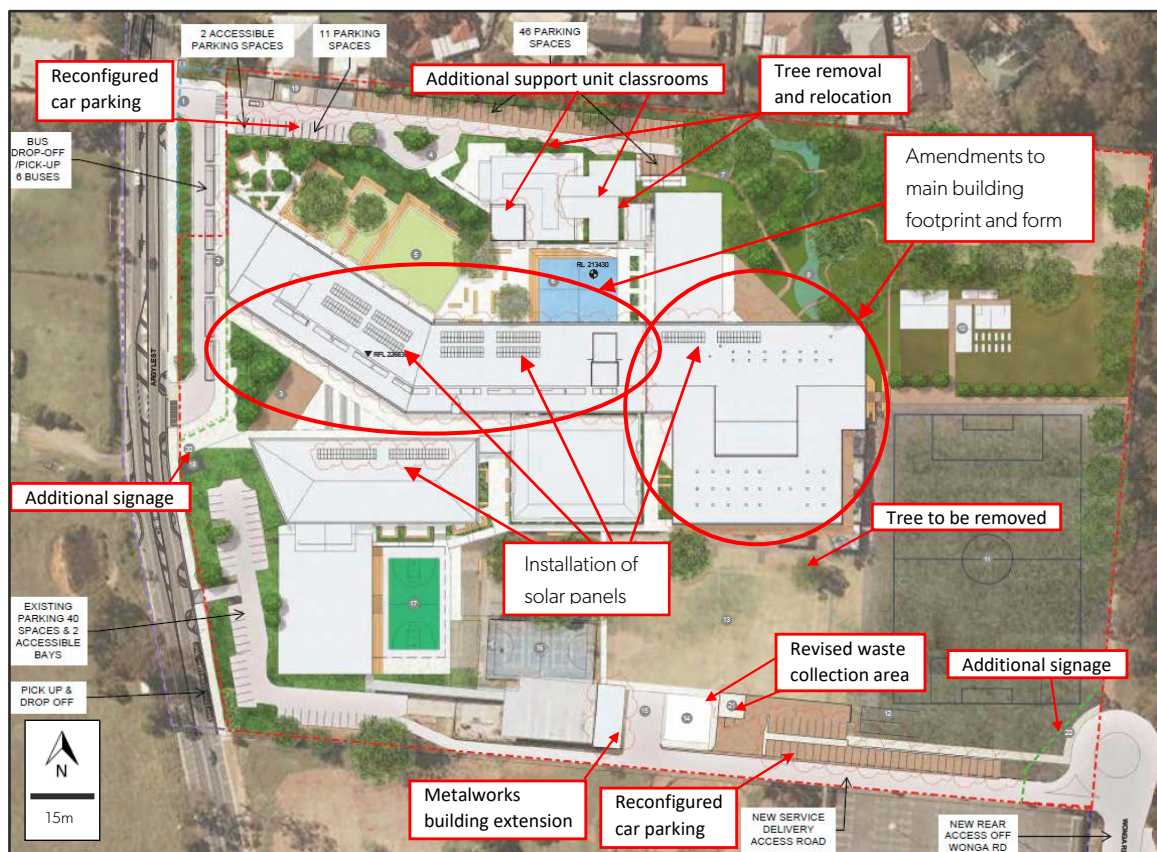


Figure 3 | Proposed site context map showing key proposed modifications (base source: Section 4.55 Modification Application, 2019)

Construction of two additional support unit classrooms

The proposal involves construction of two additional support unit classrooms to the north of the main building between the existing Block N and existing Block J, on the site of the former Block K building (see **Figure 4**). The additional classrooms would be an extension of the existing special education building. The new building extension would be one storey in height.

The Applicant states that the classrooms are required to accommodate additional support units. Specialist support unit classrooms require greater floor space than typical classrooms. The Applicant states that the additional support units proposed under this application would not result in an increase in student or staff numbers.

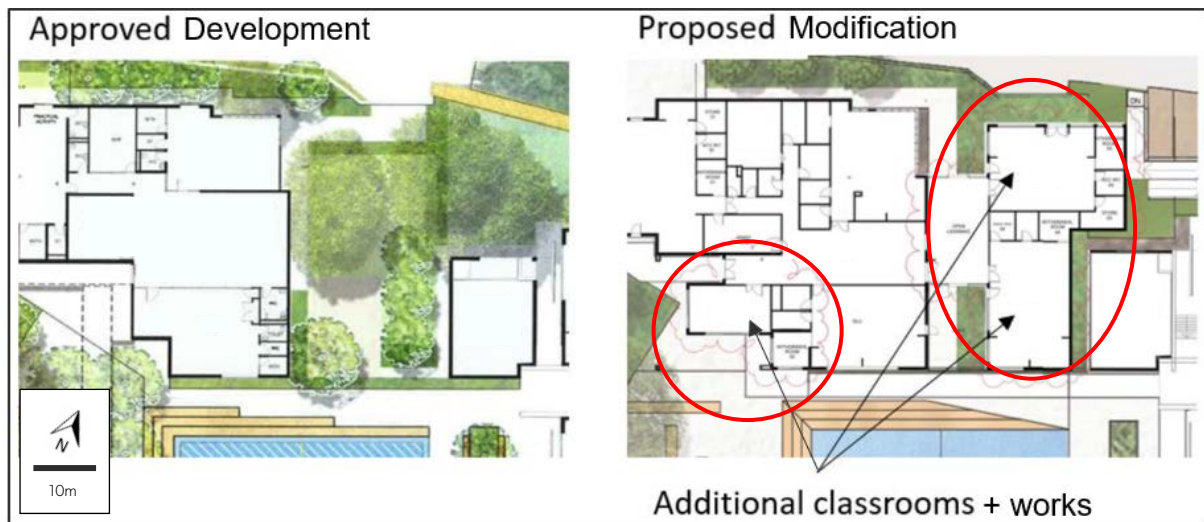


Figure 4 | Approved and proposed special education building (source: Section 4.55 Modification Application, 2019)

Tree removal

The modification also proposes the removal of seven trees, six of which are to facilitate the two additional support classrooms (see **Figure 5**). Furthermore, four trees that were proposed to be planted in this area are being relocated elsewhere on the site. The seventh tree (numbered 66) is located on the southern side of the main building (see **Figure 22**) and is proposed to be removed following further consideration of the construction impacts of the redevelopment.

