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25th October 2019

The Secretary
Department of Planning, Industry & Environment
320 Pitt Street
Sydney NSW 2000

Dear Sir,

RE: SCHOFIELDS PUBLIC SCHOOL- S4.55(1A) MODIFICATION TO MAJOR PROJECT SSD 8740

1. INTRODUCTION

This report has been prepared on behalf of School Infrastructure NSW (the 'Applicant') pursuant to Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (the Act). This application seeks to modify Major Project SSD 8740.

The key modification comprises a reduction to the balcony area, toilet consolidation and landscape redesign.

This report provides a description of the site, its context and of the approved project and subsequent modifications, together with a description of the proposed modifications and an Environmental assessment of the proposed modification. This application is supported by the following:

- An amended set of Architectural and Landscape Drawings, prepared by TKD Architects (**Attachment A**);
- Heritage Impact Statement, prepared by TKD Architects (**Attachment B**);
- Amended Urban Design Report, prepared by TKD Architects (**Attachment C**);
- Arborist Report prepared by RainTree Consulting (**Attachment D**).

The proposal is a Section 4.55(1A) modification as it is substantially the same as the approved development and will have minimal environmental impact.

2. CONSENT BACKGROUND

On the 27th February 2019 the Minister for Planning approved Major Project, MP08_8740, for:
Redevelopment of Schofields Public School, including:

- *demolition of existing buildings;*
- *tree removal;*

- construction of a new two storey school building,
- internal refit of heritage school building and hall;
- reconfiguration of existing car parking facilities;
- fencing, associated landscaping and infrastructure works; and
- out of school hours uses including care facilities.

3. THE SITE AND CONTEXT

3.1. THE SITE

The site is known as Schofields Public School, located at 60 St Albans Road, Schofields. The site is legally described as Lot 20 and Lot 21 DP 2912 and has an area of approximately 28,346m². The site is bound by St Albans Road to the north, Junction Road to the east and Station Street to the south.

Figure 1 – Aerial Image of Subject Site



Source: Nearmaps

3.2. LOCAL CONTEXT

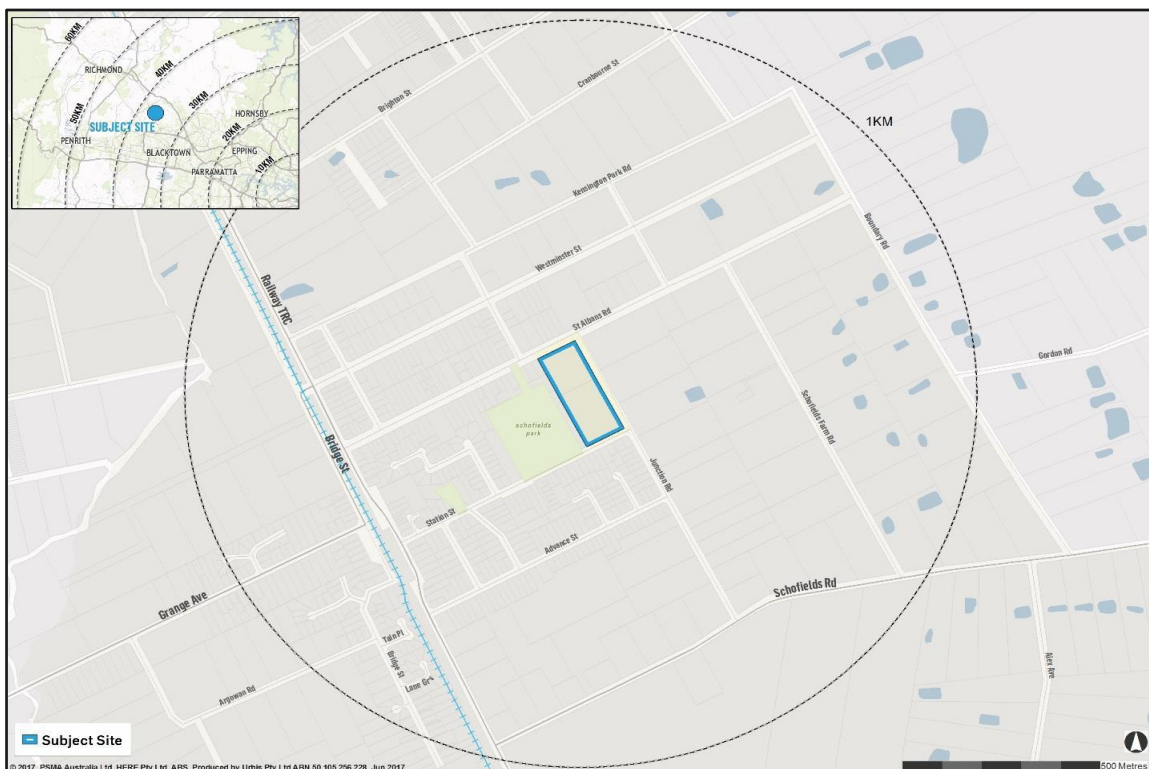
The site is in the east portion of the “Alex Avenue Precinct” of the North-West Growth Centre. It is immediately adjacent to ‘Primrose Gardens’, a residential estate, and approximately 4.8km from the local centre at Rouse Hill.

