



# ***Gledswood Hills Public School***

*State Significant  
Development  
Modification  
Assessment  
(SSD 8378 MOD 1)*

December 2019

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## ***Glossary***

Abbreviation	Definition
CBD	Central Business District
COLA	Covered Outdoor Learning Area
Consent	Development Consent
Council	Camden Council
Department	Department of Planning, Industry and Environment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
LGA	Local Government Area
SSD	State Significant Development
The Applicant	NSW Department of Education
The Minister	Minister for Planning and Public Spaces
The Site	Gledswood Hills Public School – Lot C The Hermitage Way, Gledswood Hills



# Contents

<b>Glossary</b> .....	<b>iii</b>
<b>1. Introduction</b> .....	<b>1</b>
1.1 Background.....	1
1.2 Approval History.....	2
1.3 Other Approvals.....	3
<b>2. Proposed Modification</b> .....	<b>4</b>
<b>3. Strategic Context</b> .....	<b>7</b>
<b>4. Statutory Context</b> .....	<b>8</b>
4.1 Scope of Modifications.....	8
4.2 Consent Authority.....	8
<b>5. Engagement</b> .....	<b>9</b>
5.1 Department's Engagement.....	9
<b>6. Assessment</b> .....	<b>10</b>
<b>7. Evaluation</b> .....	<b>11</b>
<b>8. Recommendation</b> .....	<b>12</b>
<b>9. Determination</b> .....	<b>13</b>
<b>Appendices</b> .....	<b>14</b>
Appendix A – List of Documents.....	14
<a href="https://www.planningportal.nsw.gov.au/major-projects/project/26016">https://www.planningportal.nsw.gov.au/major-projects/project/26016</a> .....	14



# 1. Introduction

This report provides an assessment of a modification application that seeks to modify the state significant development consent (SSD) for Gledswood Hills Public School (SSD 8378). The application has been prepared by DFP Planning on behalf of NSW Department of Education (the Applicant) and was lodged pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The application seeks approval to modify Condition A2 of the consent to incorporate amended plans that show a change in the number of trees to be retained on the site. The change is required to reflect the removal of Tree 19 that is shown to be retained on the current approved plans but was removed prior to the SSD consent being granted by the Department of Planning, Industry and Environment (the Department) on 21 September 2018 under an approval granted by Camden Council (Council) on 10 July 2018.

## 1.1 Background

The subject site is located on The Hermitage Way, Gledswood Hills (the site) and is legally described as Lot 3 DP 1227491 within the Camden local government area (LGA). The site is located approximately 43km south west of the Sydney Central Business District (CBD) and 16km south west of the Liverpool CBD.

The site has an area of approximately 2.4 hectares and is bounded by two roads that are under construction and has a frontage to The Hermitage Way to the south. The topography for the site falls from the west to the east with a slope of approximately seven per cent. It is in an area which is currently under development.

The site and its surrounding context are shown in **Figure 1**.



