



# Parramatta West Public School Redevelopment Modification 3

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State Significant Development Modification Assessment  
(SSD 8790 MOD 3)

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# Glossary

Abbreviation	Definition
<b>Council</b>	City of Parramatta Council
<b>Department</b>	Department of Planning, Industry and Environment
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i>
<b>EP&amp;A Regulation</b>	Environmental Planning and Assessment Regulation 2000
<b>Minister</b>	Minister for Planning and Public Spaces
<b>SSD</b>	State Significant Development

# Contents

<b>1</b>	<b>Introduction .....</b>	<b>1</b>
1.1	Background .....	1
1.2	Approval history.....	3
<b>2</b>	<b>Proposed modification .....</b>	<b>4</b>
<b>3</b>	<b>Strategic context.....</b>	<b>7</b>
<b>4</b>	<b>Statutory context .....</b>	<b>8</b>
4.1	Scope of modifications .....	8
4.2	Consent authority .....	8
<b>5</b>	<b>Engagement.....</b>	<b>9</b>
<b>6</b>	<b>Assessment .....</b>	<b>10</b>
	Retention of two additional demountable buildings .....	10
	Delayed removal of demountable buildings.....	11
<b>7</b>	<b>Evaluation.....</b>	<b>12</b>
<b>8</b>	<b>Recommendation.....</b>	<b>13</b>
<b>9</b>	<b>Determination.....</b>	<b>14</b>
	<b>Appendices .....</b>	<b>15</b>

# 1 Introduction

This report provides the NSW Department of Planning, Industry and Environment's (the Department's) assessment of an application to modify the State significant development (**SSD 8790**) consent for the redevelopment of Parramatta West Public School.

The modification application seeks approval to retain two demountable buildings, previously identified for removal, to provide additional space for special programs space for existing students. The modification would also delay the removal of two separate demountable buildings. The proposed modification is not intended to increase the student capacity of the school.

The application was lodged on 4 June 2021 by the NSW Department of Education (the Applicant) pursuant to section 4.55 (1A) of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**).

## 1.1 Background

Parramatta West Public School (PWPS) is located at Auburn and Young Street, Parramatta. The site is legally described as Lot 2 DP 1113697, Lot 407 DP 729082 and Lot 406 DP 729083. The site comprises two parcels intersected by Railway Street, within the City of Parramatta LGA. The total area of the site is approximately 2.4 hectares (ha).

The site is located approximately 1.5 kilometres (km) south-west of the Parramatta central business district (CBD) and 20km west of the Sydney CBD. The site location in the context of Sydney CBD is shown in Figure 1.



**Figure 1** | Regional Context Map (Source: Department's Modification 1 Report 2020)

The parcel on the northern side of Railway Street (north site) is bounded by Crimea Street to the north, a row of residential dwellings fronting Franklin Street to the east, Railway Street to the south and a residential dwelling to the west. Construction of the proposed new school building has commenced on the north site (Figure 2).

The parcel to the south of Railway Street (south site) fronts onto Railway Street to the north, Franklin Street to the east and Auburn Street to the south. Residential dwellings about the western boundary and south-eastern corner of the site. The south site slopes gently to the north and accommodates the existing PWPS including:

- 13 demountable classrooms placed on a temporary basis
- administration and library building (identified as B.00D in Figure 2)
- permanent teaching spaces and a covered outdoor learning area (COLA)
- school hall (identified as B.00B in Figure 2).



**Figure 2 | Existing conditions (Base source: Nearmap 2020)**

The south site is listed as a local heritage item under Schedule 5 of the *Holroyd Local Environmental Plan 2013*. It accommodates existing heritage significant buildings, including the 1887 original school building fronting Railway Street (directly west of B.00F in Figure 2) and an infant school building (referred to as B.00F in Figure 2).

The primary pedestrian access to the south site is from Railway Street with secondary and service access to the school also available from Auburn Street, Young Street and Franklin Street. A pedestrian crossing on Railway Street provides connection between the north and south sites.

## 1.2 Approval history

On 2 December 2019, the Executive Director, Infrastructure Assessments, as a delegate for the Minister for Planning and Public Spaces (the Minister), granted consent to the redevelopment of PWPS in three construction stages comprising:

- the construction of a new two-storey building on the north site comprising:
  - new homebases
  - multi-purpose hall
  - administration areas
  - canteen, staff amenities and storage facilities.
- new formalised entry and forecourt fronting Railway Street and gated entry from Crimea Street
- internal alterations to two existing buildings on the south site to create homebases and administration areas
- landscaping works including open space improvements, tree removal, fencing and pathways
- stormwater management works.