The site is predominantly surrounded by low density residential and outdoor recreation uses. Development in the surrounding area is summarised as:

- To the north are existing low-density residences;
- To the east is a new low-density subdivision, comprising of mostly vacant allotments;
- To the south are existing low-density residences. Further south is Schofields Station and Woolworths; and
- To the of west is council-owned Schofields Park, comprising of Netball Courts and grass playing fields. Further west are low density residences.

Figure 2 highlights the broader context of the subject site.

Figure 2 – Surrounding Context



Source: Urbis Pty Ltd

4. PROPOSED MODIFICATION

4.1. SUMMARY

Details of the proposed modification are shown in the plans prepared by TKD Architects and attached at **Attachment A**. The plans are clouded and annotated to identify the proposed development as modified. These are highlighted at **Figure 3**, below.

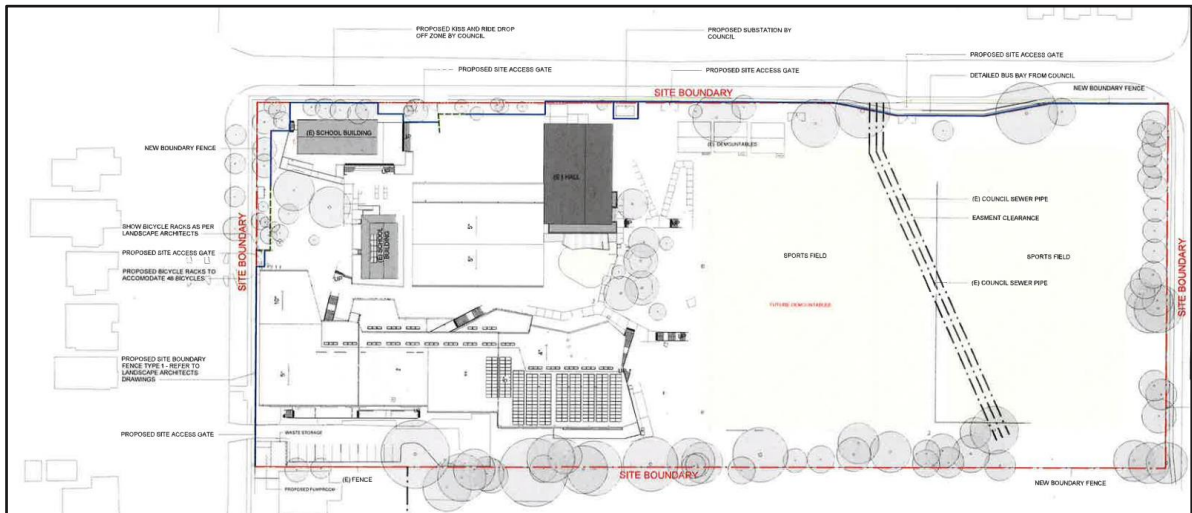
The modification works relate to:

- Reduction of the southern balcony.
- Reconfiguration of first-floor toilets.
- Removal of three (3) additional trees.
- Adjustments to landscaping (east end of the site) including:
 - Addition to the eastern outdoor area including decking and synthetic grassed zone.
 - Relocation of 'production garden'.
 - Additional ground cover planting.
- Minor reconfiguration eastern access gate.

Some proposed amendments aim to satisfy consent conditions B1 & B29 of MP08_8740, namely:

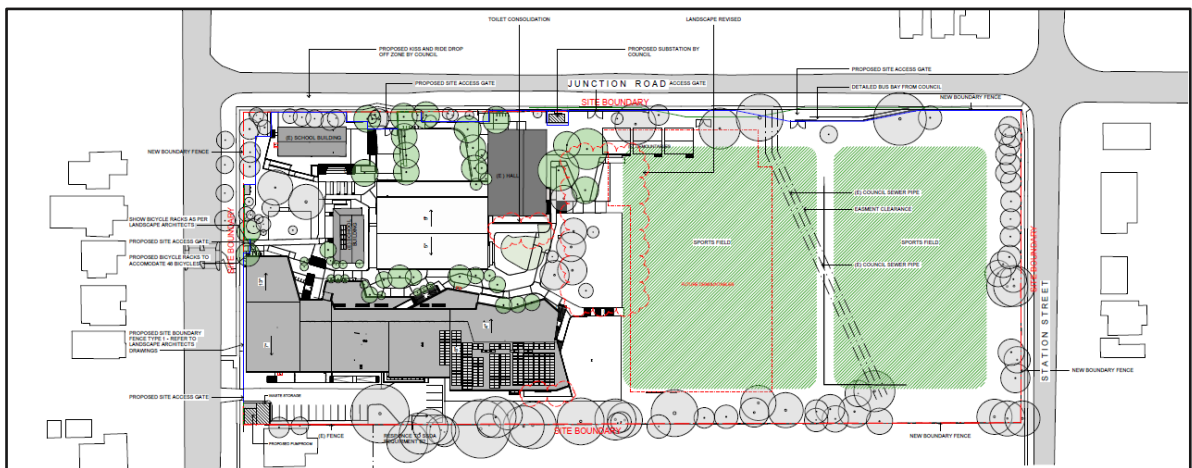
- Modification to roof form.
- Removal of window boxes on the southern elevation.
- Increase in size of the approved OSD tank to satisfy SSDA approval requirements (resulting in the removal of the additional tree's outlined above).

Figure 3 – Approved Site Plan



Source: TKD Architects

Figure 4 – Proposed Site Plan



Source: TKD Architects

4.2. MODIFICATION OF CONSENT MP08_8740

4.2.1. A2 Development in Accordance with Plans and Documentation

The proposed modification requires an amendment to the approved architectural drawing set (Condition A.2), to reflect updated drawing references as outlined below.

Job Number	Drawing No.	Drawing Title	Dated
Architectural plans prepared by Tanner Kibble Denton Architects Pty Ltd			
SSD-0000	A	COVER SHEET, DRAWING LIST AND LOCATION PLAN	16/10/18
	B		October 2019
SSD-1001	A	SITE ANALYSIS PLAN	16/10/18
	B		October 2019
SSD-1101	A	EXISTING SITE PLAN	16/10/18
	B		October 2019
SSD-1102	A	PROPOSED SITE PLAN	16/10/18
	B		October 2019
SSD-1201	A	SITE DEMOLITION PLAN	16/10/18
	B		October 2019
SSD-2001	A	GROUND FLOOR PLAN	16/10/18
	B		October 2019
SSD-2002	A	FIRST FLOOR PLAN	16/10/18
	B		October 2019
SSD-2003	A	ROOF PLAN	16/10/18
	B		October 2019
SSD-2501	A	GFA PLANS	16/10/18

	B		October 2019
SSD-3001	B	ELEVATIONS	08/02/19
	C		October 2019
SSD-3101	B	SECTIONS	08/02/19
	C		October 2019
SSD-4001	A	SIGNAGE	16/10/18
	B		October 2019
SSD-7001	A	SHADOW DIAGRAMS	16/10/18
	B		October 2019
SSD-7101	A	EXTERNAL MATERIALS	16/10/18
	B		October 2019
SSD-7201	A	3D PERSPECTIVES	16/10/18
	B		October 2019
Landscape Plans prepared by Context Landscape Design Pty Ltd			
L101	A	LANDSCAPE MASTERPLAN	19/1/18
	B		October 2019
L102	A	DETAILED LANDSCAPE PLAN 1	19/1/18
	B		October 2019
L103	A	DETAILED LANDSCAPE PLAN 2	19/1/18
	B		October 2019
L104	A	DETAILED LANDSCAPE PLAN 3	19/1/18
	B		October 2019
L201	A	SECTION	19/1/18

	B		October 2019
L301	A	INDICATIVE PLANTING PALETTE	19/1/18
	B		October 2019
L302	B	RETENTION AND REMOVAL OF TREES	25/2/19
	C		October 2019
L303	B	TREE SCHEDULE 01 OF 02	25/2/19
	C		October 2019
L304	B	TREE SCHEDULE 02 OF 02	25/2/19
	C		October 2019
SK004	A	PROPOSED TREES DIAGRAM	21/9/18

5. SECTION 4.55(1A) ASSESSMENT

5.1. POTENTIAL ENVIRONMENTAL IMPACT

The proposed modification is a minor change to MP08_8740, which does not alter the context, scale, or overall built form of the approved development.

The works relate to consolidation of toilets, landscaping changes and minor changes to the approved main classrooms.

