



Greystanes Public School Upgrade Modification 1

State Significant Development Modification Assessment
(SSD 8778 MOD 1)

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Glossary

Abbreviation	Definition
COLA	Covered Outdoor Learning Area
CIV	Capital Investment Value
Department	Department of Planning, Industry and Environment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
Minister	Minister for Planning and Public Spaces
SSD	State Significant Development
The Applicant	Department of Education

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1 Introduction

This report provides an assessment of a modification application to modify the conditions of the State significant development consent (SSD) for Greystanes Public School Upgrade (SSD 8778). The application has been lodged by NSW Department of Education (the Applicant).

The modification application seeks approval to allow the staged construction and operation of the development and has been lodged pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.1 Background

The site is located approximately 4km west of the Merrylands Town Centre, 7.5km west of Parramatta and 30km west of the Sydney central business district (CBD) (see Figure 1).

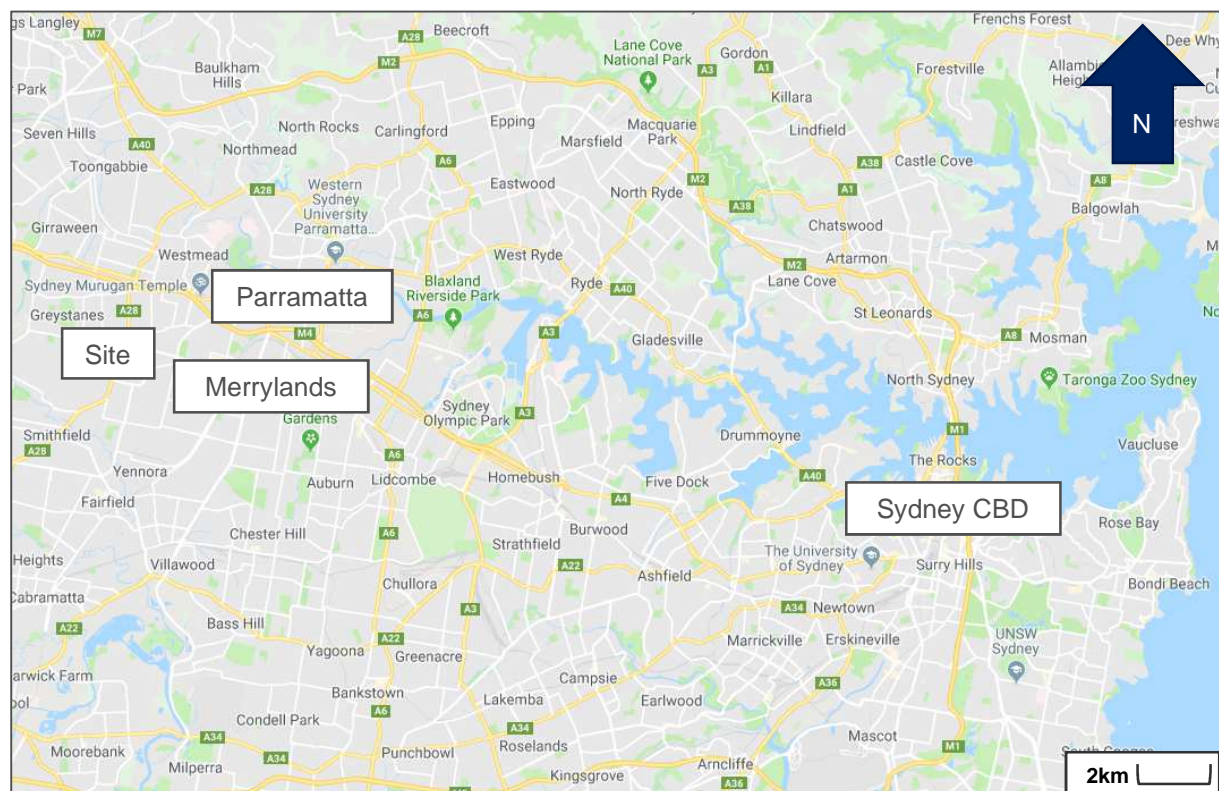


Figure 1 | Regional context map (Source: Department's original assessment report 2018)

The site is bounded by Merrylands Road to the south and low-density residential development along the northern, eastern and western boundaries. The surrounding area is characterised by low-density residential dwellings within close proximity to shops, community services and public open spaces. The location of the site and local context is shown in **Figure 2**.