**Figure 1 | Site Location** (Source: New Gledswood Hills Public School Assessment Report)

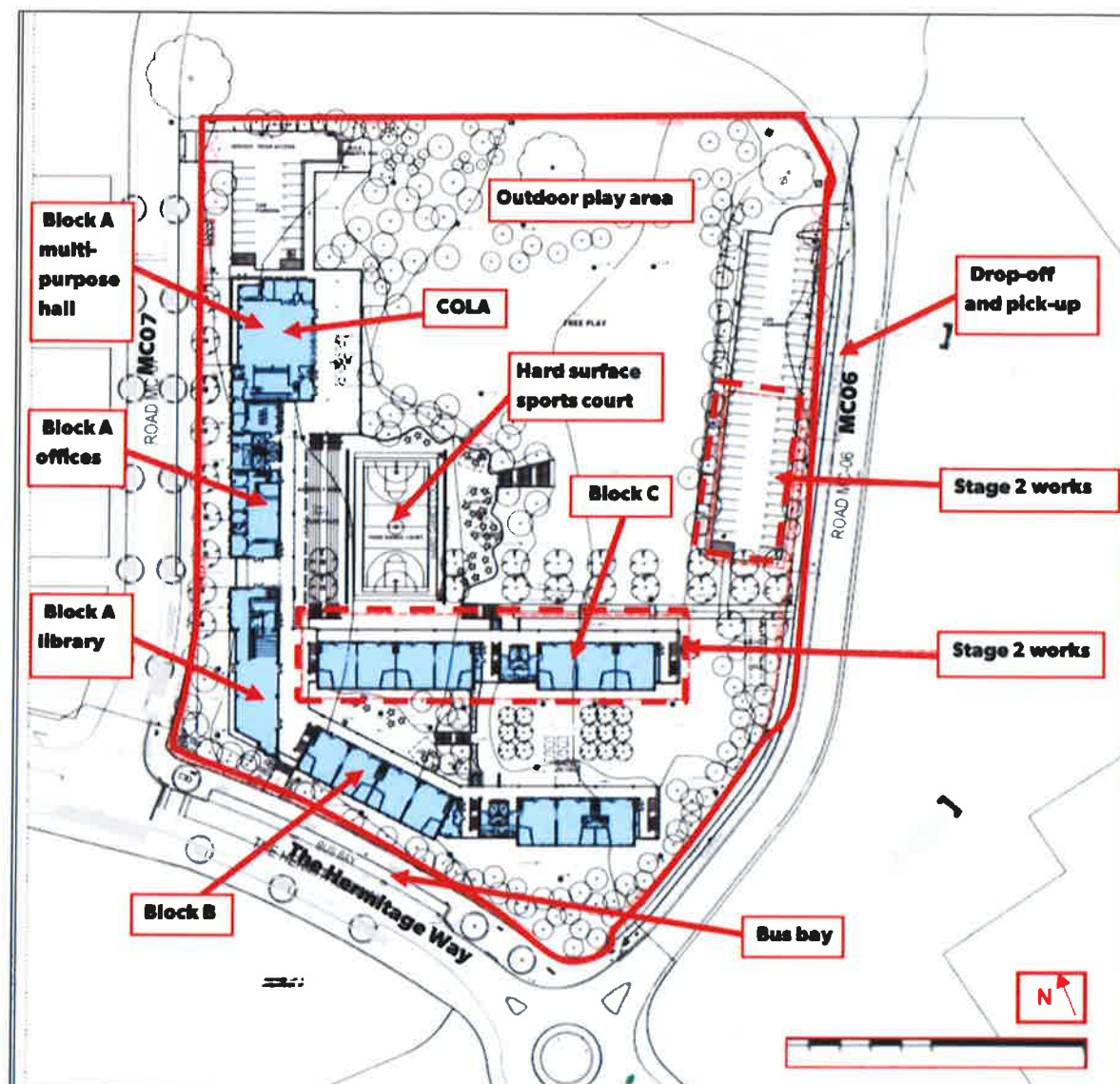
## 1.2 Approval History

Planning approval was granted by the Executive Director, Priority Projects Assessments, as delegate for the then Minister for Planning on 21 September 2018. The consent granted approval for the construction and operation of a new public school (Kindergarten to Year six) in two stages to cater for up to 1000 primary school students and 65 staff members. The approved development includes:

- 41 homebase classroom spaces and associated student amenities.
- a library.
- an open learning area.
- office and administration space.
- hard surface outdoor sports court and turfed outdoor play areas.
- covered outdoor learning areas (COLA).
- staff and student amenities.
- canteen.
- four special programme teaching spaces
- a multi-purpose hall with out of school hours care facility.
- administrative facilities.
- driveways.
- a drop-off and pick-up zone.
- public domain works.
- 75 car parking areas and a car parking area on the eastern side of the site.
- 60 bicycle parking spaces.

The consent also approved the removal of 22 trees and the replanting of 251 trees. The approved site plan is shown in **Figure 2**.

The development consent has not been previously modified.



**Figure 2 | Site Plan (Source: Applicant's Response to Submissions (RtS))**

### 1.3 Other Approvals

On 1 January 2016, a local development consent was granted by Council for the construction of infrastructure and subdivision of land including the subject site. On 10 July 2018, Council approved a modification to the consent (DA2015/1230/3) which allowed for the redesign and reconstruction of the existing stormwater detention basin on the site to establish a formal raingarden. It also included the removal of an additional tree, known as Tree 19 in the arboricultural report submitted with the original Gledswood Hills Public School SSD application, to facilitate the proposed works.

The approved removal of Tree 19 was not reflected in the SSD plans approved by the Department on 21 September 2018.



