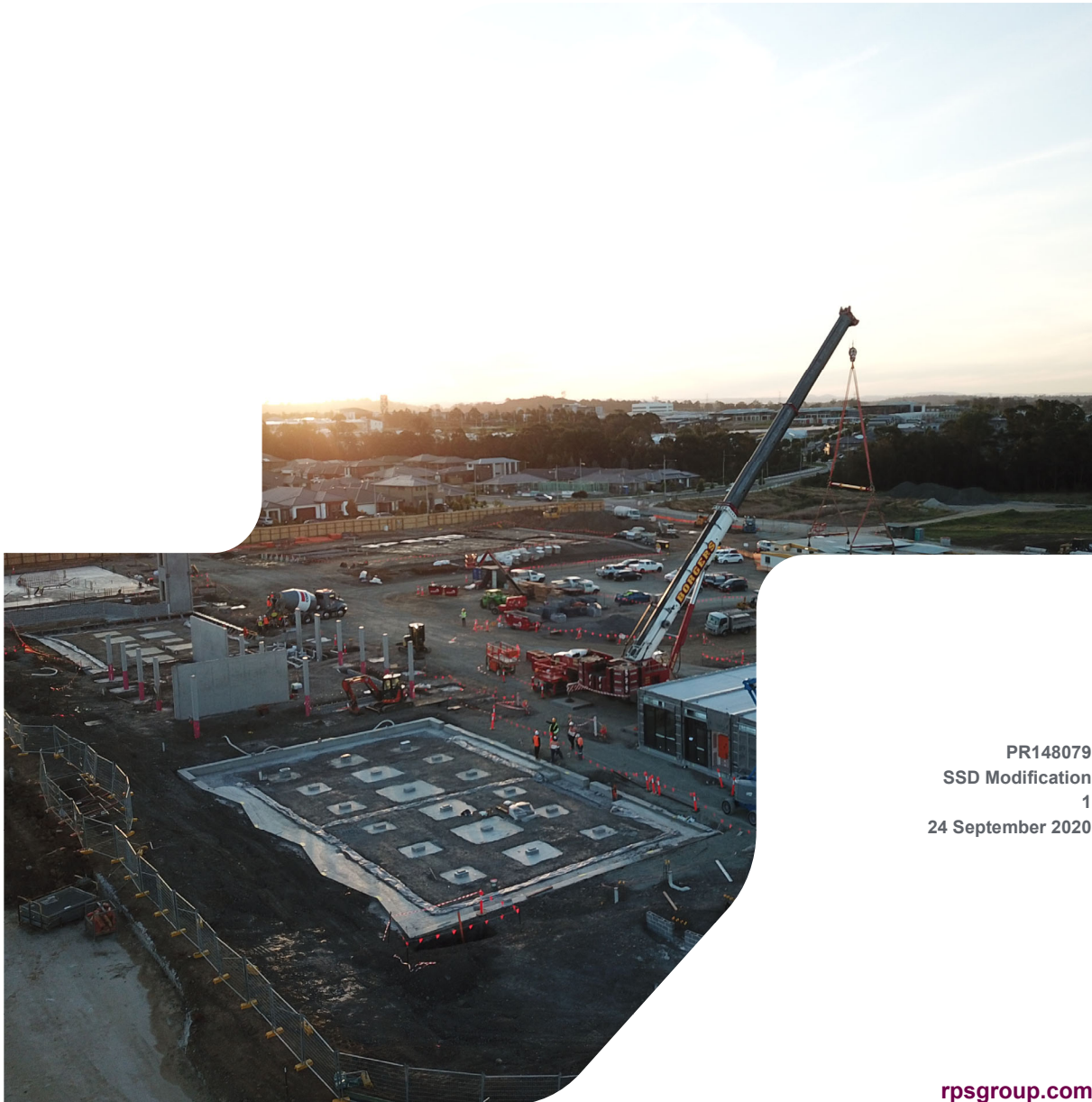


## STATEMENT OF ENVIRONMENTAL EFFECTS

### S4.55 (1A) Modification Application – SSD 9477 Catherine Field Primary School



PR148079  
SSD Modification  
1  
24 September 2020

## MODIFICATION REPORT FOR SSD 9477

### Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
0.1	Draft SEE for client review	James Arnold	Rob Dwyer	Rob Dwyer	22/09/2020
1	Final SEE for submission	Rob Dwyer	Rob Dwyer	Rob Dwyer	24/09/20

### Approval for issue

Rob Dwyer



24 September 2020

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# 1 INTRODUCTION

This Statement of Environmental Effects is for a Section 4.55(1A) modification application to Development Consent No. SSD-9477 which is for the construction and operation of a new school including home bases, a multipurpose hall, library and administrative building and associated works including covered outdoor learning area, landscaping, drop-off / pick-up facilities, car parking, signage and infrastructure works at O'Keefe Drive, Oran Park (Lot 1001 DP 1234527) "Catherine Field Primary School".

Development Consent No. SSD-9477 was issued by the Department of Planning, Industry and Environment (DPIE) on 17 June 2020.

The proposed modifications subject of this modification application are as follows:

- Relocation of the staff car park access from the western frontage (O'Keefe Drive) to the Northern Road (LS1 - proposed future road on adjoining Lot 3992 DP 1241212). Minor revision of the car park design is therefore also proposed.
- Should the project be unable to create access to the Northern Road (LS1) prior to Day 1, Term 1 2021 a temporary access to the to the staff carpark via O'Keefe Drive is proposed.
- Amendments to the drop-off / pick-up area on the western frontage along O'Keefe Drive.
- Minor changes to bulk earthworks, stormwater, landscaping and civil works plans to reflect the above arrangements.

This report has been prepared by RPS on behalf of School Infrastructure NSW (SI NSW) as part of the Department of Education. The proponent for the development is SI NSW and therefore this application constitutes 'Crown Development' pursuant to Division 4.6 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

This report describes the proposed modifications, the site and surrounding locality, and provides an assessment of the proposal in accordance with Section 4.55(1A) and Section 4.15(1) of the EP&A Act.