Figure 2 | Site and local context map (Source: Department's original assessment report 2018)

1.2 Approval history

On 17 December 2018, the Executive Director, Priority Projects, as delegate for then Minister for Planning granted consent for alterations and additions to Greystanes Public School comprising:

- site preparation works, including bulk earthworks and tree removal;
- construction of a new two to three storey building (Block M) including:
 - 24 home-base classrooms with 12 associated withdrawal rooms, 12 practical activity areas and six balconies;
 - toilet facilities, cleaner's room, communication room, store room;
 - vertical circulation including multiple sets of stairs and a lift;
- construction of a new single storey staff/administration building comprising:
 - staff room, offices, sick bay, store rooms, interview rooms, print room and toilet facilities;
- construction of a new covered outdoor learning area (COLA);
- refurbishment of Block A as a multipurpose learning space;
- on-site car parking for 28 vehicles;
- two business identification signs fronting Merrylands Road;
- public domain and landscaping works, including construction of associated stormwater management works.

The approved site plan is shown in **Figure 3**.

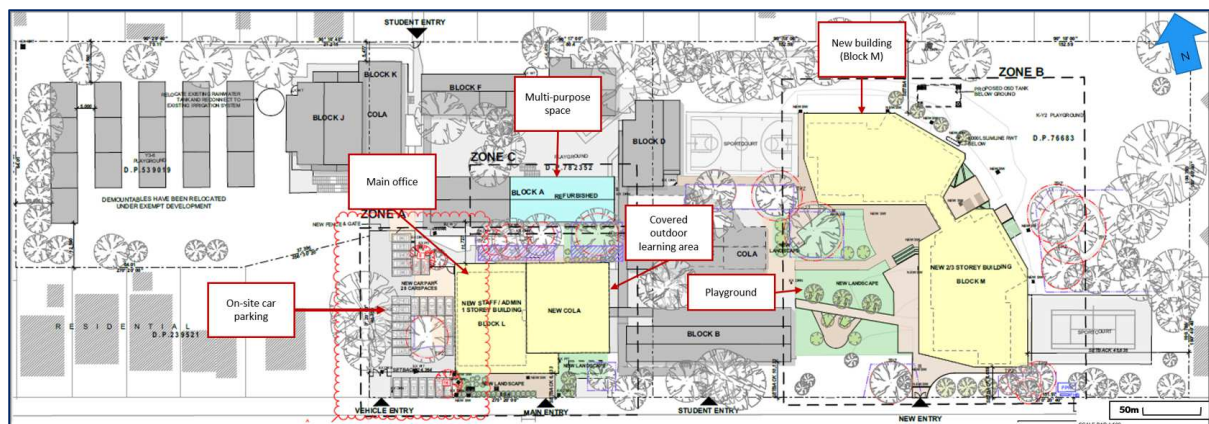


Figure 3 | Approved site layout (Source: Department's original assessment report 2018)

The development consent has not previously been modified.

2 Proposed modification

The Applicant advises that construction works commenced in March 2020 with the construction of a new administration building, new homebase building (Block M), COLA and car park. An aerial view of the site as of August 2020 is shown in Figure 4.



Figure 4 | Aerial view of the site (Source: Nearmap 2020)

The Applicant advises that the development needs to be separated into three stages to maintain operational continuity throughout construction and as a result of site access restrictions. A Staging Report was included in the modification application that sets out the proposed staging of the development (**Table 1**).