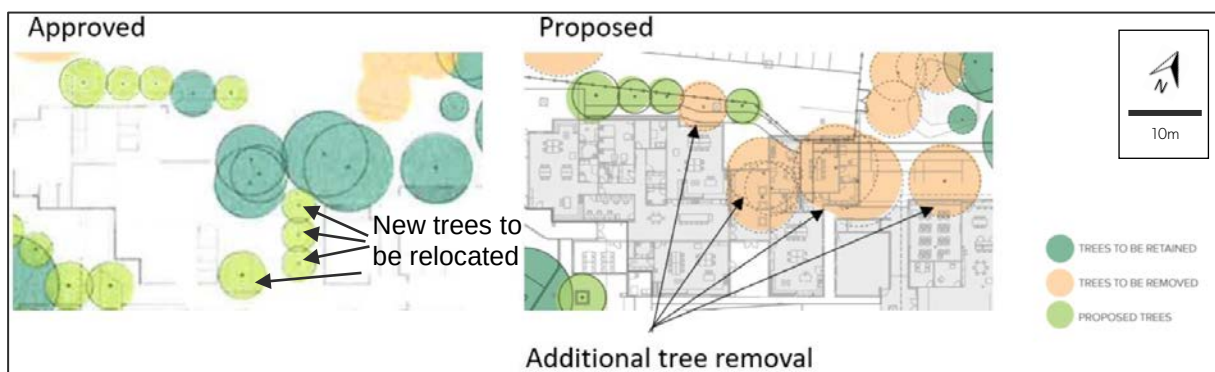


Figure 5 | Proposed and approved tree removal (source: Section 4.55 Modification Application, 2019)

Amendments to main building (STE(a)M) building

The design of the approved main building is proposed to be amended to reduce the overall width and height of the roof, replacement of pop-up clerestory with skylight, reduction in width of floorplate, installation of solar panels on the roof and amendments to the southern façade to remove some glazed panel sections.

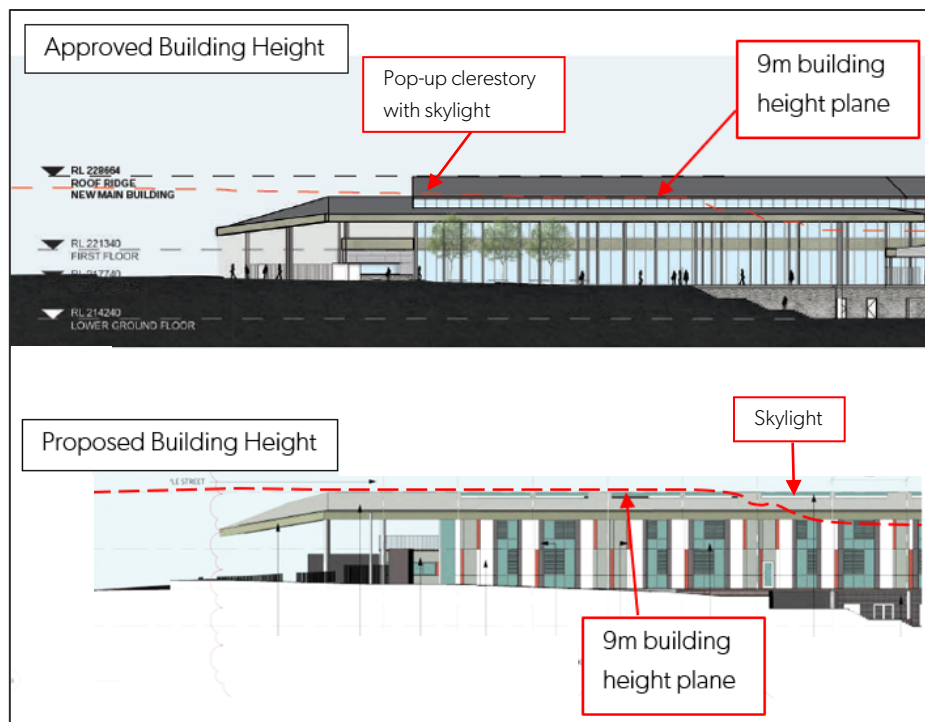


Figure 6 | Proposed and approved main building height (source: Section 4.55 Modification Application, 2019)

Extension to the existing metalworks building

The modification involves extension of an existing metalworks building at the southern edge of the site as shown in **Figure 7**. The extension is proposed to provide an additional automotive workshop with proposed activities anticipated to be similar in nature to the existing metal engineering workshop. The proposed extension would be one storey in height.



Figure 7 | Proposed extension to metal works building and waste collection area (source: Section 4.55 Modification Application, 2019)

Amendments to waste collection location

The modification involves the relocation of the waste collection area including a new waste storage area on the access driveway at the site's southern boundary (see **Figure 7** above).

Installation of solar panels

The application proposes solar panels mounted on the rooftop of the northern side of the main building and the fitness building, refer to **Figure 8**.

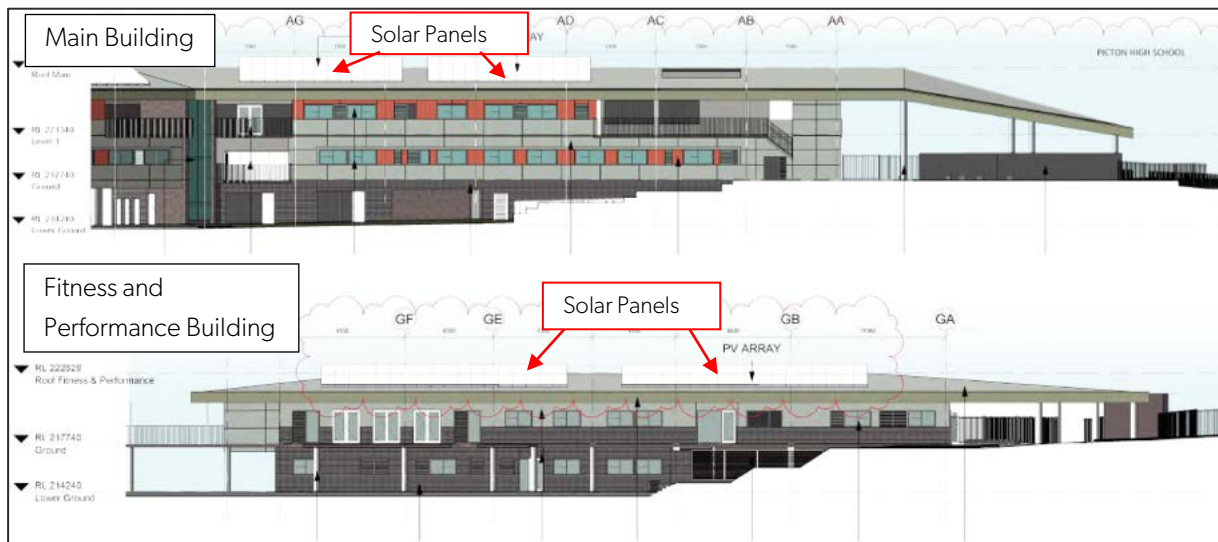


Figure 8 | Proposed solar panels (source: Section 4.55 Modification Application, 2019)

Installation of signage

The application involves the installation of two signs for school identification on Argyle Street and Wonga Road. Both the signs would be approximately 2.7m² in area, 2.4m in width and 1.12m in height. The signs would be full LED with video capability. The Applicant states that the signs would feature evolving content regarding school notices and community information (**Figures 9 and 10**).



