

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

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ABN 50 105 256 228

9 September 2020

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Social and Infrastructure Assessments | Planning and Assessment

Email: jason.maslen@planning.nsw.gov.au

Dear Jason,

SECTION 4.55(1A) APPLICATION TO AMEND SSD_9368 - GALUNGARA PUBLIC SCHOOL

1. INTRODUCTION

This letter has been prepared on behalf of School Infrastructure NSW (the **Proponent**) in support of a Section 4.55(1A) application to modify SSD_9368 in relation to Alex Avenue Public School in Schofields.

The application seeks approval to amend:

- The name of the School from Alex Avenue Public School to Galungara Public School;
- Changes to definitions and conditions to allow for the operational readiness of the School; and
- The approved architectural and landscape plans under Condition A2 to facilitate minor internal and external design changes.

The application has been prepared in accordance with the *Environmental Planning and Assessment Act 1979 (EP&A Act)* and *Environmental Planning and Assessment Regulations 2000* (the **Regulations**). The proposal is the subject of a Section 4.55(1A) modification, as the proposed amendments to the approved design will result in a scheme that is substantially the same as that originally approved and will have minimal environmental impact.

This Statement of Environmental Effects (**SEE**) is accompanied by the following documentation:

- Amended Architectural Plans prepared by Group GSA (**Appendix A**).
- Amended Landscape Plans prepared by Group GSA (**Appendix B**).

This SEE provides the following:

- A description of the site and surrounding development.
- A detailed description of the proposed modifications.
- An assessment of the modified proposal against all relevant environmental planning instruments and the likely impacts of the proposal.

2. PROJECT BACKGROUND

On 21 May 2020 development consent was granted by the Minister for Planning and Public Spaces for SSD_9368. Consent was granted for the following:

Staged construction and operation of a new school including four learning hubs containing home bases, a hall with canteen and out of school hours facilities, library and administrative building, and associated works including covered outdoor learning areas, landscaping, drop-off / pick-up facilities, car parking, signage and infrastructure works.

3. SITE DETAILS

The site is located at the corner of Farmland Drive and the future realignment of Pelican Road, Schofields and is legally described as Lot 1 and 2 in DP1244925. The application relates to all of Lot 2 and the northern portion of Lot 1 in DP1244925. The site is irregular in shape and is approximately 2 hectares in area. The site has an existing frontage to Farmland Drive to the north and a future frontage to Pelican Road to the west (proposed road). The north of the subject site is generally flat whilst the southern half of the site slopes gently to the south.

4. PROPOSED MODIFICATIONS

4.1. MINOR DESIGN AMENDMENTS

This Section 4.55(1A) modification application seeks consent to modify SSD_9368 as summarised below:

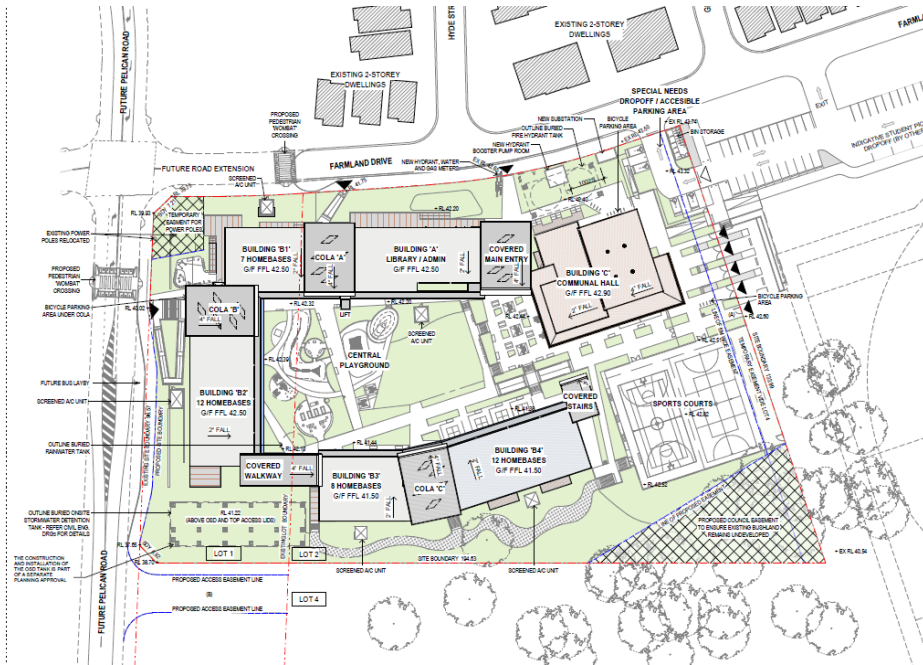
- External design changes to Block A & B1 including decking changes.
- Minor internal and external design changes to Block C including awning changes and the removal of Renlita (operable) door from the eastern façade of the hall.
- Provision of a temporary staircase to Block B2 for emergency egress required for Stage 1 given Stage 2 covered walkway will not be in place for D1T1 2020.
- Changes to site landscaping including amendments to site security fencing and to some pathways, seating, changes to the area between Block A and Farmland Drive, and changes to the planting schedule.
- Provision of additional bicycle parking spaces.
- Updated graphics package reflecting the new school name - 'Galungara Public School'.