Table 1 | Proposed Staging

Stage	Works	Duration	Indicative Timing
1	New administration building (Block L), COLA, car park and landscaping.	11 months	March 2020 to February 2021
2	Refurbishment of the existing administration building (Block A). Stage 2 works can only commence after completion of Stage 1 works.	1 months	May 2021 to June 2021
3	Delivery of the new permanent teaching spaces (Block M) and associated landscaping. Stage 3 works are not dependant on the completion of Stage 1 and 2 and would commence concurrently with the timing of Stage 1.	19 months	March 2020 to November 2021

Staging areas are shown in

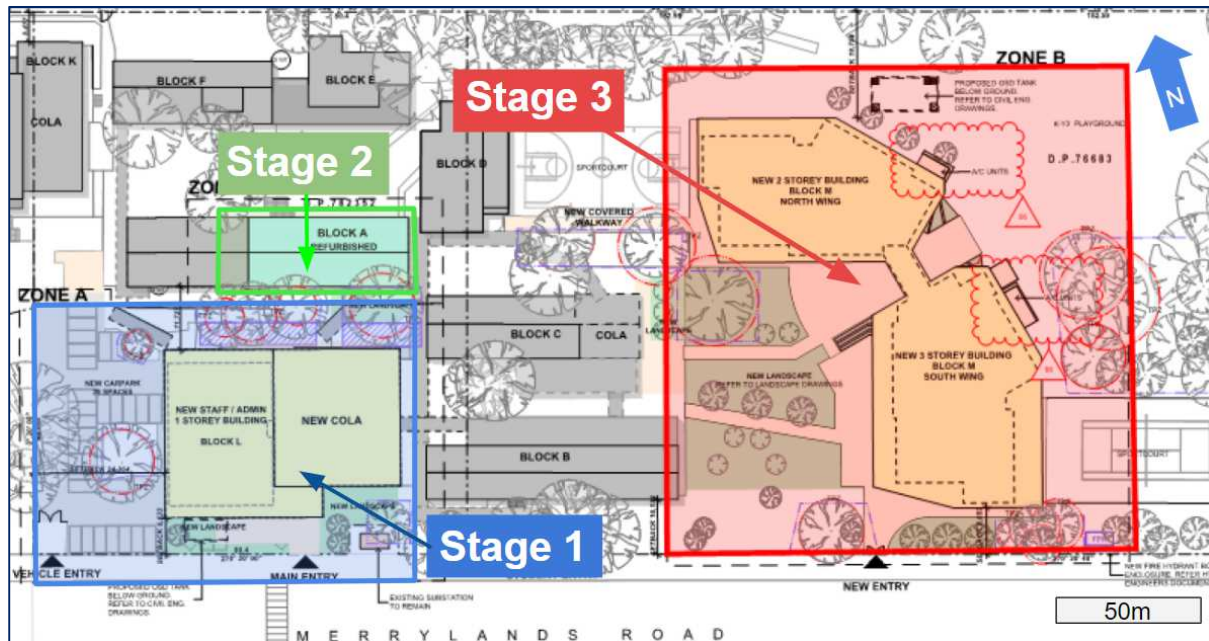


Figure 5.