Figure 9 | Proposed signage locations (source: Section 4.55 Modification Application, 2019)

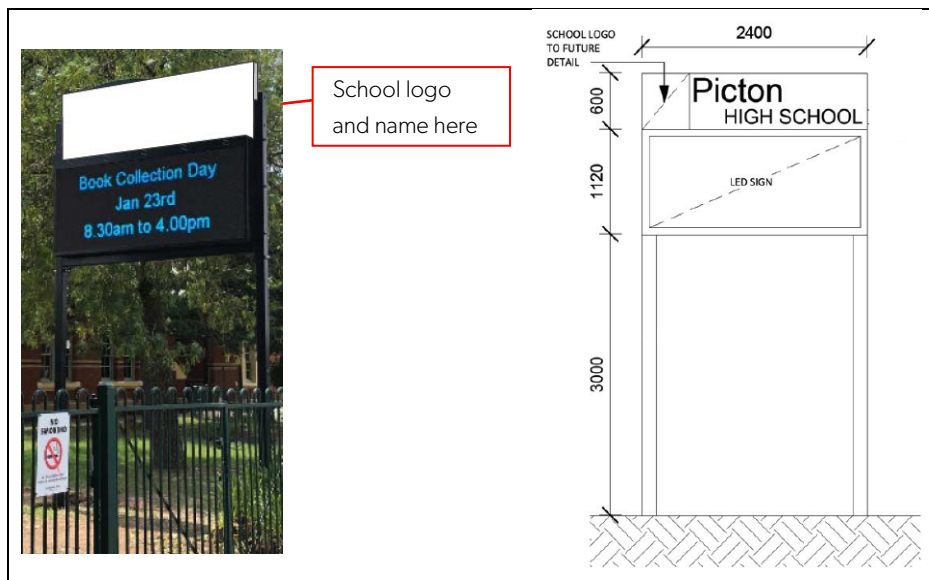


Figure 10 | Proposed signage (source: Section 4.55 Modification Application, 2019)

Reconfiguration of parking areas

The application proposes reconfiguration of both the northern and southern parking areas (**Figures 11 and 12**). The Applicant states that the reconfiguration of the southern boundary car park is required due to the amendments of the waste collection location. The Application states that the reconfiguration of the northern boundary car park is necessary due to the requirements to install fire pump equipment in a fully enclosed and ventilated room near available water infrastructure. The Applicant also noted that the installation of the fire pump equipment is not part of this modification. A separate planning pathway would be carried out for this installation.

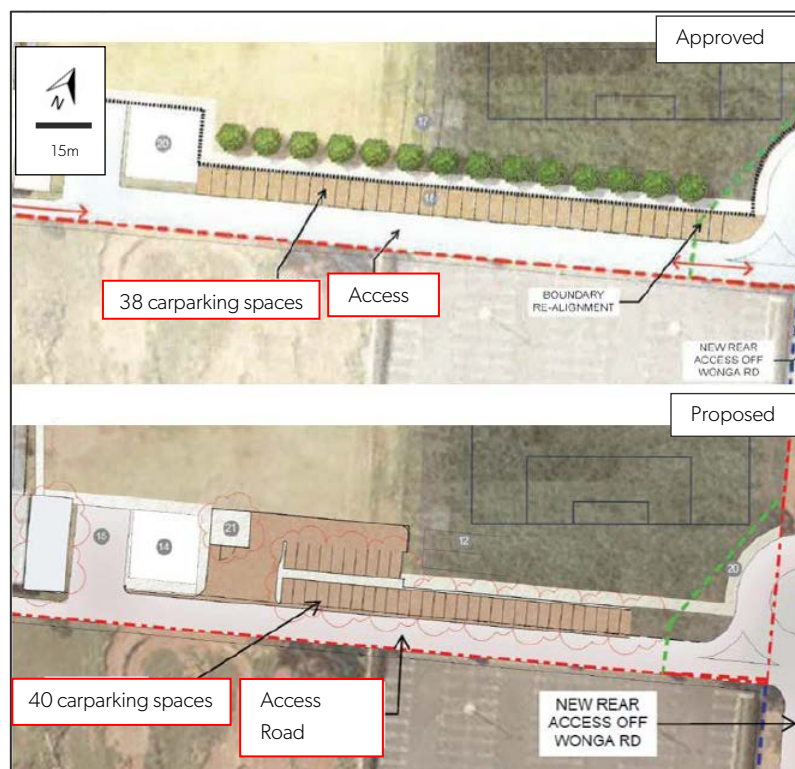


Figure 11 | Reconfiguration of southern car park (source: Section 4.55 Modification Application, 2019)

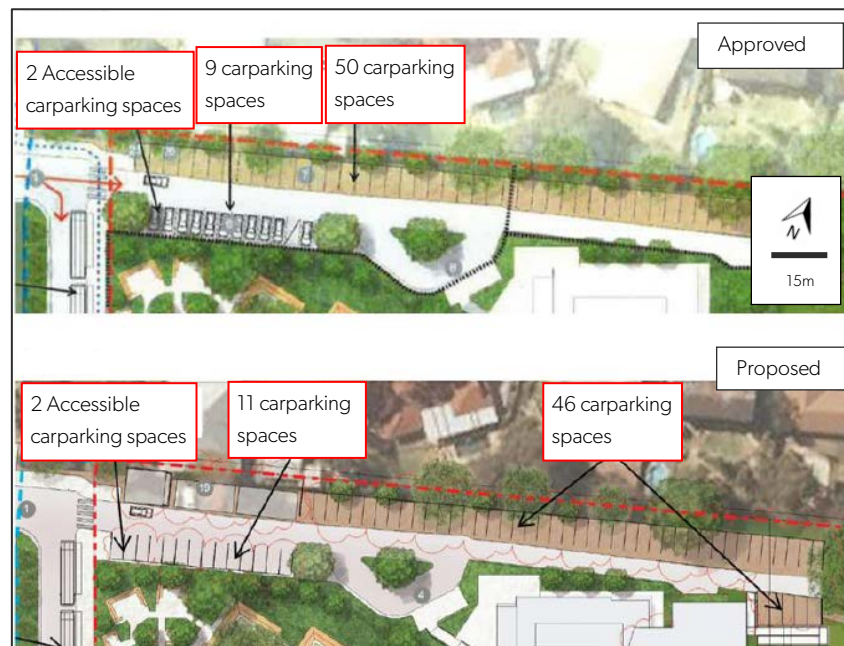


Figure 12 | Reconfiguration of northern car park (source: Section 4.55 Modification Application, 2019)

The reconfiguration of the parking areas would not result in a change in the number of parking spaces provided, which would remain 141 spaces (including 4 accessible parking spaces). However, two of these car parking spaces are proposed to be moved from the northern to the southern car park as part of the reconfiguration.

