

S4.55 (1A) MODIFICATION

MODIFICATION TO AMEND THE APPROVED CATHOLIC COLLEGE (SSD 8989)

2 KINGFISHER CLOSE AND 507 MEDOWIE ROAD, MEDOWIE
(LOTS 412 AND 413 DP 1063902)



CLIENT: Trustees of the Roman Catholic Church for the Diocese of Maitland-Newcastle

DATE: 27 MARCH 2025

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ATTACHMENTS

- Appendix 1:** Architectural Plans prepared by Webber Architects
- Appendix 2:** Amended BDAR prepared by Biosis Pty Ltd
- Appendix 3:** Arboriculture Impact Assessment prepared by Assurance Trees
- Appendix 4:** Stormwater Plan prepared by MPC Consulting Engineers
- Appendix 5:** Electrical Layout Plans prepared by Electrical Projects Australia

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1. INTRODUCTION

de Witt Consulting has been engaged by the Trustees of the Roman Catholic Church for the Diocese of Maitland-Newcastle (the owner) to prepare an application to modify an existing State Significant Development (SSD 8989).

This application is made under Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to modify State Significant Development being SSD 8989 granted on 26 July 2019 for a new education facility known as “Catherine McAuley College”. The existing consent relates to land at 2 Kingfisher Close and 507 Medowie Road, Medowie NSW 2318 (Lots 412 and 413 DP1063902) and concerns minor changes to the built form and supporting documentation.

As detailed in this application, the proposed modifications are of minimal environmental impact and will result in substantially the same development as approved by the consent. The proposed modifications will not preclude the development from complying with the conditions of consent, except where specific conditions are requested to be amended under this application.

2. EXISTING CONSENTS

The site has been the subject of various application and modifications over time. The relevant previous approvals and modifications apply to the site are best described as follows:

SSD-8989 – Determined 26/07/2019

The original consent was for the construction and operation of a new educational establishment in the form of catholic college at the subject site (‘Catherine McAuley Catholic College’). The application and subsequent approval included construction over various stages intended to be constructed over approximately ten years resulting in a school that will accommodate for high school and primary school children as well as an Early Learning Centre. Chapel and infrastructure consistent with that expected at an educational establishment. This approval included, but not limited to the following works:

- Classrooms and other learning spaces (technology and applied studies, art, science, personal development, health and physical education, music, drama, hospitality, food technology)
- Flexible learning village and library learning hub
- Multipurpose hall
- Canteen and community use café
- Chapel
- Early learning centre
- Administration and other staff & student support facilities
- Environmental works such as erosion sediment control
- Earthworks, drainage and associated works such as retaining walls, landscaping etc
- Car parks (approximately 272 spaces), access road and fire trail to access perimeter of development
- Intersection upgrades

SSD-8989-Mod-1 – Determined 04/09/2020

This modification related to an interim traffic solution in the form of a service road at the main entrance to ensure safe and suitable access was provided, enabling the school to operate whilst the main signalised intersection was being completed. This modification could be best described as follows:

- Constructed additional pavement and lane on Medowie Road required as a left turn deceleration lane directly into the site.
- Created an additional lane for the purpose of decelerating on and turning right across Medowie Road into the school the site.
- Dual in/out lanes for vehicular access at the southern-most corner of the site with direct connection to the internal road/carpark of the educational establishment.
- Constructed new temporary marking and traffic control measures to accommodate the new additional lanes and traffic movements providing safe vehicular crossings.

This traffic arrangement only operated until such time that the intersection works were completed. All intersection works has since been completed and existing components of the school functioning as intended.

SSD-8989-Mod-2 – Determined 14/01/2022

This modification related to minor building alterations and additions which were deemed required through the detailed design phase. The previous amendments are considered to be of similar scale to those now proposed. Notwithstanding this, the previous approved modification can be best described as follows:

Stage 3A

- High School Block G – Learning Hub
 - The approved building footprint retained
 - Library relocated to the ground floor
 - The five General Purpose Learning Areas (GPLAs) relocated to the first floor
 - Small office and meeting room included in the first-floor area
 - Internal staircase relocated to match the new internal layout
 - External windows and door openings reconfigured for the new internal layout
 - Two new services cupboards within ground floor library
- Block H GPLA Classroom Building
 - The undercroft learning area enclosed to provide a flat floor indoor lecture space
 - Internal staircase outside ‘flat floor lecture space’ reconfigured
 - External windows and door openings reconfigured for the new internal layout
 - GPLA10 and GPLA12 external door removed and replaced by wall

Stage 3B

- Block G – Learning Hub
 - New detached roofed shade structure in the internal courtyard
 - The external covered walkway and stairs relocated centrally between Block G & H

Stage 4A

- Block E TAS
 - The building footprint remained unchanged
 - Building minor internal reconfiguration for TAS course requirements including workshops, foyer, major works store and dust collector
 - External windows and door openings reconfigured for the new internal layout
 - Removal of all toilets
- Block F PE and Art
 - The building footprint remained unchanged
 - Relocation of male and female toilet block to eastern and western facades. Each block will contain 3 toilets, 1 accessible toilet and cleaning cupboard

- The toilet block foyers provided with an awning for all weather cover
- Three PE classroom and storerooms relocated to the northern end of the building
- Reconfigured the internal storage rooms providing additional secure storage for major art works
- External windows, door openings and electrical units reconfigured for the new internal layout
- Inclusion of external PE storage shed
- Two new services cupboards within the outdoor work area

Stage 4B

- Block F PE and Art
 - Widened roof overhang to provide all weather access to Art classrooms
 - Carpark reconfiguration to enable delivery vehicles access to Block E
- Maintenance Shed
 - Shed plans detailed to include; groundsman office, water closet, workshop, grounds store, bin store

Stage 5A

- Block A Hall
 - The building footprint increased towards south
 - Reconfiguration to enable the hall for use as a performing space with a control room, permanent stage and proscenium curtain
 - Additional sports equipment store and chair store rooms
 - Mezzanine platform for viewing and lighting control
 - External windows and door openings to be reconfigured for the new internal layout

SSD-8989-Mod-3 – Determined 25/10/2024

This modification relates to minor building alterations and additions which were deemed required through the detailed design phase as well as revisions to the BDAR assessment and landscaping. The modification can be best described as follows:

Buildings:

- Block K
 - Overall footprint of building altered in a minor fashion resulting in increased footprint and extent of roof
 - External elevation changes including adjusting window and door locations to suit internal rearrangements
 - General internal rearrangement of spaces in response to the layout changes
- Block L Hall
 - Internal rearrangement of spaces including office, store spaces, service cupboards to meet school requirements and building services
 - External changes to façade and materiality changes to a prefinished light weight cladding including adjusting window and door locations to suit internal rearrangements
 - Solar panels and vent pipe added to the roof
 - Roof extent removed in north-east corner
 - Mechanical yard added off northern elevation
- Block L Learning Hub
 - Hand wash trough and bubbler added adjacent to toilet and main COLA for ease of student access with awning over
 - Window added to suit internal rearrangement for nook seating

