



ANGEL PLACE  
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SYDNEY NSW 2000

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Urbis Pty Ltd  
ABN 50 105 256 228

12 September 2019

Mrs Iona Cameron

Department of Planning, Industry & Environment  
320 Pitt Street  
GPO Box 39  
Sydney NSW 2000

Dear Iona

## **SECTION 4.55 (1) APPLICATION TO MODIFY APPROVED SSDA\_9354**

### **1. INTRODUCTION**

This Section 4.55(1) application has been prepared by Urbis on behalf of the NSW Department of Education (the Applicant) to amend State Significant Development Application (SSDA\_9354) to amend errors to the approved plan set listed in Schedule 2 of the consent.

The proposal is the subject of a Section 4.55(1) modification, as the proposed amendments to the approval are to correct a minor error in the list of approved plans. This modification application does not seek to amend any other aspect of the approval.

This Statement of Environmental Effects (SEE) letter includes a description of the site; a description of the approved development; details of the proposed modifications; and consideration of the proposed modifications against Section 4.55(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

### **2. SITE DETAILS**

The site is located at 14-28 Cullen Avenue, Jordan Springs. The site is irregular in shape with a total area of approximately 2.84ha and is legally described as Lot 22 in DP 1194338. The site has frontages to Lakeside Parade to west and Cullen Avenue to the south.

### **3. APPROVED SSDA\_9354**

On 5 September 2019, development consent was granted by the Department of Planning, Industry and Environment (DPIE) for SSDA\_9354. The approval granted consent for the construction of a new school – Jordan Springs Public School to accommodate 1,000 students and 70-full-time equivalent staff and includes following:

- Construction of three learning buildings, an administration building and a school hall with integrated outdoor learning areas;
- Out of school hours (OOSH) facilities and storeroom areas;

Section 4.55(1) application to modify Approved SSDA\_9354\_

- Site landscaping and open space including associated fencing throughout and sporting facilities;
- Construction of two at-grade car park areas accessed from Lakeside Parade and Cullen Avenue;
- School signage to the front entrance;
- New substation fronting Cullen Avenue

#### 4. PROPOSED SECTION 4.55(1) MODIFICATION

This Section 4.55(1) seeks to modify SSDA\_9354 to correct the approved plans listed in Schedule 2, condition A2 under the terms of consent. The proposed modifications to condition A2 are shown by a ~~strike through~~ for the deleted text and **bold red text** for new text.

The changes to the approved list of plans are summarised below:

Architectural Plans prepared by Group GSA			
Dwg No.	Rev	Name of Plan	Date
180646 JS-AR-1100	G	Proposed Site and Roof Plan	31/05/2019
180646 JS-AR-1110	B	Building Complex Ground Floor Plan	31/05/2019
180646 JS-AR-1111	B	Building Complex First Floor Plan	31/05/2019
180646 JS-AR-1112	B	Building Complex Roof Plan	31/05/2019
180646 JS-AR-2000	H	Floor Plan – GF – Block C – Part 1	31/05/2019
180646 JS-AR-2001	H	Floor Plan – GF – Block A – Part 2	31/05/2019
180646 JS-AR-2002	E	Floor Plan – GF – Block B1 – Part 3	31/05/2019
180646 JS-AR-2003	E	Floor Plan – GF – Block B2 – Part 4	31/05/2019
180646 JS-AR-2004	E	Floor Plan – GF – Block <del>B2</del> <b>B3</b> – Part 5	31/05/2019
180646 JS-AR-2011	H	Floor Plan – L1 – Block A – Part 2	31/05/2019
180646 JS-AR-2012	E	Floor Plan – L1 – Block B1 – Part 3	31/05/2019
180646 JS-AR-2013	E	Floor Plan – L1 – Block B2 – Part 4	31/05/2019
180646 JS-AR-2014	E	Floor Plan – L1 – Block <del>B2</del> <b>B3</b> - Part 5	31/05/2019
180646 JS-AR-2020	E	Roof Plan – Block C – Part 1	31/05/2019
180646 JS-AR-2021	D	Roof Plan – Block A – Part 2	31/05/2019
180646 JS-AR-2022	C	Roof Plan – Block B1 – Part 3	31/05/2019
180646 JS-AR-2023	C	Roof Plan – Block B2 – Part 4	31/05/2019
180646 JS-AR-2024	C	Roof Plan – Block B3 – Part 5	31/05/2019
180646 JS-AR-2030	C	Roof Plan – School Entry	31/05/2019
180646 JS-AR-2031	C	Roof Plan – COLA A	31/05/2019
180646 JS-AR-2032	C	Roof Plan – COLA B	31/05/2019