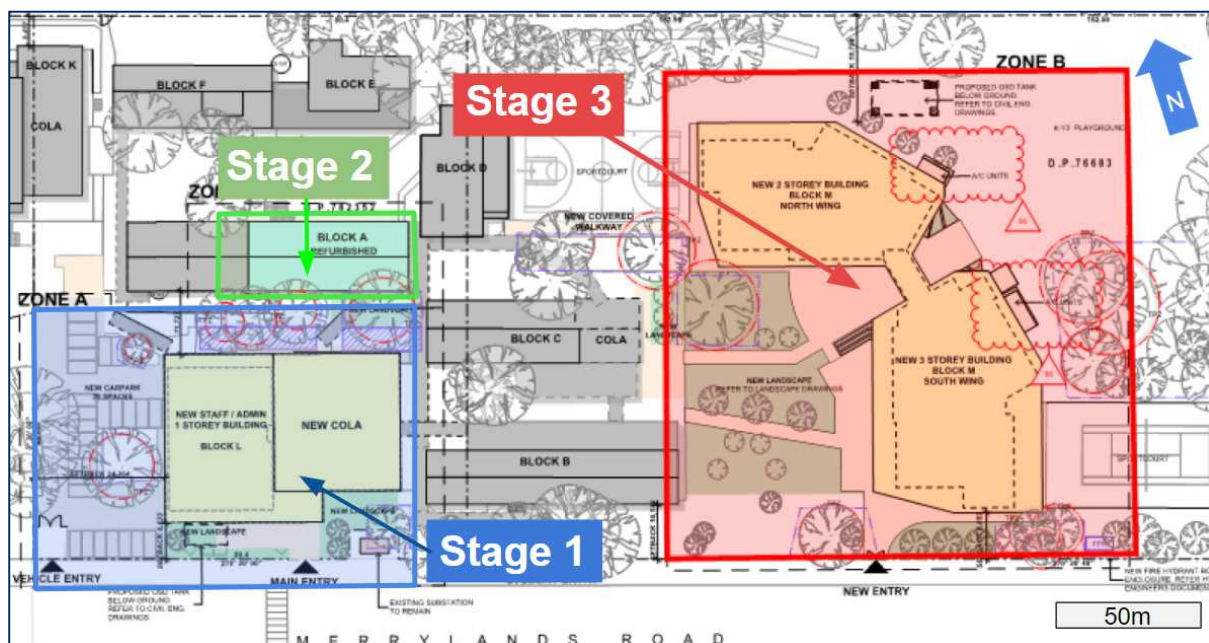


Figure 5 | Proposed staging areas (Source: Applicant's modification application 2020)

As the existing consent does not allow for staged construction and operation of the development, the Applicant has lodged a section 4.55(1A) modification application (SSD 8778 MOD 1). This would modify the consent through the addition of conditions that allow for the staging of the approved development in accordance with a Staging Report submitted with the modification application (see **Appendix A**).

The modification application advises:

- a designated pedestrian access point would be provided off Merrylands Road at the commencement of Stage 1 works and would be segregated to provide safe access from staged

work areas. An existing pedestrian entry point would be maintained off Bradman Street through all three stages.

- management arrangements such as barriers and fencing would be implemented to ensure that school operations continue in a safe manner whilst construction works continue on site.
- hoarding would be provided to separate the operational areas of the site from construction areas to protect students and staff from construction activities.
- construction traffic accessing the site off the west side of Merrylands Road during Stage 1 and 2 works, and the east side of Merrylands Road during Stage 3, would be assisted by traffic controllers to ensure the safe and efficient movement of pedestrians and drop-off/pick-up traffic along Merrylands Road. Drop-off/pick-up along Bradman Street would remain functional throughout the duration of all stages of work.

Staging areas, pedestrian and traffic access points and hoarding lines are shown in Figure 6.

Figure 6 Figure 6 | Site establishment details (Source: Applicant's modification application 2020)

The Staging Report included a detailed matrix identifying the stages in which each condition would apply / be satisfied.

3 Strategic context

The Department considers the development, to which the modification relates, remains consistent with its applicable strategic context given that:

- It is consistent with The Greater Sydney Region Plan - A Metropolis of Three Cities, as it proposes improved school facilities to meet the growing needs of Sydney.
- it is consistent with the vision outlined in the Greater Sydney Commission's Central City District Plan, as it would provide much-needed school infrastructure conveniently located near existing public transport services and opportunities to co-share facilities with the local community.
- it is consistent with the NSW Future Transport Strategy 2056 as it would provide an upgraded educational facility in an accessible location and provide access to additional new employment opportunities near to public transport.
- it is consistent with the State Infrastructure Strategy 2018 – 2038 Building the Momentum as it proposes facilities to support the growth in demand for infant and primary student enrolments.
- it would provide direct investment in the region of approximately \$20.14 million, which would support 120 construction jobs and eight new operational jobs.