On 3 March 2020, the Director, Social and Infrastructure Assessments approved modification SSD-8790-Mod-1 to amend the remediation strategy for the site and allow for remediation works to be undertaken prior to the commencement of operation of the building on the north site.

On 6 November 2020, the Director, Social and Infrastructure Assessments approved modification SSD-8790-Mod-2 for minor internal and external design changes to Building B00-D. The changes were required to improve the efficiency of the layout and circulation, and the approved changes consisted of:

- relocation of two external doors
- new external entry ramp on the eastern side
- deletion of the internal ramp and replacement with relocated withdrawal teaching space
- relocation of four internal doors
- relocation of the practical activities area
- retention on an existing storage area in place of the approved withdrawal teaching space area
- glazing to two windows from the withdrawal teaching space area
- relocation of the dividing wall separating the student learning area from storage and staff area.

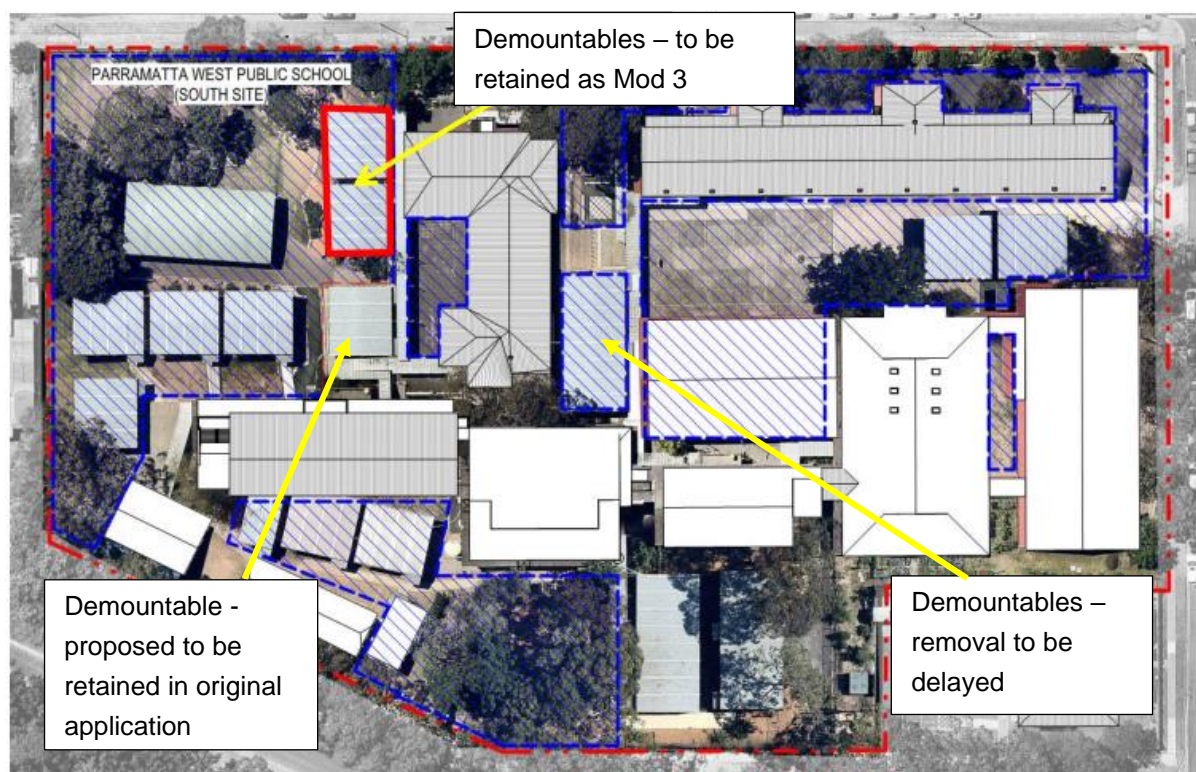


## 2 Proposed modification

The proposed modification relates to the removal of demountable buildings within the south site. The original proposal included the removal of all demountable buildings, apart from one which was to be retained (Figure 3).

The school has recently identified that retaining an additional two demountable buildings would allow the retention of special access programme space to cater to existing student's needs. This space is currently, and would continue to be, used for students with special needs such as learning support, disabilities, or where English is a second language. The proposed modification would not result in additional student capacity at the school.

Additionally, it has been identified that the removal of an additional two demountable buildings within the internal school courtyard needs to be delayed, to allow for removal during a school holiday break and avoid disrupting the school day. A period of 12 months is proposed to allow for removal within a school break and to provide a level of flexibility for completion due to uncertainty associated with the Covid-19 pandemic.