## 2. Proposed Modification

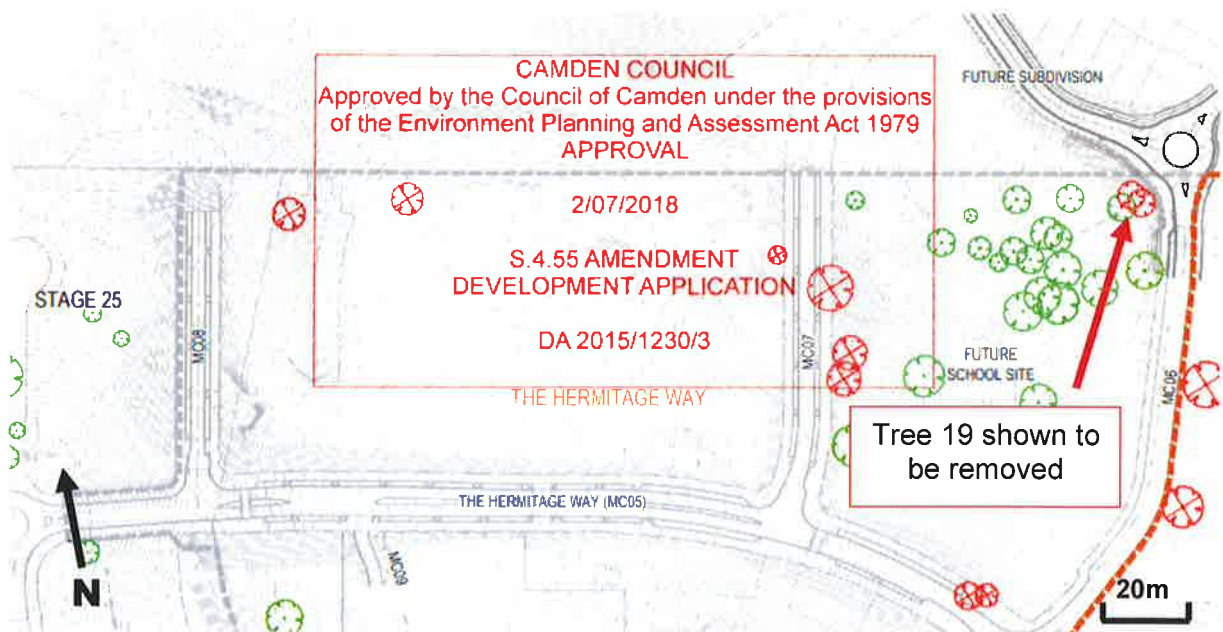
The Applicant seeks to modify the original SSD under Section 4.55(1A) of the EP&A Act to amend the list of approved plans included in Condition A2 of the consent to reflect a change in the number of trees that existed on the site prior to the commencement of the SSD works. Specifically it seeks to reflect the removal of Tree 19 from the site that was undertaken prior to the issue of the SSD consent.

**Figure 3** provides an extract of the plan that was approved by the Department showing the retention of Tree 19 in the north-eastern corner of the site which is a large area of retained/reinforced planting immediately south of Block B.