The proposed modifications will result in substantially the same development as originally approved. The modifications will not result in any change to environmental impacts. The modified development remains consistent with the relevant environmental planning instruments and development control plans.

Given the above, the modification application is considered to warrant approval.

## 1.1 Early works development application

Early works for the Catherine Field Primary School including bulk earthworks (cut and fill), site establishment works, and stock piling were approved by Camden Council under DA-2019/928.

## 1.2 Crown development

Division 4.6 of the EP&A Act relates to DAs or modification applications that are made by, or on behalf of the Crown. Clause 226 of the Regulation prescribes that a public authority (not being a council) is the Crown for the purposes of Section 4.32(2)(a) of the EP&A Act.

The proponent for the development is the NSW Department of Education and therefore this application is subject to the provisions of 'Crown Development' pursuant to Division 4.6 of the EP&A Act.

Clause 4.33 stipulates that:

(1) *A consent authority (other than the Minister) must not—*

(a) *refuse its consent to a Crown development application, except with the approval of the Minister, or*

(b) impose a condition on its consent to a Crown development application, except with the approval of the applicant or the Minister.

In relation to Modification Applications such as the subject application, Clause 4.35 stipulates:

*This Division applies to an application made by or on behalf of the Crown under section 4.55 in the same way as it applies to an application for development consent.*

### 1.3 Supporting information

This report is to be read in conjunction with the following plans and reports that accompany the application.

**Table 1 Supporting information for modification**

Plan / Report	Author	Dated
Site Plan NHQC2-CF-AR-SSDA-00_002, Rev F	Hansen Yuncken (Perumal Pedavoli)	17/09/20
Bulk Earthworks Cut and Fill Plan NHQC2-CF-CV-S-DDC203.01, Rev H	Hansen Yuncken (Perumal Pedavoli)	07/09/20
Siteworks and Stormwater Management Plan – Sheet 1 NHQC2-CF-CV-S-DDC204.01, Rev G	Hansen Yuncken (Perumal Pedavoli)	17/09/20
Siteworks and Stormwater Management Plan – Sheet 2 NHQC2-CF-CV-S-DDC204.02, Rev G	Hansen Yuncken (Perumal Pedavoli)	17/09/20
Retaining Wall Elevations – Sheet 2 NHQC2-CF-CV-S-DDC205.22, Rev E	Hansen Yuncken (Perumal Pedavoli)	02/09/20
Transport Statement Ref: AG1047102v2	Ason Group	22/09/20
Landscape: Site Finishes Plan NHQC2-CF-LA-DWG – L100, Rev O	Hansen Yuncken (Perumal Pedavoli)	28/10/19
Landscape: Finishes Plan NHQC2-CF-LA-DWG – L101, Rev L	Hansen Yuncken (Perumal Pedavoli)	28/10/19
Landscape: Finishes Plan NHQC2-CF-LA-DWG – L102, Rev L	Hansen Yuncken (Perumal Pedavoli)	28/10/19
Landscape: Site Grading Plan NHQC2-CF-LA-DWG – L200, Rev O	Hansen Yuncken (Perumal Pedavoli)	28/10/19
Landscape: Grading Plan NHQC2-CF-LA-DWG – L201, Rev M	Hansen Yuncken (Perumal Pedavoli)	28/10/19
Landscape: Grading Plan NHQC2-CF-LA-DWG – L202, Rev M	Hansen Yuncken (Perumal Pedavoli)	28/10/19
Landscape: Grading Plan NHQC2-CF-LA-DWG – L203, Rev N	Hansen Yuncken (Perumal Pedavoli)	28/10/19
Landscape: Site Planting Plan NHQC2-CF-LA-DWG – L300, Rev L	Hansen Yuncken (Perumal Pedavoli)	28/10/19
Landscape: Site Planting Plan NHQC2-CF-LA-DWG – L301, Rev K	Hansen Yuncken (Perumal Pedavoli)	28/10/19
Landscape: Planting Plan NHQC2-CF-LA-DWG – L302, Rev I	Hansen Yuncken (Perumal Pedavoli)	28/10/19
Landscape: Planting Plan NHQC2-CF-LA-DWG – L303, Rev K	Hansen Yuncken (Perumal Pedavoli)	28/10/19
Landscape: Cross Sections NHQC2-CF-LA-DWG – L400, Rev J	Hansen Yuncken (Perumal Pedavoli)	28/10/19

