



Schofields Public School

*State Significant
Development
Modification
Assessment
(SSD 8740 MOD 1)*

December 2019

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Glossary

Abbreviation	Definition
Applicant	Department of Education
Consent	Development Consent
Council	Blacktown City Council
Department	Department of Planning, Industry 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
Minister	Minister for Planning and Public Spaces
OSD	On site detention
Planning Secretary	Planning Secretary of the Department of Planning, Industry and Environment
SSD	State Significant Development



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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 Schofields Public School. The application has been lodged by Department of Education (the Applicant) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The application seeks approval to modify Condition A2 of the consent to incorporate amended plans to reflect changes to the proposed built form, landscaping and the size of a proposed on site detention (OSD) tank. The changes include the removal of three additional trees on the site.

1.1 Background

The Applicant operates Schofields Public School at St Albans Road, Schofields in the Blacktown City local government area. The site is located approximately 20km north-west of the Parramatta CBD and 1.2km south of Schofields railway station. The site area is approximately 28,000sqm and is formally described as Lot 20 and Lot 21 in DP2912. The site context and location are shown in **Figure 1**.



Figure 1 | Site Location (Base source: Nearmap 2019)

The subject site is bounded by St Albans Road to the north west, Junction Road to the north east and Station Street to the south east. Schofields Park and residential dwellings are located to the south west of the site. The subject site is rectangular in shape and has an 8m fall from the north western boundary, with a series of stepped levels towards the south eastern boundary.

The site currently contains the existing Schofields Public School, which comprises nine permanent classroom buildings, some of which have been demolished to make way for construction of the approved SSD works and a number of temporary buildings providing learning facilities during the construction of the new permanent facilities. The school buildings are generally located in the northern half of the site with playing fields located on the southern half of the site.

The main pedestrian and vehicular accesses are via Junction Road and St Albans Road, with a secondary pedestrian entrance via the lower part of playing fields off Junction Road.

The site is shown in **Figure 2**.



Figure 2 | Existing School Site (Base source: Nearmap 2019)

1.2 Approval History

On 27 February 2019, development consent was granted by Executive Director, Priority Projects for the redevelopment of the Schofields Public School (SSD 8740). The development consent permits the following works:

- 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 hour uses including care facilities.

The site plan is shown in **Figure 3**.

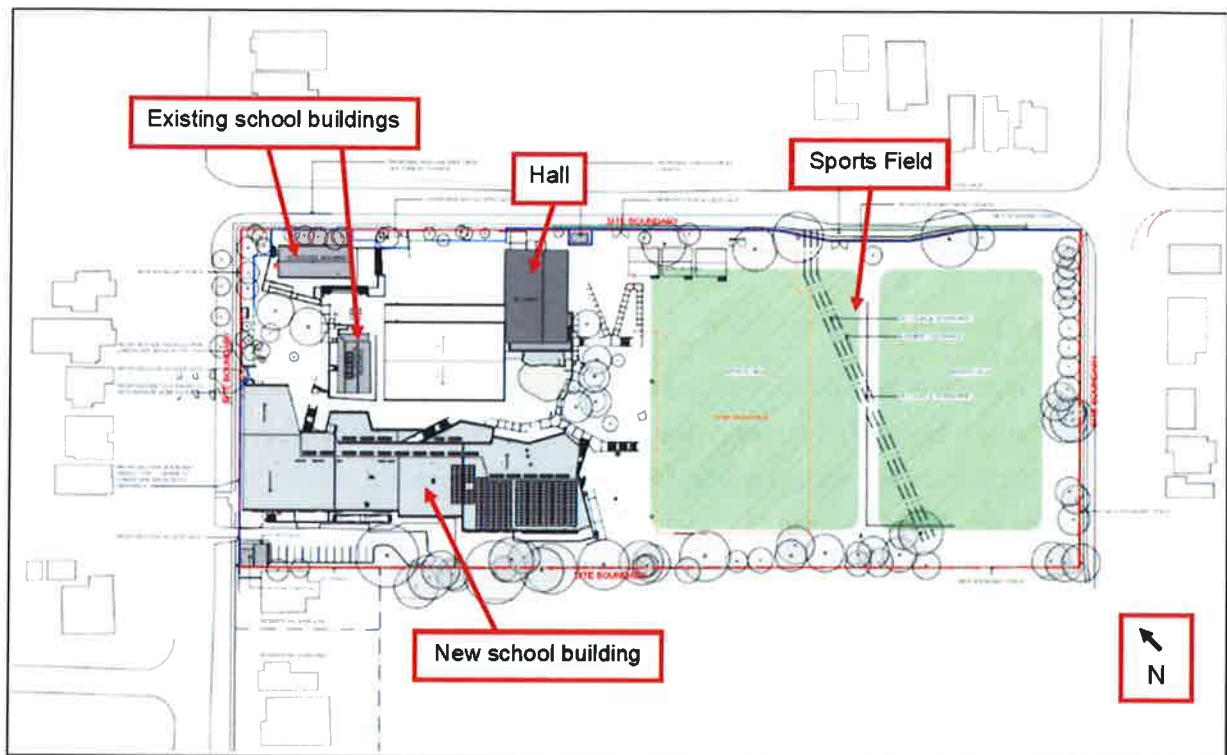


Figure 3 | Approved Site Plan (Base source: Applicant's Modification Application 2019)

The development consent has not been previously modified.