In addition to the minor design amendments, this application also seeks to ensure the operational readiness of the School by Day 1, Term 1, 2021. This modification application also seeks to redefine the purpose of the sports courts from 'basketball courts', as referenced in the original submission, to 'multipurpose sports courts'.

The application will not result in any significant changes to the built form of the School in terms of the approved GFA, building envelopes, building heights, the civil and stormwater design and car parking arrangements.

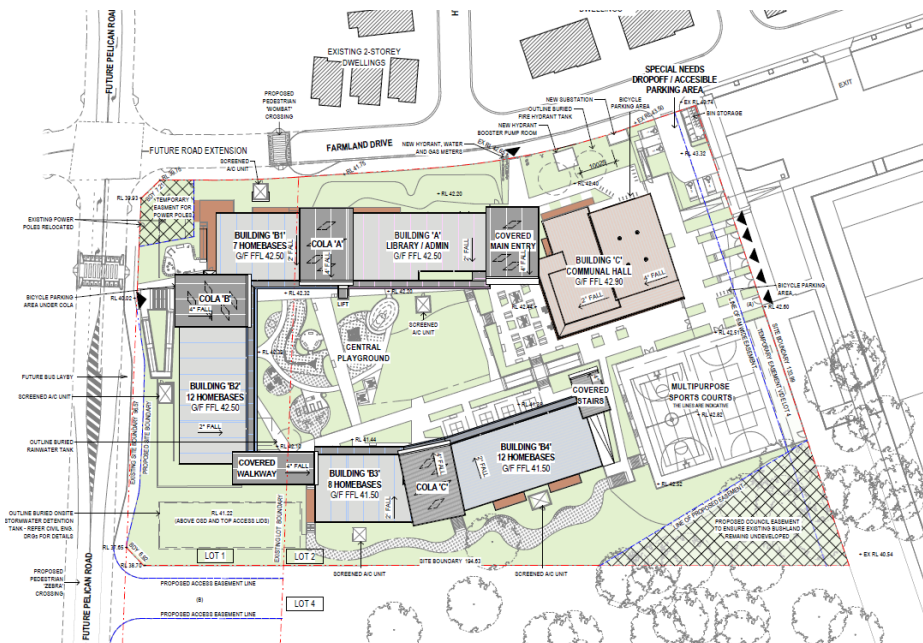
Amended Architectural Plans and Landscape Plans incorporating these design changes are attached at **Appendix A** and **Appendix B** respectively. **Figure 1** provides a visual comparison of the amended proposal against the approved development.

Figure 1 - Comparison of Site Plan (as approved) and Amended Site Plan



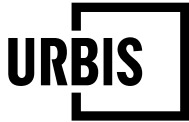
Picture 1 - Site Plan (as approved)

Source: Group GSA



Picture 2 – Amended Site Plan

Source: Group GSA



4.2. PROPOSED AMENDMENTS TO DEFINITIONS INCLUDED THE CONSENT

The proposed modifications will require amendments to some of the definitions included in the original consent. Amendments are shown by a strike through for the deleted text and red text for new text.