Green star rating

The application proposes amendments to the ecologically sustainable development condition (B11) with respect to the Green Star rating from 5 star to a minimum of 4 star. The original EIS stated that the development would achieve a 5 star Green Star rating. On these basics, a 5 star Green Star rating condition was imposed. The Section 4.55 modification states that to achieve a 5 star Green Star rating, the development would require a significant increase in ecologically sustainable initiatives, and therefore requiring a significant building design changes. Furthermore, the Applicant states that such design changes would significantly delay the design and construction of the project which was designed on the basis of achieving a minimum 4 Star Green Star rating. Accordingly, a Section 4.55 modification has been lodged seeking amendments to the ecological sustainable development condition to allow the proposed development to continue.



3. Strategic Context

The Department considers that the proposed modification is appropriate for the site given:

- it is consistent with priorities to improve education results through the provision of improved school facilities associated with the Picton High School.
- it is consistent with A Metropolis of three cities - The Greater Sydney Plan, as it proposes redevelopment of existing school facilities to meet the growing needs of Sydney.
- it is consistent with the NSW Future Transport Strategy 2056 as it would provide an improved educational facility in a highly accessible location and provide access to additional new employment opportunities close to public transport.
- it is consistent with the vision outlined in the Greater Sydney Commission's revised Western City District Plan, as it will provide much needed school infrastructure conveniently located near existing public transport services and opportunities to co-share facilities with the local community.
- it is consistent with the State Infrastructure Strategy Update 2018-2038, as it proposes:
 - facilities to support the growth in demand for secondary student enrolments for the Picton area.
 - to accommodate infrastructure and facilities sharing with communities.
- it is consistent with State Infrastructure Strategy 2018 – 2038 Building the Momentum as it would integrate school and community facilities.



4. Statutory Context

4.1 Scope of Modifications

Section 4.55(2) of the EP&A Act provides that a consent authority may, on an application being made by the applicant, modify a development consent granted by it, involving minimal environmental impact. Any application must be made in accordance with Clause 115 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation).

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 significantly increase the environmental impacts of the project as approved, and
- is substantially the same development as originally approved.

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(2) 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(2) of the EP&A Act rather than requiring a new development application to be lodged.

4.2 Mandatory Matters for Consideration

The following EPIs apply to the site:

- State Environmental Planning Policy (State & Regional Development) 2011 (SRD SEPP).
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017.
- Sydney Regional Planning Policy No. 20 – Hawkesbury-Nepean.
- State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55).
- Draft State Environmental Planning Policy (Remediation of Land).
- Draft State Environmental Planning Policy (Environment).
- Wollondilly Local Environmental Plan (WLEP) 2011.

The Department conducted a comprehensive assessment of the project against the above EPIs under section 4.15 of the EP&A Act as part of the original assessment of SSD 8640.

The Department considers this modification application does not result in significant changes that would alter the mandatory matters for consideration under section 4.15 of the EP&A Act and conclusions made as part of the original assessment.

4.3 Biodiversity Conservation Act 2016

Applicant submitted an addendum report to the original Biodiversity Assessment Report. The addendum report states that the trees proposed to be removed are planted exotic/non-indigenous vegetation and do not require assessment of biodiversity impacts. The addendum report concludes that changes are not required to the original biodiversity assessment. Therefore, the application does not propose any changes to the original offset credits required.

4.4 Consent Authority

The Minister for Planning is the approval authority for the application. However, the Director Social and Other Infrastructure Assessments may determine the application under delegation as:

- the relevant local council has not made an objection.
- a political disclosure statement has not been made.
- there are no public submissions in the nature of objections.



5. Engagement

5.1 Department's Engagement

In accordance with clause 10 of Schedule 1 to the EP&A Act and clause 118 of the EP&A Regulation, the Department notified the application to surrounding residents and Council from 15 February 2019 to 1 March 2019. Previous submitters were notified of the modification application and invited to make a submission. The modification application was also referred to Council for comment.

5.2 Summary of Submissions

During the notification period, the Department received a submission from Council. No submissions were received from the public.

5.3 Key Issues – Council

Council did not raise any objection to the proposed modification, however provided comments in relation to:

- pedestrian access to and within the school.
- increase in parking demand due to additional building.
- noise impacts during construction.

5.4 Response to Submissions

The Applicant submitted a Response to Submissions (RtS), which is available on the Department's website.



6. Assessment

The proposed modification application has been considered in the context of the original approved development in its assessment. The Department considers the key issues associated with the proposal to be:

- built form.
- landscaping and tree impacts.
- signage.

These issues are discussed in the following section of this report. Other issues were taken into consideration during the assessment of the proposal and are discussed in **Section 6.4**.

6.1 Built Form and design

The proposed modification would result in a maximum building height of 9.66m, a reduction from 14.42m which was approved under the original application (**Figure 13**). Notwithstanding, the modification exceeds the maximum building height control of 9m in the WLEP 2011. The original application included a Clause 4.6 variation request which the Department considered in its assessment of the building height. The proposed modification has considered the merits of the proposal and the impacts of the height variation on the surrounding area in assessing whether the built form is appropriate for the site.