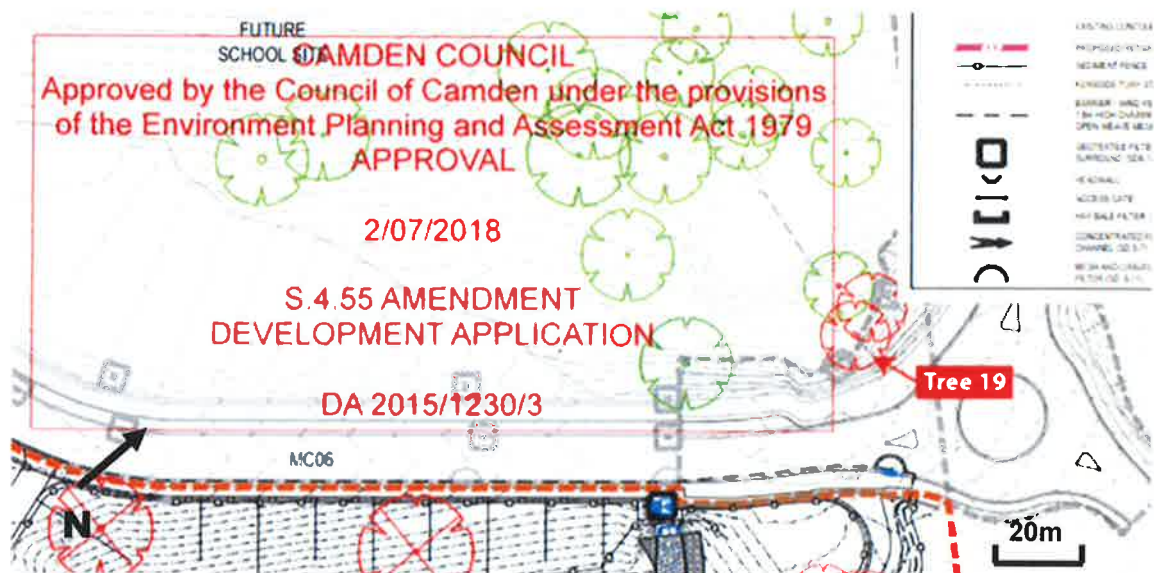


**Figure 3:** Plan 01\_003 indicating the retention of Tree 19 as approved by the Department

**Figures 4 and 5** show the plans approved by Council that include the removal of Tree 19.



**Figure 4: Plan TRHW-C1-2002 approved by Camden Council showing the removal of Tree 19**



**Figure 5: Plan TRHW-C1-2102 as approved by Camden Council**

The proposed changes are sought to resolve the conflicts that currently exist between the site plans that have been approved under the SSD consent (which indicate the retention of Tree 19) and the conditions that exist on the site (Tree 19 was approved for removal before consent was granted by the Department). The proposed modifications to the consent are listed in **bold and underlined in Table 1**.

This modification application does not seek to amend any other aspect of the approval.

**Table 1 | Proposed modifications**

Drawing Number	Current Revision of Approved Plan	Proposed Revision	Name of Approved Plan	Current Date of Approved Plan	Proposed Date
SD-00-01	E	<u>F</u>	Cover Sheet / Overall Site Plan	20/05/2018	<u>21/10/2019</u>
SD-00-03	E	<u>F</u>	Overall Site Signage Plan	20/05/2018	<u>21/10/2019</u>
SD-01-01	E	<u>F</u>	Lower Ground Site Plan	20/05/2018	<u>21/10/2019</u>
SD-01-02	E	<u>F</u>	Ground Floor Site Plan	20/05/2018	<u>21/10/2019</u>
SD-01-03	E	<u>F</u>	First Floor Site Plan	20/05/2018	<u>21/10/2019</u>
00-02	B	<u>C</u>	Landscape Site Plan	28/05/2018	<u>22/10/2019</u>
00-03	A	<u>B</u>	Landscape Planting Plan North	30/05/2018	<u>22/10/2019</u>
00-05	A	<u>B</u>	Landscape Paving Plan	05/06/2018	<u>22/10/2019</u>



### ***3. Strategic Context***

Public school enrolments across NSW are anticipated to be 40,000 students higher in 2019-2020 than they were in 2015-16. In response to the need for additional public education infrastructure as a result of increased demand, the NSW Government is investing \$6.7 billion over the next four years to deliver new and upgrade existing schools.

The site is located within a rapidly growing greenfield land release area. The Applicant states that the proposed new school would meet the educational needs of the growing population in the Precinct which is expected to have a total population between 10,000 to 11,000 people in 4,300 new dwellings. The new school would provide much needed educational facilities and associated services for up to 1,000 students in the locality.

The Department considers that the proposal remains appropriate from a strategic context given it:

- is consistent with the Greater Sydney Regional Plan, A Metropolis of Three Cities, as it proposes new school facilities to meet the growing needs of Sydney.
- is consistent with the NSW Future Transport Strategy 2056 as it would provide a new educational facility at the centre of the catchment area and adjacent to the proposed town centre, thus minimising walking and cycling distances and encouraging multi-purpose trips.
- is consistent with the vision outlined in the Greater Sydney Commission's Western City District Plan, as it would provide much needed school infrastructure with opportunities to co-share facilities with the local community.
- is consistent with State Infrastructure Strategy 2018 – 2038 Building Momentum as it proposes a new school, facilities to support the growth in demand for primary school student enrolments, and a school design to accommodate infrastructure and facilities sharing with communities.
- would provide a direct investment in the region of \$41 million, which would support 180 construction jobs and 65 new operational jobs.



