



# Parramatta West Public School Redevelopment Modification 2

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State Significant Development Modification Assessment  
(SSD-8790-Mod-2)

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# Glossary

Abbreviation	Definition
<b>Council</b>	Parramatta City Council
<b>Department</b>	Department of Planning, Industry and Environment
<b>EIS</b>	Environmental Impact Statement
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i>
<b>EP&amp;A Regulation</b>	Environmental Planning and Assessment Regulation 2000
<b>LEP</b>	Local Environmental Plan
<b>Minister</b>	Minister for Planning and Public Spaces
<b>Planning Secretary</b>	Secretary of the Department of Planning, Industry and Environment
<b>SEPP</b>	State Environmental Planning Policy
<b>SSD</b>	State Significant Development

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# 1 Introduction

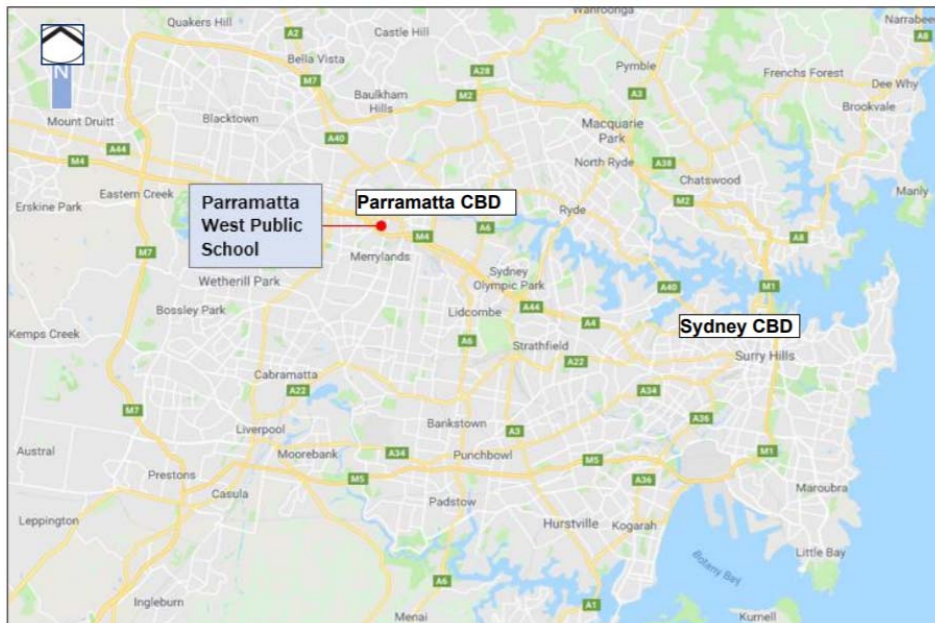
This report provides an assessment of an application to modify the state significant development consent (SSD) for Parramatta West Public School Redevelopment (SSD 8790). The application has been lodged by NSW Department of Education (the Applicant).

The application seeks to modify condition A2 of the consent to incorporate revised floor plans and elevations for alterations to an existing school building to improve the efficiency of teaching space in the building.

The application has been lodged pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

## 1.1 Background

Parramatta West Public School (PWPS) is located at Auburn and Young Street, Parramatta. The site is legally described as Lot 2 DP 1113697, Lot 407 DP 729082 and Lot 406 DP 729083. The site comprises two parcels intersected by Railway Street, within the City of Parramatta LGA. The total area of the site is approximately 2.4 hectares (ha). The site is located approximately 1.5 kilometres (km) south-west of the Parramatta central business district (CBD) and 20km west of the Sydney CBD. The site location in the context of Sydney CBD is shown in **Figure 2**.



**Figure 1 | Regional Context Map** (Source: Department's Modification 1 Report 2020)

The parcel on the northern side of Railway Street (north site) is bounded by Crime Street to the north, a row of residential dwellings fronting Franklin Street to the east, Railway Street to the south and a residential dwelling to the west. Construction of the proposed new school building has commenced on the north site (**Figure 2**).

The parcel to the south of Railway Street (south site) fronts onto Railway Street to the north, Franklin Street to the east and Auburn Street to the south. Residential dwellings about the western boundary

and south-eastern corner of the site. The south site slopes gently to the north and accommodates the existing PWPS including:

- 13 demountable classrooms placed on a temporary basis.
- administration and library building (identified as B.00D in **Figure 2**).
- permanent teaching spaces and a covered outdoor learning area (COLA).
- school hall (identified as B.00B in **Figure 2**).