4 Statutory context

4.1 Scope of modifications

The Department has reviewed the scope of the modification application and considers that the application can be characterised as a modification involving minimal environmental impacts as the proposal:

- would not increase the environmental impacts of the project as approved.
- is substantially the same development as originally approved.
- would not involve any further disturbance outside the already approved disturbance areas for the project.

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 for Planning and Public Spaces is the consent authority for the application under section 4.5(a) of the EP&A Act.

In accordance with the Minister's delegation to determine SSD applications, signed on 9 March 2020, the Director, Social and Infrastructure Assessments may determine this application as:

- the application had not already been referred by the Planning Secretary to the Independent Planning Commission at the time the delegation was issued.
- the application has not been made by a person who has disclosed a reportable donation in connection with the application.
- there are less than 10 public submissions in the nature of objection.

4.3 Mandatory matters for consideration

The Department conducted an assessment of the project against the mandatory matters for consideration as part of the original assessment. The Department considers the modification application would not result in significant changes that would alter the mandatory matters for consideration under section 4.15 of the EP&A Act and conclusions made as part of the original assessment.

5 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 Department has considered the modification application in the context of the original approved development in its assessment.

The Department has reviewed the information provided by the Applicant and considers that the modification is acceptable on the basis that the modification:

- is required to:
 - enable the ongoing operation of the school during the construction works.
 - allow new facilities to be occupied as they are completed and free up existing facilities to be refurbished or demolished.
- would not change the proposed built form or other environmental outcomes of the development as approved in the original consent.
- would not result in additional significant environmental impacts as the:
 - overall construction program would not be longer than that originally anticipated (approximately 19 months).
 - nature of construction works would be the same as that originally proposed.
 - construction works would be required to continue to comply with the environmental management measures set out in the conditions of the development consent and approved management plans.

The Department notes that the proposal would allow for operational activities to occur on the site alongside construction works. The Applicant has advised that the operational areas of the site would be clearly separated from ongoing construction activity during these works through the installation of hoarding and fencing. Operational and construction access would be carefully managed to ensure the safety of students, staff and the public.

On basis of the above, the Department is satisfied that appropriate measures would be put in place to ensure the safety of staff and students during the construction of the uncompleted portions of the development.

Staging Report

The Department has reviewed the conditions matrix in the Staging Report and considers that it provides for the appropriate satisfaction and implementation of the conditions during the stages of the development.

Summary

Overall, the Department is satisfied that the staging of the development is appropriate and that the Applicant has set out appropriate measures to ensure the safety of staff and students during construction and operation. The Department further concludes that the proposal would remain substantially the same as that originally proposed and the staging of the development would not result in a change of use for the site or result in any significant environmental impacts.

7 Evaluation

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

- the staging of the development would not result in any significant environmental impacts.
- the staging of the development would allow the site to continue operations and provide an essential service to the community.
- the development to which the modification relates remains substantially the same.
- the Applicant would implement appropriate arrangements to ensure the safe ongoing operation of the school.

Consequently, the proposal is in the public interest and it is recommended that the modification be approved.

8 Recommendation

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

- **considers** the findings and recommendations of this report.
- **determines** that the application Greystanes Public School Upgrade SSD 8778 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 approve the modification.
- **modify** the consent SSD 8677.
- **signs** the attached approval of the modification (**Appendix B**).

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Schools Infrastructure Assessments

9 Determination

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



10 September 2020

Karen Harragon

Director

Social and Infrastructure Assessments

as delegate of the Minister for Planning and Public Spaces

Appendices

Appendix A – Modification and Staging Report

<https://www.planningportal.nsw.gov.au/major-projects/project/3526>

Appendix B – Notice of modification

<https://www.planningportal.nsw.gov.au/major-projects/project/3526>