- External elevation changes
- Internal rearrangement of spaces
- Block M (Yr 1, 2)
 - External alterations including adjusted window and door locations
 - External minor amendments to include bag storage reducing extent of louvre screening
 - Internal rearrangement of spaces
- Block N (K)
 - External facade changes including altered window and door positions and locations
 - Toilet arrangement adjusted to provide a direct connection to a toilet from each Kindergarten classroom with a single accessible WC to replace 2 separate WC's for GPLA04. The new accessible WC no longer has a shower
 - Withdrawal room sliding doors shifted for better clearance
 - Ambulant toilet added to GPLA02 and GPLA03 on northern side
 - External envelope changes to include bag storage reducing extent of louvre screening and glazing
 - Electrical distribution board added
 - Mechanical yard added
- Block O (Yr 3, 4)
 - External alterations including adjusting window and door positions and locations
 - External changes to include bag storage reducing extent of louvre screening
 - Internal rearrangement of spaces
- Block P (Yr 5, 6)
 - External alterations including adjusting window and door positions and location
 - External envelope changes to include bag storage reducing extent of louvre screening
 - Internal rearrangement of spaces

Site Areas A, B & C and Landscaping:

- Site areas A, B and C
 - A (Carpark) – Minor revised civil design/stormwater infrastructure layout and subsequent incorporation of amended landscape design
 - B (Playground)
 - Revised landscape design which considers fire truck access from loop road and parking on hardstand
 - Existing tree to be removed
 - Construction of a 50m² storage shed. This is the same as that being constructed for the high school
 - Revised landscape design provides consideration for site services (ie. water tanks, DPH)
 - C (Basketball court)
 - Revised landscape design which considers fire truck access from loop road and parking on hardstand
 - Adjusted angle of basketball court and sports fields to provide fire truck access
 - Construction of a 50m² storage shed. This is the same as that being constructed for the high school
 - Basketball court added as hardstand
 - Revised pavement and new gates for future access to Block I and J hydrant
- Landscaping

- Changes to the arrangement of external landscape spaces to locate age-appropriate playground areas closer to the learning spaces the children will be using.

BDAR:

The application also modified the consent to include a revised BDAR that takes into account the application of the BAM (DPE 2020a), which had superseded BAM (OEH 2017) that was in effect at the time of the original BDAR and EIS, pursuant to Conditions A34 and A35. The broad changes can therefore best be described as:

- The subject land, development and assessment area section has been updated to the revision of the development footprint and defines each specific area as it will be addressed for the report to account for inconsistencies.
- Updated to reflect the Vegetation Management Plan remediation areas.
- Updated references to legislation, such as the Consolidated State Environmental Planning Policies of 2021.

SSD-8989-Mod-4 – Determined 22/08/2024

This modification relates to minor building alterations and additions to building I and J which were deemed required through the detailed design phase. The modification can be best described as follows:

Building I

- Addition of A/C units and security cages adjoining GPLA 24
- Addition of mechanical services switchboard (MSSB) adjoining GPLA 25
- Opening between GPLA 24 and 25 added
- GFA of all rooms updated
- Booth seating added adjoining GPLA 24. Extent of glazing reduced
- Door types updated
- Interactive teaching walls, including interactive TV panel, added to each GPLA
- Façade updated to remove glazing adjoining the staircase
- Reduction of awnings adjoining GPLA 21 and 26
- Circulation corridor cupboards adjoining entry increase in size and services added
- Addition of concrete seating adjoining GPLA 21 and 26
- Entry door relocated
- Lift shaft rotated 90 degrees and glazing removed
- Glazing removed from unisex accessible WC
- Opening between GPLA 30 and 31 added
- Kitchenette added adjoining GPLA 30. Extent of Glazing reduced
- Circulation corridor cupboards adjoining entry increase in size and services added
- Reduction in concrete seating adjoining GPLA 27 and 33
- Extent of roof reduced to match previous stages
- Solar panels removed
- Highlight windows sizes and types updated
- Window sizes and types updated
- Vertical lines added to show concrete panels grooves consistent with previous stages
- Height of the feature walls extended and colour oxide added
- Balustrades changed from glass to metal posts
- Updated building height to accommodate mechanical equipment
- Updated ground level Floor to Ceiling levels (FCL)

- Addition of louvres to curtain wall glazing

Building J

- Addition of A/C units and security cages adjoining GPLA 37
- Addition of mechanical services switchboard (MSSB) adjoining GPLA 38
- GFA of all rooms updated
- Booth seating added adjoining GPLA 37. Extent of glazing reduced
- Addition of double doors from GPLA38 and Gym to breakout space
- Interactive teaching walls, including interactive TV panel, added to each GPLA
- Door types updated
- Façade updated to remove glazing adjoining the staircase
- Reduction of awnings adjoining GPLA 34 and Gym
- Addition of concrete seating adjoining GPLA 34 and Gym
- Circulation corridor cupboards adjoining entry increase in size and services added
- Room type change from GPLA to Gym
- Changed external straight stair to half turn stair
- Kitchenette added adjoining GPLA 42. Extent of Glazing reduced
- Reduction in concrete seating adjoining GPLA 39 and 45
- Circulation corridor cupboards adjoining entry increase in size and services added
- Extent of roof reduced to match previous stages
- Highlight windows sizes and types updated
- Window sizes and types updated
- Vertical lines added to show concrete panels grooves consistent with previous stages
- Height of the feature walls extended and colour oxide added
- Balustrades changed from glass to metal posts
- Updated total building height to accommodate mechanical equipment
- Updated ground level Floor to Ceiling levels (FCL)
- Addition of louvres to curtain wall glazing
- Addition of louvres to glazing

The proposed amendment also includes the provision of an access gate and secured entrance point located to the rear of the school nearby the playing fields located via the loop road.

3. PROPOSED MODIFICATIONS

3.1 COVERED OUTDOOR LEARNING AREA (COLA)

The application seeks the provision of a COLA structure between Blocks E and J over the two existing high school basketball courts. It will consist of a metal pitched roof supported by 8 posts. At its highest point the structure creating the COLA will be 10m high with dimensions of 45.86m x 36.6m.

One tree, referred to as tree 36 located immediately adjoining the basketball courts (and proposed COLA) is proposed for removal as part of this modification. The tree requires significant canopy removal as a result of the COLA which ultimately will impact on the long term viability of the tree.

LED Highbay lighting. Further details are provided in **Appendix 4** and **5** and *Figures 3* and *4* below.