Development

The development described in the EIS and Response to Submissions, including the works and activities comprising the ~~Alex Avenue Public School~~ Galungara Public School, as modified by the conditions of this consent.

Justification: To reflect the new name of the School.

Operational Readiness Work

Use of the completed areas of the site by School staff to prepare for the operation of the School.

Justification: To allow staff to access the school buildings to ready classrooms and facilities for Day 1 Term 1 2021.

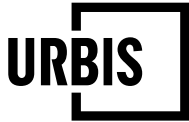
4.3. PROPOSED AMENDMENTS TO CONDITON A2 OF THE CONSENT

The proposed modifications to Condition A2 of the consent are shown by a strike through for the deleted text and red text for new text. To ensure consistency is maintained, the approved architectural and landscape set of plans is proposed to be completely replaced by a new set that incorporates the proposed design amendments and change to the school name.

Terms of Consent

A2. The development may only be carried out ...(d) in accordance with the approved plans in the table below:

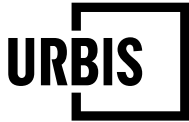
Architectural drawings prepared by Group GSA			
Dwg No.	Rev	Name of Plan	Date
AA-AR-1100	5	Proposed Site and Roof Plan	21.02.2020
AA-AR-1160	-	Site Plan Temporary CarPark	
AA-AR-1105	1	Existing Site Plan	02.08.2019
AA-AR-1110	4	Building Complex Ground Floor Plan	21.02.2020
AA-AR-1111	4	Building Complex First Floor Plan	21.02.2020
AA-AR-1112	4	Building Complex Roof Plan	21.02.2020
AA-AR-2000	1	Floor Plan GF Block C Part 1	02.08.2019
AA-AR-2001	1	Floor Plan GF Block A Part 2	02.08.2019
AA-AR-2002	1	Floor Plan GF Block B1 Part 3	02.08.2019
AA-AR-2003	1	Floor Plan GF Block B2 Part 4	02.08.2019
AA-AR-2004	1	Floor Plan GF Block B3 Part 5	02.08.2019
AA-AR-2005	1	Floor Plan GF Block B4 Part 6	02.08.2019
AA-AR-2011	2	Floor Plan L1 Block A Part 2	29.08.19
AA-AR-2012	2	Floor Plan L1 Block B1 Part 3	29.08.19
AA-AR-2013	2	Floor Plan L1 Block B2 Part 4	29.08.19
AA-AR-2014	1	Floor Plan L1 Block B3 Part 5	02.08.2019
AA-AR-2015	1	Floor Plan L1 Block B4 Part 6	02.08.2019
AA-AR-2020	1	Roof Plan Block C Part 1	02.08.2019
AA-AR-2021	1	Roof Plan Block A Part 2	02.08.2019
AA-AR-2022	1	Roof Plan Block B1 Part 3	02.08.2019
AA-AR-2023	1	Roof Plan Block B2 Part 4	02.08.2019



AA-AR-2024	4	Roof Plan —Block B3 —Part 5	02.08.2019
AA-AR-2025	4	Roof Plan —Block B4 —Part 6	02.08.2019
AA-AR-2030	4	Roof Plan —Canopy Main Entry	02.08.2019
AA-AR-2031	4	Roof Plan —COLA A	02.08.2019
AA-AR-2032	4	Roof Plan —COLA B	02.08.2019
AA-AR-2033	4	Roof Plan —Canopy Stair 3 /Covered Walkway	02.08.2019
AA-AR-2034	4	Roof Plan —COLA C	02.08.2019
AA-AR-2035	4	Roof Plan —COLA B4 / Stair 5	02.08.2019
AA-AR-3000	4	Elevations —Block C	07.08.2019
AA-AR-3001	4	Elevations —Block A	07.08.2019
AA-AR-3002	4	Elevations —Block B1	07.08.2019
AA-AR-3003	4	Elevations —Block B2	07.08.2019
AA-AR-3004	4	Elevations —Block B3	07.08.2019
AA-AR-3005	4	Elevations —Block B4	07.08.2019
AA-AR-3100	4	Sections —Block C	02.08.2019
AA-AR-3101	4	Sections —Block A, B1 & B2	02.08.2019
AA-AR-3102	4	Sections —Block B3 & B4	02.08.2019
AA-AR-3150	3	Streetscape Elevation & Site Sections	10.03.2020