1.3 Other Approvals

On 19 June 2019, approval was granted by the Director, Infrastructure Management, as delegate of the Planning Secretary, for the modification to the roof form as required by condition B1 of the original SSD consent. Condition B1 required a refinement of the roof form of the school building to increase penetration and distribution of natural light and airflow.



2. Proposed Modification

On 27 November 2019, the Applicant lodged a modification application (SSD-8740-MOD-1) seeking approval for revisions to the proposed built form, landscaping and the size of an OSD tank.

2.1 Built form

Changes to the proposed built form include:

- changes to the new school building proposed in the north west corner of the site as follows:
 - reduction of a balcony proposed on the southern elevation of the building;
 - reconfiguration of first floor toilets and enclosure of an adjoining circulation area at the southern end of the building;
 - removal of window boxes on the southern elevation;
- consolidation of toilets proposed in a number of ground floor blocks in the centre of the school;
- removal of three additional trees;
- minor reconfiguration of an eastern access gate; and
- increase in the size of a proposed underground OSD tank to satisfy the requirements of condition B29 of the consent.

The proposed plans and existing approved plans are shown in **Figures 4 to 11**.

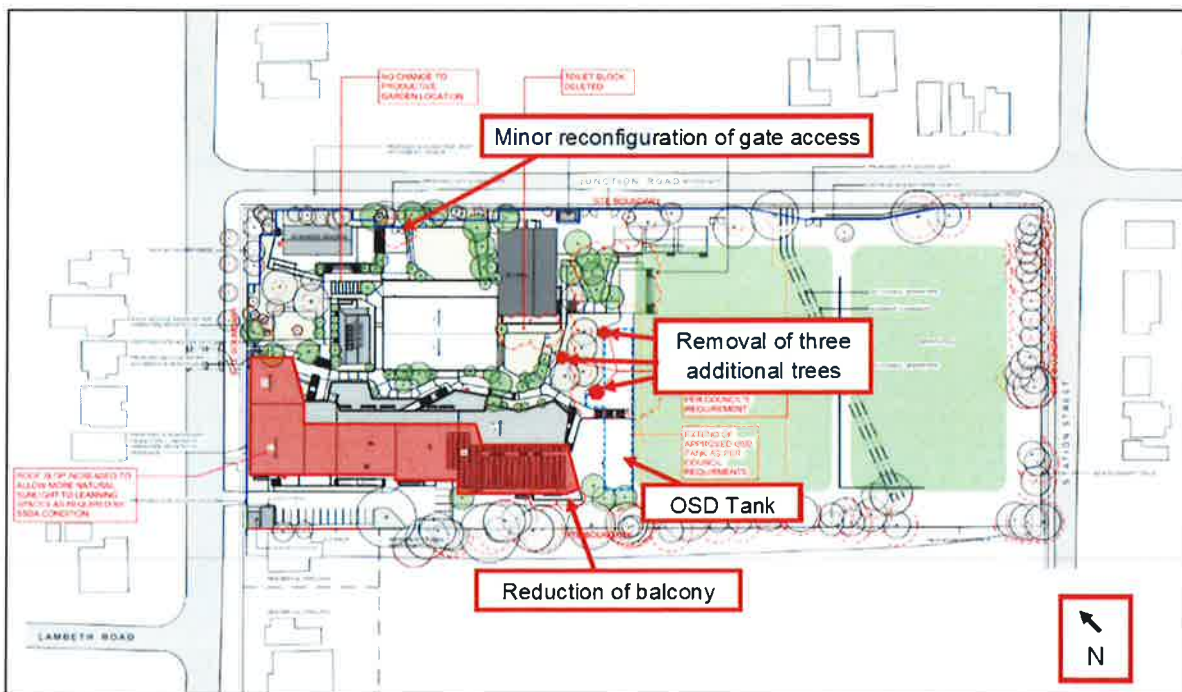


Figure 4 | Proposed Site Plan (Base source: Applicant's Modification Application 2019)



Figure 5 | Approved Site Plan (Base source: SSD-8740 Application 2018)

