



Proposed 4.55 (1A) Modification
Application No SSD 8790

Amendment to the State Significant Development Approval for the Redevelopment of Parramatta West Public School

October 2020

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Appendix A – Amended Architectural Plans Extract

1 Introduction

This Section 4.55(1A) modification has been prepared on behalf of the NSW Department of Education.

State Significant Development (SSD) Application 8790 was approved by the NSW Department of Planning Industry and Environment (DPIE) on 2 December 2019 for redevelopment of Parramatta West Public School. A subsequent modification was approved on 3 March 2020.

This Section 4.55(1A) seeks to further amend SSD Application 8790 to facilitate minor internal and external design amendments to Building B00-D which is located within the existing school infrastructure on the 'South Site' of Parramatta West Public School.

A discussion of the proposed changes is provided in section 3 of this report.

2 Site Analysis

Parramatta West Public School is located in Parramatta on a site with access from Railway and Auburn Streets. The real property descriptions are Lot 2 DP 1113697 Lot 407 DP 729082 and Lot 406 DP 729083, as shown in Figure 1. The subject site is zoned R2 Low Density Residential under Holroyd Local Environmental Plan 2013.

The site is located over two sides of Railway Street, including the existing school or "South site" and the existing playground/oval space or "North site". The total site area is approximately 2.4 ha, 14,340m² on the South and 9,739m² on the North. Design amendments are proposed to Building B00-D located within the South site as shown in Figure 2.



Figure 1: Aerial View of School and Surrounding Locality



Figure 2: South Site and Building B00-D

3 Proposed Modifications

Proposed modification to the consent will include internal and external alterations to Building B00-D. The building is located amongst existing school infrastructure within the South Site.

Discussion of proposed design changes is provided below, and Architectural Plans attached at Appendix A.

Building B00-D

Amendments to the approved Building B00-D design are proposed as follows:

- West double door relocated to facilitate access to home base room D.01,
- East double door relocated to facilitate access to home base room D.02,
- New external entry ramp to the eastern elevation of the building,
- New location of Withdrawal teaching space (room D.04),
- New additional fixed glazing for the proposed Withdrawal teaching space (room D.04),
- New full height dividing wall between the proposed Practical Activities and Existing Stage, and
- Minor internal design alterations to storage areas.

An extract of approved and proposed Building B00-D plans is provided in Figures 3 and 4 with areas where changes are proposed highlighted in red clouds. Details of the revised elevations are included in Figure 5 below.