## MODIFICATION REPORT FOR SSD 9477

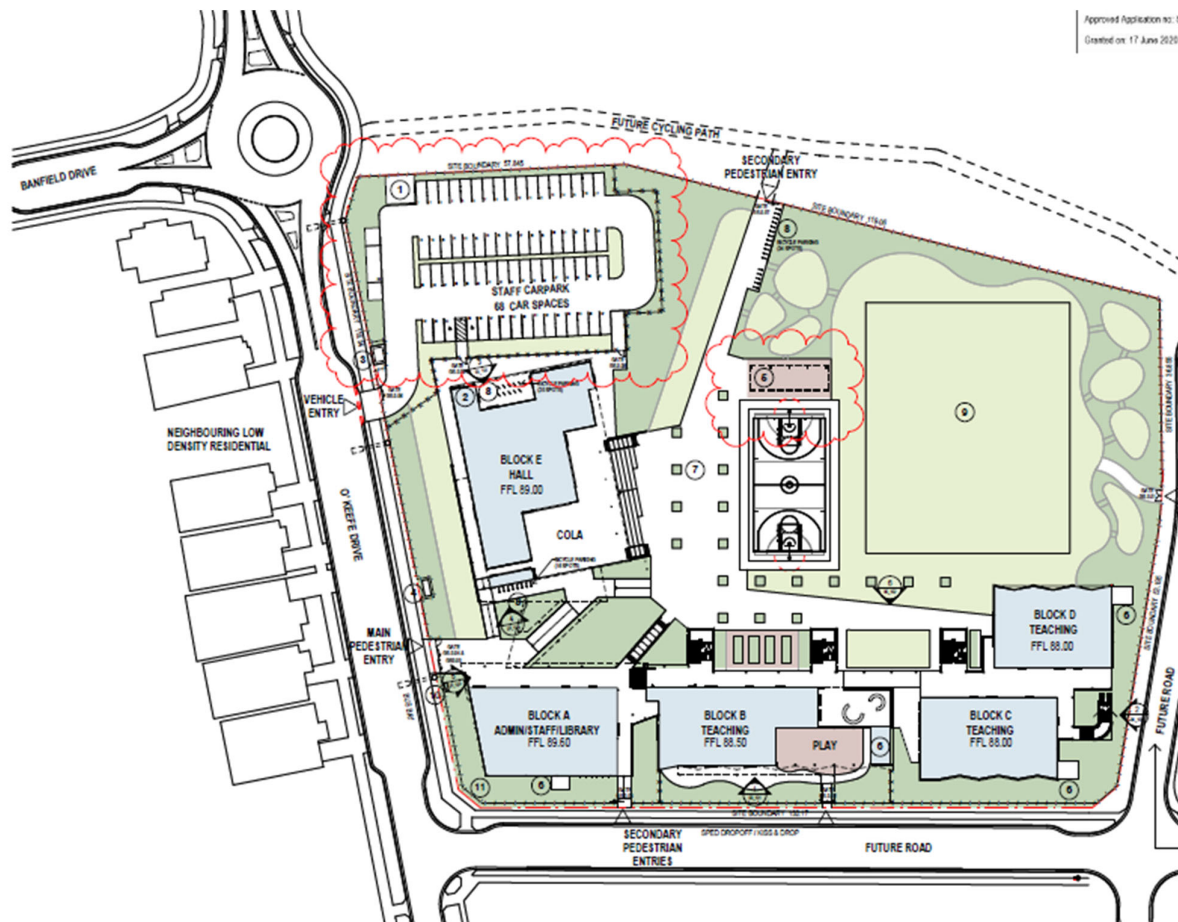
Plan / Report	Author	Dated
Concept Stormwater Design Report Ref: SY 190518-CF-CR01, Rev 6	Northrop Consulting Engineers	17/09/20
<b>Temporary access plans</b>		
Site Plan – Temporary Car Park Access NHQC2-CF-AR-SSDA-00_005, Rev A	Hansen Yuncken (Perumal Pedavoli)	17/09/20
Bulk Earthworks Cut and Fill Sketch NHQC2-CF-CV-S-SK211.01.01, Rev 1	Hansen Yuncken (Perumal Pedavoli)	14/09/20
Siteworks and Stormwater Management Plan – Sheet 01 NHQC2-CF-CV-S-SK211.11, Rev 1	Hansen Yuncken (Perumal Pedavoli)	14/09/20
Siteworks and Stormwater Management Plan – Sheet 02 NHQC2-CF-CV-S-SK211.12, Rev 1	Hansen Yuncken (Perumal Pedavoli)	14/09/20
Siteworks and Stormwater Management Plan – Sheet 03 NHQC2-CF-CV-S-SK211.13, Rev 1	Hansen Yuncken (Perumal Pedavoli)	14/09/20
Landscape: Finishes Plan – Temporary Car Park Access NHQC2-CF-LA-DWG – L105, Rev A	Hansen Yuncken (Perumal Pedavoli)	28/10/19
Landscape: Finishes Plan – Temporary Car Park Access NHQC2-CF-LA-DWG – L106, Rev A	Hansen Yuncken (Perumal Pedavoli)	28/10/19
Landscape: Finishes Plan – Temporary Car Park Access NHQC2-CF-LA-DWG – L107, Rev A	Hansen Yuncken (Perumal Pedavoli)	28/10/19
Landscape: Planting Plan – Temporary Car Park Access NHQC2-CF-LA-DWG – L306, Rev A	Hansen Yuncken (Perumal Pedavoli)	28/10/19
Landscape: Planting Plan – Temporary Car Park Access NHQC2-CF-LA-DWG – L307, Rev A	Hansen Yuncken (Perumal Pedavoli)	28/10/19
Landscape: Planting Plan – Temporary Car Park Access NHQC2-CF-LA-DWG – L308, Rev A	Hansen Yuncken (Perumal Pedavoli)	28/10/19

## 2 PROPOSED MODIFICATIONS

SSD-9477 was approved for the construction and operation of a new school including home bases, a multipurpose hall, library and administrative building and associated works including covered outdoor learning area, landscaping, drop-off / pick-up facilities, car parking, signage and infrastructure works.