**Figure 2 | Existing conditions** (Base source: Nearthmap 2020)

The south site is listed as a local heritage item under Schedule 5 of the Holroyd Local Environmental Plan 2013. It accommodates existing heritage significant buildings, including the 1887 original school building fronting Railway Street (referred to as B.00E in **Figure 2**) and an infant school building (referred to as B.00F in **Figure 2**). The primary pedestrian access to the south site is from Railway Street with secondary and service access to the school also available from Auburn Street, Young Street and Franklin Street. A pedestrian crossing on Railway Street provides connection between the north and south sites.

## 1.2 Approval history

On 2 December 2019, the Executive Director, Infrastructure Assessments, as a delegate for the Minister for Planning and Public Spaces (the Minister), granted consent the redevelopment of PWPS in three construction stages comprising:

- the construction of a new two-storey building on the north site comprising:
  - new homebases.
  - multi-purpose hall.
  - administration areas.
  - canteen, staff amenities and storage facilities.
- new formalised entry and forecourt fronting Railway Street and gated entry from Crimea Street.

- internal alterations to two existing buildings on the south site to create homebases and administration areas.
- landscaping works including open space improvements, tree removal, fencing and pathways.
- stormwater management works.

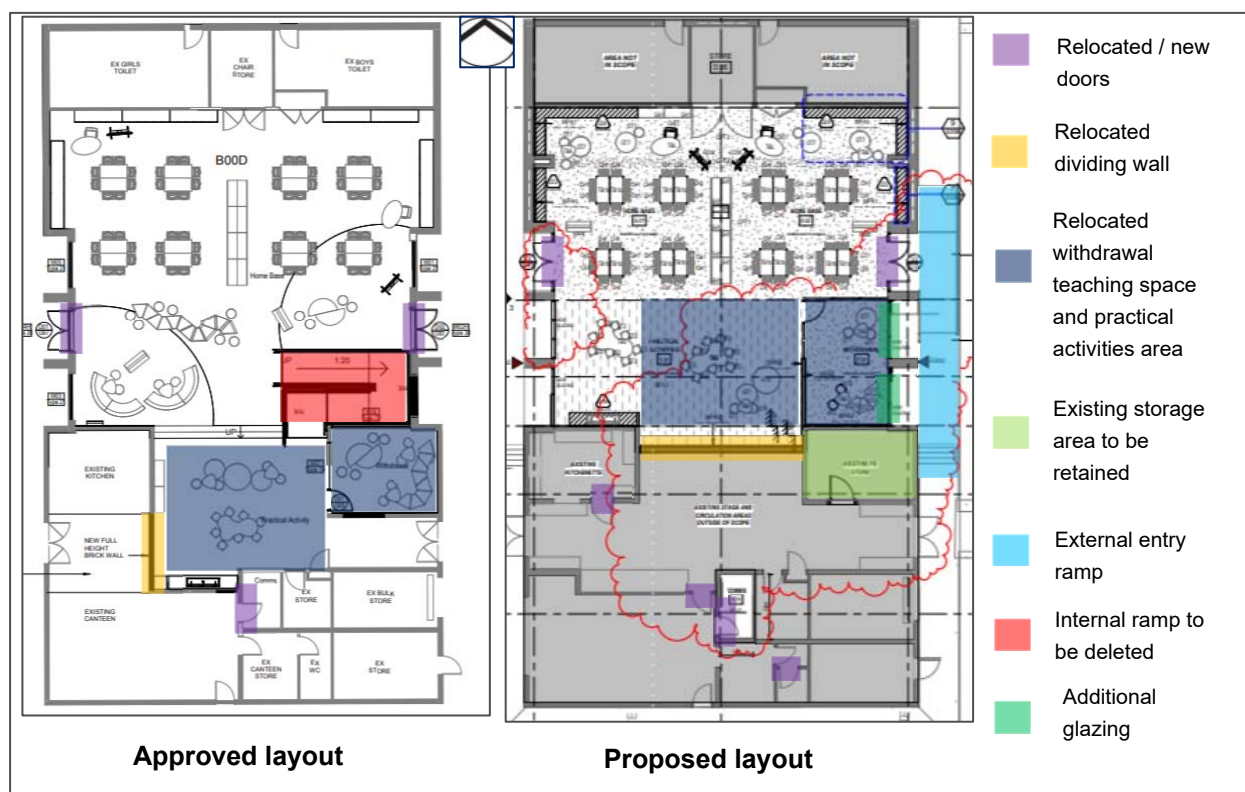
On 3 March 2020, the Director, Social and Infrastructure Assessments approved modification SSD-8790-Mod-1 to amend the remediation strategy for the site and allow for remediation works to be undertaken prior to the commencement of operation of the building on the north site.