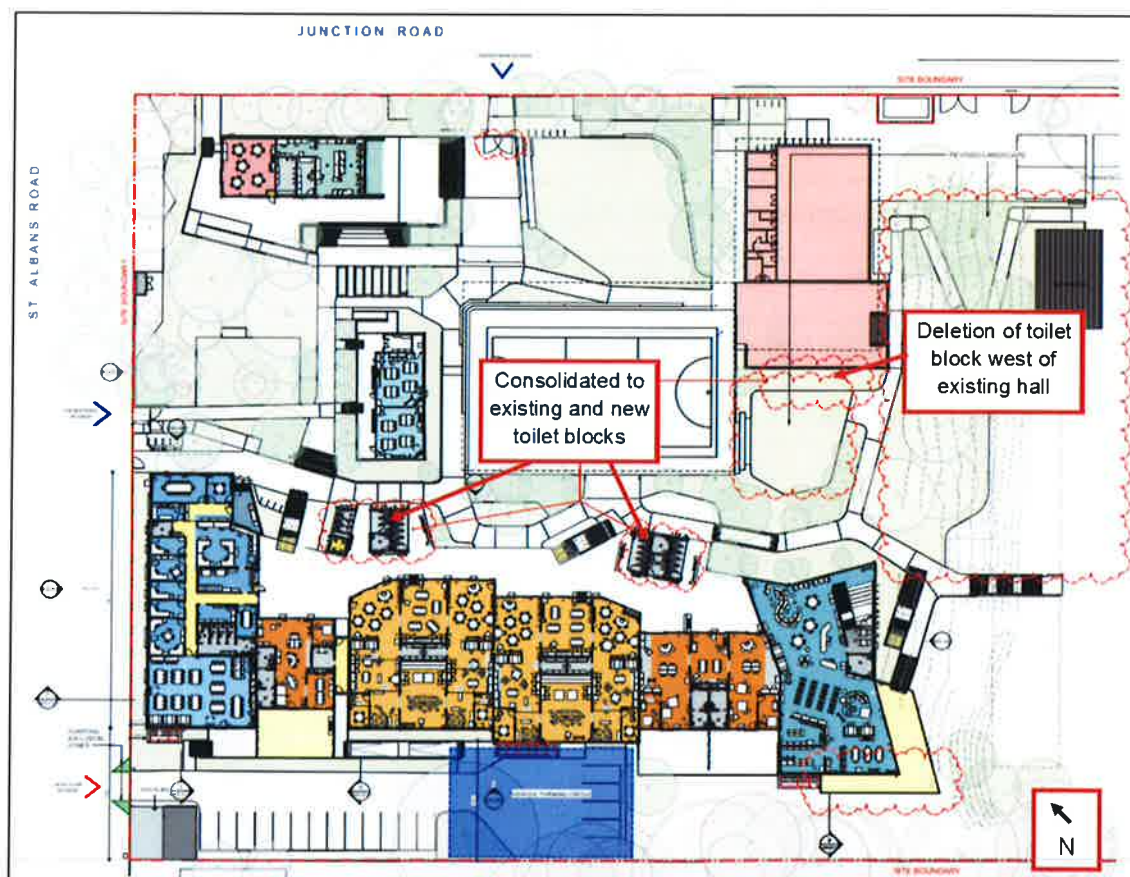


Figure 6 | Proposed Ground Floor Plan (Base source: Applicant's Modification Application 2019)

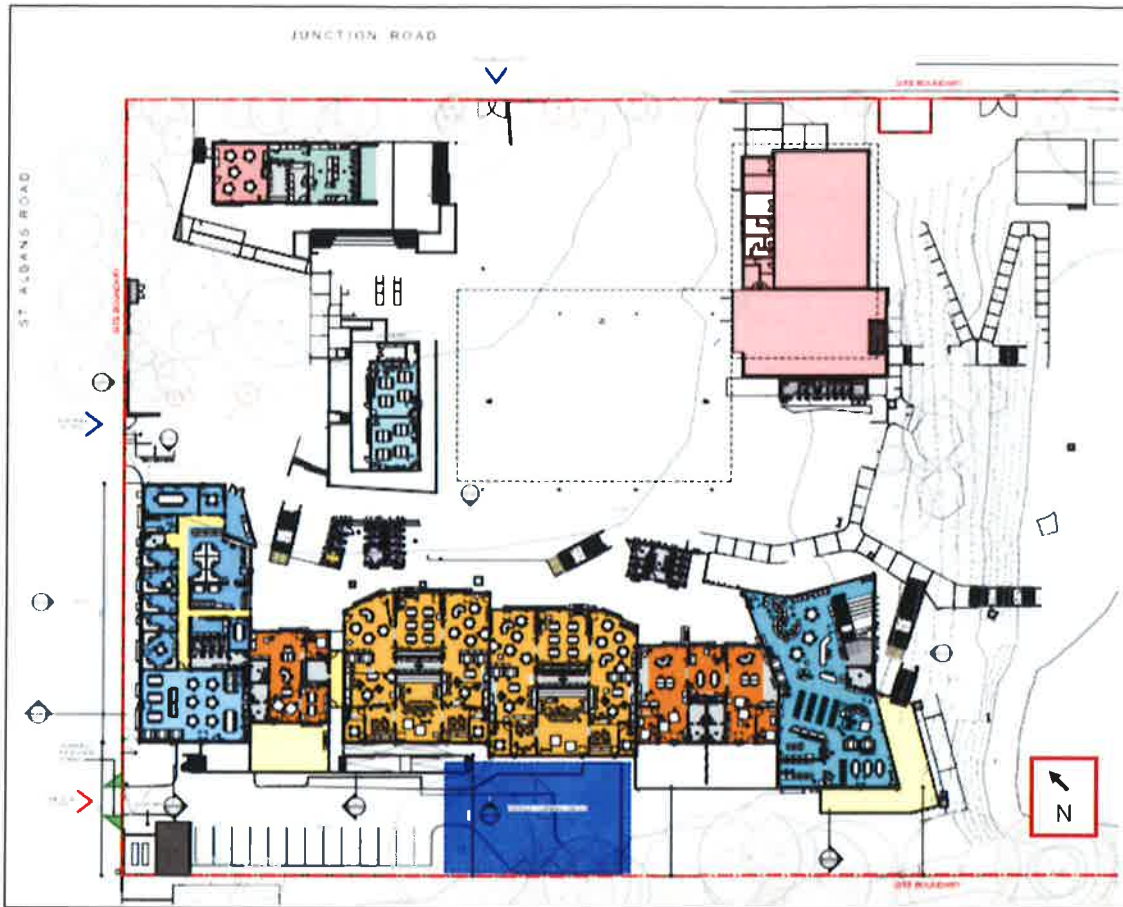


Figure 7 | Approved Ground Floor Plan (Base Source: SSD-8740 Application 2018)