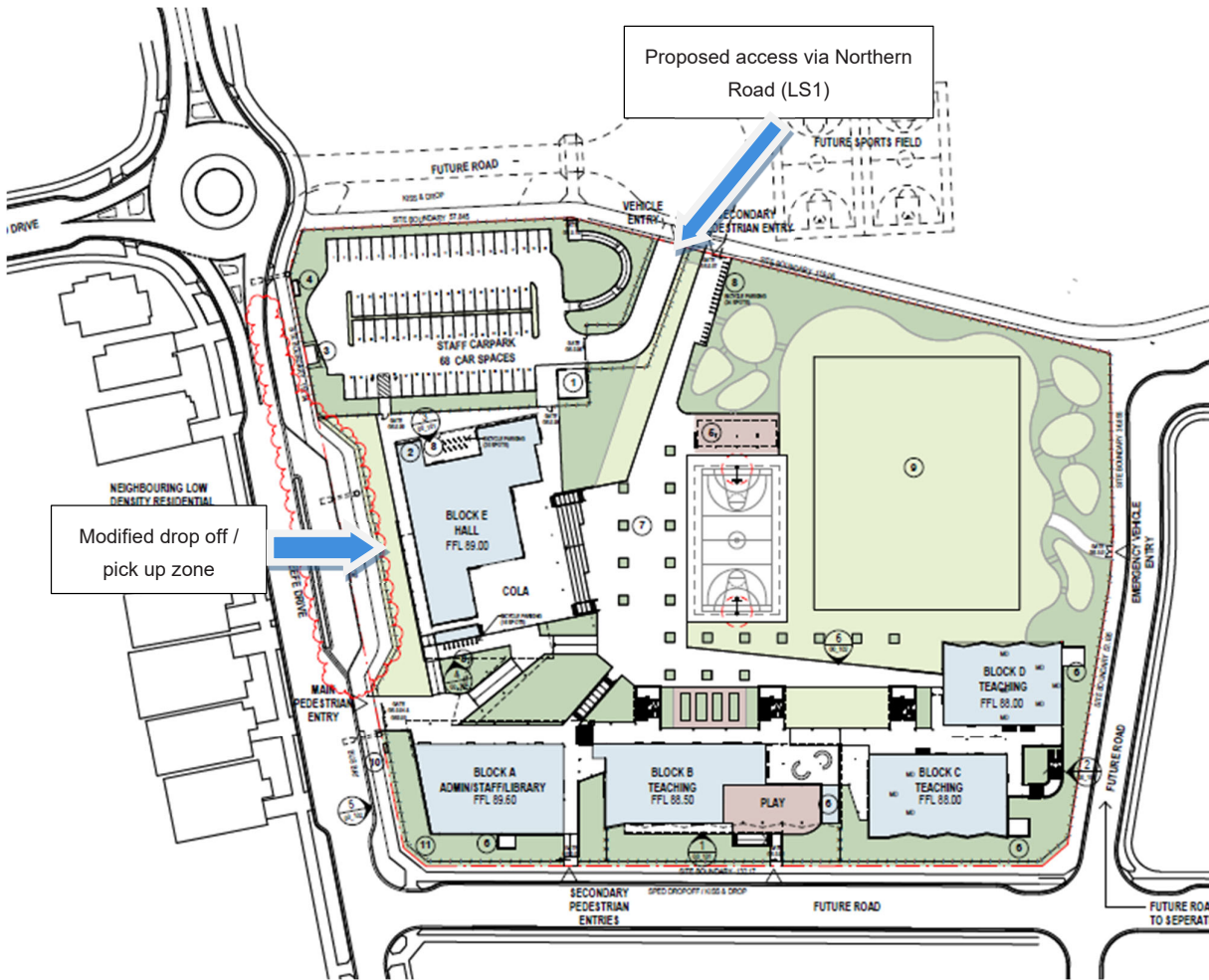
The proposed modifications are to:

- Relocate the car park access from the western frontage to the Northern Road (LS1), refer to **Figure 1** and **Figure 2**. The car parking numbers remain as approved at 68 spaces and the waste pad has been relocated to the south-eastern corner which is an improved location that is out of view from the public domain. The proposed access to the staff carpark is via a new crossover connection to the cul-de-sac to the eastern end of the Northern Road (LS1) which is currently under assessment by Camden Council under DA-2020/568 (Lodged 14 August 2020). Access to / from the car park from Northern Road (LS1) has been tested with a swept path assessment using a 10.24m Waste Collection Vehicle as demonstrated in the Transport Statement prepared by Ason Group. The relocated access will provide better separation between staff vehicle movements and all other vehicle movements associated with the school. The relocated access arrangements will require some amendment to planned earthworks on site in this location. A revised bulk earthworks plan (NHQC2-CF-CV-S-DDC203.01 (Revision H) has been provided with the modification package.
- Provide temporary access to the car park via O'Keefe Drive, refer to **Figure 3**. The proposed temporary access is for contingency purpose and will only be constructed should SI NSW and Hansen Yuncken be notified of a delay in the approvals associated with the Northern Road (LS1) or should associated works be delayed whereby necessary roadworks cannot be completed, and necessary documentation cannot be completed on-time to allow for access to / from the staff car park by Day 1, Term 1 of 2021. The proposed driveway access has been designed to accommodate a 10.24m Waste Collection Vehicle with a width of between ~9.1m which was informed by swept path analysis. Swept path analysis also demonstrates uninterrupted two-way for private vehicles. Should the Temporary Access connection be considered necessary, it is expected that notification to Council will be made in December 2020. The temporary access arrangements will require some amendment to planned earthworks on site in this location. A revised bulk earthworks plan (NHQC2-CF-CV-S-SK211.01 (Revision 1) has been provided with the modification package.
- Construction of an amended drop-off / pick-up zone (DOPUZ) on the western frontage along O'Keefe Drive, **Figure 1** and **2**. It will include a widened, indented DOPUZ, where a median is retained to allow for the installation of pedestrian fencing which provide additional safety benefits for DOPUZ users. It will provided the opportunity to cater for wider kerbside bays, designed based on adoption of parallel kerbside parking bay dimensions based on AS2890.6:2009 of 3.2m wide by 7.8m long bays should the need arise for special education students and families. It will also provide the opportunity for the DOPUZ be used for school bus pick-up / set-down in the future, when road connection between the northern and southern section of O'Keefe Drive is completed in and around 2023.
- Update Landscape, Stormwater and civil works plans to reflect the above arrangements.