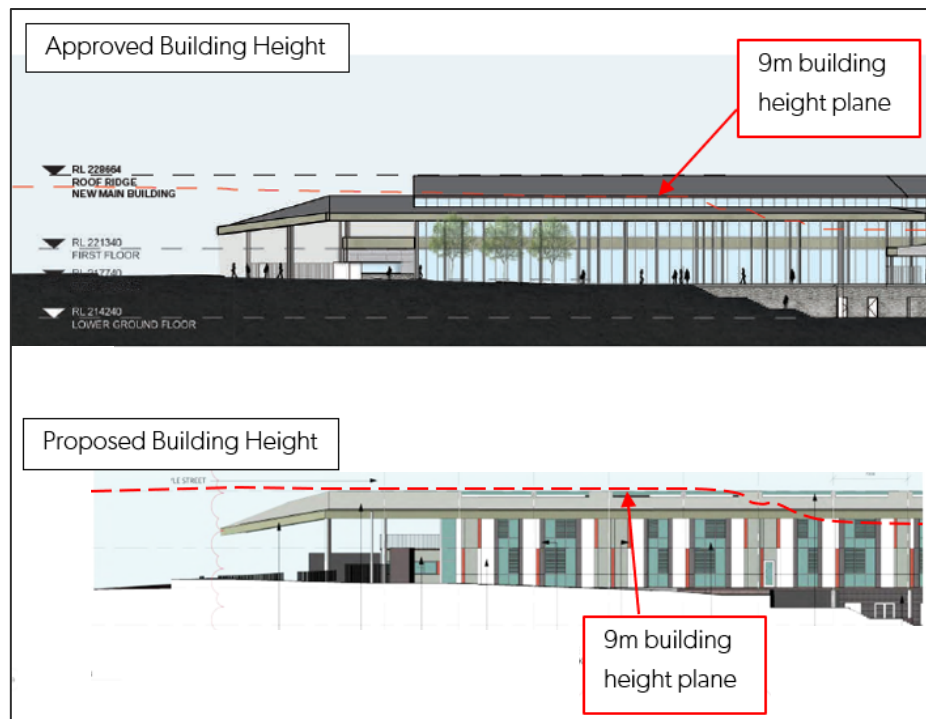


Figure 13 | Proposed and approved building height (source: Section 4.55 Modification Application, 2019)

The Applicant states that whilst the revised main building (STE(a)M) exceeds the maximum building height control under WLEP 2011, the building results in reduced height than that approved under the original application. Furthermore, the Applicant states that the exceedance of the building height was justified by a Clause 4.6 variation request under the original application and was well founded.

The proposed modification includes changes to the external building façade of the main building with respect to cladding materials and colours. The modification also includes changes to the roof design including skylights and installation of solar panels as shown in **Figures 14-17**.



Figure 14 | Proposed southern elevation of main building (western side) (source: Section 4.55 Modification Application, 2019)

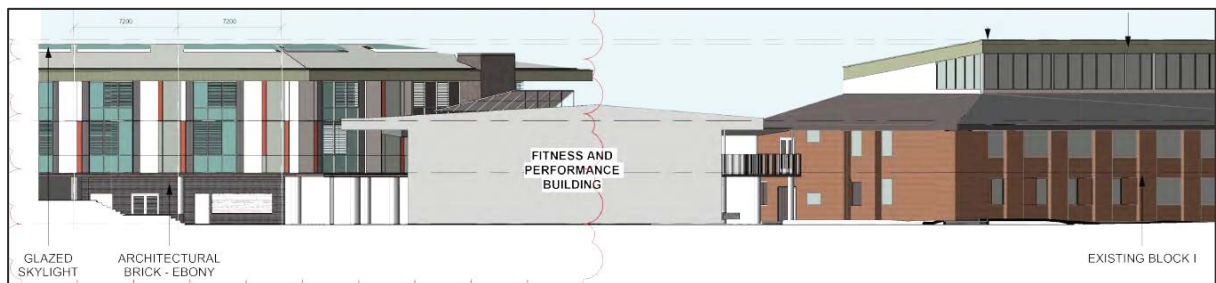


Figure 15 | Proposed southern elevation of main building (eastern side) (source: Section 4.55 Modification Application, 2019)

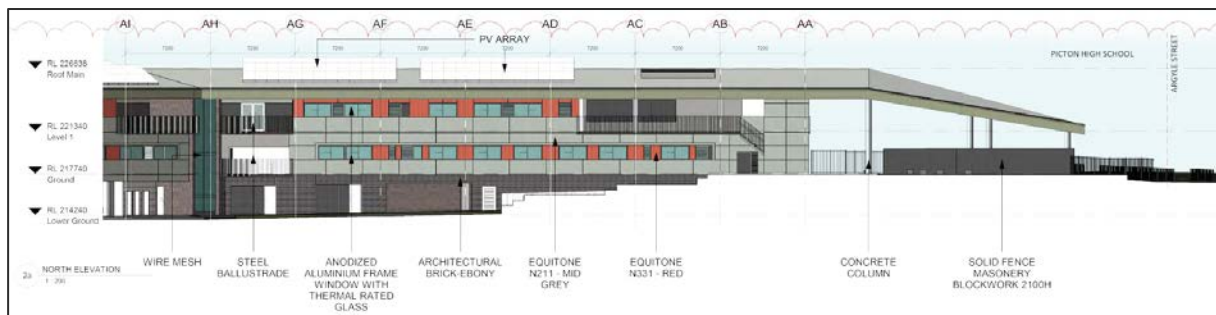


Figure 16 | Proposed northern elevation of main building (western side) (source: Section 4.55 Modification Application, 2019)

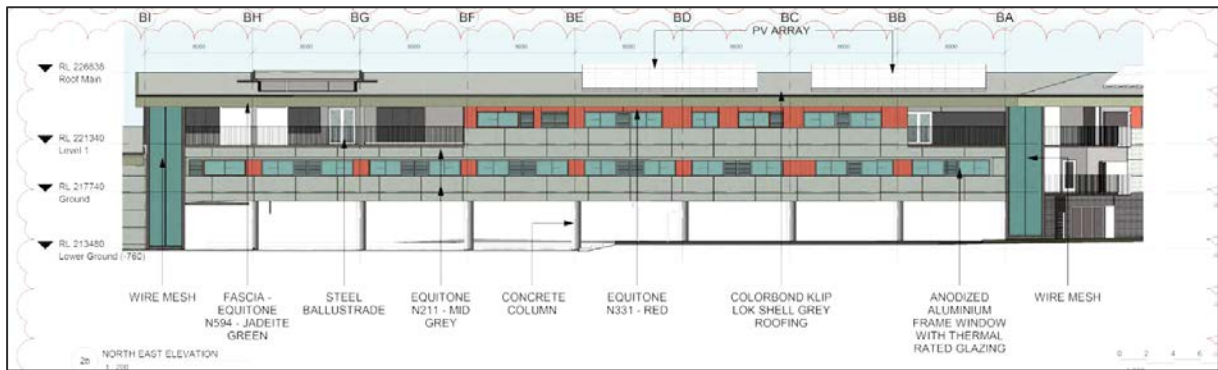


Figure 17 | Proposed northern elevation of main building (western side) (source: Section 4.55 Modification Application, 2019)

The Department notes that reduced building height to the main building is due to the removal of the pop-up clerestory with skylight. The proposed modification would generally maintain the approved building envelope and would not generate any unacceptable environmental impacts with respect to view loss, overshadowing or privacy to the adjoining and nearby landowners. The proposed modification would also maintain the visual relationship between the proposal and the existing character of the area. The Department considers that the proposed building height of the main building would result in a better visual outcome than the one approved under the original application.

