



**STATE SIGNIFICANT DEVELOPMENT SSD 8006 (MOD 1)**

## **SECTION 4.55(1A) MODIFICATION APPLICATION**

**TO APPROVED GRASSED PLAY AREA IN PHASE 1 FOR  
ROUSE HILL ANGLICAN COLLEGE REDEVELOPMENT**



Prepared for  
**The Anglican Schools Corporation**

By  
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**October 2018 (rev)**  
**Job No. 18189**

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## 1. INTRODUCTION

This planning report is provided in support of an application to modify the levels and retaining wall of the approved grassed area in Phase 1 of the approved redevelopment of Rouse Hill Anglican College (SSD 8006) under Section 4.55(1A) of the Environmental Planning and Assessment Act, 1979.

Development Consent (SSD 8006) was granted on 6 June 2018 by the NSW Department of Planning and Environment (the Department). The approval granted consent for the redevelopment of Rouse Hill Anglican College and new educational use and development of Lot 14 DP 1120290 for construction of a Junior School, demolition and redevelopment Senior School facilities, new library, multi-purpose hall, carparking and associated landscaping, vegetation removal and earthworks over 7 phases of development (see **Appendix A- Extract of Consent**)

The intent of the modification is to minimise unnecessary excavation and utilise excess onsite fill within the central grassed open space area to the rear of Block K in the approved development. A detailed description of the proposed works is provided and illustrated in the attached plans in Appendix B.

This Section 4.55(1A) application contains the following sections:

**Section 2** examines the characteristics of the subject property;

**Section 3** provides details of the proposed modifications;

**Section 4** addresses the relevant requirements of Section 4.55(1A) of the Environmental Planning and Assessment Act, 1979 which relate to modification of development consents;

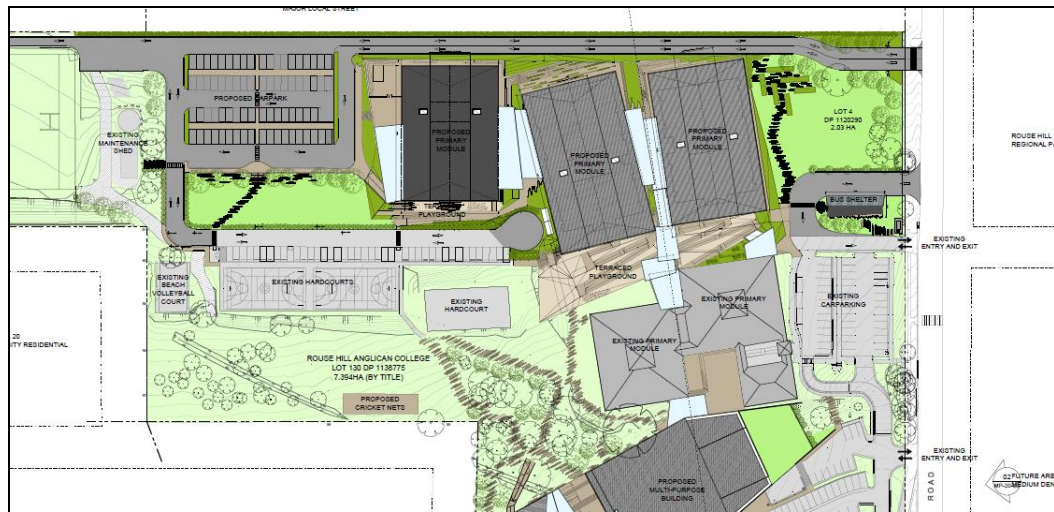
**Section 5** provides a conclusion.

## 2. THE SITE AND LOCALITY OF PROPOSED WORKS

The Rouse Hill Anglican College has been established and operating from the subject land since February 2002. The land, to which this modification application relates, is known as Lot 1 DP 1083199 and Lot 113 DP 208203 Cudgegong Road (existing school lot) and Lot 14 DP 1120290 known as 37 Worcester Road, Rouse Hill.

The subject property is a large parcel of land occupying a total area of 9.413 hectares. This includes the existing school site being 7.39 hectares and the new school owned parcel (ie. Lot 14) to the north being 2.023 hectares.

The locality of the proposed modification works (see **Figure 1**) is the grassed area located behind the Block K (currently under construction) between the new central carpark and access road adjacent to existing school hardcourts central to the site

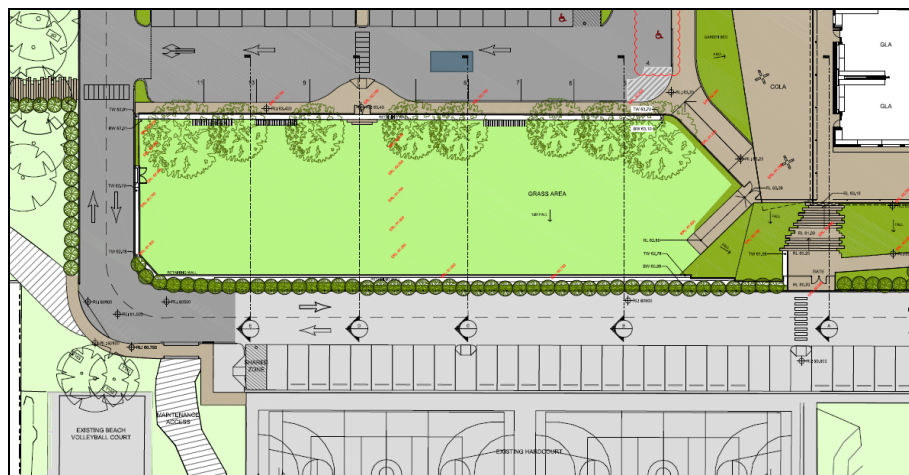


**Figure 1 – Location of proposed modification works**

A comparison between the approved plan and the proposed plan is illustrated below:



**Extract of Approved Plan for Grassed Area (Drawing MP-JS-10-04 Rev03)**



**Extract of Modified Plan for Grassed Area (Drawing MP-JS-10-04 Rev05)**

### 3. THE PROPOSED MODIFICATIONS

The proposed modifications relate to Phase 1 being the construction of Block K and carpark on the new school lot.

The intent of the modification is to create a more accessible and useable grassed area for the students and minimise unnecessary excavation and better utilise excess natural cut material onsite.

Modification to the development consent is sought for the proposed works as detailed in the revised set of drawings prepared by Terroir Architects (see reduced set in **Appendix B**).

The proposed works include:

- Minor change in levels of central grassed area;
- Provision of retaining wall to southern and south-western edge of grass area;
- Provision of access ramp from COLA adjacent to Block K to grassed area;
- Minor modification to landscaping including removal of row of proposed planting (mix of *Callistemon* sp. - mature height of 2m) along south western edge of grassed area;
- Removal of central pathway through grass area and pedestrian crossing to western end of hardcourts.
- Minor reconfiguration of 4 approved parking spaces adjacent to Block K.

A revised layout plan and revised sections through the carpark illustrate the modified areas of cut and fill have been included and the revised access and landscape treatment to the central grassed open space area.

The modified drawings are intended to replace existing drawings in Condition A2 of the consent as marked in red below:

MP-JS-10-04	05	PROPOSED JUNIOR SCHOOL EXTENSION CARPARK PLAN	09.10.18
MP-JS-30-03	01	PROPOSED JUNIOR SCHOOL EXTENSION CARPARK REVISED SECTIONS	25.09.18

### 4. CONSIDERATIONS REQUIRED UNDER SECTION 4.55

Section 4.55(1A) of the Environmental Planning and Assessment Act, 1979 states:

**“(1A) Modifications involving minimal environmental impact**

“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 the consent if:

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

Subsections (1), (2) and (5) do not apply to such a modification.”

It is considered that Section 4.55(1A) is the most appropriate mechanism for the proposed modifications to the consent. Subsection (3) of Section 4.55 requires:

*“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.”*

#### **4.1 The proposed modification has minimal environmental impact**

The proposed modifications include minor physical changes to the grassed area at the rear of Block K. There is no change to the overall built form of the approved school building and no change to the approved car parking, access or general layout and arrangement of school facilities and services.

The size and configuration of the approved grass area remains largely unchanged with only relatively minor landscaping treatment modifications proposed to the grassed area. The changes in levels improve the accessibility and use of the play area and improves passive surveillance of the area from within the school campus.

The proposed works will minimise the environmental impact by reducing the extent of excavation required on site, reducing the volume of exposed soil and better utilising excess natural fill within the site reducing the need to stockpile or export material away for the land.

As noted above, the proposed modifications involve a scope of works that is minor in nature with minimal potential for environmental impact.

In accordance with the provision of Section 4.55(1A) of the Environmental Planning and Assessment Act 1979 (as amended) it is considered that the proposed modifications have minimal potential for environmental impact. There are no traffic, social, economic or amenity impacts associated with the modified works proposed with the revised landscape levels of the approved open space area.

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**4.2 The development to which the consent as modified relates, is substantially the same as the development for which the consent was originally granted.**

The proposed modifications do not alter the overall nature or intent of the development for which the development consent was granted. The development, as proposed to be modified, is substantially the same development as that originally approved in that:

- The proposal retains the same use as the proposed development being an educational establishment on the land;
- The proposed modifications do not seek to modify the type, scale or built form of the educational facilities approved on site;
- The proposed modifications are consistent with the approved layout and arrangement of buildings, carparking, access and open space on the site.

The development to which the consent as modified relates is substantially the same as the approved development. The proposed modification does not significantly alter the approved development. The overall size and configuration of the landscaped area remains unchanged with no impact on traffic or circulation areas. All the main components of the approved staged school redevelopment are retained.

**4.3 Consideration of the relevant Section 4.15(1) matters**

The Environmental Impact Statement (EIS) prepared by Ingham Planning Pty Ltd dated Oct 2017 and submitted with the original DA addressed the proposed development's level of compliance against relevant planning instruments including:

Growth Centres SEPP (Area 20 Precinct) and Precinct Plan  
Blacktown Council Growth Centres Development Control Plan 2010  
State Environmental Planning Policy (State and Regional Development)  
SEPP (Educational Establishments and Child Care Centres) 2017  
State Environmental Planning Policy No.55 (Remediation of Land)  
Sydney Regional Environmental Plan 19 (Rouse Hill Development Area)  
Sydney Regional Environmental Plan 20 (Hawkesbury and Nepean River)

The EIS also included an assessment of NSW Strategic Policy considerations and other relevant planning legislation. The Secretary's Environmental Assessment Requirements (SEARS) were addressed along with requirements of various public authorities.