Approved Application No. 8  
Granted on 17 June 2020

Figure 1 SSD-9477 Extract of approved site plan showing car park (Source: Perumal Pedavoli, May 2020)



**Figure 2** SSD-9477 Extract of proposed modified site plan showing car park and DOPUZ (Source: Perumal Pedavoli, 17/09/20)

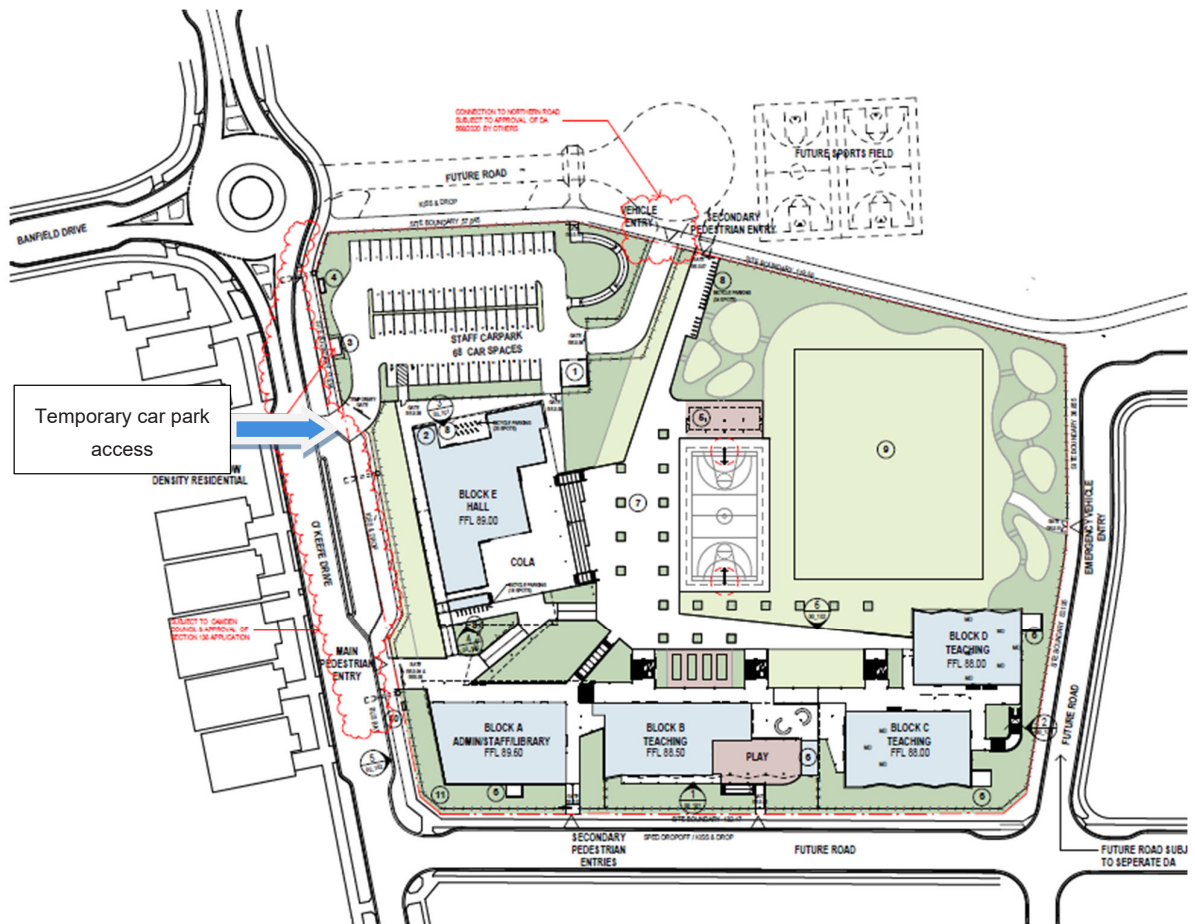


Figure 3 Site Plan – Temporary Car Park Access (Source: Perumal Pedavoli, September 2020)

## 2.1 Modification to conditions

This Section 4.55(1A) application proposes to give reference to an updated site plan and another plan illustrating the temporary access to the car park.

It is proposed that these two plans be added to the suite of approved civil plans within the table contained in condition A2 - Part A (Administrative Conditions) which is reproduced below. Words proposed to be deleted are shown in ~~red bold strike-through~~ and words to be inserted are shown in **bold italics** as per below.

Architectural Drawings prepared by Hansen Yuncken			
Dwg No.	Rev	Name of Plan	Date
<del>NHQC2-CF-AR-SSDA-00_002</del>	<del>D</del>	<del>Site Plan</del>	<del>29.04.2020</del>
<i>NHQC2-CF-AR-SSDA-00_002</i>	<i>F</i>	<i>Site Plan</i>	<i>17.09.2020</i>
<i>NHQC2-CF-AR-SSDA-00_005</i>	<i>A</i>	<i>Site Plan – Temporary Car Park Access</i>	<i>17.09.2020</i>
NHQC2-CF-AR-SSDA-00_004	A	GFA Planning Area Calculations	10.03.2020
NHQC2-CF-AR-SSDA-00_011	C	Composite Plan – Level 00	11.02.2020
NHQC2-CF-AR-SSDA-00_012	C	Composite Plan – Level 01	11.02.2020
NHQC2-CF-AR-SSDA-00_013	C	Composite Plan – Level 02	11.02.2020
NHQC2-CF-AR-SSDA-00_021	C	Composite Roof Plan	11.02.2020
NHQC2-LP-AR-SSDA-00_101	C	South, East & North Elevations	11.02.2020
NHQC2-CF-AR-SSDA-00_102	C	West Elevation & South & North Section-elevations	11.02.2020
NHQC2-CF-AR-SSDA-00_201	B	Sections	31.10.2019
NHQC2-LP-AR-SSDA-00_401	A	Renders & Material Board	31.10.2019
NHQC2-CF-AR-SSDA-00_801	B	Wall Sections	31.10.2019
Civil plans prepared by Hansen Yuncken			
Dwg No.	Rev	Name of Plan	Date
NHQC2-CF-CV-S-DDC201.21	2	General Arrangement Plan	20.12.2019
NHQC2-CF-CV-S-DDC202.01	3	Sediment and Soil Erosion Control Plan	07.02.2020
NHQC2-CF-CV-S-DDC202.11	2	Sediment and Soil Erosion Control Details	20.12.2019

### 3 SUBSTANTIALLY THE SAME DEVELOPMENT

Section 4.55(1A) of the EP&A Act states that a consent authority may modify a development consent if “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)”.