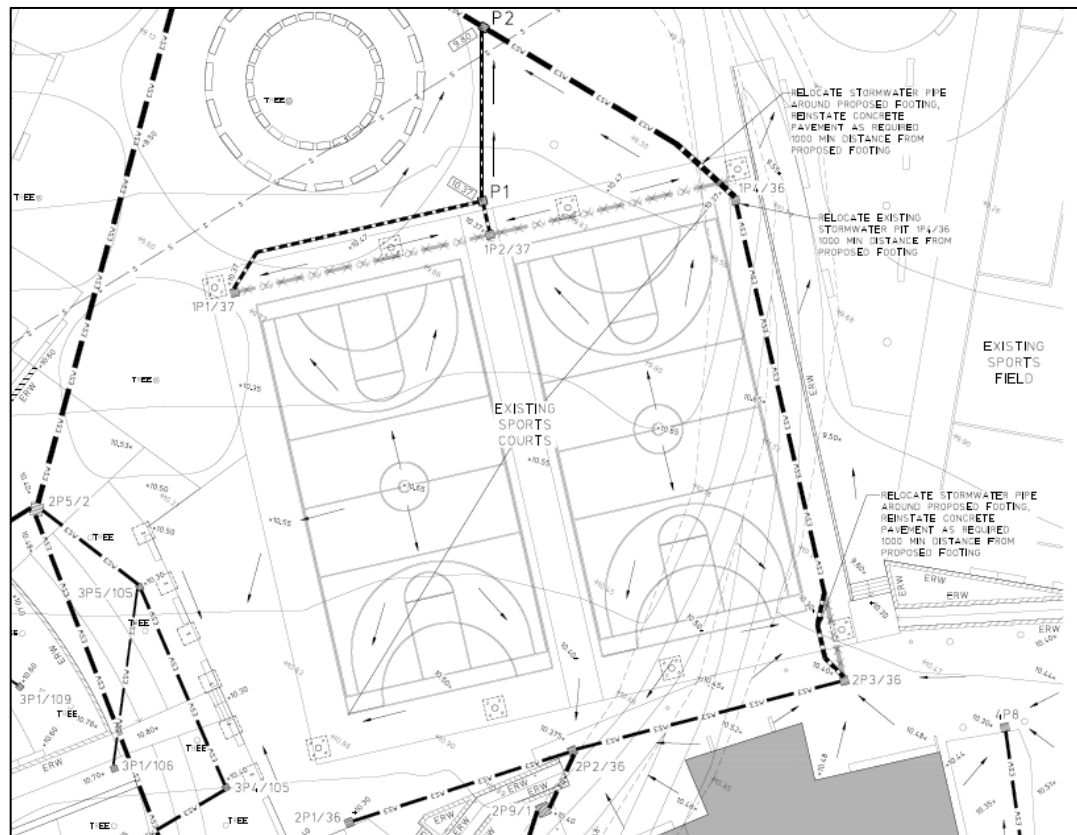


Figure 3: Extract of Stormwater Plan (source: MPC)

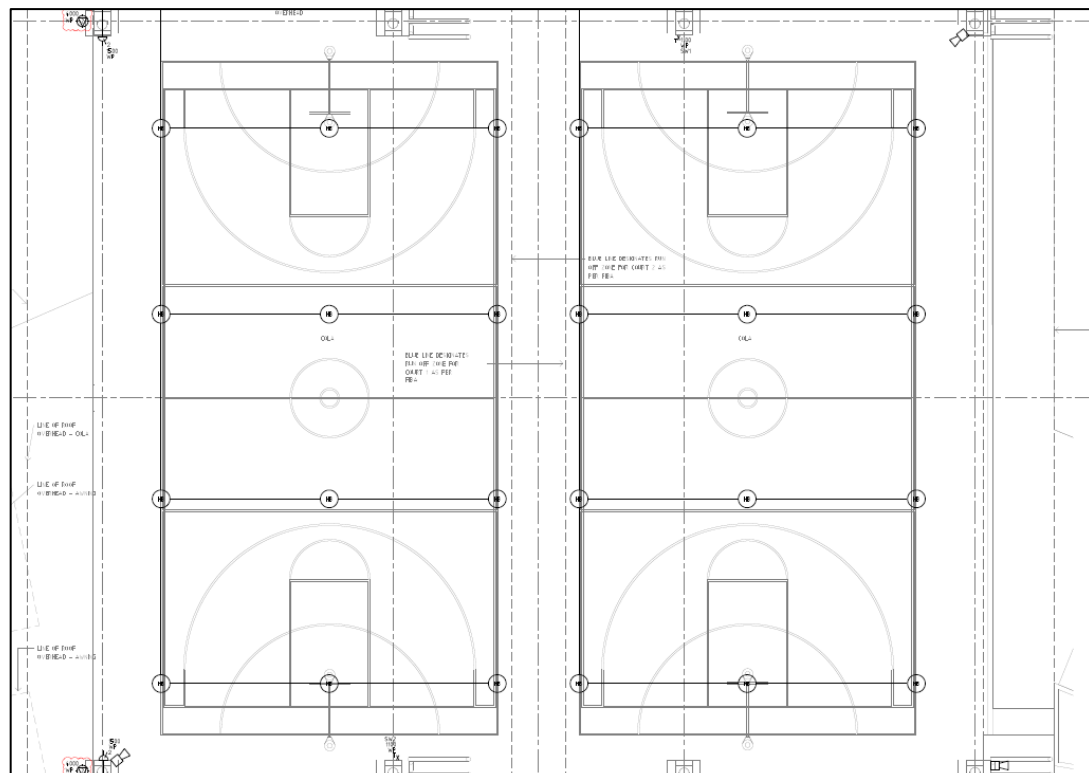


Figure 4: Extract of Power & Lighting Layout (source: Electrical Projects Australia)

3.3 BDAR

The revised BDAR (**Appendix 2**) addresses the remaining outstanding matters as discussed with the Department during assessment of Modification 3. Namely the additional seasonal surveys have now been undertaken and subsequently more accurate assessment of the impacts associated with the previous works and offset calculations provided.

4. APPROVED DOCUMENTATION

The potential change to the relevant condition of consent is outlined in *Table 1*.

Red denotes those plans to be replaced. **Green** denotes the replacements and new plans. Unless denoted in **red** or **green** all other approved plans are to remain.

Table 1 – Proposed changes to conditions

Condition	Suggested Change			
A2	Architectural Plans			
	Name of Plan	Reference / Version	Prepared By	Date
	Site Analysis Plan	2544_DA_01_0004_P Rev P	Webber Architects	19.12.2018
	Site Staging Plan	2544 / 01_0005 / L Rev L	Webber Architects	06.04.2020
	Overall Site Plan – Primary School	2544 / 00_1201 / 6 Rev 6	Webber Architects	6.11.2023
	Overall Site Plan – Primary School - South	2544 / 00_1203 / 4 Rev 4	Webber Architects	6.11.2023
	Site Plan - North	2544_DA_02_0003_X Rev X	Webber Architects	19.12.2018
	Overall Site Plan – Primary School - Central	2544 / 00_1204 / 3 Rev 3	Webber Architects	6.11.2023
	Site Fire Trial Staging	2544_TD_02_0035_B Rev B	Webber Architects	19.12.2018
	Site Staging & Construction Access	2544_TD_02_0038_C Rev C	Webber Architects	10.07.2019
	Site Elevations - 01	2544_02_0401_E Rev E	Webber Architects	15.05.2018
	Site Elevations - 02	2544_02_0402_E Rev E	Webber Architects	15.05.2018
	Site Elevations - 03	2544_02_0403_D Rev D	Webber Architects	15.05.2018
	Site Sections - 01	2544_02_0501_L Rev L	Webber Architects	15.05.2018
	Site Sections - 02	2544_02_0502_K Rev K	Webber Architects	15.05.2018