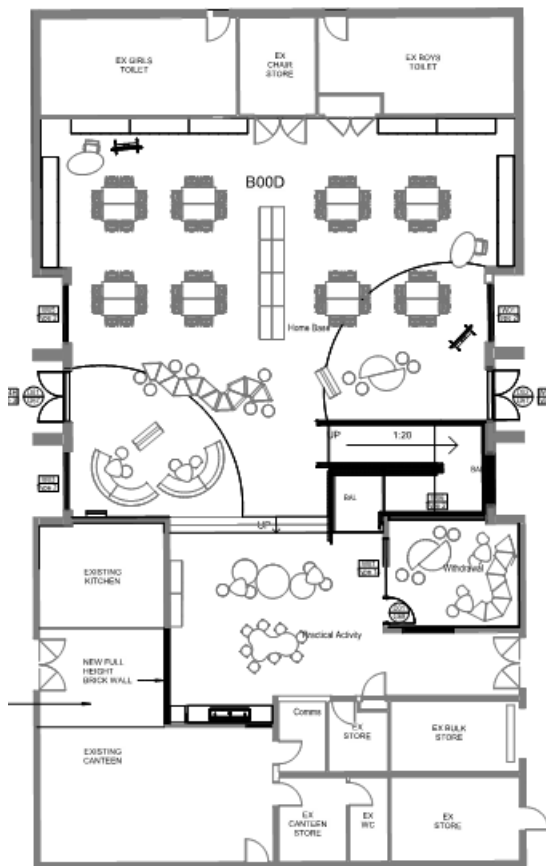


Figure 3: Approved Plan - Building B00-D

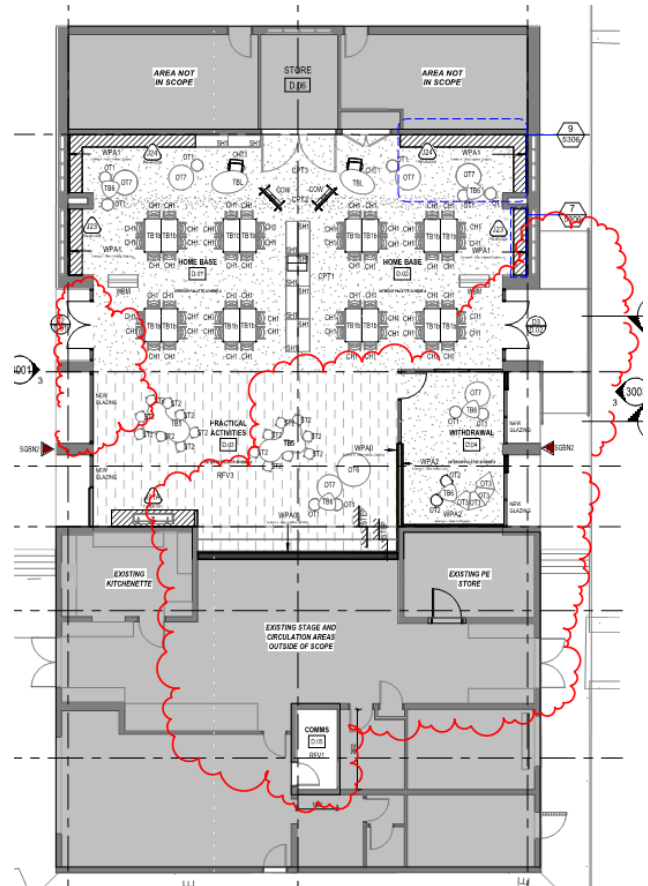


Figure 4: Proposed Plan - Building B00-D

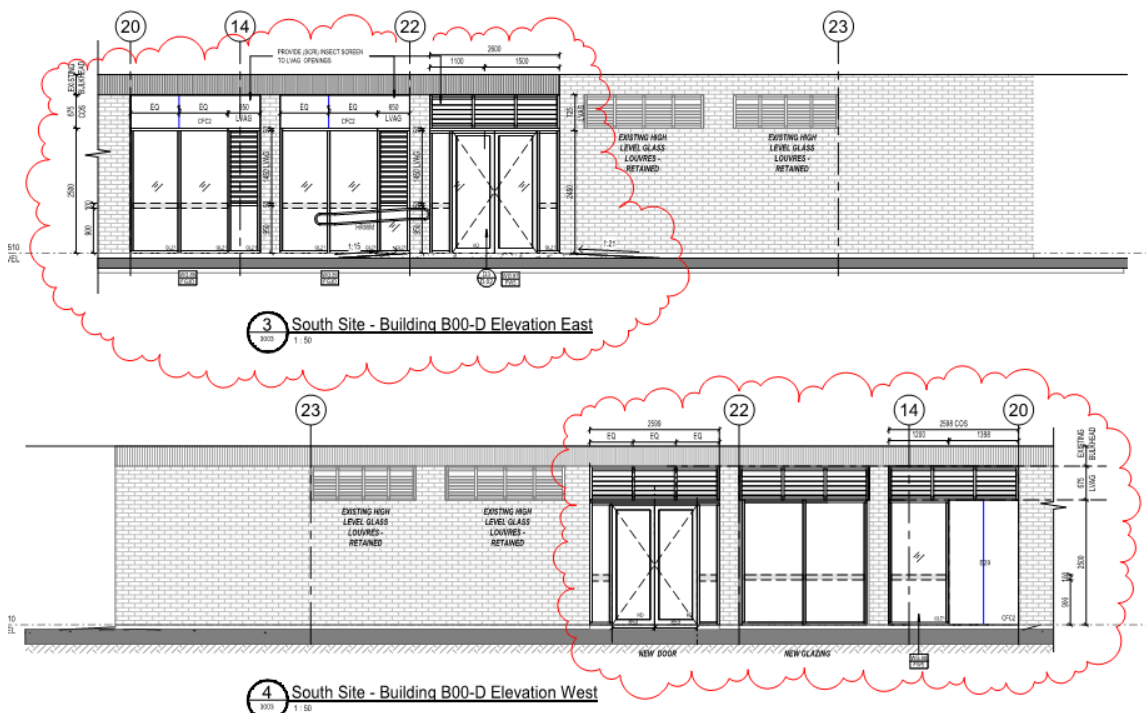


Figure 5: Proposed Elevations - Building B00-D

4 Statutory Matters

Under the provisions of Section 4.55(1A) of the Environmental Planning and Assessment Act, 1979 the following applies.