The development, as proposed to be modified, is substantially the same development as that originally approved in that it:

- The proposed modified development does not give rise to any new or different potential environmental impacts when compared to the approved development in terms of the relevant matters at section 4.15;
- Does not alter the approved development’s level of compliance with the applicable environmental planning instruments and policies; and
- Is consistent with the mitigation measures established in the development consent to protect the environment from potentially adverse effects of the development.

The consent authority may therefore be satisfied that the development consent as proposed to be modified will remain substantially the same as the original development consent. The proposed modification may therefore be lawfully approved under Section 4.55(1A) of the EP&A Act.

## 4 SITE AND LOCALITY

The subject site is legally described as Lot 1001 in Deposited Plan 1234527 and addressed as O'Keefe Drive, Oran Park. The site is bound by O'Keefe Drive to the west, and future roads to be constructed to the north, south and east.

The site is within the Catherine Field Precinct in Camden Local Government Area (LGA) and is part of the South West Priority Growth Area. The site has an area of approximately 20,810m<sup>2</sup> and is an irregular rectangle shape. The site is approximately 50kms southwest of the Sydney CBD and 9km southwest of Camden Town Centre. The site is zoned R2 Low Density Residential under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP).

The development surrounding the site comprises existing low-density residential dwellings to the west, proposed low density residential dwellings to the south and east, and a new road and proposed recreational open space to the north.

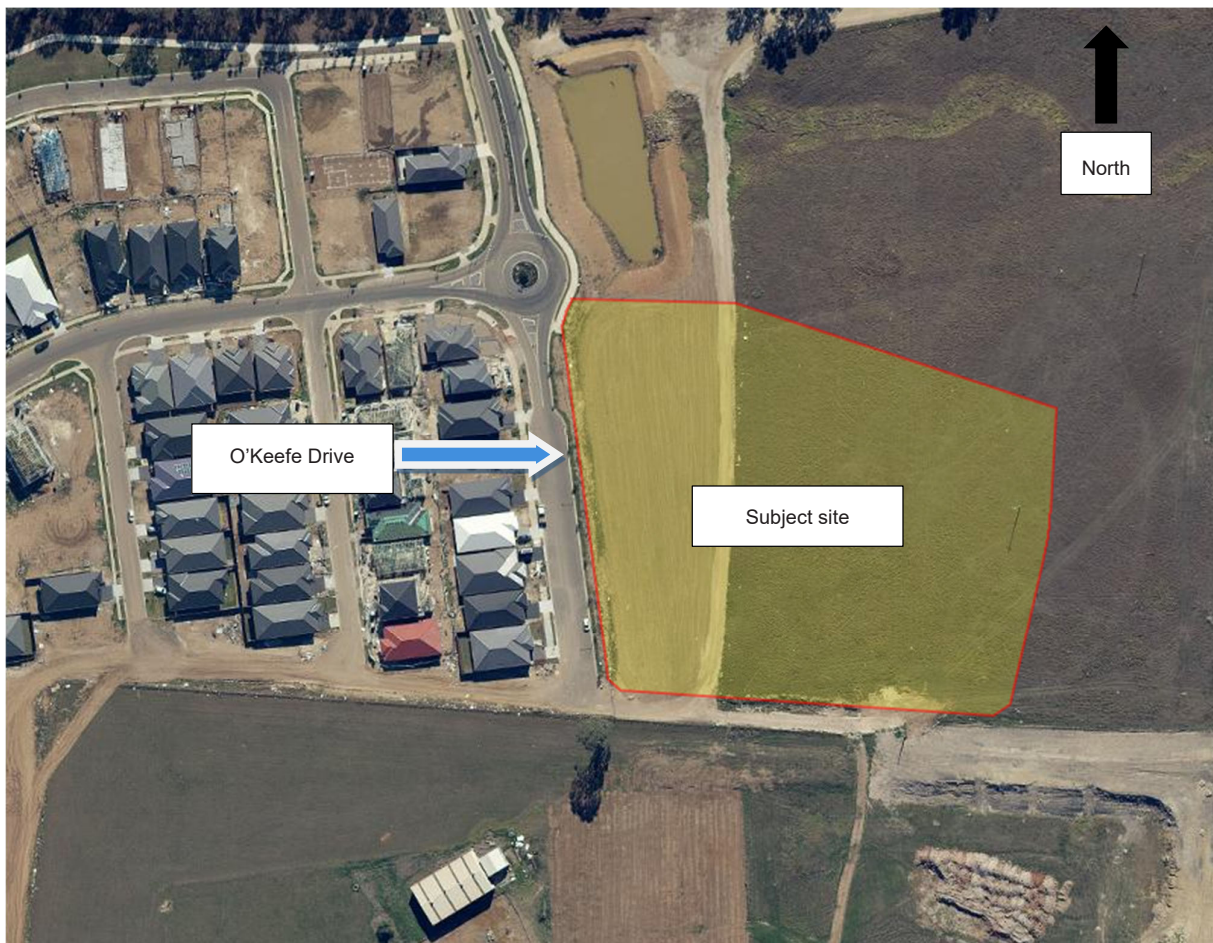


Figure 4 Site aerial image (Source: Six Maps)

## 5 ENVIRONMENTAL IMPACT ASSESSMENT

This section provides an assessment of the environmental impacts of the proposal and an explanation of how the proposal mitigates these impacts which meets the content requirements for Statement of Environmental Effects stipulated in Schedule 1 of the EP&A Regulations 2000. The environmental impact assessment is based on the matters for consideration for modification applications pursuant to Section 4.55(1A) and Section 4.15(1) of the EP&A Act 1979.

### 5.1 Reasons given for granting consent

**Table 2** below details how the proposed modification is consistent with the reasons given by the Minister for Planning and Public Spaces in granting development consent 9477.