Landscape Plans prepared by Group GSA

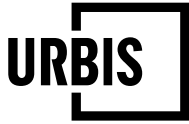
Dwg No.	Rev	Name of Plan	Date
L-0001	H	Landscape Schedule [01] Hardscape	20/12/2019
L-0002	H	Landscape Schedule [02] Furniture	20/12/2019
L-0003	H	Landscape Schedule [03] Playground Equipment	20/12/2019
L-2001	K	General Arrangement Plan [01]	19/02/2020
L-2001	B	General Arrangement Plan —Temporary Carpark	27/04/2020
L-2002	K	General Arrangement Plan [02]	20/12/2019
L-2003	J	General Arrangement Plan [03]	20/12/2019
L-2200	K	Fence and Gate Plan	19/02/2020
L-3001	F	Levels + Grading [01]	19/02/2020
L-3002	F	Levels + Grading [02]	19/02/2020
L-3003	F	Levels + Grading [03]	19/02/2020
L-5000	F	Planting Schedule	19/02/2020
L-5001	F	Planting Plan [01]	19/02/2020
L-5002	E	Planting Plan [02]	20/12/2019
L-5003	E	Planting Plan	20/12/2019
L5100	G	Irrigation Area	20/12/2019
L-6001	B	Landscape Sections	20/12/2019
L-6002	A	Landscape Sections	20/12/2019
L-6003	A	Landscape Sections	20/12/2019
L-6004	A	Landscape Sections	20/12/2019
L-7000	D	Landscape Details Softworks and Paving	12/07/2019
L-7001	E	Landscape Details Paving and Edging	20/12/2019
L-7002	F	Landscape Details Mechanical Plant Screen	20/12/2019



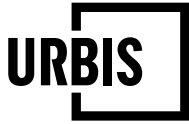
L-7003	D	Landscape Details Stairs and Play Equipment	12/07/2019
L-7004	C	Landscape Details Furniture	12/07/2019
L-7005	D	Landscape Details Furniture and Play Equipment	20/12/2019
L-7006	B	Landscape Details Play Equipment and Ramp	20/12/2019
L-7007	B	Landscape Details Zoom Details	20/12/2019
L-7008	B	Landscape Details Zoom Details	20/12/2019
L-7009	B	Landscape Details Zoom Details	20/12/2019
L-7010	B	Landscape Details Zoom Details	20/12/2019
L-7011	A	Landscape Details Deck and Balustrade	12/07/2019
L-7012	C	Landscape Details Timber Deck Layout and Mech Plant Set-Out	20/12/2019
L-7013	B	Landscape Details Timber Deck Layout	20/12/2019
L-7014	A	Landscape Details Mech Plant Set-Out	20/12/2019

Replace the above drawing references with the below:

Architectural drawings prepared by Group GSA			
Dwg No.	Rev	Name of Plan	Date
AA-AR-1100	8	Proposed Site and Roof Plan	08.09.2020
AA-AR-1101	4	Proposed Site and Roof Plan – Stage 1	08.09.2020
AA-AR-1105	1	Existing Site Plan	02.08.2019
AA-AR-1110	5	Building Complex Ground Floor Plan	30.04.2020
AA-AR-1111	5	Building Complex First Floor Plan	30.04.2020
AA-AR-1112	5	Building Complex Roof Plan	30.04.2020
AA-AR-2000	3	Floor Plan –GF–Block C–Part 1	20.08.2020
AA-AR-2001	3	Floor Plan –GF–Block A–Part 2	20.08.2020
AA-AR-2002	3	Floor Plan –GF–Block B1–Part 3	20.08.2020
AA-AR-2003	3	Floor Plan –GF–Block B2–Part 4	20.08.2020
AA-AR-2004	3	Floor Plan –GF–Block B3–Part 5	20.08.2020
AA-AR-2005	4	Floor Plan –GF–Block B4–Part 6	20.08.2020
AA-AR-2011	3	Floor Plan –L1 –Block A–Part 2	20.08.2020
AA-AR-2012	3	Floor Plan –L1 –Block B1 –Part 3	20.08.2020
AA-AR-2013	4	Floor Plan –L1 –Block B2 –Part 4	28.08.2020
AA-AR-2014	2	Floor Plan –L1 –Block B3 –Part 5	20.08.2020
AA-AR-2015	1	Floor Plan –L1 –Block B4 –Part 6	02.08.2019
AA-AR-2020	2	Roof Plan –Block C–Part 1	14.07.2020
AA-AR-2021	2	Roof Plan –Block A–Part 2	20.08.2020
AA-AR-2022	2	Roof Plan –Block B1 –Part 3	20.08.2020
AA-AR-2023	3	Roof Plan –Block B2 –Part 4	28.08.2020
AA-AR-2024	1	Roof Plan –Block B3 –Part 5	02.08.2019
AA-AR-2025	1	Roof Plan –Block B4 –Part 6	02.08.2019
AA-AR-2030	2	Roof Plan –Canopy Main Entry	20.08.2020
AA-AR-2031	2	Roof Plan –COLA A	20.08.2020
AA-AR-2032	2	Roof Plan –COLA B	20.08.2020
AA-AR-2033	1	Roof Plan –Canopy Stair 3 /Covered Walkway	02.08.2019
AA-AR-2034	1	Roof Plan – COLA C	02.08.2019
AA-AR-2035	1	Roof Plan – COLA B4 / Stair 5	02.08.2019
AA-AR-3000	2	Elevations – Block C	20.08.2020
AA-AR-3001	2	Elevations – Block A	20.08.2020
AA-AR-3002	2	Elevations – Block B1	20.08.2020



AA-AR-3003	3	Elevations – Block B2	28.08.2020
AA-AR-3004	2	Elevations – Block B3	20.08.2020
AA-AR-3005	2	Elevations – Block B4	20.08.2020
AA-AR-3100	2	Sections – Block C	20.08.2020
AA-AR-3101	2	Sections – Block A, B1 & B2	20.08.2020
AA-AR-3102	2	Sections – Block B3 & B4	20.08.2020
AA-AR-3150	3	Streetscape Elevation & Site Sections	10.03.2020
Landscape Plans prepared by <i>Group GSA</i>			
Dwg No.	Rev	Name of Plan	Date
L-0001	J	Landscape Schedule [01] Hardscape	20.08.2020
L-0002	L	Landscape Schedule [02] Furniture	03.09.2020
L-0003	J	Landscape Schedule [03] Playground Equipment	20.08.2020
L-2001	O	General Arrangement Plan [01]	20.08.2020
L-2001	C	General Arrangement Plan – Temporary Carpark	27.08.2020
L-2002	P	General Arrangement Plan [02]	03.09.2020
L-2003	N	General Arrangement Plan [03]	03.09.2020
L-2200	M	Fence and Gate Plan	20.08.2020
L-3001	H	Levels + Grading [01]	20.08.2020
L-3002	H	Levels + Grading [02]	20.08.2020
L-3003	G	Levels + Grading [03]	20.08.2020
L-4001	C	Set Out Plan	20.08.2020
L-4002	D	Set Out Plan	20.08.2020
L-4003	C	Set Out Plan	20.08.2020
L-5000	H	Planting Schedule	20.08.2020
L-5001	G	Planting Plan [01]	20.08.2020
L-5002	G	Planting Plan [02]	20.08.2020
L-5003	F	Planting Plan	20.08.2020
L5100	E	Irrigation Area	20.08.2020
L-6001	C	Landscape Sections	20.08.2020
L-6002	B	Landscape Sections	20.08.2020
L-6003	C	Landscape Sections	20.08.2020
L-7000	E	Landscape Details Softworks and Paving	20.08.2020
L-7001	G	Landscape Details Paving and Edging	20.08.2020
L-7002	G	Landscape Details Mechanical Plant Screen	20.08.2020
L-7003	F	Landscape Details Stairs and Play Equipment	20.08.2020
L-7004	D	Landscape Details Furniture	20.08.2020
L-7005	E	Landscape Details Furniture and Play Equipment	20.08.2020
L-7006	C	Landscape Details Play Equipment and Ramp	20.08.2020
L-7007	C	Landscape Details Zoom Details	20.08.2020
L-7008	C	Landscape Details Zoom Details	20.08.2020
L-7009	C	Landscape Details Zoom Details	20.08.2020
L-7010	C	Landscape Details Zoom Details	20.08.2020