Site Plan	2544_02_1901_E Rev E	Webber Architects	17.10.2018
Site Floor Plan – Ground - 01	2544_03_0001_V Rev V	Webber Architects	15.05.2018
Site Floor Plan – Ground - 02	2544_DA_03_0002_T Rev T	Webber Architects	19.12.2018
Site Floor Plan – Level - 01	25444-03_0003_R Rev R	Webber Architects	15.05.2018
Site Floor Plan – Level 1 - 02	2544_DA-03_0004_T Rev T	Webber Architects	19.12.2018
Site Floor Plan – Level 1 -03	2544_DA_03_0005_T Rev T	Webber Architects	19.12.2018
Floor Plan – Block A – Ground – 01 High School	2544_03_0101_J Rev J	Webber Architects	15.05.2018
Floor Plan – Block A – Ground – 02 High School	2544_03_0102_E Rev E	Webber Architects	15.05.2018
Floor Plan – Block A – Ground – 03 High School	2544_03_0103_E Rev E	Webber Architects	15.05.2018
Floor Plan – Block A – Level 1 -01 High School	2544_03_0104_I Rev I	Webber Architects	15.05.2018
Floor Plan – Block A – Level 1 – 02 High School	2544_03_0105_E Rev E	Webber Architects	15.05.2018
Floor Plan – Block A – Level 1 – 03 High School	2544_03_0106_E Rev E	Webber Architects	15.05.2018
Roof Plan – Block A – 01 High School	2544_03_0111_E Rev E	Webber Architects	15.05.2018
Roof Plan – Block A – 02 High School	2544_03_0112_E Rev E	Webber Architects	15.05.2018
Roof Plan – Block A – 01 - Interim	2544_03_0114_E Rev E	Webber Architects	28.09.2018
Floor Plan – Block B – Ground Chapel	2544_03_0201_T Rev T	Webber Architects	24.09.2018
Floor Plan – Block B – Level 1 Chapel	2544_03_0202_J	Webber Architects	15.05.2018
Roof Plan – Block B Chapel	2544_03_0202_H Rev H	Webber Architects	24.09.2018

Floor Plan – Block C – Ground High School - Science	2544_03_0301_H Rev H	Webber Architects	15.05.2018
Roof Plan – Block C High School - Science	2544_03_0303_F Rev F	Webber Architects	28.09.2018
Floor Plan – Block D – Ground High School	2544_03_0401_H Rev H	Webber Architects	15.05.2018
Roof Plan – Block D – Tas High School	2544_03_0403_F Rev F	Webber Architects	15.05.2018
Floor Plan – Block E – Ground High School TAS & Design	2544_03_0501_I Rev I	Webber Architects	15.05.2018
Roof Plan – Block E High School TAS & Design	2544_03_0503_H Rev H	Webber Architects	28.09.2018
Floor Plan – Block F – Ground High School	2544_03_0601_H Rev H	Webber Architects	15.05.2018
Roof Plan – Block F High School	2544_03_0603_I Rev I	Webber Architects	28.09.2018
Floor Plan – Block G – Ground High School	2544_03_0701_H Rev H	Webber Architects	15.05.2018
Floor Plan – Block G – Level 1 High School	2544_03_0702_H Rev H	Webber Architects	15.05.2018
Roof Plan – Block G High School	2544_03_0705_E Rev E	Webber Architects	15.05.2018
Floor Plan – Block H – Ground High School	2544_03_0801_I Rev I	Webber Architects	15.05.2018
Floor Plan – Block H – Level 1 High School	2544_03_0802_I Rev I	Webber Architects	15.05.2018
Roof Plan – Block H High School	2544_03_0805_E Rev E	Webber Architects	15.05.2018
Floor Plan – Block I – Ground HS GPLA	2544_03_0901_I Rev I	Webber Architects	15.05.2018
Floor Plan – Block I – Level 1 HS GPLA	2544_03_0902_I Rev I	Webber Architects	15.05.2018
Roof Plan – Block I HS GPLA	2544_03_0905_E Rev E	Webber Architects	28.09.2018
Floor Plan – Block J – Ground High School	2544_03_1001_I Rev I	Webber Architects	15.05.2018
Floor Plan – Block J – Level 1 High School	2544_03_1002_I Rev I	Webber Architects	15.05.2018
Roof Plan - Block J High School	2544_03_1005_E Rev E	Webber Architects	29.03.2018

Floor Plan – Block K	2863 / 03_1201 / L Rev L	Webber Architects	6.11.2023
Roof Plan – Block K	2863 / 03_1205 / K Rev K	Webber Architects	6.11.2023
Ground Floor – Block L - Hall	2863 / 03_1301 / L Rev L	Webber Architects	21.04.2023
Ground Floor – Block L – Library	2863 / 03_1302 / K Rev K	Webber Architects	21.04.2023
Roof Plan – Block L	2863 / 03_1305 / J Rev J	Webber Architects	21.04.2023
Floor Plan – Block M	2863 / 03_1501 / J Rev J	Webber Architects	21.04.2023
Roof Plan – Block M	2863 / 03_1502 / I Rev I	Webber Architects	21.04.2023
Floor Plan – Block N	2863 / 03_1601 / J Rev J	Webber Architects	21.04.2023
Roof Plan – Block N	2863 / 03_1602 / J Rev J	Webber Architects	21.04.2023
Floor Plan – Block O	2863 / 03_1701 / N Rev N	Webber Architects	21.04.2023
Roof Plan – Block O	2863 / 03_1702 / J Rev J	Webber Architects	21.04.2023
Floor Plan – Block P	2863 / 03_1801 / L Rev L	Webber Architects	21.04.2023
Roof Plan – Block P	2863 / 03_1802 / I Rev I	Webber Architects	21.04.2023
Floor Plan – Block Q – Ground Early Learning Centre	2544_03_1701_I Rev I	Webber Architects	15.05.2018
Roof Plan – Block Q Early Learning Centre	2544_03_1705_M Rev M	Webber Architects	28.09.2018
Floor Plan – Ground – Block FLV	2544_03_1901_D Rev D	Webber Architects	08.08.2018
Elevations – Block A – 01 High School	2544_04_0101_H Rev H	Webber Architects	15.05.2018
Elevations – Block A – 02 High School	2544_04_0102_H Rev H	Webber Architects	15.05.2018
Elevation – Block B – 01 Chapel	2544_04_0201_N Rev N	Webber Architects	24.09.2018
Elevation – Block B – 02 Chapel	2544_04_0301_H Rev H	Webber Architects	24.09.2018