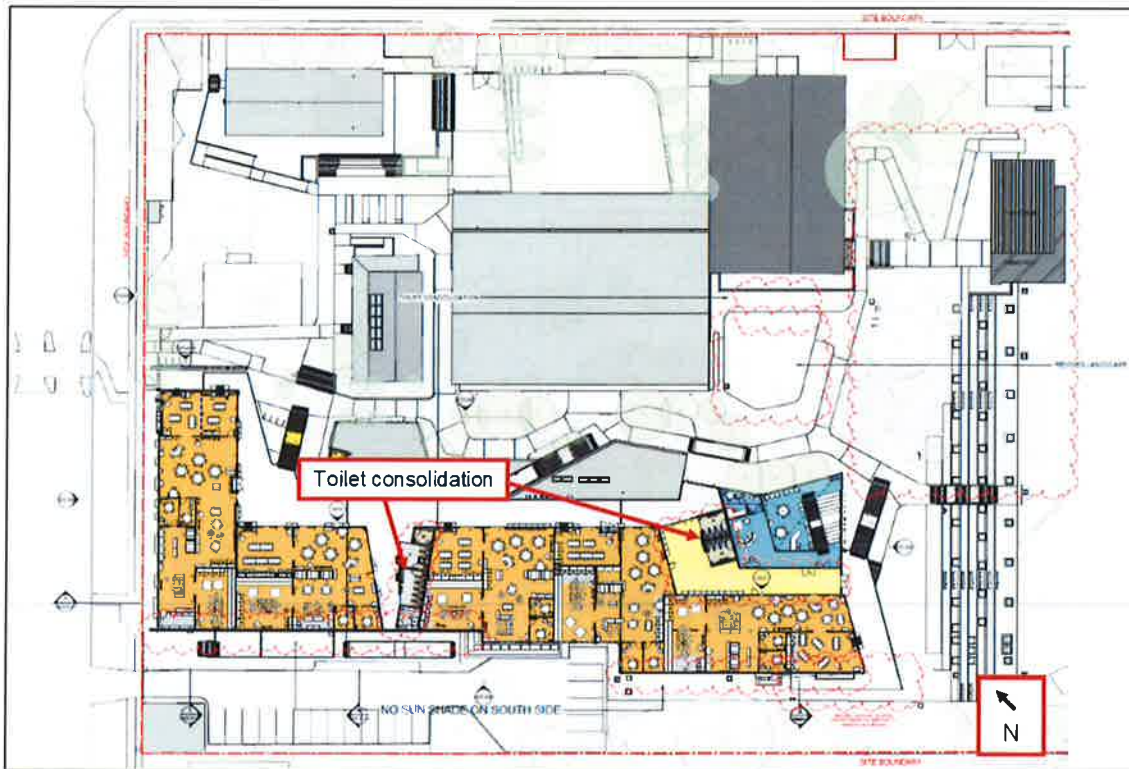


Figure 8 | Proposed First Floor Plan (Base source: Applicant's Modification Application 2019)