L-7011	B	Landscape Details Deck and Balustrade	20.08.2020
L-7012	D	Landscape Details Timber Deck Layout and Mech Plant Set-Out	20.08.2020
L-7013	D	Landscape Details Timber Deck Layout	20.08.2020
L-7014	D	Landscape Details Mech Plant Set-Out	20.08.2020
L-7015	B	Landscape Details – Bin Storage	20.08.2020

4.4. PROPOSED AMENDMENTS TO OTHER CONDITIONS OF THE CONSENT

The proposed modifications will require new conditions to be added to the consent to enable the operational readiness of the School by Day 1, Term 1, 2021. The new conditions to be inserted in the consent are shown by **red text** for new text. The justification for these changes is to ensure operational readiness of the School as well as to minimise any offsite impacts associated with the operational readiness phase.

Operational Readiness Work

Cxx. Operational readiness work must not commence on site until the following details have been submitted to the Certifier:(a) a plan and description of the area(s) of the site to be used for operational readiness work and areas still under construction;

(b) the maximum number of staff to be involved in operational readiness work on site any one time;

(c) arrangements to ensure the safety of school staff on the site, including how areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction; and

(d) access and parking arrangements to minimise impacts on the surrounding street network having regard to the number of staff involved in operational readiness work on site at any one time and parking arrangement for construction workers on site.

Justification: To allow staff to access the school buildings to ready classrooms and facilities for Day 1 Term 1 2021.

Cxx. Operational readiness work must only be undertaken in accordance with the details submitted in condition C43 and the following requirements:

(a) no more than 15 staff are involved in operational readiness work on site any one time;

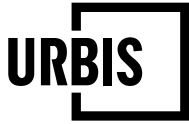
(b) no students or parents are permitted on the site; and

(c) the Applicant has implemented appropriate arrangements to ensure the safety of school staff on the site.

Justification: To allow staff to access the school buildings to ready classrooms and facilities for Day 1 Term 1 2021.

Cxx. If 4 or more on street car parking spaces are required for staff during the operational readiness phase of the development, an alternative solution must be prepared by a suitably qualified Transport Planner/Engineer and provided to the Certifier which demonstrates that the impacts will be suitable.

Justification: To manage offsite impacts associated with on street parking availability during operational readiness phase of development



4.5. REASON FOR THE MODIFICATION

The minor design modification is a result of ongoing detailed design of the development and will ensure that safe access is provided to Building B2 for D1T1 2020. Introducing an operational readiness phase will allow staff to access the school buildings to ready classrooms and facilities for Day 1 Term 1 2021.

5. SECTION 4.55(1A) ASSESSMENT

The matters referred to in Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) need to be considered in the assessment of the proposed modifications. Each of the matters relevant to the proposal is assessed below:

5.1. MINIMAL ENVIRONMENTAL IMPACT

In accordance with Section 4.55(1A) the proposed modifications are of minor environmental impact as it:

- Will not alter the approved development in terms of its use, bulk, scale or appearance or the nature of the development.
- Remains consistent with the relevant environmental planning instruments and provisions as detailed in the original application.
- The design modification is predominantly internal to the site and within the approved building envelopes and simply seek to reconfigure minor aspects of the design to improve internal circulation and achieve improved internal amenity.
- Minor internal layout changes will not be visible from the public domain and will enhance the internal learning environment.
- The school name change is an administration matter and will not have any environmental impact.