The Department also notes that the modification includes the construction of two additional 'support unit' classrooms on the northern side of the site. The additional classrooms would be an extension of an existing special education building. The proposed addition would be one storey in height with maximum height of 5.11m. The modification includes extending the existing metalwork building on the southern boundary of the site. The Applicant states that the extension would provide an additional automotive workshop with activities to be similar in nature to the existing metal engineering workshop. The extension would be 4.9m in height and corresponds to the existing size and scale of the metalworks building.

The proposed elevations of the additional support unit building are shown in **Figures 18 – 19** and the proposed extension of the metalwork building is shown in **Figures 20 - 21**.



Figure 18 | Proposed north and south elevations of support unit building extension (source: Section 4.55 Modification Application, 2019)

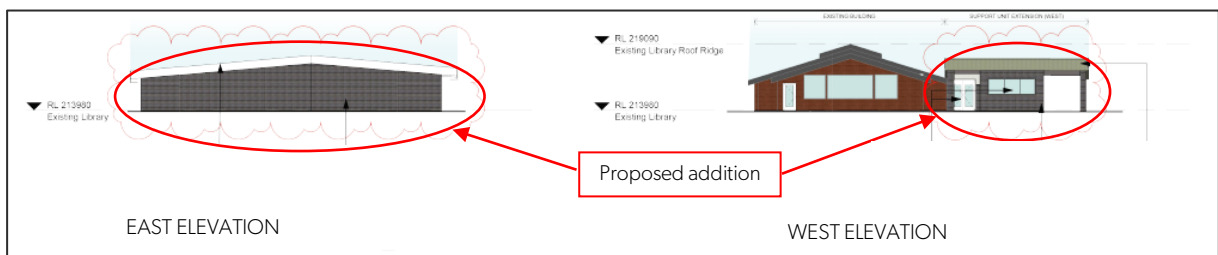


Figure 19 | Proposed east and west elevations of support unit building extension (source: Section 4.55 Modification Application, 2019)

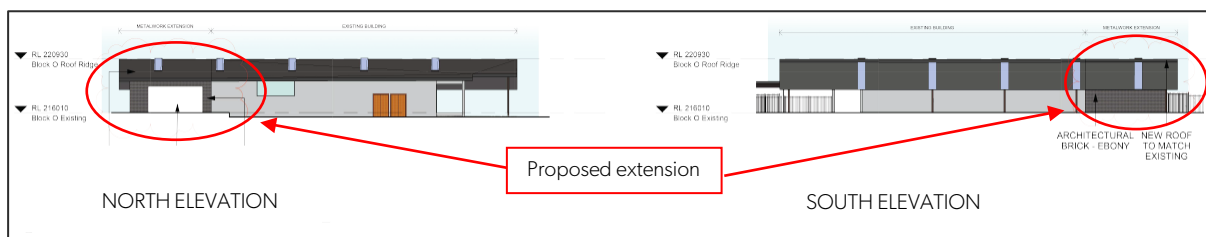


Figure 20 | Proposed north and south elevations of the metal works building extension (source: Section 4.55 Modification Application, 2019)

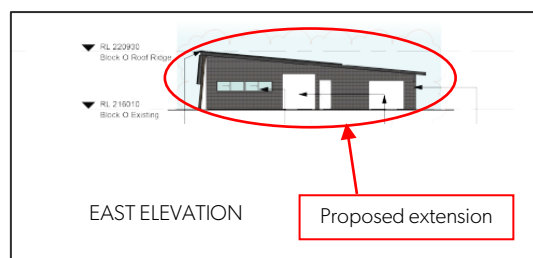


Figure 21 | Proposed east elevation of the metal works building extension (source: Section 4.55 Modification Application, 2019)

The additional classrooms and amendments to the main building (STE(a)M) would result in an increase in 1,901m² in Gross Floor Area, from 14,985m² to 16,886m². The Department acknowledges the site is not subject to a Floor Space Ratio control under the WLEP 2011 and considers that the additional floor space would not result in any additional environmental impacts with respect to view loss, overshadowing or privacy to the adjoining and nearby landowners.

The Department concludes that the modified built form would provide a balanced interface between existing buildings to be retained on site and adjoining developments. The Department considers amended choice of materials and finishes would provide durability and low maintenance whilst distinguishing the site as an educational facility. The external materials selected are of a non-combustible material in accordance with the National Construction Code (NCC).

6.2 Landscaping and tree impacts

The proposed modification involves the removal of seven trees (numbered 46, 47, 48, 49, 66, 79 and 80) from the site (**Figure 22**). The Applicant states that the removal of six of these (46-49 and 79-80) is required to facilitate the proposed two additional support classrooms and tree 66 is proposed to be removed following further consideration of the construction impacts of the previously approved redevelopment.

The Applicant submitted an Arboricultural Assessment report addendum prepared by Horticultural Management Services which identifies that the six trees proposed to be removed for the support classrooms have a low level of significance. It also identifies that tree 66, a Southern Blue Gum is considered to be in fair health, and of low to moderate significance. Council raised no concern with the removal of these trees. The Department acknowledges that accommodation of the proposed building works forms an integral part of the proposed land use. Therefore, the removal of seven additional trees from the site is unavoidable to facilitate the development. The Department also notes that these trees will be replaced with compensatory trees.

The modification would result in a total of 99 trees being removed for the redevelopment, and a total of 116 trees compensatory trees proposed as shown in **Figure 22**. This is an increase of 38 compensatory trees. Condition C22 Tree Protection and D36 Landscaping are proposed to be amended to include the reference to the addendum to Arboricultural Assessment report and revised landscaping plans to reflect the proposed changes.

The Department is satisfied with the proposed modification subject to the recommended amendments to the conditions of consent.