The EIS submitted with the original application considered the likely environmental impacts of the development including:

- Site Analysis, Context and Setting
  - Built Form, Scale and Urban Design
  - Carparking, Traffic, Access and Public Transport
  - Tree Removal
  - Flora and Fauna
-

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- Landscape Treatment
  - Cultural Heritage
  - Aboriginal Heritage
  - Bushfire Assessment
  - Acoustic Assessment
  - Contamination, Soils, Geotechnical and Site Suitability
  - Environmentally Sustainable Development
  - Stormwater Management
  - Utility Services
  - Safety, Security and Crime Prevention
  - Accessibility
  - Construction and Waste Management
  - Development Contributions
  - Public Interest

The planning assessment undertaken provided a comprehensive assessment of relevant environment impacts. The planning assessment of the minor modification works to the central grassed area in Phase 1 remain generally unchanged with respect to the above matters.

The following can be stated in regard to the proposed modifications:

1. The proposed design maintains the design intent of the approved development for Phase 1 K Block and car park by:
    - Maintaining the overall configuration, circulation, car park and access of the Junior School as per approved Site Plan (MP-10-00);
    - Maintaining the extent of landscape as per approved Phase 1 Landscape Plans (MP-JS-40-01 & MP-JS-40-02);
    - Ensuring stormwater and site works is managed as per the design intent of approved civil drawings (SKC10 & SKC11).
  2. Minimise environmental impact in accordance with the Construction Environmental Management Plan for K Block (prepared by CoWyn), by:
    - Reducing the need for additional excavation
    - Reduce the volume of exposed soil on site
    - Minimise risks associated with stock piling or exporting soil including dust pollution, risks of contamination, silt build up and overall amenity of the development.
  3. The proposed modifications will enhance the overall development and increase educational benefits to RHAC and the community. This will be achieved by:
    - In accordance with CPTED principles, the revised levels improve the safety of staff/students by removing safety hazards associated with a lowered grass zone. It also increases opportunity for passive surveillance from K Block and car park.
    - Direct DDA access between the K Block and car park will provide safe access and encourage greater use of the grass area.
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- Increased solar access to the lawn will improve the quality turf and drainage, enhancing the amenity and functionality of the area.

In regard to other minor changes to the approved plan the following can be stated:

- The removal of 10 (mix of *Callistemon* sp.) plants along the south western edge of the grass area is to maximise passive surveillance from the adjacent road/maintenance yard, whilst providing adequate shade and buffer tree planting on the north/south. The removal of trees to the west allows an at-grade line of sight from the road. It is a minor change to the overall landscape treatment proposed for the site.
- There is a minor change to the configuration of parking immediately adjacent to Block K. Note that the location of car park 1-4 have moved southwards away from the left hand turn to provide a safer entry into the drop-off zone parking spaces. There is no additional parking proposed and overall parking provision will remain unchanged.
- The removal of the central pathway through the grassed area is no longer required. The footpath through the grass area was initially designed to connect students/staff from the western end of the existing courts to the grass play area. In consultation with the school, the access to the grass area must only be from safe entry points as this a dedicated Junior school area. Therefore, the primary access is maintained and provided off the COLA of K Block and main car park drop-off.
- Consistent with the point above, as the Junior School grassed area will be accessible from safe and dedicated entry points, there is no need for the approved pedestrian crossing at the south western end of the grassed area. The western path is no longer required for pedestrian access for the Junior School grassed area. The maintenance access between the existing hardcourts and beach volleyball court will be maintained as a secure access by maintenance staff only.

The site is clearly suitable for the proposed modifications to the approved development. The proposal does not introduce a new use or non-complying development. The site has been approved for educational use and is readily capable of accommodating the redesigned central grassed open space area.

The proposed works will provide for the orderly and efficient use of land that will assist in the ongoing operations of this important and growing educational establishment.

## 5. CONCLUSION

In accordance with Section 4.55(1A) of the EP&A Act 1979 (as amended) the proposed modifications will have minimal environmental impact and result in development that is substantially the same as the originally approved development.

The modification seeks to facilitate amendments that improve the functionality of the approved educational establishment. The proposed modifications will not alter the environmental impacts assessed and approved for the land and will not give rise to any additional adverse amenity impacts.

In view of the above, it is recommended that the existing consent be modified to reflect the changes outlined on the submitted plans and modifications to conditions of consent as described in this report and detailed in the accompanying architectural drawings.

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## **APPENDIX A**

**Extract of Development Consent  
(SSD 8006)**

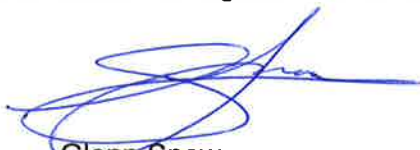
# Development consent

## Section 4.38 of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, under delegation dated 11 October 2017, I grant consent for the State significant development referred to in Schedule 1, subject to the conditions in Schedule 2.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts including economic and social impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.