The proposed modifications will have minimal additional environmental impacts over and above that which has already been assessed as acceptable in the original development application and subsequent modifications.

5.2. SUBSTANTIALLY THE SAME DEVELOPMENT

The proposed development, as modified, will be substantially the same development as that originally approved in MP08_8740 as there are no changes to:

- Approved use or operational parameters of the building;
- Staff numbers, opening hours or other management processes proposed;
- Approved building envelope;
- Parking numbers remain unchanged; or

- The level of environmental impact is minimal and substantially the same as the impacts of the approved development.

6. SECTION 4.15 ASSESSMENT

The matters referred to in Section 4.15 of the *Environmental Planning and Assessment Act 1979* also need to be considered in the assessment of the proposed modification. Each of the matters relevant to the proposal is assessed below:

Table 1 – Section 4.15 Compliance

Section 4.15 relevant extract	Summary of Compliance
(a)(i) any environmental planning instrument	The proposed modification has been assessed in accordance with the relevant planning controls. The application has been submitted in accordance with the requirements of Section 4.55 (1A) of the <i>Environmental Planning and Assessment Act 1979</i>. The proposed amendment does not impact on compliance of the development with any other provisions of the state, regional and local planning controls. Refer to the Section 6 below.
(a)(ii) any proposed instrument that is or has been the subject of public consultation	There are none relevant to the proposal.
(a)(iii) any development control plan	The proposed modification remains compliant with the Blacktown City Council's Growth Centre Precincts Development Control Plan 2016 from the approved scheme, MP08_8740. The following controls have been assessed: • Setbacks. • Maximum Site coverage. • Minimum Landscaped area. • Car parking controls. • Bulk and scale. • Finishes and materials.

Section 4.15 relevant extract	Summary of Compliance
<i>(a)(iiia) any planning agreement or any draft planning agreement</i>	There are none relevant to the proposal.
<i>(a)(iv) the regulations</i>	There are none relevant to the proposal.
<i>(a)(v) any coastal zone management plan</i>	There are none relevant to the proposal.
<i>(b)the likely environmental, social and economic impacts</i>	The proposed minor amendments will not result in any significant environmental, social or economic impacts. A summary is provided below in Section 6.4 .
<i>(c) the suitability of the site</i>	The proposed modifications will not result in any changes that would affect the suitability of the site to accommodate the approved development.
<i>(d) any submissions</i>	It is acknowledged that any submissions arising from the public notification of the Section 4.55 (1A) application will need to be assessed.
<i>(e) the public interest</i>	It is considered that the proposed modifications does not contravene the public interest.

6.1. STATUTORY PLANNING ASSESSMENT

6.2. STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

The original approval had regard to the Secretary's Environmental Assessment Requirements (SEARS) issued 28th September 2017.

In this respect, there are no material or substantial changes sought which would warrant SEARS being re-issued for this Modification Application as the works are minor in nature.

6.3. STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES) 2017

The aim of *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (ESEPP) is to facilitate the effective delivery of educational establishments and early education and care facilities across the State.

The school has been approved and partially constructed. As a result, the ESEPP has no relevant provisions for the proposed modification.

6.4. STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

The *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (SRGC SEPP) is the applicable environmental planning instrument. Appendix 4 of the SEPP identifies the site as within the Alex Avenue and Riverstone Precinct. As a result, the key development controls relating to the site are outlined in this Precinct Plan. These are as follows:

- The site is zoned R2 Low Density Residential. Educational establishments are permitted with consent in this zone. The approved development and proposed modifications are permitted with consent.
- The proposed modifications are consistent with the objectives of the zone as it supports the existing education infrastructure.
- The proposed modifications do not alter the approved height of the existing school.
- The Growth Centres SEPP does not prescribe a maximum FSR for the site.

6.4.1. Preservation of trees or vegetation

An Arborist report has been prepared by RainTree Consulting (**Attachment D**), which outlines the following:

- The modification to the OSD tank will result in the removal of three trees known as 87, 80 & 93.
- Trees 87 & 93 are part of a local occurring Endangered Ecological Community (EEC) and are considered 'highly significant trees'.

Due to the required size of the required OSD tank (60m x 10m), it is not possible to locate this elsewhere on the site. As a result, it is proposed that additional trees will be provided in replacement of those to be removed at a ratio of 2:1.

Overall, the removal of the trees will be compensated through the provision of additional tree planting on site.

All trees on site will continue to be managed under the original arboricultural assessment report (dated 19th January 2018).

- The proposed modifications will not result in any additional adverse impacts on the sites identified historical archaeological resource.
- Appropriate procedures have been put in place to ensure that any unexpected archaeological finds are managed.