180646 JS-AR-2033	C	Roof Plan – COLA C	31/05/2019
180646 JS-AR-2034	C	Roof Plan – COLA D	31/05/2019
180646 JS-AR-3000	E H	Building C Elevations	<del>31/05/2019</del> 17/07/2019
180646 JS-AR-3001	E	Building A Elevations	31/05/2019
180646 JS-AR-3002	D	Building B1 Elevations	31/05/2019
180646 JS-AR-3003	D	Building B2 Elevations	31/05/2019
180646 JS-AR-3004	D	Building B3 Elevations	31/05/2019

180646 JS-AR-3050	A	Building A Section - Elevations	31/05/2019
180646 JS-AR-3051	A	Building B1 Section - Elevations	31/05/2019
180646 JS-AR-3052	A	Building B2 Section - Elevations	31/05/2019
180646 JS-AR-3053	A	Building B3 Section - Elevations	31/05/2019
180646 JS-AR-3100	B	Sections – Block C	31/05/2019
180646 JS-AR-3101	B	Sections – Block A	31/05/2019
180646 JS-AR-3102	B	Sections – Block B1	31/05/2019
180646 JS-AR-3103	B	Sections – Block B2	31/05/2019
180646 JS-AR-3104	B	Sections – Block B3	31/05/2019

**Landscape Plans prepared by Group GSA**

Dwg No.	Rev	Name of Plan	Date
L-0001	K	Site Plan	31/05/2019
L-1000	K	Central Play Area	31/05/2019
L-1002	K	Upper Play Area	31/05/2019
L-1003	K	Bush Garden	31/05/2019

**Civil Drawings prepared by NORTHROP**

Dwg No.	Rev	Name of Plan	Date
182535 DAC02.01	4	Sediment and Soil Erosion Control Plan	31/05/2019
182535 DAC03.01	4	Bulk Earthworks Cut and Fill Plan	31/05/2019
182535 DAC04.01	5	Siteworks and Stormwater Management Plan – Sheet 01	31/05/2019
182535 DAC04.02	6	Siteworks and Stormwater Management Plan – Sheet 02	<del>31/05/2019</del> 16/05/2019
182535 DAC04.03	7	Siteworks and Stormwater Management Plan – Sheet 03	31/05/2019
182535 DAC04.21	4	Stormwater Longitudinal Sections – Sheet 01	31/05/2019

182535 DAC04.22	4	Stormwater Longitudinal Sections – Sheet 02	31/05/2019
182535 DAC04.23	4	Stormwater Longitudinal Sections – Sheet 03	31/05/2019
182535 DAC04.31	4	Bioretention Basin Details – Sheet 01	31/05/2019
182535 DAC09.01	4	Details – Sheet 01	31/05/2019

## 5. SECTION 4.55(1) ASSESSMENT

The matters referred to in Section 4.55(1) of the EP&A Act need to be considered in the assessment of the proposed modifications.

Section 4.55(1) of the EP&A Act provides the following in relation to the modification of consents involving minor error, misdescription or miscalculation:

*A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify a development consent granted by it to correct a minor error, misdescription or miscalculation.*

This modification application only involves correcting errors to the approved list of plans to SSDA\_9354. Therefore, the application is considered to satisfy the provisions of Section 4.55(1) of the EP&A Act.

## 6. REQUEST TO AMEND THE APPLICANT

School Infrastructure NSW requests that the applicant for SSDA\_9354 is changed to the NSW Department of Education.

## 7. CONCLUSION

This Section 4.55(1) application has been prepared by Urbis on behalf of NSW Department of Education. This application seeks to modify condition A2 of the consent to amend the approved plans. The proposed modifications to SSDA\_9354 are administrative and do not result in any additional environmental impacts and will not amend any aspect of the approved development.

The proposed modifications to the consent will not result in any changes that would affect the suitability of the site to accommodate the development and do not contravene the public interest of the development approved under SSDA\_9354.

Should you wish to discuss any aspect of the application, please contact Christopher Croucamp at (02) 8424 5102 or [cccroucamp@urbis.com.au](mailto:cccroucamp@urbis.com.au).

Yours sincerely,



A handwritten signature in black ink, appearing to read "Croucamp", written over a horizontal line.

Christopher Croucamp  
Consultant