## 2 Proposed modification

The modification application seeks to modify condition A2 of the consent to incorporate amended layout and elevation plans of Building B00-D (**Figure 3** and **Figure 4**) to improve the efficiency of the layout and circulation. The plans include the following changes:

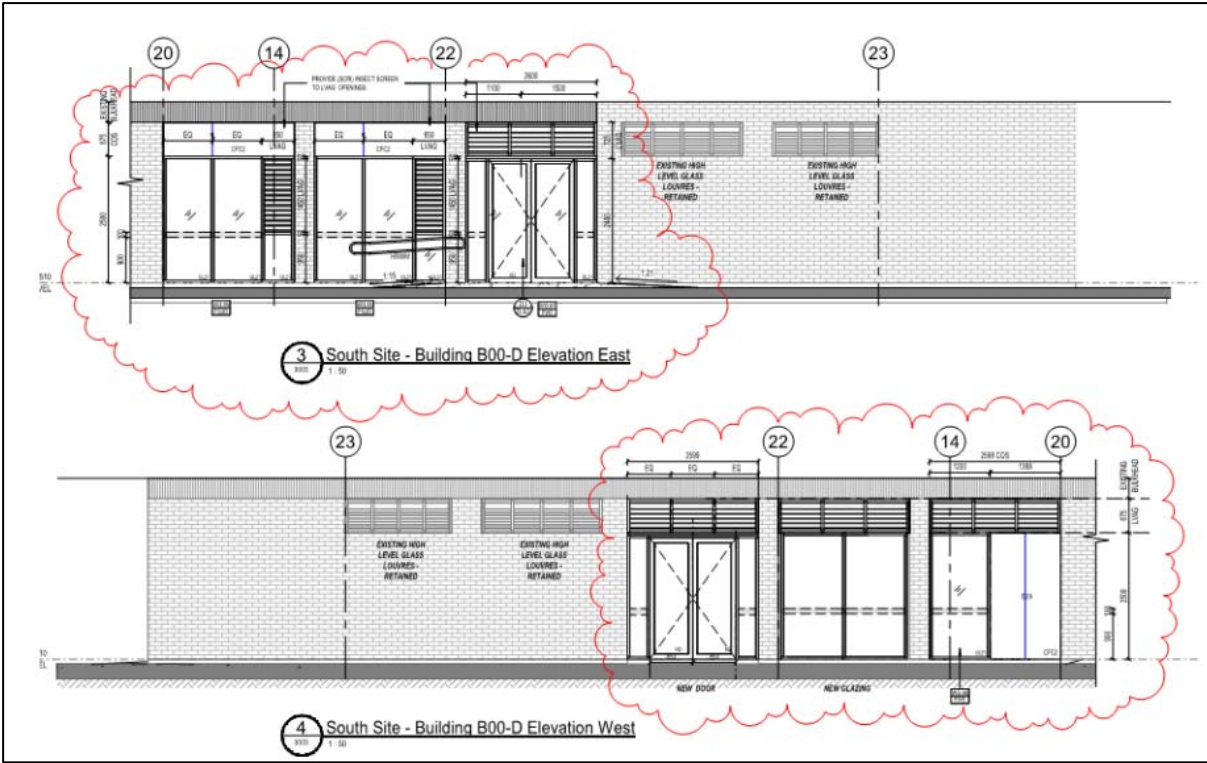
- relocation of two external doors.
- new external entry ramp on the eastern side.
- deletion of the internal ramp and replacement with relocated withdrawal teaching space.
- relocation of four internal doors.
- relocation of the practical activities area.
- retention on an existing storage area in place of the approved withdrawal teaching space area.
- glazing to two windows from the withdrawal teaching space area.
- relocation of the dividing wall separating the student learning area from storage and staff area.