Elevations – Block C - 01 High School - Science	2544_04_0301_H Rev H	Webber Architects	28.09.2018
Elevations – Block C – 01 High School - Science	2544_04_0301_H Rev H	Webber Architects	28.09.2018
Elevations – Block C – 02 High School Science	2544_04_0302_H Rev H	Webber Architects	28.09.2018
Elevations – Block D - 01 High School	2544_04_0401_G Rev G	Webber Architects	15.05.2018
Elevations – Block D – 02 High School	2544_04_0402_G Rev G	Webber Architects	15.05.2018
Elevations – Block E – 01 High School	2544_04_0501_I Rev I	Webber Architects	28.09.2018
Elevations – Block E – 02 High School TAS & Design	2544_04_0502_I Rev I	Webber Architects	28.09.2018
Elevations – Block F – 01 High School	2544_04_0601_I Rev I	Webber Architects	28.09.2018
Elevations – Block F – 02 High School	2544_04_0602_I Rev I	Webber Architects	28.09.2018
Elevations – Block G - 01 High School	2544_04_0701_G Rev G	Webber Architects	15.05.2018
Elevations – Block G - 02 High School	2544_04_0702_G Rev G	Webber Architects	15.05.2018
Elevations – Block H – 01 High School	2544_04_0801_G Rev G	Webber Architects	15.05.2018
Elevations H – 02 High School	2544_04_0802_G Rev G	Webber Architects	15.05.2018
Elevations – Block I – 01 HS GPLA	2544_04_0901_H Rev H	Webber Architects	28.09.2018
Elevations – Block I – 02 HS GPLA	2544_04_0902_H Rev H	Webber Architects	28.09.2018
Elevations – Block J – 01 High School	2544_04_1002_G Rev G	Webber Architects	15.05.2018
Elevations – Block J – 02 High School	2544_04_1002_G Rev G	Webber Architects	15.05.2018
Elevations – Sheet 1 – Block K	2863 / 04_1201 / J Rev J	Webber Architects	6.11.2023
Elevations – Sheet 2 – Block K	2863 / 04_1202 / G Rev G	Webber Architects	6.11.2023
Elevations – Sheet 1 - Block L	2863 / 04_1301 / J Rev J	Webber Architects	21.04.2023

Elevations – Sheet 2 - Block L	2863 / 04_1302 / H Rev H	Webber Architects	21.04.2023
Elevations – Sheet 01 – Block M	2863 / 04_1501 / I Rev I	Webber Architects	21.04.2023
Elevations – Sheet 02 – Block M	2863 / 04_1502 / H Rev H	Webber Architects	21.04.2023
Elevations – Block N – Sheet 1	2863 / 04_1601 / J Rev J	Webber Architects	21.04.2023
Elevations – Sheet 1 – Block O	2863 / 04_1701 / I Rev I	Webber Architects	21.04.2023
Elevations – Sheet 2 – Block O	2863 / 04_1702 / J Rev J	Webber Architects	21.04.2023
Elevations – Block P	2863 / 04_1801 / I Rev I	Webber Architects	21.04.2023
Elevations – Block Q – 01 Early Learning Centre	2544_04_1701_M Rev M	Webber Architects	28.09.2018
Elevations – Block Q – 02 Early Learning Centre	2544_04_1702_M Rev M	Webber Architects	28.09.2018
Elevations – Block FLV	2544_04_1901_D Rev D	Webber Architects	08.08.2018
Sections – Block A – 01 High School	2544_05_0101_E Rev E	Webber Architects	15.05.2018
Sections – Block A -02 High School	2544_05_102_D Rev D	Webber Architects	15.05.2018
Section – Block B – 01 Chapel	2544_05_0201_L Rev L	Webber Architects	24.09.2018
Sections – Block C - 01 High School - Science	2544_05_0301_F Rev F	Webber Architects	15.05.2018
Sections – Block D – 01 High School	2544_05_0401_G Rev G	Webber Architects	15.05.2018
Sections – Block E – 01 High School TAS & Design	2544_05_0501_H Rev H	Webber Architects	15.05.2018
Sections – Block F - 01 High School	2544_05_0601_H Rev H	Webber Architects	15.05.2018
Sections – Block F – 02 High School	2544_05_0602_D Rev D	Webber Architects	15.05.2018
Sections – Block G – 01 High School	2544_05_0701_D Rev D	Webber Architects	15.05.2018
Sections – Block G – 02 High School	2544_05_0702_D Rev E	Webber Architects	15.05.2018

Sections – Block H – 01 High School	2544_05_0801_E Rev E	Webber Architects	15.05.2018
Sections – Block H – 02 High School	2544_05_0802_D Rev D	Webber Architects	15.05.2018
Sections – Block I – 01 HS GPLA	2544_05_0901_D Rev D	Webber Architects	15.05.2018
Sections – Block I – 02 HS GPLA	2544_05_0902_D Rev D	Webber Architects	15.05.2018
Sections – Block J – 01 High School	2544_05_1001_F Rev F	Webber Architects	15.05.2018
Sections – Block J -02 High School	2544_-5_1002_D Rev D	Webber Architects	15.05.2018
Sections – Sheet 1 – Block K	2863 / 05_1201 / K Rev K	Webber Architects	6.11.2023
Sections – Sheet 1 – Block L	2863 / 05_1301 / I Rev I	Webber Architects	21.04.2023
Sections – Sheet 01 – Block M	2863 / 05_1501 / E Rev E	Webber Architects	21.04.2023
Sections – Sheet 02 – Block M	2863 / 05_1502 / E Rev E	Webber Architects	21.04.2023
Sections – Block N – Sheet 1	2863 / 05_1601 / G	Webber Architects	08.03.2023
Sections – Sheet 1 – Block O	2863 / 05_1701 / J Rev J	Webber Architects	21.04.2023
Sections – Sheet 2 – Block O	2863 / 05_1702 / J Rev J	Webber Architects	21.04.2023
Sections – Sheet 01 – Block P	2863 / 05_1801 / E Rev E	Webber Architects	21.04.2023
Sections – Sheet 02 – Block P	2863 / 05_1802 / E Rev E	Webber Architects	21.04.2023
Sections – Block Q – 01 Early Learning Centre	2544_05_1701_G Rev G	Webber Architects	15.05.2018
Sections – Block FLV	2544_05_1901_C Rev C	Webber Architects	28.06.2018
COLA – Site Plan	2942 / 10_1020 / I Rev I	Webber Architects	10.12.2024
COLA – Floor Plan	2942 / 10_1026 / I Rev I	Webber Architects	21.02.2024
COLA – Roof Plan	2942 / 10_1028 / G Rev G	Webber Architects	10.12.2024
COLA - RCP	2942 / 10_1029 / I	Webber Architects	21.02.2024