The report concludes that the proposed modifications do not represent significant impacts on heritage.

6.4.3. Information and Educational Facilities in R2 Low Density Residential

Clause 6.3 of the Growth Centres SEPP outlines additional provisions for education facilities in the R2 Low Density Residential Zone, to ensure that the educational facilities do not detract from the character and amenity of the low-density residential area. The school has been approved and partially constructed.

As a result, the modifications are minor in nature and result in substantially the same development as the one approved. The approved development is complement's the surrounding residential dwelling character.

6.5. STATE ENVIRONMENTAL PLANNING POLICY NO 55 – REMEDIATION OF LAND

The State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55) provides a state-wide planning approach to the remediation of contaminated land. SEPP 55 requires the consent authority to consider whether the subject land is contaminated.

The site has already been remediated in accordance with the conditions of consent.

6.6. SYDNEY REGIONAL ENVIRONMENTAL PLAN NO 20 – HAWKESBURY-NEPEAN RIVER (NO 2 – 1997)

The *Sydney Regional Environmental Plan No 20 – Hawkesbury- Nepean River (No. 2 – 1997)* (SREP) aims to protect the environmental of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in the regional context; the SREP applies to the Blacktown Local Government Area.

The proposal will not have any adverse environmental impacts on environmentally sensitive area, areas of high scenic quality, wetland areas, areas of high cultural heritage or impact on the water quality of the Hawkesbury Nepean River. The development controls outlined in Part 3 of the SREP have been reviewed and deemed irrelevant to this development application as no controls relate to the development of educational establishments.

6.7. BLACKTOWN CITY COUNCIL GROWTH CENTRE PRECINCTS DEVELOPMENT CONTROL PLAN

The Blacktown City Council Growth Centre Precincts Development Control Plan (BCC Growth Centre DCP) provides the development and design guidelines for future development within the Blacktown City Council's growth centre precincts. The plan came into force on 19 May 2010.

Schofields Public School is located within the Alex Avenue and Riverstone Precinct. The proposed modifications do not detract from the vision of the precinct as it will continue to expand the existing educational infrastructure to cater for the growth of the population in the surrounding locality.

Due to the minor nature of this modification, the proposal remains consistent with the DCP Controls.

6.8. ENVIRONMENTAL IMPACT CONSIDERATIONS

The proposed modifications are minor and will have minimal environmental impacts to the overall design of the approved building and surrounding streetscape as a result of the following:

- The consolidation of toilets represents a minor change to the approved development, resulting in better configuration, access and amenity. The toilets remain internal to the site and will not be visible from the surrounding streetscape or neighbouring properties.
- The reduction to the southern balcony will not result in overshadowing to neighbouring properties and represents a minor design element in the overall building.
- The three trees removed as a result of the increase in the size of the OSD tank will be replaced at a ratio of 2:1 as compensation. Management of these trees will be in accordance with the original arboricultural assessment (dated 19.1.2018). The removal of these trees is unavoidable for the following reason:
 - Condition B29 of MP08_8740 results in a 60mx10m OSD tank being provided on site.
 - Positioning of the OSD is determined by the levels on site at the top and bottom of the tank and location of catchment and disbursement services.
- The relocation of the 'production garden' aims to enhance the functionality of the sites landscaping. The garden is not readily visible from the surrounding streets and neighbouring properties.
- The reconfiguration to the eastern access gate is minor in nature and will comply with the approved external materials palette.
- There will be no significant amenity impacts on surrounding properties in terms of view loss, privacy or overshadowing as a result of the modification.
- The proposed modifications will not affect the approved schemes compliance with the Building Code of Australia.

6.9. THE PUBLIC INTEREST

The proposed modifications are considered to be in the public interest as they result in an improved outcome for the approved scheme.

7. CONCLUSION

The proposed modification seeks minor changes to the approved Major Project SSD 8740. These represent design refinements which will enhance the site.



The modified proposal has been assessed against the relevant planning provisions under Section 4.55 (1A) of the *Environmental Planning and Assessment Act 1979*. There are no changes to the existing built form, height, or scale compared to the approved development.

The modifications will result in a development that is substantially the same as the approved development, with minimal environmental impacts and the proposal is recommended for approval.

We trust this information is sufficient to enable assessment and approval of the proposed modification request. Should you have any queries about this matter, please do not hesitate to contact the undersigned or Katie Weaver on 8233 9900 (or kweaver@urbis.com.au).

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Elaine Roff". The signature is fluid and cursive, with the first name "Elaine" written in a larger, more prominent script than the last name "Roff".

Elaine Roff
Associate Director