Glenn Snow  
**Acting Executive Director**  
**Priority Projects Assessments**

Sydney

6 June

2018

### SCHEDULE 1

<b>Application No.:</b>	SSD 8006
<b>Applicant:</b>	Anglican Schools Corporation
<b>Consent Authority:</b>	Minister for Planning
<b>Land:</b>	Lot 130 DP 1138775 and Lot 14 DP 1120290
<b>Development:</b>	<p>Redevelopment of the existing Rouse Hill Anglican College on Lot 130 in DP 1138775 and new use of Lot 14 in DP 1120290, including:</p> <ul style="list-style-type: none"><li>• construction of a new junior school on Lot 14</li><li>• out of school hours' care facilities</li><li>• demolition of existing junior school buildings and construction of a new senior school building on Lot 130</li><li>• landscape works including vegetation removal and earth works</li><li>• internal road and additional on-site parking</li><li>• new library facility including teaching rooms, study areas and student common room</li><li>• multi-purpose hall, including rehearsal and music practice rooms, performance stage and amenities.</li></ul>

## DEFINITIONS

Aboriginal object	Has the same meaning as the definition of the term in section 5 of the <i>National Parks and Wildlife Act 1974</i> .
Aboriginal place	Has the same meaning as the definition of the term in section 5 of the <i>National Parks and Wildlife Act 1974</i> .
Advisory Notes	Advisory information relating to the consent but do not form a part of this consent.
Applicant	Anglican Schools Corporation or any person carrying out any development to which this consent applies.
Application	The development application and the accompanying drawings, plans and documentation described in Condition A2 of this consent.
BCA	Building Code of Australia.
Certifying Authority	Means a person who is authorised by or under section 4.27 to issue complying development certificates, or is authorised by or under section 6.17 to issue Part 6 certificates, or in the case of Crown development, a person qualified to conduct a Crown Building Work Certification.
Conditions of this consent	The conditions contained in Schedule 2 of this document.
Construction	All physical work required to construct the development, including but not limited to bulk earthworks, demolition, basement and inground works, services and finishes, landscaping and public domain works, signage and other infrastructure covered by this consent for Rouse Hill Anglican College.
Council	Blacktown City Council.
Day time	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays.
Demolition	The deconstruction and removal of buildings, sheds and other structures in the site.
Department	Department of Planning and Environment or its successors.
Development	The development described in the EIS, RTS and SRtS, including works and activities compromising the Rouse Hill Anglican College, as modified by the conditions of this consent.
DIP	Design Integrity Panel.
Environmental Impact Statement (EIS)	Environmental Impact Statement titled 'Rouse Hill Anglican College Redevelopment – State Significant Development SSD 8006', prepared by Ingham Planning Pty Ltd and dated September 2017 and accompanying appendices, submitted with the application for consent for the development, including any additional information provided by the Applicant in support of the application.
EPA	Environment Protection Authority, or its successor.
EPBC Act	<i>Environment Protection and Biodiversity Act 1999</i> .
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i> .
EP&A Regulation or Regulation	<i>Environmental Planning and Assessment Regulation 2000</i> .
Evening	The period from 6 pm to 10 pm.
Heritage Division	The Heritage Division of OEH, or its successor.
Heritage Item	An aboriginal object, an Aboriginal place, or a place, building, work, relic, movable object, tree or precinct of heritage significance, that is listed under any of the following: the State Heritage register under the heritage Act, a state agency heritage and conservation register under section 170 of the <i>Heritage Act 1977</i> , a Local Environmental Plan under the EP&A Act, the World heritage List, or the National heritage List or Commonwealth Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth), or anything identified as a heritage item under the conditions of this consent.
Incident	An occurrence or set of circumstances that: <ul style="list-style-type: none"> <li>• causes, or threatens to cause material harm to the environment; or</li> <li>• results in non-compliance with this consent.</li> </ul> Note: "Harm" is defined in this consent.
Land	As defined in the EP&A Act, except for where the term is used in the noise and air quality conditions in schedules 3 and 4 of this consent where it is defined to

	mean the whole of a lot, or contiguous lots owned by the same landowner, in a current plan registered at the Land Titles Office at the date of this consent.
Material Harm	Is harm that: (a) involves actual or potential harm to the health or safety of human beings or to ecosystems that is not trivial, or (b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment).
Minister	Minister for Planning, or nominee.
NCC	National Construction Code.
Night time	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays.
OEH	Office of the Environment and Heritage, or its successor.
Operation	The operation of the development for its approved purpose upon completion of construction.
Reasonable	Means applying judgement in arriving at a decision, taking into account mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements.
Relic	means any deposit, artefact, object or material evidence that: (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement; and (b) is of State or local heritage significance.
Response to Submissions (RtS)	Applicants response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act.
RMS	Roads and Maritime Services, or its successor.
Secretary	Secretary of the Department of Planning and Environment, or nominee/delegate.
Secretary's approval, agreement or satisfaction	A written approval from the Secretary (or nominee/delegate). Where the Secretary's approval, agreement or satisfaction is required under a condition of this consent, the Secretary will endeavour to provide a response within one month of receiving an approval, agreement or satisfaction request. The Secretary may ask for additional information if the approval, agreement or satisfaction request is considered incomplete. When further information is requested, the time taken for the Applicant to respond in writing will be added to the one-month period.
Sensitive receiver	Residence, education institution (e.g. school, university, TAFE college), health care facility (e.g. nursing home, hospital), religious facility (e.g. church) and children's day care facility.
Site	Lot 130 DP 1138775 and Lot 14 DP 1120290.
SRtS	Supplementary Response to Submissions.
SSD	State Significant Development.
TfNSW	Transport for NSW, or its successor.
Zone of Influence	The horizontal distance from the edge of the excavation site or any construction zone (including on-site haulage routes) to twice the maximum excavation depth.