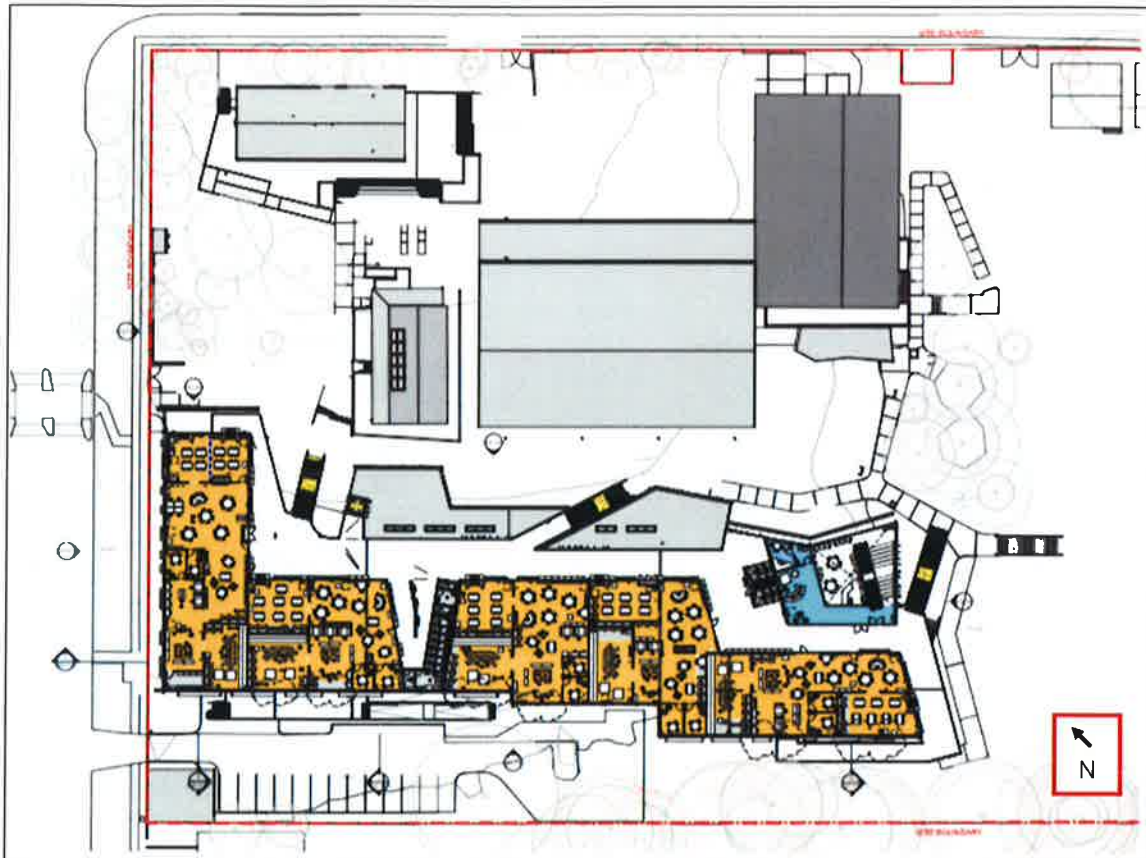


Figure 9 | Approved First Floor Plan (Base source: SSD-8740 Application 2018)



Figure 10 | Artist impression showing proposed removal of windows boxes southern elevation
(Source: Applicant's Modification Application 2019)



Figure 11 | Artists impression of approved southern elevation showing approved window boxes (Base source: SSD-8740 Assessment Report 2018)

The amended plans included in the application include changes to the roof form of the proposed new school building approved by the Department under condition B1 of the consent (See **Section 1.3**).

The modification previously sought approval for the relocation of a proposed 'productive garden' but the Applicant subsequently confirmed that no changes are proposed.

2.2 Landscaping including the OSD tank

Changes to landscaping include:

- adjustments to landscaping including:
 - changes to the eastern outdoor area, with provision of additional decking and a synthetic grass zone.
 - additional ground floor landscaping.
- changes associated with the increase in the size of the OSD tank, including the removal of three additional trees as outlined in **Section 2.1**.

The proposed plans and existing approved plans are shown in **Figures 12 to 14**.

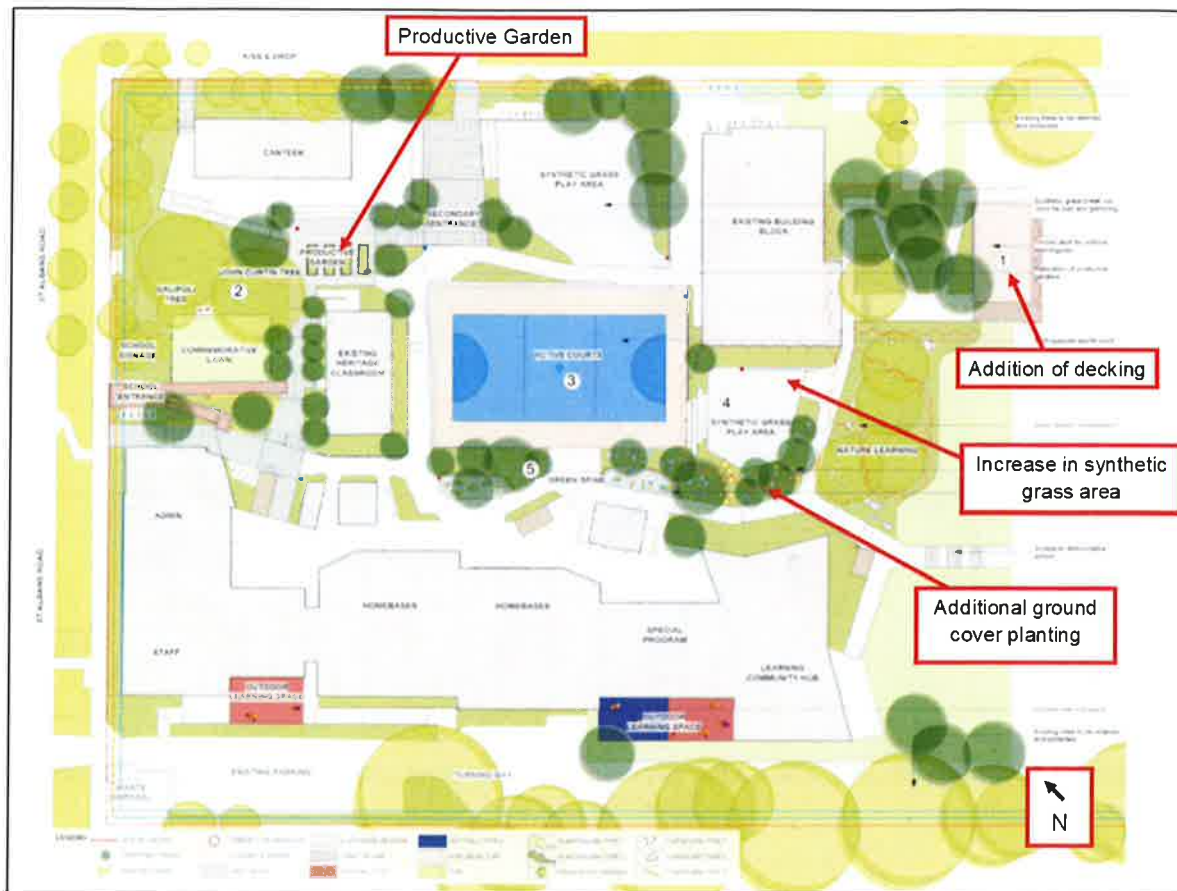


Figure 12 | Proposed Landscape Plan (Base source: Applicant's Modification Application 2019)