	Rev I		
COLA – Elevations – Sheet 1	2942 / 10_1030 / H Rev H	Webber Architects	21.02.2024
COLA – Elevations – Sheet 2	2942 / 10_1031 / H Rev H	Webber Architects	21.02.2024
COLA – Section – Sheet 1	2942 / 10_1032 / H Rev H	Webber Architects	21.02.2024
COLA – Construction Details – Sheet 1	2942 / 10_1034 / E Rev E	Webber Architects	21.02.2024
COLA – Construction Details – Sheet 2	2942 / 10_1035 / E Rev E	Webber Architects	21.02.2024
Landscape Plans			
Name of Plan	Reference / Version	Prepared By	Date
Carpark Entry Plan	4	Moir Landscape Architecture	9.04.2019
Entry Signage 1	5	Moir Landscape Architecture	9.04.2019
Entry Signage 2	6	Moir Landscape Architecture	9.04.2019
Landscape Master Plan	-	Terras Landscape Architects	-
Landscape Planting Plan	-	Terras Landscape Architects	-
Tree Canopy Strategy	-	Terras Landscape Architects	-
Tree Removed Plan	-	Terras Landscape Architects	-
Cover Page	L00, Rev J	Terras Landscape Architects	02.06.2023
Extent of Works	L01, Rev J	Terras Landscape Architects	02.06.2023
Sheet Layout	L02, Rev J	Terras Landscape Architects	02.06.2023
General arrangements: Part 1	L03, Rev J	Terras Landscape Architects	02.06.2023
General arrangements: Part 2	L04, Rev J	Terras Landscape Architects	02.06.2023
General arrangements: Part 3	L05, Rev J	Terras Landscape Architects	02.06.2023
General arrangements: Part 4	L06, Rev J	Terras Landscape Architects	02.06.2023
General arrangements: Part 5	L07, Rev J	Terras Landscape Architects	02.06.2023

Hardworks: Part 1	L08, Rev J	Terras Landscape Architects	02.06.2023
Hardworks: Part 2	L09, Rev J	Terras Landscape Architects	02.06.2023
Hardworks: Part 3	L10, Rev J	Terras Landscape Architects	02.06.2023
Hardworks: Part 4	L11, Rev J	Terras Landscape Architects	02.06.2023
Hardworks: Part 5	L12, Rev J	Terras Landscape Architects	02.06.2023
Softworks: Part 1	L13, Rev J	Terras Landscape Architects	02.06.2023
Softworks: Part 2	L14, Rev J	Terras Landscape Architects	02.06.2023
Softworks Schedule	L15, Rev J	Terras Landscape Architects	02.06.2023
Landscape details	L16, Rev J	Terras Landscape Architects	02.06.2023
Landscape details	L17, Rev J	Terras Landscape Architects	02.06.2023
Landscape details	L18, Rev J	Terras Landscape Architects	02.06.2023
Civil Engineering Plans			
Name of Plan	Reference / Version	Prepared By	Date
Cover Sheet and General Notes	C01.00, Issue 2	MPC	09.06.2023
Sedimentation and Erosion Control Plan Sheet 1	C02.00, Issue 3	MPC	09.06.2023
Sedimentation and Erosion Control Plan Sheet 2	C02.01, Issue 3	MPC	09.06.2023
Sedimentation and Erosion Control Plan Sheet 3	DA01.02, Rev 0	MPC	13.12.2018
Sedimentation and Erosion Control Plan Sheet 4	DA01.03, Rev 0	MPC	13.12.2018
Sedimentation and Erosion Control Plan Sheet 5	DA01.04, Rev 0	MPC	13.12.2018
Sedimentation and Erosion Control Plan Sheet 6	DA01.05, Rev 0	MPC	13.12.2018
Sedimentation and Erosion Control Plan Sheet 7	DA01.06, Rev 0	MPC	13.12.2018

Sedimentation and Erosion Control Plan Sheet 8	DA01.06, Rev 0	MPC	13.12.2018
Sedimentation and Erosion Control Plan Sheet 9	DA01.08, Rev 0	MPC	13.12.2018
Sedimentation and Erosions Control Notes and Details	C02.50, Issue 3	MPC	09.06.2023
Stormwater Plan Sheet 1	Co3.00, Issue 4	MPC	15.12.2023
Stormwater Plan Sheet 2	C03.01, Issue 4	MPC	15.12.2023
Stormwater Plan Sheet 3	DA02.02, Rev 0	MPC	13.12.2018
Stormwater Plan Sheet 4	DA02.03, Rev 0	MPC	13.12.2018
Stormwater Plan Sheet 5	DA02.04, Rev 0	MPC	13.12.2018
Stormwater Plan Sheet 6	DA02.05, Rev 0	MPC	13.12.2018
Stormwater Plan Sheet 7	DA02.06, Rev 0	MPC	13.12.2018
Stormwater Plan Sheet 8	DA02.07, Rev 0	MPC	13.12.2018
Stormwater Plan Sheet 9	DA02.08, Rev 0	MPC	13.12.2018
Stormwater Details	DA02.50, Rev 0	MPC	13.12.2018
Stormwater Notes and Details	C03.50, Issue 4	MPC	26.06.2023
Stormwater Existing Pit Schedules	C03.51, Issue 5	MPC	15.12.2023
Stage 3 External Paving Plan Sheet 1	C04.00, Issue 2	MPC	09.06.2023
Stage 3 External Paving Plan Sheet 2	C04.01, Issue 2	MPC	09.06.2023
External Paving Notes and Details Sheet 1	C04.50, Issue 2	MPC	09.06.2023
External Paving Notes and Details Sheet 2	C04.51, Issue 1	MPC	09.06.2023
General Arrangement Plan	R02, Rev 4	MPC	01.11.2018
Roadworks & Drainage Plan Sheet 1 of 4	R04, Rev 4	MPC	01.11.2018
Roadwork & Drainage Plan Sheet 2 of 4	R05, Rev 4	MPC	01.11.2018

	Roadworks & Drainage Plan Sheet 3 of 4	R06, Rev 4	MPC	01.11.2018
	Roadworks & Drainage Plan Sheet 4 of 4	R07, Rev 4	MPC	01.11.2018
	Carpark Plan	C05.00, Issue 1	MPC	09.06.2023
	Carpark Details	C05.50, Issue 1	MPC	09.06.2023
	COLA Stormwater Plan	C01.00, Issue 2	MPC	30.08.2024
A3-A36	No changes			
B1-B9	No changes			
C1-C50	No changes			
D1-D35	No changes			
E1-E57	No changes			
F1-F19	No changes			

5. JUSTIFICATION FOR PROPOSED MODIFICATION

The proposed modifications are predominantly associated with inclusion of additional infrastructure, now expected within facilities of this nature. This refinement has occurred through the detailed design process which identified opportunities to improve design outcomes. The modification also seeks to formalise previous understanding around the BDAR and required steps to finalise outcomes subject to detailed investigations. The following points provide justification of the modification to the consent:

- The provision of a cover for the basketball courts will provide all weather protection for the use of this area and therefore improve usability of this outdoor recreation space.
- The space can also be utilised for other outdoor learning activities and general functions of the school whilst undercover from the elements.
- The proposed COLA is in keeping with typical design of such structures at other schools. It is also now a common piece of infrastructure in such institutions.
- The changes to the existing stormwater system will prevent conflict with the footings of the proposed COLA.
- Tree 36 will suffer significant canopy intrusion (40%) such that its long-term retention is not possible. The removal of this tree has been considered arboriculturally and requires removal.
- The location of the structure (COLA) is of an appropriate size and nature to ensure it is functional for its intended purpose.
- The updated BDAR is in accordance with discussions with the Department as part of Modification 3.