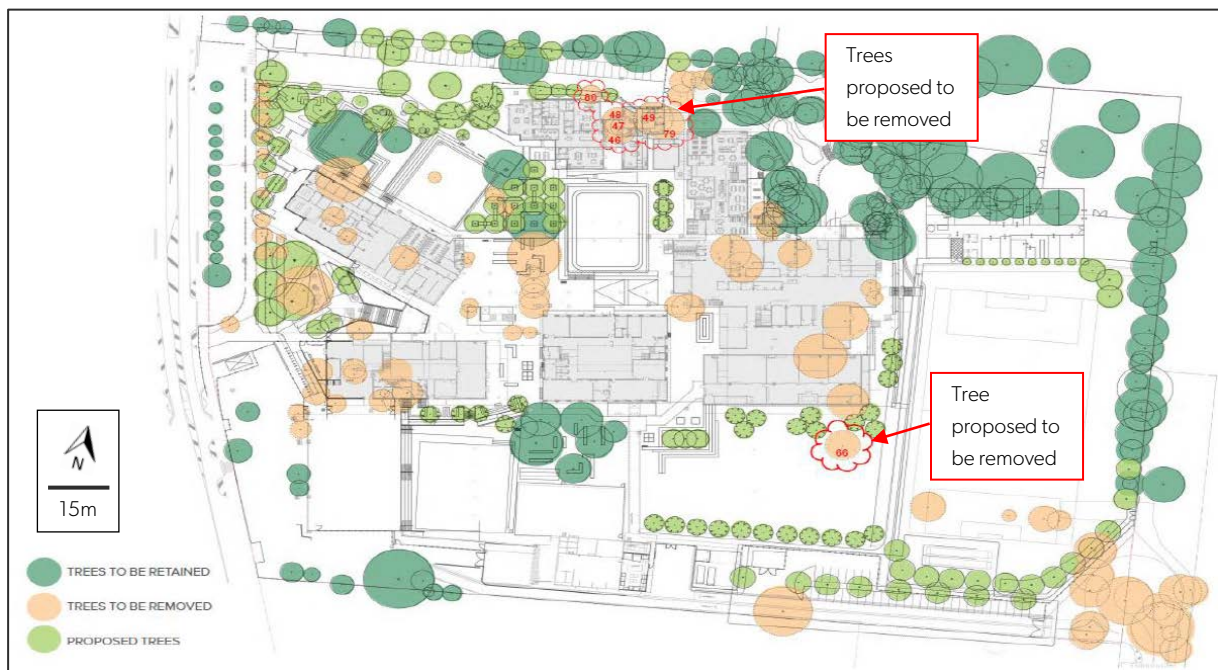


Figure 22 | Trees proposed to be removed (source: Section 4.55 Modification Application, 2019)

6.3 Signage

The modification involves the installation of two digital signs on the site. The signs are located near the main entrance of the school on Argyle Street and the rear entry off Wonga Road (**Figure 23**).



Figure 23 | Proposed signage location (source: Section 4.55 Modification Application, 2019)

State Environmental Planning Policy 64 – Advertising and Signage (SEPP 64) applies to all signs. The aims of the Policy are to ensure that advertising and signage is compatible with the desired amenity and visual character of an area, to provide effective communication in suitable locations and to ensure signage is of high quality design and finish. An assessment of the proposed signs against the assessment criteria within Schedule 1 of SEPP 64 is provided below:

Table 1 | Assessment criteria within Schedule 1 of SEPP 64

Criteria	Requirement	Comments
Character of the area	- Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located? - Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	- Yes. The Applicant states that the proposed signage would be used for educational establishments and that it would not dominate the future character of the of the area. The Department is satisfied that the proposed signage would be compatible with the use of the site and the surrounding developments. - There is no particular theme for outdoor advertising in the area. Notwithstanding, the Applicant states that the proposed signage is commonly used for educational establishments. - The Department considers the proposed sign would be consistent with commonly used signs for educational establishments.
Special areas	Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The proposal would not detract from the amenity or visual quality of any environmentally sensitive areas.
Views and vistas	- Does the proposal obscure or compromise important views? - Does the proposal dominate the skyline and reduce the quality of vistas? - Does the proposal respect the viewing rights of other advertisers?	- The proposal would not obscure or comprise important views. - The proposal would not dominate the skyline and reduce the quality of vistas. - The proposal would have no

		impacts on the viewing rights of other signage.
Streetscape, setting or landscape	• Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? • Does the proposal contribute to the visual interest of the streetscape, setting or landscape? • Does the proposal reduce clutter by rationalising and simplifying existing advertising? • Does the proposal screen unsightliness? • Does the proposal protrude above buildings, structures or tree canopies in the area or locality? • Does the proposal require ongoing vegetation management?	• The proposed signs would be appropriate in scale, proportion and form of the streetscape. • The proposal would contribute to the visual interest of the streetscape to display community information regarding the school. • The Applicant states that the proposal would provide a rationalised update of the existing analogue signage on site. • The Applicant states that the proposal would not screen any unsightliness. • The proposed signage would be a maximum of 1.12m in height and would not protrude above buildings, structures or tree canopies in the area. • The proposal would not require an ongoing vegetation management due to its location and height.
Site and building	• Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located? • Does the proposal respect important features of the site or building, or both? • Does the proposal show innovation and imagination in its relationship to the site or building, or both?	• The proposed signage would be 2.4m x 1.12m each and is considered to be compatible with the buildings on site. • The important features of the site and building would be respected as the signage would not dominate the streetscape or screen the building. • The proposal represents a standard modern signage for school infrastructure.
Associated devices and logos	• Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to	• The signs are proposed to have full colour LED with full picture and video capability.

be displayed?

Illumination	• Would illumination result in unacceptable glare? • Would illumination affect safety for pedestrians, vehicles or aircraft? • Would illumination detract from the amenity of any residence or other form of accommodation? • Can the intensity of the illumination be adjusted, if necessary? • Is the illumination subject to a curfew?	• The Applicant states that the signage includes LED and which would not produce glare and can be adjusted if required. • It is considered that the sign illumination would not affect safety for pedestrian/vehicles/aircraft. • The Department considers that the illumination would not detract from the amenity of any residence or accommodation as the signs are located away from nearest residential properties. • The illumination of the signs can be adjusted. • The illumination is not subject to a curfew.
Safety	• Would the proposal reduce the safety for any public road? • Would the proposal reduce the safety for pedestrians or bicyclists? • Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	• The Applicant states that the signs would be installed at the manufacturer's standard with controls placed on the movement and timing of advertising displays. Therefore, the proposal would not reduce safety for any public road. • The Applicant states that the signs would be located away from pedestrian/cycle paths and would not screen content that would distract. • The proposal is not considered to have any impacts on sightlines.