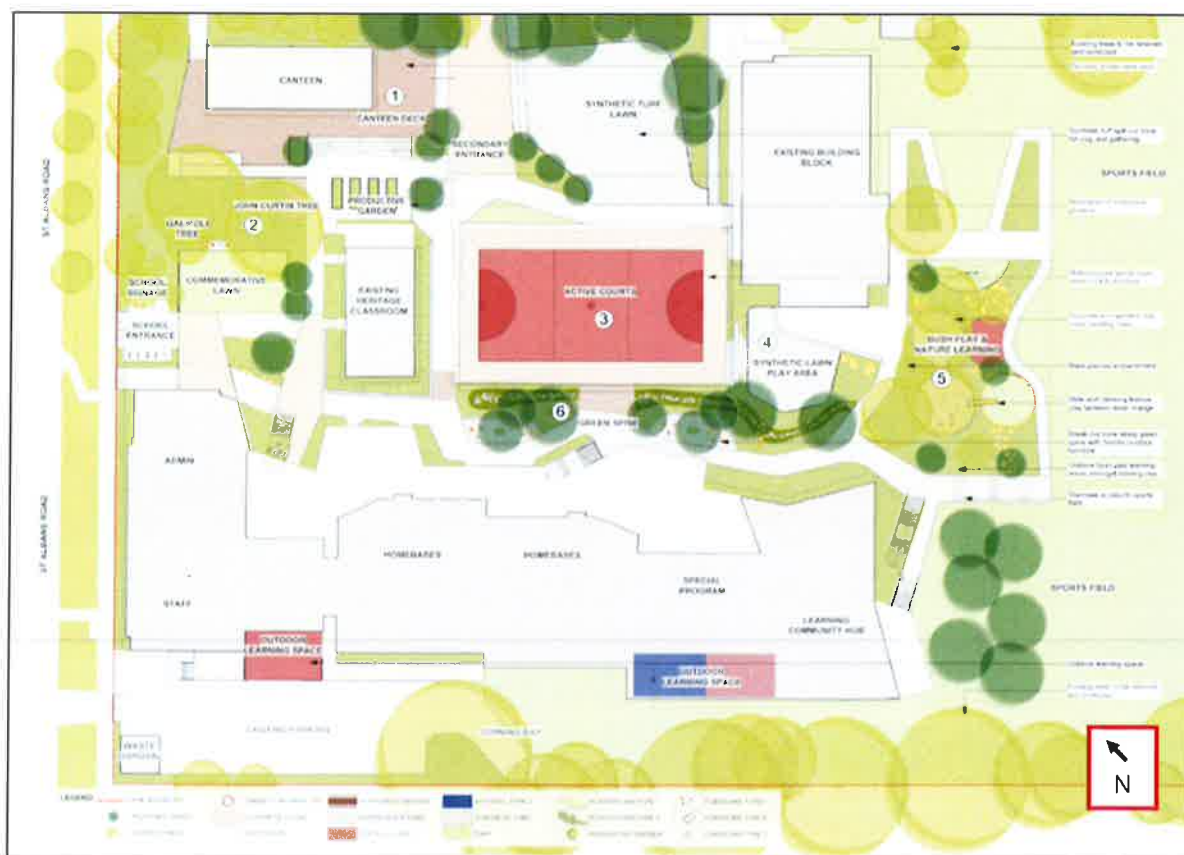


Figure 13 | Approved Landscape Plan (Base Source: SSD-8740 Application 2018)

