

# Modification of Development Consent

Section 4.55 (1) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I modify the consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Karen Harragon  
**Director**  
**Social and Other Infrastructure Assessments**

Sydney

28 February 2019

## SCHEDULE 1

**Development consent:** SSD 8006 granted on 6 June 2018

**For the following:**

Redevelopment of the existing Rouse Hill Anglican College on Lot 130 in DP 1138775 and new use of Lot 14 in DP 1120290, including:

- construction of a new junior school on Lot 14
- out of school hours' care facilities
- demolition of existing junior school buildings and construction of a new senior school building on Lot 130
- landscape works including vegetation removal and earth works
- internal road and additional on-site parking
- new library facility including teaching rooms, study areas and student common room
- multi-purpose hall, including rehearsal and music practice rooms, performance stage and amenities.

**Applicant:** Anglican Schools Corporation

**Consent Authority:** Minister for Planning.

**Land:** Lot 130 DP 1138775 and Lot 14 DP 1120290

**Modification:** SSD 8006 MOD 1:

- minor change in levels of central grassed area
- provision of retaining wall to southern and south-western edge of grassed 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 the grassed area

- removal of central pathway through the grassed area and pedestrian crossing to the western end of the hardcourts
- minor reconfiguration of 4 approved parking spaces adjacent to Block K

## SCHEDULE 2

The above consent is modified as follows:

- (a) Schedule 2 Part A – Condition A2 is amended by the insertion of **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

### 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	<del>03</del> <b>05</b>	PROPOSED JUNIOR SCHOOL EXTENSION CARPARK PLAN	<del>22.03.18</del> <b>09.10.18</b>
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	<del>02</del> <b>03</b>	PROPOSED JUNIOR SCHOOL EXTENSION CARPARK SECTIONS	<del>19.01.18</del> <b>21.01.19</b>
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
SKC13	P8	SITEWORKS AND STORMWATER PLAN SHEET 4	16.01.18
SKC20	P8	DETAILS PLAN SHEET 1 OF 2	16.01.18
SKC21	P8	DETAILS PLAN SHEET 2 OF 2	16.01.18
SKC40	P2	OVERALL SIGNAGE PLAN	27.03.18

SKC41	P2	SIGNAGE PLAN SHEET 1	27.03.18
SKC42	P2	SIGNAGE PLAN SHEET 2	29.01.18
SKC43	P1	SIGNAGE PLAN SHEET 3	16.01.18
SKC44	P2	SIGNAGE PLAN SHEET 4	27.03.18
SKC45	P2	SIGNAGE PLAN SHEET 5	27.03.18
SKC46	P1	SIGNAGE PLAN SHEET 6	16.01.18
SKC47	P2	SIGNAGE PLAN SHEET 7	27.03.18
SKC48	P1	SIGNAGE PLAN SHEET 8	16.01.18

- (b) Schedule 2 Part B – Condition B5 is to be amended by the insertion of the **bold and underline** words/numbers and deletion of the ~~bold and struckout~~ words/numbers as follows:

### Development Contributions

B5. To meet the demand for additional public facilities and infrastructure generated by the development on the site, contributions are required in accordance with Council's Section 94 Plan "No. 22: - Rouse Hill (Land)" and "No. 22W – Rouse Hill (Works)".

The Applicant must, prior to the commencement of works, pay a monetary amount of **\$1,744,047.68** to Blacktown City Council in accordance with Council's Section 94 Contributions Plan, calculated as 1 per cent of the proposed cost of development, indexed between the ~~date of determination~~ **nominated base date** and the date the levy is required to be paid, in accordance with clause 25J(4) of the *Environmental Planning and Assessment Regulation 2000*.

Payment of this contribution may be staged as follows:

- Prior to release of the first Construction Certificate for works relating to **Stage 1** for K Block and car park, as illustrated on architectural drawing No. MP-10-05 Revision D, being works on an area of 8,901.18m<sup>2</sup>, section 94 contributions in the sum of \$589,003.20 must be paid. **Base date: September 2017**
- Prior to the release of the first Construction Certificate for works relating to **Stage 2** on Lot 14/112090 for Block L, car park and maintenance shed as illustrated on drawing No. MP-10-06 Revision D (which includes 571.45m<sup>2</sup> of Block L, canteen that straddles boundary noted as Phase 2B) being works on an area of 6,335.76m<sup>2</sup>, section 94 contributions in the sum of \$419,270.23 must be paid. **Base date: September 2017**
- Prior to the release of the first Construction Certificate for works on Lot 130/1138775 being **Stage 3** for the Senior School as illustrated on architectural drawing No. MP-10-07 Revision D being works on an area of 372.86m<sup>2</sup>, section 94 contributions in the sum of \$24,682.42 must be paid. **Base date: September 2017**
- Prior to the release of the first Construction Certificate for works relating to **Stage 4** on Lot 130/1138775 as illustrated on architectural drawing No. MP-10-04 Revision D for the library and COLA being works on an area of 1,734.60m<sup>2</sup>, section 94 contributions in the sum of \$114,809.63 must be paid. **Base date: September 2017**
- Prior to the release of the first Construction Certificate for works relating to **Stage 5** as illustrated on architectural drawing No. MP-10-09 Revision E being works in the Senior School on an area of 934.38m<sup>2</sup>, section 94 contributions in the sum of \$61,805.30 must be paid. **Base date: September 2017**
- Prior to the release of the first Construction Certificate for works relating to **Stage 6** being a multipurpose gym and awning as illustrated on architectural drawing No. MP-10-10 Revision D for works on an area of 2,510.63m<sup>2</sup>, section 94 contributions in the sum of \$166,159.65 must be paid. **Base date: September 2017**
- Prior to the release of the first Construction Certificate for works relating to **Stage 7** on Lot 14/112090 being Block M, canteen and bike shed as illustrated on drawing No. MP-10-11 Revision C for works on an area of 5,565.94m<sup>2</sup>, section 94 contributions in the sum of \$368,317.25 must be paid. **Base date: September 2017**

**End of modification  
(SSD 8006 MOD 1)**