The Applicant advised that the plans were reviewed by an access consultant and were advised that the proposed layout and building entrances are consistent with the *Disability (Access to Premises) Standards 2010* and other applicable building codes.



**Figure 3 | Proposed modifications (Base source: Applicants Modification Application 2020)**





**Figure 4 | Proposed elevations (Base 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 the:

- The Greater Sydney Region Plan, A Metropolis of Three Cities, as it proposes improved school facilities to meet the growing needs of Sydney.
- NSW Future Transport Strategy 2056, as it would provide an improved educational facility in an accessible location and provides access to new employment opportunities close to public transport.
- Greater Sydney Commission's Central City District Plan, as it provides investment in school infrastructure conveniently located near existing public transport services and opportunities to co-share facilities with the local community.
- State Infrastructure Strategy 2018 – 2038, as it provides direct investment to address increased enrolment demands and would enable facilities to be co-shared 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 impact under section 4.55(1A) 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 Consent authority

The Minister for Planning and Public Spaces (the Minister) is the consent authority under section 4.5 of the Act.

In accordance with the Minister's delegation to determine SSD applications, signed on 9 March 2020, the Director, Social and Infrastructure Assessments may determine this application as:

- the application had not already been referred by the Planning Secretary to the Independent Planning Commission at the time the delegation was issued.
- the application has not been made by a person who has disclosed a reportable donation in connection with the application.
- there are less than 10 public submissions in the nature of objection.
- the reasons for granting approval for the original application.

## 5 Engagement

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

## 6 Assessment

The Department has considered the modification application in the context of the original approved development in its assessment and has assessed each of the changes below.

### **Relocated and new doors**

The Department notes that the doors to be relocated on the eastern and western elevation are in the place of existing window openings. The amendment would not create new openings in Building B00-D and would not alter the general appearance and design quality of the approved development. The amendments to the internal doors, including new door from the canteen area, kitchenette and water closet, would improve access throughout the building for staff in the southern section of the building. The proposed changes are considered to be acceptable.

### **Relocation of ramp, dividing wall, withdrawal teaching space and practical learning area**

The deletion of the internal ramp is considered appropriate given the inclusion of the new external ramp. The Department acknowledges that the purpose of the internal ramp was to provide equitable access from the home base area to the withdrawal teaching space and practical learning area. The new external ramp would still provide equitable access to the withdrawal teaching space and practical learning area, now relocated.

The new location of the dividing wall is considered suitable to separate students from the learning area in the northern half of the building.

Overall, the Department considers that the relocation of the ramp, dividing wall, withdrawal teaching space and practical learning area adequately consolidates learning areas for students within the northern section of Building B00-D and separates staff areas in the southern side half of the building. The proposed modification is considered to be acceptable.

### **Retention of storage area**

The retention of the existing internal storage area would not impact the use of the school or its learning facilities. The amendment is minor and would enable better separation between student learning areas and storage and staff areas. Overall, the proposal would not alter the quality of the approved development.

### **Additional glazing**

The proposed additional glazing to windows from the new withdrawal learning area is minor and considered to improve student learning amenity. The modification is not expected to impact the general appearance of the approved development.

## 7 Evaluation

The Department's assessment concludes that the proposed modification is appropriate on the basis that:

- the changes would not result in additional environmental impacts.
- the amenity teaching areas would be maintained.
- the overall appearance of the approved development would not change.

Consequently, the proposal is in the public interest and it is recommended that the modification be approved.

## 8 Recommendation

It is recommended that the Director of 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 (SSD-8790-Mod-2) 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 approve the modification;
- **modify** the consent SSD-8790; and
- **signs** the attached approval of the modification (**Appendix B**).

**Recommended by:**



**Jenny Chu**  
Planning Officer  
Social and Infrastructure Assessments

**Recommended by:**



**Jason Maslen**  
Team Leader  
School Infrastructure Assessments

## 9 Determination

The recommendation is **Adopted** by:

A handwritten signature in black ink, appearing to read 'L. Eley-Smith', written in a cursive style.

**Lloyd Eley-Smith**

A/Director

Social and Infrastructure Assessments

as delegate of the Minister for Planning and Public Spaces



# Appendices

## **Appendix A – List of referenced documents**

Applicant's modification application, including amended plans

<https://www.planningportal.nsw.gov.au/major-projects/project/40441>

## **Appendix B – Modification Instrument**

<https://www.planningportal.nsw.gov.au/major-projects/project/40441>