The previous approval, being for the demolition of existing structures, construction of a new high school up to 1,290 students, primary school for up to 630 students, early learning centre (0-5 years) for up to 124 children and a 500-seat chapel as well as associated works including remediation, earthworks, drainage, car parking, road, footpath, access, and landscaping (SSD 8989), was considered an appropriate form of development in both its use and built form for the site.

The approved development considered the relevant controls where appropriate and the adjoining existing development resulting in an approval of appropriate scale and density. The proposed modifications largely relate to works that respond to further, detailed design considerations and enable improved functionality of the previously approved spaces.

6. STATUTORY COMPLIANCE

A summary of the relevant statutory requirements for the project, including reference to the relevant section(s) of this Modification Report and/or attachment(s) is provided in Table 6.1 below.

Table 6.1: Consistency with relevant statutory provisions

STATUTORY REQUIREMENT		COMMENT
Environmental Planning and Assessment Act 1979		
The proposed development as modified continues to be consistent with the objectives of the EPA&A Act for the following reasons:		
<ul style="list-style-type: none"> It will promote the social and economic welfare of the community and create a better environment It will facilitate ecologically sustainable development It will promote the orderly and economic use and development of the land It will protect the environment and promote the sustainable management of built and cultural heritage It will promote good design and amenity of the built environment It will promote the proper construction and maintenance of buildings 		The proposal is therefore permitted with consent.
State Environmental Planning Policy (Transport and Infrastructure) 2021		
Chapter 3 Educational establishments and child care facilities		The relevant clauses of the former SEPP (Educational Establishments and Child Care Facilities) 2017 were considered as part of SSD-8989. The proposed modifications are minor in nature and do not alter the acceptability of the approved development with respect to the provisions of the SEPP, current or former, including the design quality principles.
State Environmental Planning Policy (Industry and Employment) 2021		
Chapter 3 Advertising and signage		Chapter 3 of the SEPP applies to all signage. The proposed modifications will not alter the approved signage under SSD-8989.
State Environmental Planning Policy (Resilience and Hazards) 2021		
Chapter 2 Coastal management		The provisions of the repealed State Environmental Planning Policy No.14 Coastal Wetlands have been transferred to Chapter 2 of the Resilience and Hazards SEPP. The site was previously considered suitable for use as an educational establishment per SSD-8989. The proposed modifications will not alter this previous finding.
Chapter 4 Remediation of land		The provisions of the repealed State Environmental Planning Policy No.55 Remediation of Land have been transferred to Chapter 4 of the Resilience and Hazards SEPP. The site was previously considered suitable for use as an educational establishment per SSD-8989. The proposed modifications will not alter this previous finding.
State Environmental Planning Policy (Biodiversity and Conservation) 2021		
Chapter 3 and 4 Koala habitat protection		The relevant clauses of the former SEPP No.44 Koala Habitat Protection were considered as part of SSD-8989.

STATUTORY REQUIREMENT	COMMENT
	<p>Whilst there is the removal of one additional tree, when considering the greater development, the proposed modifications are minor in nature and do not alter the acceptability of the approved development with respect to the provisions of the SEPP, current or former.</p>
Port Stephens Local Environmental Plan 2013	
1.2 Aims	<p>The LEP provides for appropriate development within the LGA. The proposal has given due consideration to the site and surrounds and is in keeping with the aims of the LEP.</p>
2.1 Land use zones	<p>Chapter 3 of SEPP (Transport and Infrastructure) states development for the purpose of a school may be carried out with consent on land within a prescribed zone. This modification continues the lawful land use for the operation of a school under consent for SSD-8989 in the R2, R5 and RU2 zones.</p>
2.3 Zone objectives	<p>With respect to development for the purpose of an educational establishment, objectives of the zones need to have been considered in design development.</p> <p>Objectives of the R2 zone are as follows:</p> <ul style="list-style-type: none"> <i>To provide for the housing needs of the community within a low density residential environment.</i> <i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i> <i>To protect and enhance the existing residential amenity and character of the area.</i> <i>To ensure that development is carried out in a way that is compatible with the flood risk of the area.</i> <p>Objectives of the R5 zone are as follows:</p> <ul style="list-style-type: none"> <i>To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.</i> <i>To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.</i> <i>To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.</i> <i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i> <p>Objectives of the RU2 zone are as follows:</p> <ul style="list-style-type: none"> <i>To provide for a range of land uses, services and facilities that are associated with a rural village.</i> <p>The modification does not alter the previous findings with regards to the school's consistency with the zone objectives.</p>
4.1 Minimum subdivision lot size	<p>N/A – No subdivision is proposed.</p>
4.3 Height of buildings	<p>The findings of the Clause 4.6 variation request under SSD-8989 have not been altered by the minor inclusion of these items.</p>
5.9 Preservation of trees or vegetation	<p>1 additional tree is proposed for removal as a result of the required significant pruning to the canopy and existing encroachments in the TPZ resulting in its long-term retention not sustainable. This tree has been assessed by an arborist and the report included in Appendix 3. The proposed removal does not significantly impact on the overall objectives of any tree preservation strategy.</p>

STATUTORY REQUIREMENT	COMMENT
5.10 Heritage conservation	The proposed modifications will not alter the heritage nature of the area.
5.21 Flood planning	The minor nature of the proposed modifications will ensure no impact on flood water movements will occur.
6.2 Public utility infrastructure	The proposed modification will not alter the requirements for servicing, being able to be augmented if necessary to facilitate the changes.
7.1 Acid sulfate soils	The proposed modifications will not result in significant excavation and likely disturbance of acid sulfate soils.
7.2 Earthworks	The proposed modifications will not significantly alter the extent of earthworks.
7.6 Essential services	Essential services will be provided to the proposed development. Through the development process application to the relevant service authorities will be required.
7.8 Drinking water catchments	The proposed modifications will not alter the findings of the Contamination Assessment under SSD-8989 in terms of the drinking water catchment.
7.9 Wetlands	Per the BDAR provided with SSD-8989, the approved buildings will not impact upon the mapped wetlands. The proposed modifications will not alter this. The amended BDAR has been prepared to ensure consistency with current legislation and approved documentation.
7.10 Williams River Catchment	The proposed modifications will not significantly alter the stormwater management on site. As this was previously considered appropriate, the modification will not change this finding.

Port Stephens Development Control Plan 2013

The DCP does not have any specific controls for educational establishments nor does specific area controls apply to the site. As such only the General Provisions of Section B have been considered.