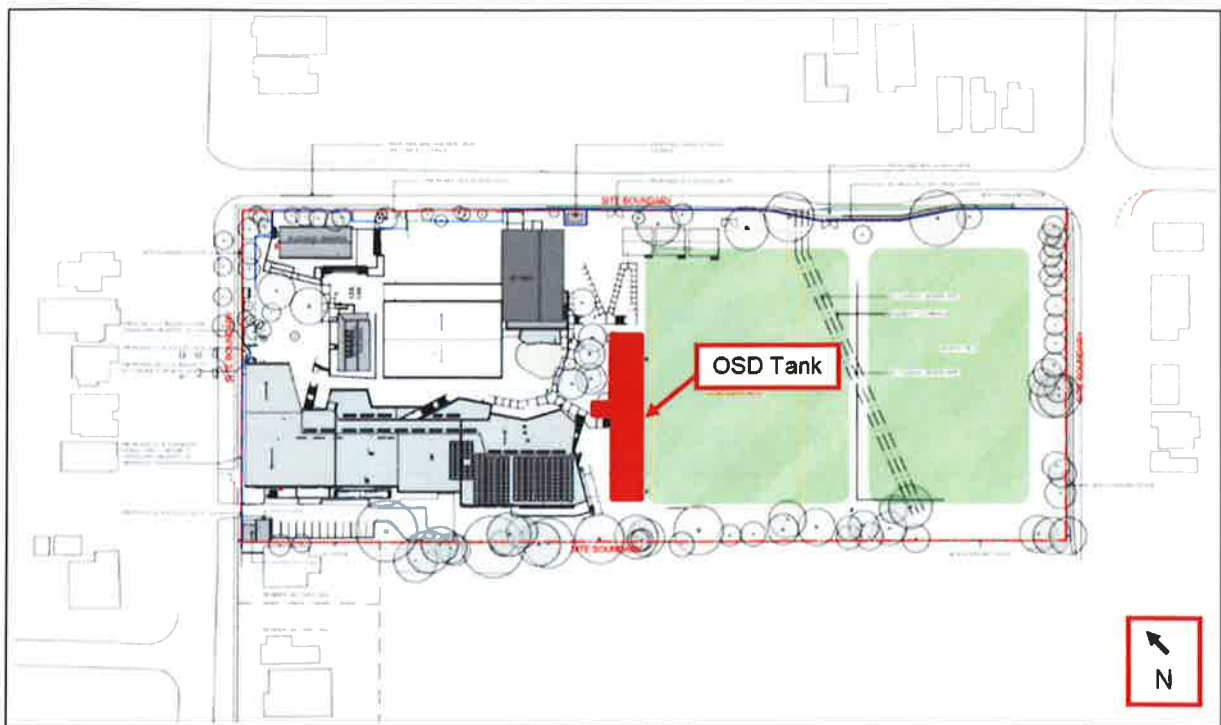


Figure 14 | Proposed OSD tank on the approved plan (Base source: Applicant's Modification Application 2019)



3. Strategic Context

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

- it is consistent with The Greater Sydney Regional Plan, A Metropolis of Three Cities, as it proposes improved school facilities to meet the growing needs of Sydney.
- it is consistent with the NSW Future Transport Strategy 2056, as it would provide improved educational 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 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 State Infrastructure Strategy 2018 – 2038 Building the Momentum, as it would ensure new and innovative school designs to support modern and technology enabled teaching and learning.



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 significantly increase the environmental impacts of the project as approved;
- is substantially the same development as originally approved; and
- 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 Consent Authority

The Minister for Planning and Public Spaces is the consent authority for the application. However, the Director Social and 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

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



6. Assessment

The Department has considered the modification report and associated documents in its assessment of the proposal. The Department considers the main components of the development are built form and landscaping.

6.1 Built form

Reconfiguration of toilet facilities

The changes to the ground floor toilets include the deletion of a toilet block to the west of the existing hall and consolidation of these toilets into the three remaining ground floor toilet blocks. The changes to the first floor toilets include a minor reconfiguration and increase in the number of toilets in the two toilet blocks proposed on the first floor of the proposed school building.

The Department considers that the changes to the toilet facilities would be internal to the site, would barely be visible from outside of the site and would not therefore result in new environmental impacts.

Reduction of southern balcony

The proposed change to the balcony on the southern elevation of the proposed new school building involves a reduction in the length and depth of the balcony. The change would therefore reduce the bulk of the structure and would further reduce the potential for overlooking or overshadowing of adjoining residential and Council land. On this basis, the Department considers that the proposal would not result in new environmental impacts above those previously considered.

Removal of window boxes

The proposal as approved includes the provision of protruding boxes around window groups along the southern elevation of the proposed new school building. These boxes were included as an architectural feature and not specifically for the purpose of protecting the privacy of the adjoining dwellings.

The Department considers that the removal of the window boxes would not significantly alter the appearance of the proposed building and would not result in any additional environmental impacts such as overshadowing or loss of privacy.

Reconfiguration of eastern access gate

The proposed change to the eastern access gate involves a minor relocation so that the gate is located within a proposed recessed section of fence line that would be set off from the boundary of the site. The Department considers that this constitutes a minor amendment to the proposed fencing

layout and would result in a more inviting entrance to the site from Junction Road. The change would not result in any additional environmental impacts.

Increase in size of OSD tank

The proposal includes the provision of an OSD tank to retain water in heavy rainfall events and allow controlled discharge from the site. The approved plans locate the proposed OSD tank within the centre of the site between the existing playing fields and the built-up section of the school.

Condition B29 of the consent required the Applicant to design an operational stormwater management system for the site in consultation with Council. The Applicant advises that Council has since advised that it requires the provision of a larger OSD tank than originally proposed.

In order to satisfy the requirements of Council, the application seeks to incorporate a larger OSD tank on site. The OSD tank would generally be located in the same location as that originally proposed but would extend further into the western half of the site.

The Department notes that the tank would be located belowground and would not therefore be visible from within or from outside of the site. Consequently, the proposed modification would not have any visual impacts.

The Department acknowledges that the larger tank would require a larger volume of excavation on the site which could result in noise and traffic impacts. The Department however notes that the conditions of consent require the preparation and implementation of a Construction Environmental Management Plan (CEMP) and Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) to manage the construction (and excavation) activities on the site and construction vehicle movements to and from the site. The consent also requires construction activities to comply with the noise levels set out in the acoustic assessment submitted with the original application. These requirements would still apply to the modified proposal and would ensure that any impacts are minimised and are consistent with the impacts originally assessed by the Department.

6.2 Landscaping

The proposed increase in the size of the OSD tank would require the removal of three additional trees (No.s 80, 87 and 93) within the centre of the site. Two of these trees form part of a locally occurring Endangered Ecological Community (EEC) and are considered 'highly significant' trees. To mitigate for their removal of the additional trees, the application proposes replacement tree planting on site at a ratio of 2:1 along with ground cover planting.