## SCHEDULE 2

### A ADMINISTRATIVE CONDITIONS

#### Obligation to Minimise Harm to the Environment

- A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.

#### Development in Accordance with Plans and Documents

- A2. The development may only be carried out:
- in compliance with the conditions of this consent;
  - in accordance with all written directions of the Secretary;
  - generally in accordance with the EIS as amended by the RtS and RtS Supplementary Information; and
  - in accordance with the approved plans in the table below:

<b>Architectural (or Design) Drawings prepared by Terroir</b>			
<b>Dwg No.</b>	<b>Rev.</b>	<b>Name of Plan</b>	<b>Date</b>
MP-00-00	02	COVER PAGE	19.01.18
MP-00-01	01	EXISTING SITE PLAN	25.07.17
MP-00-02	01	SITE ANALYSIS	25.07.17
MP-00-03	02	SOLAR ANALYSIS	19.01.18
MP-00-03a	01	SHADOW DIAGRAM OF BUILT FORM WINTER 9AM	19.01.18
MP-00-03b	01	SHADOW DIAGRAM OF BUILT FORM WINTER 12PM	19.01.18
MP-00-03c	01	SHADOW DIAGRAM OF BUILT FORM WINTER 3PM	19.01.18
MP-00-04	02	SITE DEMOLITION PLAN	19.01.18
MP-10-00	03	PROPOSED SITE PLAN	22.03.18
MP-10-01	03	PROPOSED HUB AND JUNIOR SCHOOL ROOF PLAN	22.03.18
MP-10-02	02	PROPOSED HUB AND SENIOR SCHOOL ROOF PLAN	19.01.18
MP-10-05	02	PHASE 01 – K BLOCK AND CARPARK	19.01.18
MP-10-06	02	PHASE 02 – BLOCK L & CARPARK	19.01.18
MP-10-07	02	PHASE 03 – SENIOR SCHOOL	19.01.18
MP-10-08	02	PHASE 04 – LIBRARY AND COLA	19.01.18
MP-10-09	02	PHASE 05 – SENIOR SCHOOL	19.01.18
MP-10-10	02	PHASE 06 – MULTIPURPOSE AND GYM AWNING	19.01.18
MP-10-11	03	PHASE 07 – BLOCK M, CANTEEN AND BIKE SHED	22.03.18
MP-20-00	02	PROPOSED SITE SECTIONS AND ELEVATIONS	19.01.18
MP-30-00	01	3D VISUALISATIONS	25.07.17
MP-30-01	01	3D VISUALISATIONS	25.07.17
MP-HB-10-01	02	PROPOSED LEARNING HUB GROUND PLAN	19.01.18
MP-HB-10-02	02	PROPOSED LEARNING HUB MEZZANINE PLAN	19.01.18
MP-HB-10-03	02	PROPOSED LEARNING HUB ROOF PLAN	19.01.18
MP-HB-20-00	02	PROPOSED LEARNING HUB ELEVATIONS Learning Hub	19.01.18
MP-HB-20-10	02	PROPOSED LIBRARY ELEVATIONS	19.01.18
MP-HB-20-20	02	PROPOSED MULTIPURPOSE HALL ELEVATIONS	19.01.18



MP-HB-30-00	02	HUB SECTIONS	19.01.18
MP-HB-40-01	02	PROPOSED LEARNING HUB LANDSCAPE PLAN AND DETAILS 01	19.01.18
MP-HB-40-02	02	PROPOSED LEARNING HUB LANDSCAPE AND DETAILS 02	19.01.18
MP-JS-10-01	02	PROPOSED JUNIOR SCHOOL EXTENSION GROUND PLAN	19.01.18
MP-JS-10-02	02	PROPOSED JUNIOR SCHOOL EXTENSION MEZZANINE PLAN	19.01.18
MP-JS-10-03	02	PROPOSED JUNIOR SCHOOL EXTENSION ROOF PLAN	19.01.18
MP-JS-10-04	03	PROPOSED JUNIOR SCHOOL EXTENSION CARPARK PLAN	22.03.18
MP-JS-10-05	03	PROPOSED JUNIOR SCHOOL EXTENSION ENTRY GROUND PLAN	22.03.18
MP-JS-20-00	02	PROPOSED JUNIOR SCHOOL EXTENSION ELEVATIONS 1	19.01.18
MP-JS-20-01	02	PROPOSED JUNIOR SCHOOL EXTENSION ELEVATIONS 2	19.01.18
MP-JS-20-02	02	PROPOSED JUNIOR SCHOOL EXTENSION ELEVATIONS 3	19.01.18
MP-JS-30-00	02	PROPOSED JUNIOR SCHOOL EXTENSION SECTIONS 1	19.01.18
MP-JS-30-01	02	PROPOSED JUNIOR SCHOOL EXTENSION SECTIONS 2	19.01.18
MP-JS-30-02	02	PROPOSED JUNIOR SCHOOL EXTENSION CARPARK SECTIONS	19.01.18
MP-JS-40-01	03	PROPOSED JUNIOR SCHOOL LANDSCAPE PLAN AND DETAILS CARPARK AND MAINTENANCE SHED	22.03.18
MP-JS-40-02	03	PROPOSED JUNIOR SCHOOL LANDSCAPE PLAN AND DETAILS BLOCK K AND BLOCK L	22.03.18
MP-JS-40-03	03	PROPOSED JUNIOR SCHOOL LANDSCAPE PLAN AND DETAILS BLOCK M AND BIKE SHED	22.03.18
MP-SS-10-01	02	PROPOSED SENIOR SCHOOL GROUND PLAN	19.01.18
MP-SS-10-02	02	PROPOSED LEARNING HUB FIRST FLOOR PLAN	19.01.18
MP-SS-10-03	02	PROPOSED SENIOR SCHOOL SECOND FLOOR PLAN	19.01.18
MP-SS-10-04	02	PROPOSED SENIOR SCHOOL ROOF PLAN	19.01.18
MP-SS-20-00	02	SENIOR SCHOOL ELEVATIONS	19.01.18
MP-SS-30-00	02	SENIOR SCHOOL SECTIONS	19.01.18
MP-SS-30-01	01	SENIOR SCHOOL SECTIONS	19.01.18
MP-SS-40-01	02	PROPOSED SENIOR SCHOOL LANDSCAPE PLAN	19.01.18
SKC01	P10	NOTES AND LEGEND SHEET	16.01.18
SKC02	P13	OVERALL SITEWORKS PLAN AND PROJECT PHASING	16.01.18
SKC03	P10	SEDIMENT AND EROSION CONTROL PLAN	16.01.18
SKC10	P11	SITEWORKS AND STORMWATER PLAN SHEET 1	16.01.18
SKC11	P13	SITEWORKS AND STORMWATER PLAN SHEET 2	16.01.18
SKC12	P10	SITEWORKS AND STORMWATER PLAN SHEET 3	16.01.18