B1 Tree Management	1 tree is proposed for removal as assessed by an arborist and the report included in Appendix 3 .
B2 Natural Resources	The findings of the BDAR provided with SSD-8989 have been updated to reflect the proposed modifications.
B3 Environmental Management	Matters relating to air quality and noise will not be significantly altered by the proposed modifications. Earthworks will remain largely the same as that previously considered.
B4 Drainage and Water Quality	There will be no significant change to drainage or water quality as a result of these modifications.
B5 Flooding	The minor nature of the proposed modifications will ensure that there will be no significant change to floodwater on site.
B6 Williamstown RAAF Base – Aircraft Noise and Safety	The proposed modifications will not alter the previous findings in SSD-8989 regarding aircraft noise.
B7 Heritage	The proposed modifications will not alter the previous findings in SSD-8989 regarding heritage impacts.
B8 Road Network and Parking	The proposed alterations will not result in any adverse impacts on parking or access.

7. RELEVANT PROVISIONS OF SECTION 4.55

7.1 SECTION 4.55 (1A) – MODIFICATIONS INVOLVING MINIMAL ENVIRONMENTAL IMPACT

Section 4.55(1A) of the EP&A Act states the consent authority may modify a consent if:

(a) it is satisfied that the proposed modification is of minimal environmental impact, and

The proposed modification is not considered to create any additional environmental impact to that which is already approved and regulated under the conditions of consent. The proposed modification will not significantly alter the approved development or create an altered environmental impact. No additional significant adverse impacts will arise from the proposal in this regard.

(b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and

The discussion included on the previous pages demonstrate that the proposed modification will result in substantially the same development as that approved under the existing consent. Importantly, the development type and description has not been changed, with the development maintaining key features as an educational establishment. The proposed modification does not preclude compliance with the remaining conditions of consent.

(c) it has notified the application in accordance with:

(i) the regulations, if the regulations so require, or

(ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and

(d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.

In relation to Section 4.55(1A) (c) and (d) of the Act, it is understood that any relevant representations will need to be considered by the Department in determination of the proposed modification.

(3) In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15 (1) as are of relevance to the development the subject of the application. The consent authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.

The modification will remain substantially the same as the development that is currently approved. The following subsections provide an assessment of the proposed modification against Section 4.15 (1) of the Act, as are of relevance to the development.

7.2 SECTION 4.15(1)(A) – STATUTORY PLANNING CONSIDERATIONS

Section 4.15 (1)(a) of the Act requires the consent authority to take into consideration:

“(a) the provisions of:

(i) any environmental planning instrument, and

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iia) any planning agreement that has been entered into under Section 7.4, or any draft planning agreement that a developer has offered to enter into under Section 7.4, and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),

(v) (Repealed)

that apply to the land to which the development application relates,

The proposed modification results in some minor additional infrastructure and refinement to the development for which the existing consent was issued, the proposed alterations are considered to be minor, therefore a comprehensive evaluation of the modified development against those items in Section 4.15(1)(a) of the Act is considered unnecessary. This report and its attachments detail the specific modification sought to the approved development and it discusses matters affecting compliance with development standards, where relevant. As such, it is reasonable to conclude that the provisions under Section 4.15(1)(a) of the Act relevant to the development have been appropriately represented under both the documentation provided for SSD 8989 and this modification. Importantly, the proposed modification will not preclude the development from complying with the conditions of consent unless where amended or specified in this report.

As development consent was granted to SSD 8989, it must be assumed that the development was considered satisfactory with respect to the above provisions, and as the proposed modifications will result in substantially the same development capable of achieving compliance with these provisions, and of reasonably the same environmental impact, then it is reasonable that the proposed modification is also considered satisfactory. The proposed modification will not result in additional impact or non-compliances with planning instruments or statutory requirements.

7.3 SECTION 4.15(1)(B) – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACTS

Section 4.15(1)(b) of the Act requires the consent authority to consider:

“(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.”

These are each addressed below.

7.3.1 IMPACTS ON THE NATURAL ENVIRONMENT

The proposed modification is not considered to create a significantly altered or additional impact on the natural environment from that already considered as appropriate. The footprint is largely the same as approved, albeit some minor changes within an already disturbed footprint and removal of a single existing tree. Natural environmental impacts were previously considered acceptable. The updated BDAR is to reflect the more detailed seasonal analysis previously discussed and agreed upon.

7.3.2 IMPACTS ON THE BUILT ENVIRONMENT

The proposed modification of the development is unlikely to create any adverse impact on the built environment, the form of the proposed structure considers the existing outcomes and intended future outcomes of the site. The structure and COLA area are confined within the school and not along any frontage or setback to sensitive receivers. The proposed structure and modification relate to expected outcomes with such institutions and not result in

significant changes to the expected built form. The changes proposed are minor largely creating more functional and multipurpose space.

7.3.3 SOCIAL AND ECONOMIC IMPACTS

The proposed modification is in keeping with the existing education use of the site as approved and is unlikely to significantly alter the existing social and economic status of the development. The proposed minor modifications result in improved outdoor space which will improve the ability to deliver the project however, social, and economic benefits will largely remain consistent with that of the approved development.

7.4 SECTION 4.15(1)(C) – THE SUITABILITY OF THE SITE

Section 4.15(1)(c) requires the consent authority to consider:

“(c) the suitability of the site for the development.”

The site has already been approved for development and the proposed modification does not seek to substantially change the development; as such the site is considered suitable for the development.

7.5 SECTION 4.15(1)(D) – SUBMISSIONS

Section 4.15(1)(d) requires the consent authority to consider:

“(d) any submissions made in accordance with this Act or the regulations”.

It is understood that any relevant representations will need to be considered by the Department in determination of the Section 4.55(1A) modification, and responses prepared by the applicant where appropriate.

7.6 SECTION 4.15(1)(E) – PUBLIC INTEREST

Section 4.15(1)(e) requires the consent authority to consider:

“(e) the public interest”.

The public interest is best served by orderly and economic use of land for purposes permissible under the relevant planning regime and predominantly in accordance with the prevailing planning controls. The proposed modifications do not significantly alter or adversely impact on any potential impacts that have already been considered as appropriate. The updated BDAR accurately reflects the outcomes on site. The modification is a permissible form of development and is therefore considered to be in the public interest.

8. CONCLUSION

The Section 4.55(1A) application seeks approval to modify consent SSD 8989. The modification to the existing consent will have no significant adverse additional impact on the environment and minor, but manageable impacts on nearby built form. The modification is to provide a COLA.

In relation to Section 4.55(1A)(b), the development will remain substantially the same as that approved under SSD 8989 for which consent is now sought do not alter the original findings made in relation to the DA regarding the reasonableness and appropriateness of the proposal when under the provisions of Section 4.15(1) of the EP&A Act.

Therefore, the proposal is worthy of favourable consideration and determination subject to the revised conditions of consent contained in Section 2 of the report.





APPENDICES



APPENDIX1

Architectural Plans prepared by Webber Architects



APPENDIX 2

Amended BDAR prepared by Biosis Pty Ltd



APPENDIX 3

Arboriculture Impact Assessment prepared by Assurance Trees



APPENDIX 4

Stormwater Plan prepared by MPC Consulting Engineers



APPENDIX 5

Electrical Layout Plans prepared by Electrical Projects Australia