6.4 Other Issues

Table 3 | Summary of other issues raised

Issue	Findings	Department's Comment/ Recommended Condition
Access and parking	- The proposed reconfiguration of car parking areas does not alter the number of car parking spaces approved as part of the original consent. - Council raised concerns with respect to pedestrian access to the two additional support classrooms. - The Applicant states that two new additional support classrooms will be accessible via a landscaped access ramp. They would also be connected to the existing Special Education facilities via an open learning area. As per the BCA assessment submitted with the Section 4.55 Application, all areas within the proposed development would be accessible for a person with a disability in accordance with Australian Standards. - Council also raised concerns with the potential increase in car parking demand due to the increase in floor area. - The Applicant states that whilst additional support classrooms are proposed, it would not result in any change to the approved student or staff numbers that the school would accommodate.	- The Department is satisfied that the application does not involve any increase in student or staff numbers thus no increase in parking demand. Accordingly, no additional car parking spaces are required. - The Department is satisfied with the proposed reconfiguration of car parking areas and access. - No additional conditions are required.
Green star rating	- The application proposes amendments to the ecologically sustainable development (ESD) condition (B11) with respect to the Green Star rating from 5 star to a minimum of 4 star. - The Applicant previously committed to achieving a 5 star green Star rating in the original EIS. On these basics, a 5 star Green Star rating condition was imposed. - The Section 4.55 modification states that to achieve a 5 star Green Star rating, the development would require a significant increase in ecologically sustainable initiatives,	- The proposal is consistent with the ESD principles and the proposed sustainability initiatives in the revised ESD report. The Department is satisfied that the changes to the ESD condition would still provide appropriate sustainability measures for the proposal. - The proposed modification aligns with the suggested Green Star rating in the Educational Facilities Standards and Guidelines (EFSG)

and therefore requiring a significant building design changes. Furthermore, the Applicant states that such design changes would significantly delay the design and construction of the project which was designed on the basis of achieving a minimum 4 Star Green Star rating. Accordingly, a Section 4.55 modification has been lodged seeking amendments to the ecological sustainable development condition to allow the proposed development to continue.

design guide, that requires a new site to be able to achieve a minimum 4 star Green Star Rating and potentially be benchmarked to achieve a 5 star Green Star Rating.

- The Department is satisfied with the proposed modification of the condition which includes a reference to potential benchmarking to a 5 star Green Star rating.
- Condition B11 (Ecologically Sustainable Development) has been amended to reflect the minimum of 4 star Green Star rating but has also been amended to ensure consistency with other recent school approvals which provide an opportunity for an alternative rating scheme where it is agreed to by the Department.
- Furthermore the Department has recommended a condition which states that within six months of commencement of operation, unless otherwise agreed by the Planning Secretary, confirmation that the completed development achieves ecologically sustainable design outcomes to achieve an equivalent of a minimum 4 star green star rating must be submitted to the satisfaction of the Planning Secretary.

**Operational
Waste
management**

- The proposal includes an addendum to the original Waste Management Plan with regards to operational waste collection processes at the site.
- The proposed modification involves a bin enclosure compound located at the end of the proposed driveway accessed via Wonga road.
- All other arrangements for operational waste
- The Department is satisfied with the proposed modification.
- No additional conditions are required.

would not be altered by the modification.

Stormwater and erosion	• The application includes revised civil drawings including concept stormwater management plan and sediment and erosion control plan, to reflect the proposed modification. • The Applicant states that the design changes did not require additional on-site detention volume or changes to the water quality treatment strategy.	• The Department is satisfied with the revised civil drawings and that sediment and erosion would be managed across the site. • Condition A2 Terms of Consent Condition is recommended to be amended to include the revised stormwater management plan and erosion control plan.
Noise	• The application includes an Acoustic Assessment report prepared by GHD for the proposed modification. • The revised Acoustic Assessment report addresses the acoustic impact relating to the proposed changes associated with the buildings including the proposed automotive extension to existing metals engineering workshop on the nearby sensitive receivers. • The Acoustic Assessment report concludes that the proposed modification is predicted to comply with the noise criteria detailed in the original Acoustic Assessment report. The report states that the proposed automotive workshop is predicted to comply with the noise criteria in the original acoustic assessment report subject to following mitigation measures: ○ no windows or roller doors located on the southern façade of the extension. ○ roller doors and windows should be closed during the operation of noisy equipment. ○ no noisy activities should be undertaken outside the building. • Council raised concerns with respect to noise impacts during construction. Subject to original conditions recommended by the NSW Environmental Protection Authority and implementation of the commitments made by the Applicant in the Acoustic Assessment	• The Department is satisfied that the submitted Acoustic Assessment report addresses potential acoustic impacts arising from the proposed modification. • The Department concludes that noise impacts of the proposed development would be appropriately managed through the implementation of the commitments made by the Applicant such as restricting the location and opening of windows and roller doors, and the recommended conditions of consent. • Conditions B25 Operational Noise – Design of Mechanical Plant, E5 and E7 Operational Noise Limit are proposed to be amended to include the revised Acoustic Assessment report prepared for this modification.

report, any potential acoustic impacts would be minimised and managed.

Biodiversity

- The Applicant submitted an addendum report to the original Biodiversity Assessment Report. The addendum report states that the trees proposed to be removed are planted exotic/non-indigenous vegetation and do not require assessment of biodiversity impacts. The addendum report concludes that changes are not required to the original biodiversity assessment. Therefore, the application does not propose any changes to the original offset credits required.
- The Department is satisfied that the biodiversity impacts would be appropriately managed subject to the retention of the original biodiversity offset conditions.

Amenity

- The Applicant submitted revised shadow diagrams demonstrating that the proposed modification would result in reduced shadows and would not create any unacceptable shadowing impacts on any residential development in close proximity to the site.
- The Department is satisfied that the anticipated overshadowing impacts due to the proposed modification is minor and internal to the site and would not result in any unacceptable outcomes for the amenity of adjoining developments.
- Further, the northern facing windows and private open space areas of any adjoining residential development, the public open spaces and the road reserves would maintain and receive in excess of 3 hours of solar access between 9am and 3pm on June 22.



7. *Evaluation*

The Department has assessed the modification application and supporting information in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes that the proposed modification is appropriate on the basis that:

- the alterations and additions to the buildings would not alter the built form with respect to scale of the approved development or appearance of the development.
- it would not result in any significant amenity impacts on the surrounding area.
- the modification would facilitate improved facilities and an essential service for the school.

Consequently, the Department considers that the proposal is in the public interest and it is recommended that the modification be approved subject to conditions.



8. Recommendation

It is recommended that the Director, Priority Projects Assessment, as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report.
- **Determines** that the application MOD 1 falls within the scope of section 4.55(2) of the EP&A Act.
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to grant approval to the application.
- **agrees** with the key reasons for approval listed in the draft notice of decision.
- **modify** the consent SSD 8640.
- **signs** the attached approval of the modification (Attachment C).

Prepared by:

Prity Cleary

Senior Planning Officer

Schools Infrastructure Projects

Recommended by:

Andrew Beattie

Team Leader

School Infrastructure Projects



9. Determination

The recommendation is: **Adopted / Not adopted by:**

Karen Harragon

Director

Social and Other Infrastructure

28/06/2019



Appendices

Appendix A – List of Documents

<https://www.planningportal.nsw.gov.au/major-projects/project/12151>

Appendix B – Submissions

<https://www.planningportal.nsw.gov.au/major-projects/project/12151>

Appendix C – Notice of Modification

<https://www.planningportal.nsw.gov.au/major-projects/project/12151>