## **APPENDIX B**

**Reduced Set of Modified Drawings  
By Terroir Architects Pty Ltd**

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GENERAL NOTES

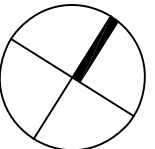
DO NOT SCALE FROM THIS DRAWING

CONFIRM ALL DIMENSIONS AND SETOUTS ON SITE  
PRIOR TO MANUFACTURE & INSTALLATION

ALL WORK IN ACCORDANCE WITH  
RELEVANT AUSTRALIAN STANDARDS

TO BE READ IN CONJUNCTION WITH  
ENGINEERS DOCUMENTS

LEGEND



- EXISTING TURF & SOFT LANDSCAPING ZONES
- PROPOSED TURF
- PROPOSED SOFT LANDSCAPING
- PROPOSED SOFTFALL
- PROPOSED HARD LANDSCAPING
- EXISTING BUILT FORM AND ROADS
- EXISTING BUILDINGS
- EXISTING GRAVEL ROAD
- PROPOSED ROADWAY
- METAL DECK ROOFING
- POLYCARBONATE ROOFING
- LIGHTWEIGHT
- GLAZING
- BRICK FACE
- BUILT STAGE
- EXISTING TREES
- EXISTING SURVEY LEVELS

05	09.10.18	SSDA RESUBMISSION
04	25.09.18	SSDA RESUBMISSION
03	22.03.18	SSDA RESUBMISSION
02	19.01.18	SSDA RESUBMISSION
01	25.07.17	SSDA SUBMISSION

Rev	Date	Description
sydney	Level 2, 79 Myrtle St Chippendale 2008 Nominated Architect: Gerard Reinmuth 6629 T 02 9279 2226 F 02 9279 2227	
hobart	181 Elizabeth St Hobart 7000 Nominated Architect: Scott Balmforth 564 T 03 6234 6372 F 03 6231 4939	