Therefore, the proposed modification will have negligible impacts on the surrounding environment.

5.2. SUBSTANTIALLY THE SAME DEVELOPMENT

In accordance with Section 4.55(1A) the proposed modifications will not alter the nature of the proposed development as it:

- Does not represent a significant departure from the approved plans.
- Does not propose any changes to the approved land uses at the site.
- Does not result in any intensification of uses proposed at the site.
- Does not increase the approved height or gross floor area of the buildings.
- Will not substantially alter the appearance of the overall development as the modifications continue to facilitate a landscape and planting outcome that is consistent with the consent and intent of the conditions contained within.

- Do not result in any substantial environmental, economic or social impacts as demonstrated in Section 5.1 above.
- Does not result in changes to parking numbers.

Considering the above, it is our opinion that the proposed modifications will result in substantially the same development for which consent has already been granted.

6. SECTION 4.15 ASSESSMENT

The application has been assessed in accordance with the relevant matters for consideration listed in Section 4.15 of the EP&A Act. Each of the matters relevant to the proposal is assessed below:

6.1. ENVIRONMENTAL PLANNING INSTRUMENTS

The proposed modifications have been assessed in accordance with the relevant State and local environmental planning instruments, including:

- *State Environmental Planning Policy (State and Regional Development) 2011*;
- *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*;
- *State Environmental Planning Policy (Sydney Growth Centres) 2006*; and
- *Sydney Regional Environmental Plan No 20 – Hawkesbury Nepean River (No 2 – 1997)*
- *State Environmental Planning Policy No 55 – Remediation of Land*
- Blacktown Growth Centre Precincts Development Control Plan 2018.

A comprehensive assessment of the project against the above instruments was undertaken as part of the original assessment under SSD_9368.

The proposed modifications are not considered to result in any changes to the proposal's compliance with the relevant objectives and controls contained in the relevant environmental planning instruments.

6.1.1. State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP) identifies development types that are of state significance, or infrastructure types that are of state or critical significance. As the proposal relates to the construction and operation of an approved new school, it remains an SSD under Clause 15(1) of Schedule 1 of the State and Regional Development SEPP.

6.1.2. State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education SEPP) aims to make it easier for child-care providers, schools, TAFEs and universities to build new facilities and improve existing ones by streamlining provisions and the approval processes so to deliver greater consistency across NSW. The Education SEPP balances the need to deliver additional educational infrastructure with a focus on good design.

As the school has been approved and partially constructed, the Education SEPP has no relevant provisions for the proposed modification.

6.1.3. State Environmental Planning Policy (Sydney Growth Centres) 2006

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP) is the principle environmental planning instrument applying to the site. The Growth Centres SEPP identifies the site within the Alex Avenue and Riverstone Precinct Plan 2010 (Appendix 4 of the Growth Centres SEPP). As such, development controls relating to the site are outlined in this Precinct Plan. These are as follows:

- Under the Growth Centres SEPP, the site is zoned SP2 'Educational Establishment'. The modified proposal remains permitted with development consent. The modified proposal will provide a new school, which is important social infrastructure for the growing population of Schofields. The modified proposal is therefore consistent with the objectives of the SP2 zone.
- The proposed modifications are consistent with the objectives of the zone as it supports the existing education infrastructure.
- The proposed modification does not alter the approved height of the school.
- The Growth Centres SEPP does not prescribe a maximum FSR for the site.

6.1.4. 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 as modified will not have any adverse environmental impacts beyond those already assessed and approved under SSD_9368 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.

6.1.5. State Environmental Planning Policy No 55 – Remediation of Land

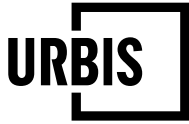
The *State Environmental Planning Policy No 55 – Remediation of Land* (SEPP 55) provides a state-wide planning approach to the remediation of contaminated land. SEPP 55 requires the consent authority to consider whether the subject land is contaminated.

The site has already been remediated in accordance with the conditions of consent of SSD_9368.