- (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 our opinion that the proposed modification falls within Section 4.55(1A) of the Act. The modification is substantially the same as the originally granted consent and it is considered that the amendment will not cause any adverse environmental impacts.

Table 1 below confirms that the Section 4.55(1A) modification has been prepared in accordance with clause 115 of the EP&A Regulation 2000.

Table 1: Clause 115 Requirements

CLAUSE 115 REQUIREMENT	COMMENT
(a) the name and address of the applicant,	The applicant is NSW Department of Education. Address – Level 8, 259 George Street, Sydney NSW 2000
(b) a description of the development to be carried out under the consent (as previously modified),	Redevelopment of Parramatta West Public School.
(c) the address, and formal particulars of title, of the land on which the development is to be carried out,	Auburn, Young, Railway and Crimea Streets, Parramatta NSW 2150 Lot 2 DP 1113697, Lot 407 DP 729082 and Lot 406 DP 729083
(d) a description of the proposed modification to the development consent,	Refer sections 1, 2 and 3.
(e) a statement that indicates either: (i) that the modification is merely intended to correct a minor error, misdescription or miscalculation, or (ii) that the modification is intended to have some other effect, as specified in the statement,	The purpose of the modification is to facilitate internal and external alterations to Building B00-D. Refer section 3 for further details.

CLAUSE 115 REQUIREMENT	COMMENT
(f) a description of the expected impacts of the modification,	The proposed modifications will cause negligible environmental impacts. Refer section 4 for further details.
(g) an undertaking to the effect that the development (as to be modified) will remain substantially the same as the development that was originally approved,	The proposed changes to the consent will not alter the nature of the development and it is considered that the development will remain substantially the same as the approved development.
(g1) in the case of an application that is accompanied by a biodiversity development assessment report, the reasonable steps taken to obtain the like-for-like biodiversity credits required to be retired under the report to offset the residual impacts on biodiversity values if different biodiversity credits are proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016,	Not applicable
(h) if the applicant is not the owner of the land, a statement signed by the owner of the land to the effect that the owner consents to the making of the application	The owner is The Minister for Education.
(i) a statement as to whether the application is being made to the Court (under Section 4.55) or to the consent authority (under Section 4.55AA), and, if the consent authority so requires, must be in the form approved by that authority.	Not applicable.

5 Assessment of Impacts

Social & Economic Impact

The changes to the existing buildings at Parramatta West Public School will not have any adverse social or economic impacts. The changes to the school generally will have positive impacts such as improved access to teaching spaces and creation of employment opportunities during and after construction.

Stormwater

No changes to the existing stormwater infrastructure will be required as part of the proposed changes to the buildings.

Context and Setting

Proposed design amendments are located within existing buildings and no changes to the context and setting are proposed.

Heritage

The south site is heritage listed and an assessment was considered with the original development application of potential impacts of future development including the changes to these buildings. As the variations are only minor, there will be no impact on the heritage value of the site.

Sustainability

The proposed minor modifications, similar to the approved plans, have been designed to comply with BCA standards and include sustainable design elements.

Biodiversity / Trees

Similarly, with the approved plans, no vegetation removal is required with the modification therefore no impacts to existing vegetation or biodiversity.

Access, Traffic and Parking

No changes to access or parking is proposed as part of the modifications.

Accessibility

An access consultant, Morris Goding Access Consulting, has reviewed the plans and has advised as follows:

- *The refurbishment proposal for ... B00-D are capable of full compliance with the BCA, DDA Access to Premises Standards, and AS1428.1.*
- *There is no obligation under BCA or DDA Access to Premises Standards to extend accessibility upgrade to existing areas of the building "NOT IN SCOPE".*
- *As an existing building with a refurbishment proposal the "affected part" provisions of the DDA Access to Premises are triggered, and in this case the proposal complies given the compliance of the current layout and the proposals for the building entrances which ensure access to common areas and rooms with independent access needs.*

Public Interest

The public interest is best served by promoting sustainable development that is rational, orderly and economic. The amended proposal is permissible will generate positive social, environmental and economic benefits.

6 Conclusion

The proposed modification does not alter the potential environmental effects as considered under Section 4.15 of the Act and is substantially the same development as that approved in the original State Significant Development Application.

It is considered that the proposed amendments will:

- Contribute to the functionality of the educational facilities on the site through minor architectural amendments to the existing building;
- Remain consistent with relevant statutory and strategic controls; and
- Generate no adverse impact to amenity, biodiversity, parking or traffic.

The proposed modifications will not cause any unacceptable environmental impacts and should be supported.

Appendix A – Amended Architectural Plans Extract