TERROIR

Project:  
ROUSE HILL ANGLICAN COLLEGE  
MASTERPLAN 2016

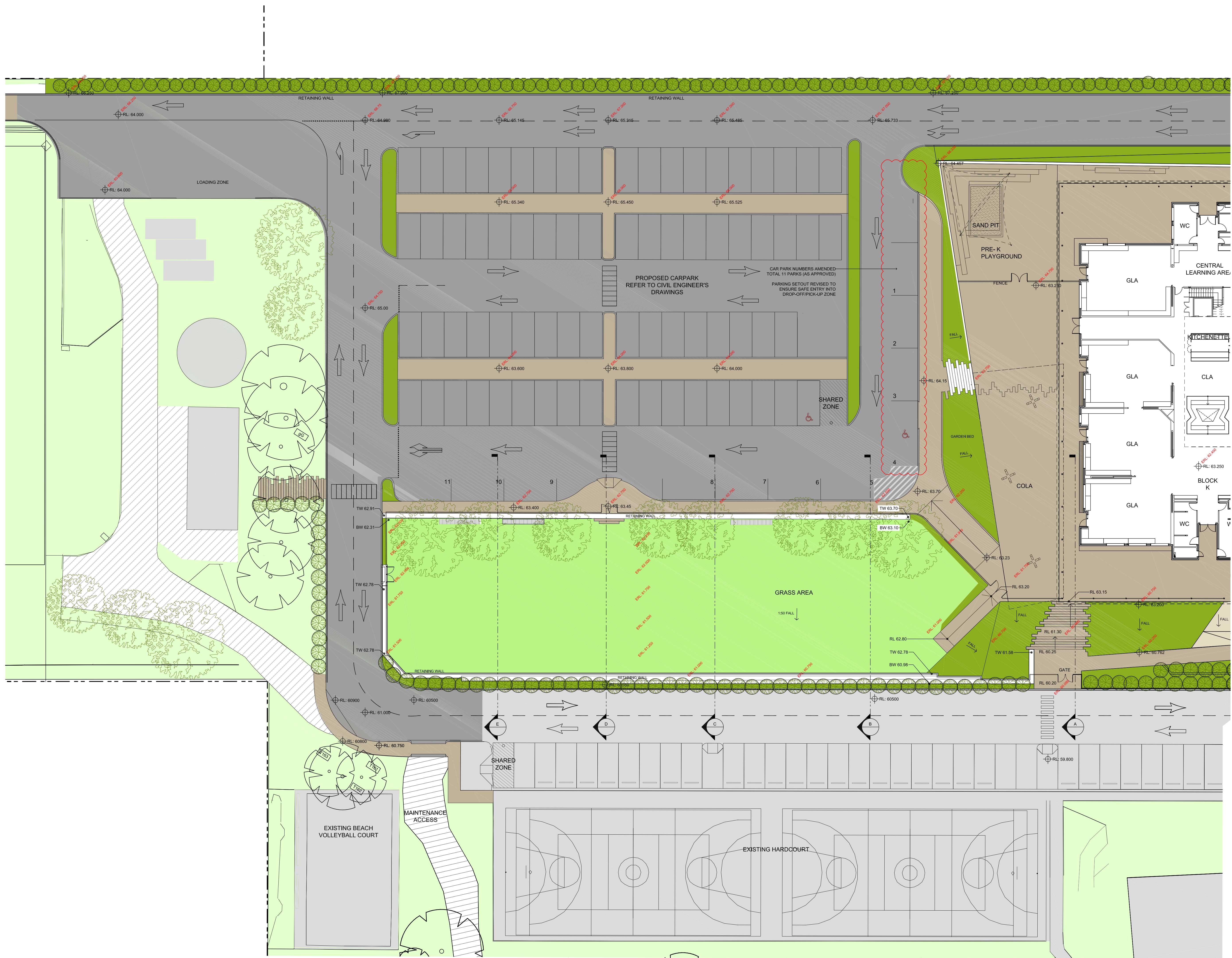
Drawing Description:  
PROPOSED JUNIOR SCHOOL  
EXTENSION  
CARPARK PLAN

Drawn by: EW Checked by: TD Scale:1:200@A1

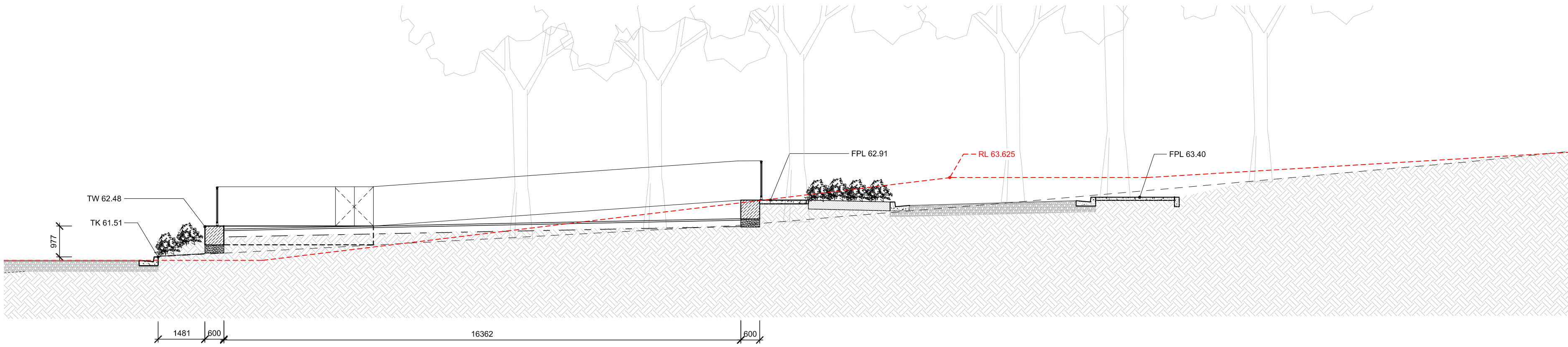
PROJECT NO:	DWG NO:	REV NO:
14301	MP-JS-10-04	05

Drawing Status:

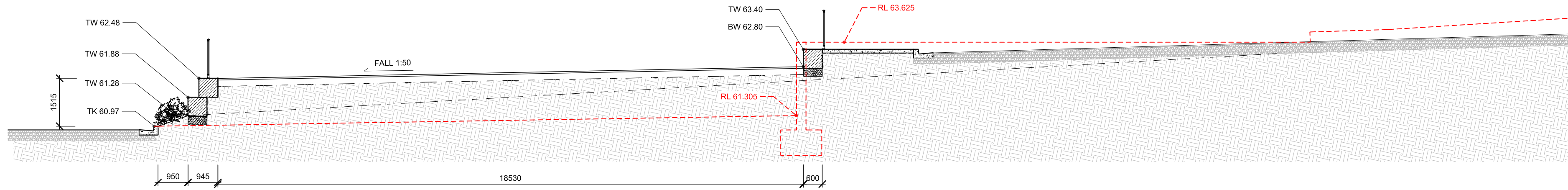
SSDA



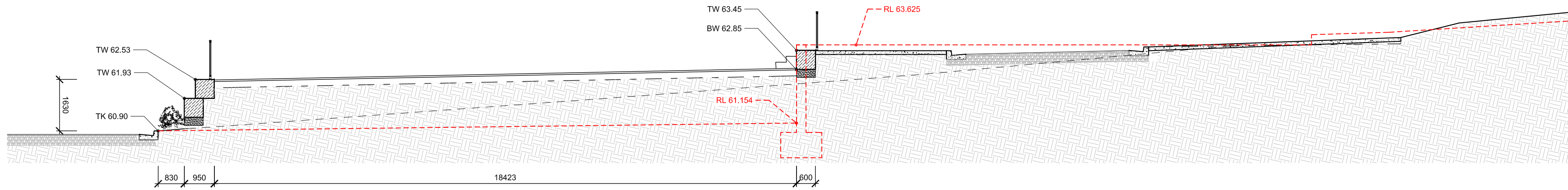




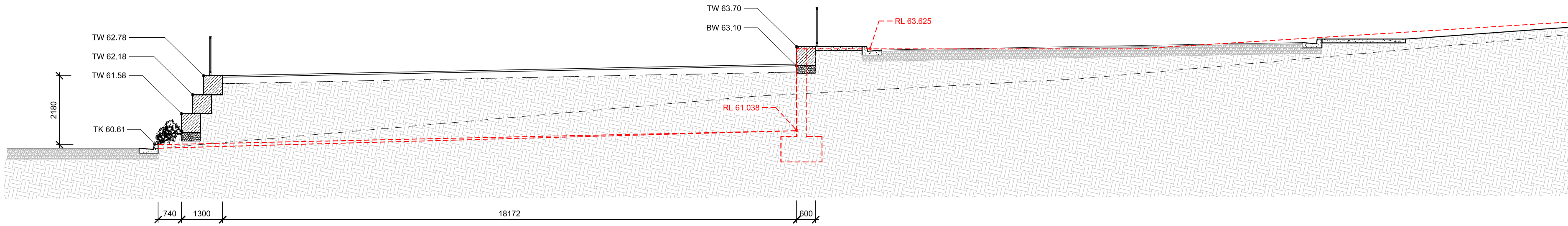
**A** GRASS AREA - SECTION A  
JS-10-04 1:100 @ A1



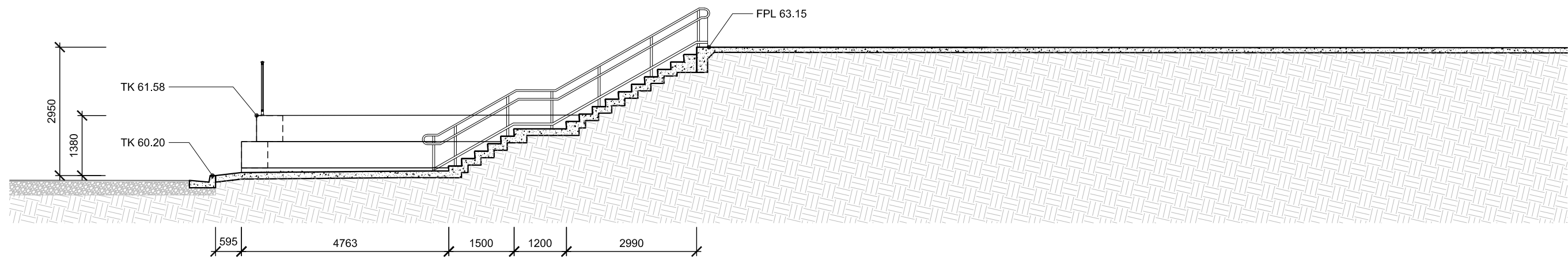
**B** GRASS AREA - SECTION B  
JS-10-04 1:100 @ A1



**C** GRASS AREA - SECTION C  
JS-10-04 1:100 @ A1



**D** GRASS AREA - SECTION D  
JS-10-04 1:100 @ A1



**E** GRASS AREA - SECTION E  
JS-10-04 1:100 @ A1

## GENERAL NOTES

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ENGINEERS DOCUMENTS

## LEGEND



- EXISTING GROUND
- SSDA APPROVAL
- PROPOSED

01 25.09.18  
SSDA SUBMISSION

**Rev Date Description**

sydney Level 2, 79 Myrtle St  
Chippendale 2008  
Nominated Architect: Gerard Reinmuth 6629  
T 02 9279 2226  
F 02 9279 2227

hobart 181 Elizabeth St  
Hobart 7000  
Nominated Architect: Scott Balmforth 564  
T 03 6234 6372  
F 03 6231 4939

**TERROIR**

Project:  
ROUSE HILL ANGLICAN COLLEGE  
MASTERPLAN 2016

Drawing Description:  
PROPOSED JUNIOR SCHOOL  
EXTENSION  
REVISED SECTIONS

Drawn by: CY Checked by: TD Scale:1:200@A1

PROJECT NO: DWG NO: REV NO:  
14301 MP-JS-30-03 01

Drawing Status:

SSDA