6.1.6. Blacktown Growth Centre Precincts Development Control Plan 2018

The site is located within the North West Growth Centre and is therefore subject to the provisions outlined in the Blacktown Growth Centre Precincts Development Control Plan. For educational establishments, Parts 1, 2 and 4 of the DCP apply. Furthermore, the site is identified as being located within the Alex Avenue Precinct and is therefore subject to additional controls under Schedule 1 of this DCP.

However, in accordance with Clause 11 of the State and Regional Development SEPP, Development Control Plans do not apply to state significant development. Notwithstanding, the modified proposal remains consistent with the original submission, and complies with all relevant controls of the DCP.



6.2. DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

The applicable draft environmental planning instruments applying to the site are:

- *Draft State Environmental Planning Policy (Remediation of Land) (Draft Remediation SEPP)*
- *Draft State Environmental Planning Policy (Environment) (Draft Environment SEPP)*

A comprehensive assessment of the proposal against the above draft instruments was undertaken as part of the original assessment under SSD_9368 and the proposed modifications are not considered to result in any changes to the proposal's compliance with the relevant objectives and controls contained in the relevant draft environmental planning instruments.

6.3. PLANNING AGREEMENT

No planning agreements are relevant to this application.

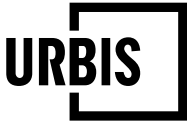
6.4. REGULATIONS

The application has been prepared in accordance with the relevant provisions of the *Environmental Planning and Assessment Regulation 2000*.

6.5. LIKELY IMPACTS OF THE PROPOSAL

The proposed modifications have been assessed considering the potential environmental, economic and social impacts as outlined below:

- Changes to the building awnings and the removal of an operable door from eastern hall façade will not result in overshadowing to neighbouring properties and represents a minor design element in the overall building, noting that one operable door will remain.
- There will be no additional social or economic impacts as a result of the proposed modifications beyond those previously assessed as part of the approved development under SSD_9368. The proposal has positive social and economic impacts because it provides important social infrastructure and construction and operation jobs.
- The proposed amendments to the design are minor and do not involve any changes to the location and/or scale of any of the approved school buildings. As such there will be no additional overshadowing, noise or visual privacy concerns to neighbouring properties above those which have already been assessed.
- Improved access for student and staff will be provided through rationalised locations for vertical transport and stairways.
- Minor internal layout changes will not be visible from the public domain and will enhance the internal learning environment.
- The rationalised design improves circulation, efficiency and wayfinding.
- No changes are proposed to the existing number of car parking spaces to be provided or to pick up and drop off arrangements. As such, this modification application will not result in any additional traffic or parking impacts.



6.6. SUITABILITY OF THE SITE

The site remains suitable for the proposed development, as modified. The site is near multiple public transport services and is in a locality currently under significant transformation that can accommodate a development of this nature. The proposed modification is for minor design changes only. The works are permissible with consent.

6.7. SUBMISSIONS

Section 117(3B) of the EP&A Regulation specifies that the notification requirements do not apply to State significant development. Given the nature of the modification, discretionary notification should not be required.

6.8. PUBLIC INTEREST

The approved development was deemed to be in the public interest. The modification is consistent with the approval and therefore remains in the public interest.

7. CONCLUSION

The proposed modifications have been assessed in accordance with section 4.55(1) and section 4.15 of the EP&A Act and are considered appropriate as summarised below:

- The proposal as modified is of minimal environmental impact.
- The proposal as modified is substantially the same development as that approved.
- The proposal as modified satisfies the applicable planning controls and policies.
- The social and economic impacts are acceptable.
- The proposal as modified remains suitable for the site.
- The proposal as modified is in the public interest.

Having considered all relevant matters, the proposed modification is appropriate for the site and approval is recommended, subject to appropriate conditions of consent.

We trust this information is sufficient to enable assessment and approval of the proposed modification request. Should you wish to discuss any aspect of the application, please do not hesitate to contact the undersigned.

Kind regards,

A handwritten signature in black ink, appearing to read "Croucamp".

Chris Croucamp
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