**Table 2 Consideration of consistency of modification application with reasons for granting original consent**

Reason for granting consent	Consistency of the proposed modification
The project would provide a range of benefits for the region and the State as a whole, including the provision of a new educational facility for 1012 primary school students, 355 construction jobs, 56 operational jobs and in the order of \$45.3 million capital investment.	The proposal remains consistent with this statement.
The project is permissible with development consent, and is consistent with NSW Government policies including the Greater Sydney Regional Plan – A Metropolis of Three Cities, the Greater Sydney Commission's Western City District Plan, State Infrastructure Strategy 2018-2038 and NSW Future Transport Strategy 2055;	The proposal remains consistent with NSW Government priorities.
The impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards. The consent authority has imposed conditions to manage impacts in relation to potential construction and operational impacts on surrounding land uses;	The proposal remains consistent with this statement notwithstanding change to the conditions proposed.
The issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the recommended conditions of consent; and	The proposal remains consistent with this statement with the proposed development a suitable use of the site and is in the public interest.
Weighing all relevant considerations, the project is in the public interest.	

### 5.2 Compliance with environmental planning instruments

**Table 3** below outlines the consistency of the development, as proposed to be modified, with the relevant legislation and environmental planning instruments.

**Table 3 Modification application's consistency with applicable legislation and planning instruments**

Legislation / Instrument	Comment
SEPP (Sydney Region Growth Centres) 2006	The proposed modification does not alter the approved development's consistency with this instrument as outlined in the EIS.
SEPP (State & Regional Development) 2011	The proposed modification does not alter the approved development's consistency with this instrument as outlined in the EIS.
SEPP (Infrastructure) 2007	The proposed modification does not alter the approved development's consistency with this instrument as outlined in the EIS.
SEPP (Educational Establishments and Child Care Facilities) 2017	The proposed modification does not alter the approved development's consistency with this instrument as outlined in the EIS.
SEPP No. 64 – Advertising Structures and Signage	There is no signage involved in this modification

### 5.3 Integrated development

Pursuant to Section 4.44(2) of the EP&A Act, Integrated Development does not apply to a Crown development other than development that requires a heritage approval. The proposed modifications do not include any works that require approval under Section 57(1) of the *Heritage Act 1977*. Accordingly, the proposal is not Integrated Development.

### 5.4 Section 4.55(1A) modifications involving minimal environmental impact

The subject application seeks to modify Development Consent No. SSD-9477 pursuant to Section 4.55(1A) of the Act. This section provides an assessment of the proposal against the relevant requirements.

#### 5.4.1 Minimal environmental impact

The proposed modifications are to relocate the driveway access for the car park, create a temporary access to the car park (if required), amend the drop off pick up zone along O'Keefe Drive and minor changes to stormwater, landscaping and civil works plans to reflect the above arrangements.

The EIS submitted with the original State Significant Development Application (SSDA) addressed the likely impacts of the development, including:

- Built form and urban design;
- Environmental amenity;
- Noise and vibration;
- Transport and accessibility;
- Social impacts;
- Heritage;
- Contamination;
- Flooding;
- Bushfire;
- Biodiversity;
- Sediment, erosion and dust control;
- Geotechnical and salinity;
- Waste;
- Cumulative impacts; and
- Public interest.

The proposed modifications to the approved development do not give rise to any material alteration to the assessment of the potential impacts that were considered and determined to be acceptable in the granting of Development Consent SSD 9477. Supplementary assessment is undertaken for key environmental issues relevant to the proposed amendments on the following page.

## Transport and accessibility

The relocated access to the car park from the Northern Road (LS1) will provide better separation between staff vehicle movements and all other vehicle movements associated with the school. The proposed modification does not result in the change to on-site parking provision, student capacity and therefore not expected to generate any additional traffic to the approved scheme. Traffic generation and trip distribution are effectively identical to the previously submitted Transport Assessment. The proposed changes to internal site design (and the temporary access to O'Keefe Drive) provide compliance with all relevant Australian Standards. The proposed modification provides for safe and efficient access and internal circulation and is acceptable from a layout perspective. The proposed modification results in no change to the traffic generation or trip distribution that was previously detailed in the Traffic Assessment submitted as part of the SSD-9477.

## Sediment, erosion and dust control (including earthworks and stormwater)

A revised bulk earthworks plan for the relocated access to the Northern Road (LS1) and a revised bulk earthworks plans for the temporary access accompany the modification application. A revised Concept Stormwater Design Report and Stormwater Management Plan also accompany the modification application and consider the revised bulk earthworks plans and have been updated to align with the revised car park access location and the amended pick up and drop off zone. The proposed modifications will not have any additional adverse impacts in relation to water cycle management. The environmental impact will remain the same as the approved development, and therefore the minimal environmental impact requirement has been satisfied.

## Landscaping

Revised Landscape Plans reflecting the amended access to the car park, the amended pick up and drop off zone and the temporary access to the car park accompany the application. These plans illustrate a revised landscaping treatment along the southern boundary of the site (consistent with the revised landscaping treatment as detailed in the plan titled "Catherine Field P.S. Frontage Planning-Option 3" prepared by Taylor Brammer dated 28 April 2020 – refer to Condition B22 of SSD 9477 approval) and along O'Keefe Drive. The modified landscape plans do not give rise to any material alteration to the assessment of the potential impacts with respect to landscaping that were considered and determined to be acceptable in the granting of Development Consent SSD 9477.

### 5.4.2 Substantially the same development for which the consent was originally granted

Consent was granted for the construction and operation of a new school. The proposed modifications are for a minor change to relocate the driveway access for the car park to the Northern Road (LS1), create a temporary access to the car park (if required), amend the drop off pick up zone along O'Keefe Drive and minor changes to bulk earthworks, stormwater, landscaping and civil works plans to reflect the above arrangements.

Accordingly, the development as modified is considered to remain substantially the same as the approved development.

### 5.4.3 Public notification

Should public notification be required then any submissions received will need to be considered in the assessment of the application.

### 5.4.4 Matters for consideration pursuant to S4.15(1)

In accordance with Section 4.55(3) of the EP&A Act 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) are of relevance to the development of the subject application. Section 4.15(1) has been taken into consideration in the following section.