## ***4. Statutory Context***

### **4.1 Scope of Modifications**

Section 4.55(1A) of the EP&A Act provides that a consent authority may, on application being made by the Applicant, modify a development consent granted by it, involving minimal environmental impact.

The Department has reviewed the scope of the modification application and considers that the application can be characterised as a modification under section 4.55(1A) as the proposal:

- would have minimal environmental impacts; and
- is substantially the same development as originally approved.

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring a new development application to be lodged.

### **4.2 Consent Authority**

The Minister of Planning and Public Spaces is the consent authority under section 4.5(a) of the Act.

In accordance with the Minister's delegation to determine SSD applications, signed on 11 October 2017, the Director, Social and Infrastructure Assessments may determine this modification as:

- the local Council has not made an objection.
- there are no public submissions in the nature of objection.
- a political disclosure statement has not been made.

The proposed modification meets the terms of this delegation.



## ***5. Engagement***

### **5.1 Department's Engagement**

The Department did not give notification of the application due to the minor nature of the proposed modifications. The modification application was however made publicly available on the Department's website. No submissions were received.



## ***6. Assessment***

The modification application seeks to amend the plans approved in the SSD consent to reflect the removal of Tree 19 on the site, that was undertaken under a development consent issued by Council prior to the issue of the SSD consent. The Department has assessed the modification application in accordance with the relevant requirements of the EP&A Act and in the context of the original approved development.

The Department considered the impacts of the proposed tree removal in its assessment of the original SSD application. In that assessment, the Department recognised that whilst 22 trees were to be removed to enable the proposed development, including Tree 19, 251 trees were to be planted along shrubs and groundcovers. The Department concluded that the impacts of the tree removal would be acceptable and would be appropriately mitigated through the proposed replacement planting.

The proposed modification would not ultimately change the overall number of trees removed from the site, but would reduce the number of trees to be removed under the SSD development. However, the modification does not change the amount of replacement planting proposed in the SSD development and would not therefore alter the originally approved mitigation measures on site. On this basis, the Department considers that the proposed modification would not have any additional impacts above those considered in the original assessment.

The modification would not otherwise seek to amend the layout or design of the proposed buildings on site or the nature of the proposed use. The Department therefore considers that the proposed development is substantially the same as the one that was previously approved and that the proposed modification would not alter the Department's conclusions in relation to the suitability of the use on the site.

Overall, the Department considers that the proposed modification seeks to ensure an accurate representation of the conditions of the site immediately prior to the approval of the SSD consent and would not result in any additional environmental impacts.



## ***7. Evaluation***

The Department's assessment concludes that the proposed modification is appropriate on the basis that:

- the proposed changes would result in substantially the same development as the one that was originally approved.
- the proposed changes to the approved plans would not change the use or layout of the site or approved building heights or forms.
- the proposal would not result in any additional environmental impacts.

As such, the Department considers the proposed changes are appropriate and minor in nature.



## 8. Recommendation

It is recommended that the Director, Social and Infrastructure Assessments, as delegate of the Minister for Planning and Public Spaces:

- **considers** the findings and recommendations of this report;
- **determines** that the application Gledswood Hills Public School SSD 8378 MOD 1 falls within the scope of section 4.55(1A) of the EP&A Act;
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to grant approval to the application;
- **modifies** the consent SSD 8378; and
- **signs** the modifying instrument (**Appendix A**).

Recommended by:

**Rita Hatem**

Student Planner

Social and Infrastructure Assessments

Recommended by:

**Jason Maslen**

Team Leader

Schools Infrastructure Assessments



## ***9. Determination***

The recommendation is: **Adopted / Not-adopted** by:

**Karen Harragon**

Director

Social and Infrastructure Assessments



# ***Appendices***

## **Appendix A – List of Documents**

The following supporting documents and information to this assessment report can be found on the Department's website as follows:

1. Modification Application

<https://www.planningportal.nsw.gov.au/major-projects/project/26016>

2. Instrument of Modification

<https://www.planningportal.nsw.gov.au/major-projects/project/26016>

3. Consolidated Consent

<https://www.planningportal.nsw.gov.au/major-projects/project/26016>