The tree additional trees to be removed are shown in **Figure 15**.

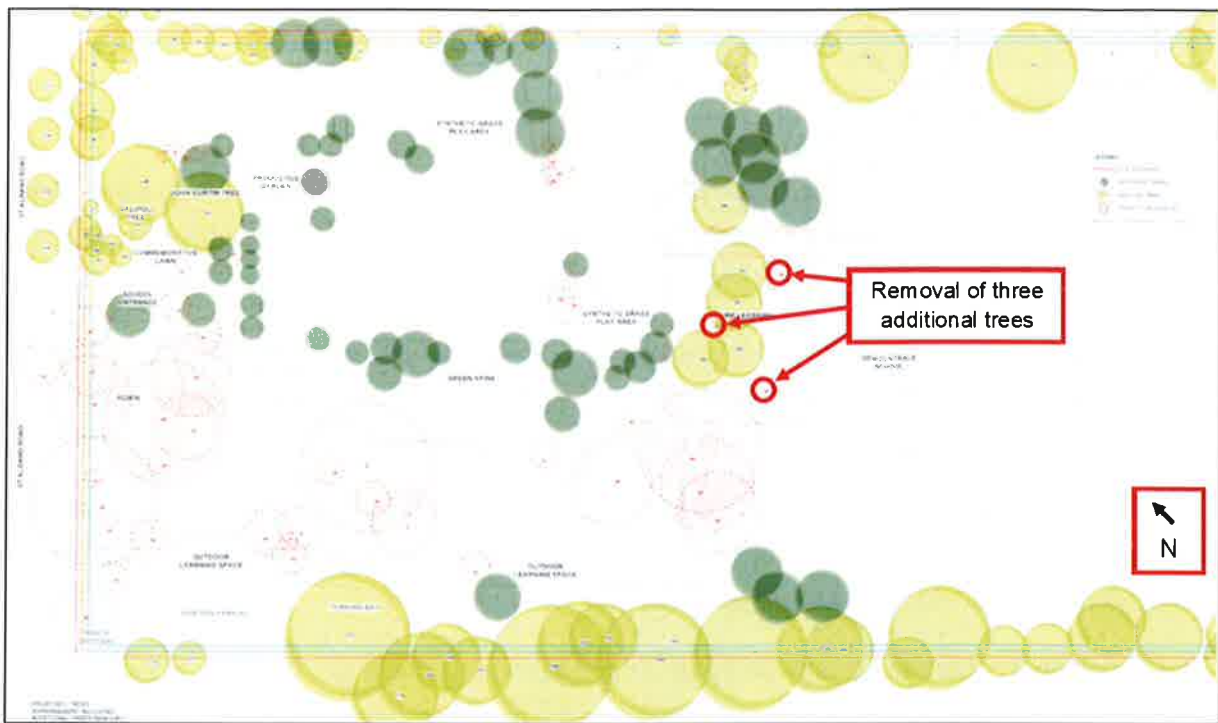


Figure 15 | Proposed retention and removal of trees (Base source: Applicant's Modification Application 2019)

The Department considered the impacts of the tree removal proposed as part of the original development in its original assessment of the proposal, noting that the proposal involved the removal of 46 trees, retention of 76 trees and planting of 46 replacement trees on site.

The Department acknowledges that the modification would result in the removal of three additional trees and accepts that the removal of the trees is unavoidable given the need for a larger OSD tank on site and limited opportunities to relocate the tank elsewhere on site. The Department however recognises that replacement planting would be undertaken at a ratio of 2:1 which would be greater than the ratio of replanting for the other tree removal proposed on site. This would provide for maintained tree cover on the site and contribute to the landscape character of the site and amenity of the wider locality.

The Department also considered the biodiversity impacts of the proposed tree removal in its original assessment of the proposal, noting that the proposal is located on biodiversity certified land and that conditions were imposed relating to weed management and improvement of the remaining / future habitat on the site.

Overall, the Department considers that the impacts of the tree removal would be acceptable and would be appropriately mitigated through the proposed replacement planting. The Department has recommended a revision to condition D36 of the consent to require the Landscape Management Plan to include the planting of 52 trees on the site (increased from 46) to incorporate of the above proposed replacement planting.

The other proposed changes to landscaping are considered to be minor in nature, would provide improved amenity and play space for the school children and would not result in any additional environmental impacts.



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 considers the proposed modification remains consistent with the original conditions of consent, with minimal environmental impacts. The Department's assessment concludes that the proposed modification is appropriate. Consequently, it is recommended that the modification is 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 Schofields Public School Mod 1 (SSD 8740 MOD 1) falls within the scope of section 4.55(1A) 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;
- **modify** the consent SSD 8740; and
- **signs** the attached approval of the modification (Attachment B).

Recommended by:

Jasmine Tranquille

Planning Officer

Social and Infrastructure Assessments

Recommended by:

Jason Maslen

Team Leader

School Infrastructure Assessments



9. Determination

The recommendation is: Adopted / Not adopted by:

 20/12/19.

Lloyd Eley-Smith

A/Director

Social and Infrastructure Assessments



Appendices

Appendix A – Modification Application

<https://www.planningportal.nsw.gov.au/major-projects/project/26076>

Appendix B – Notice of Modification

<https://www.planningportal.nsw.gov.au/major-projects/project/26076>