## 5.5 Environmental planning instruments and development control plans

The relevant environmental planning instruments and development controls plans as relevant to this modification application are addressed below.

### 5.5.1 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

The *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (Education SEPP) has provisions to make it easier for schools to build new facilities and improve existing ones and aims to streamline the planning process for greater consistency in school infrastructure delivery across NSW.

The proposed modifications do not result in any change to compliance with the SEPP.

### 5.5.2 State Environmental Planning Policy (Sydney Region Growth Centres) 2006

*State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP) sets out the provisions for developments that are located within the Sydney Priority Growth Areas. Appendix 9 Camden Growth Centres Precinct Plan identifies the site of New Catherine Field Primary School. As such, development controls relating to the site are outlined in this Precinct Plan.

The site is zoned R2 Low Density Residential under the Appendix 9 of the SEPP.

The proposed modifications do not result in any change to land use permissibility or compliance with the SEPP.

### 5.5.3 State Environmental Planning Policy No.55 – Remediation of Land

The *State Environmental Policy No 55 – Remediation of Land* (SEPP 55) provides a state-wide planning approach to the remediation of contaminated land. Contaminated land is defined in SEPP 55 and the EP&A Act as:

*Contaminated land means land in, on or under which any substance is present at a concentration above the concentration at which the substance is normally present in, on or under (respectively) land in the same locality, being a presence that presents a risk of harm to human health or any other aspect of the environment.*

Clause 7(1) stipulates that a consent authority must not grant consent to a development application unless it has considered whether the land is contaminated and is satisfied that the land is suitable, or will be made suitable, for the purpose for which the development is proposed to be carried out.

The proposed modifications do not result in any change to the suitability of the land from a contamination perspective.

## 5.5.4 Camden City Council Growth Centre Precincts Development Control Plan 2017

Camden City Council Growth Centre Precincts Development Control Plan (DCP) 2017 establishes planning, design and environmental objectives and controls to provide guidance for developments within Camden LGA. Table 4 below provides assessment of the proposed modifications against the relevant provisions of the DCP.

**Table 4 Modification application's consistency with Growth Centres DCP 2017**

Growth Centres DCP 2017	Assessment of Proposed Modifications	Compliance
<b>Part 2 – Precinct Planning Outcomes</b>		
<b>2.3.2 Water Cycle Management</b>	A revised Concept Stormwater Design Report and Stormwater Management Plans have been updated to align with the revised car park access location and the amended pick up and drop off zone.  The proposed modifications will not have any additional adverse impacts in relation to water cycle management.	Yes
<b>2.3.3 Salinity and Soil Management</b>	A revised Sediment and Soil Erosion Control Plan accompanies the application (within the Concept Stormwater Design Report) which has been updated to align with the revised driveway location.  The proposed modifications will not have any additional adverse impacts in relation to salinity and soil management.	Yes
<b>2.3.4 Heritage</b>	The proposed modifications will not result in any change to compliance with heritage provisions.	Yes
<b>2.3.7 Site Contamination</b>	The proposed modifications are for a minor change to relocate the driveway access for the car park to the Northern Road (LS1), create a temporary access to the car park (if required) and amend the drop off pick up zone along O'Keefe Drive. These minor modifications will have no impact on the contamination status of the land.	Yes
<b>2.6 Earthworks</b>	The revised driveway location necessitates minor amendment to the previous earth works plans.	Yes
<b>Part 4 – Development in Residential Areas</b>		
<b>4.1.2 Cut and Fill</b>	The revised driveway location necessitates minor amendment to the previous earth works plans.	Yes
<b>4.1.4 Salinity, sodicity and aggressivity</b>	A revised Sediment and Soil Erosion Control Plan (within the Concept Stormwater Design Report) accompanies the application which has been updated to align with the revised driveway location.  The proposed modifications will not have any additional adverse impacts in relation to salinity and soil management.	Yes
<b>4.2.8 Parking</b>	No changes are proposed to car parking numbers with 68 spaces being maintained.  A Traffic Statement including swept paths prepared by Ason Group is provided that confirms the revised car park and access is appropriate and compliant with the relevant standards.	Yes
<b>4.4.1 General Requirements</b>	The proposed modifications do not result in any change to site coverage of buildings and the change to landscaped area is negligible and remains compliant with the minimum 20% control.	Yes

## **5.6 Likely impacts of the development**

The likely environmental impacts of the proposal have been assessed comprehensively throughout the original approval (SSD-9477). The proposed modifications are for a minor change to relocate the driveway access for the car park to the Northern Road (LS1), create a temporary access to the car park (if required), amend the drop off pick up zone along O'Keefe Drive and minor changes to bulk earthworks, stormwater, landscaping and civil works plans to reflect the above arrangements. These minor changes have been considered against the applicable controls and do not result in any additional adverse environmental impacts. The earthworks, stormwater and landscape plans have been updated accordingly and a Traffic Statement is provided to demonstrate the revised car park and access and the temporary access are appropriate and compliant with the relevant standards.

## **5.7 Suitability of the site**

The site remains suitable for the modified development as the changes are considered relatively minor. These changes will have no impact on the suitability of the site for the development.

## **5.8 Submissions**

Any public submissions received in response to the notification of the application will be required to taken into consideration in the assessment.

## **5.9 Public interest**

The proposed development as modified remains a permissible development, remains consistent with the zone objectives and the planning controls and therefore is in the public interest.

## 6 CONCLUSION

The proposed modifications have been considered in this report against the provisions of Section 4.55(1A) and Section 4.15(1) of the *Environmental Planning and Assessment Act 1979*. The proposed modifications are considered satisfactory and warrant approval for the following reasons:

- The development as modified will not result in any additional environmental impacts;
- The development as modified is substantially the same development as originally approved; and,
- The development as modified remains consistent with the objectives and controls of the relevant environmental planning instruments and development control plans.