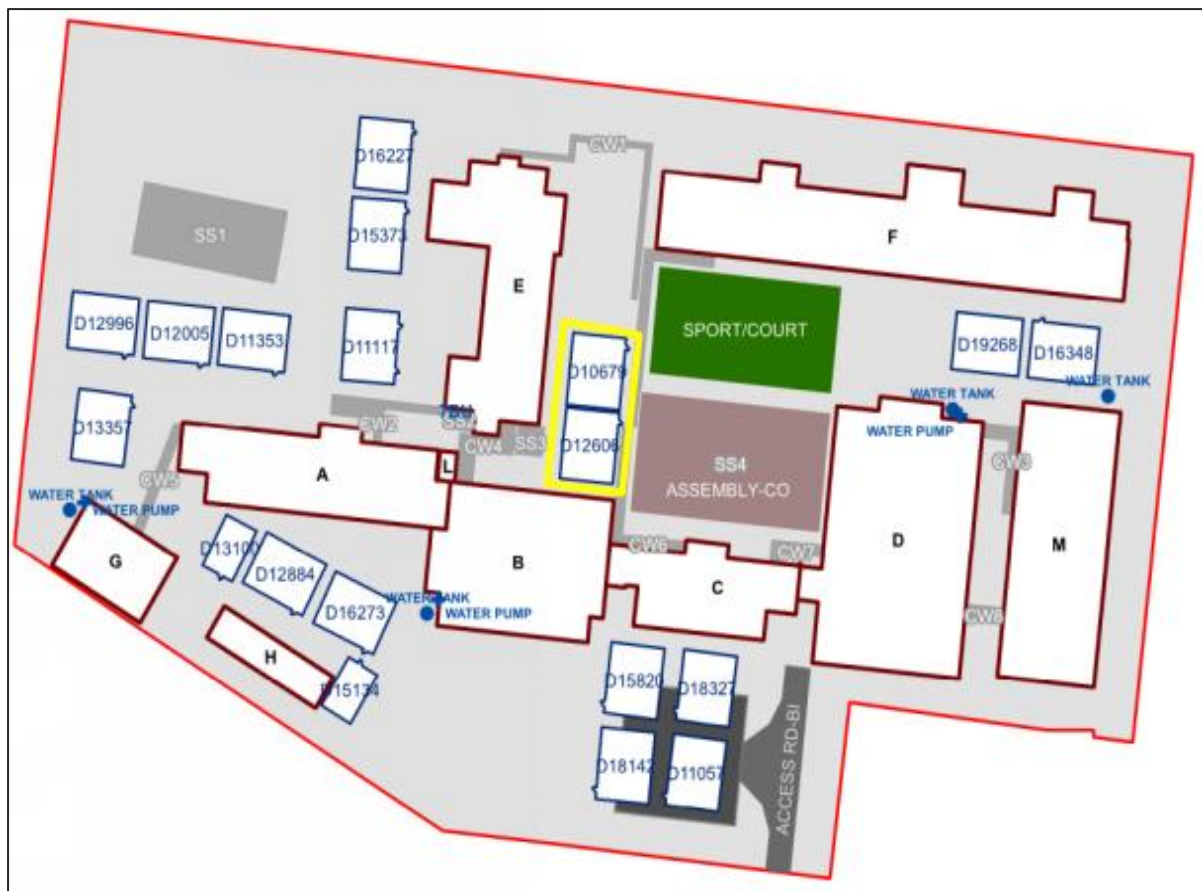


**Figure 3** | Southern site showing demountable buildings to be retained and removed (Source: Dept of Education Modification Application, 2021)

The demountable buildings in the southern site have currently all been removed, with the exception of the demountable buildings identified with yellow markup in Figure 3.



To facilitate the delayed removal of two demountable buildings (identified within the Modification Application as D10679 and D12606 and shown in Figure 4), Condition D5 would be required to be amended.



**Figure 4** | South site showing building names (Source: Dept of Education Modification Application 2021)

Condition D5 currently states:

*D5. To ensure that adequate open space is available for students at all times, the following must be completed within 3 months of commencement of operation of the new building on the North Site:*

*(a) removal of all demountables on the north-western and southern section of the South Site, as identified in the drawing titled Open Play Space Diagram SK02-E Rev E dated 05/08/2019 prepared by Conrad Gargett; and*

*(b) reinstatement of open space in these areas of the South Site and ensuring that the open space is suitable for use as play space by the school students*

The Applicant has identified an alternate condition D5:

*D5. To ensure that adequate open space is available for students at all times, the following must be completed within 4 months of commencement of operation of the new building on the North Site:*

*(a) removal of all remaining required demountables on the South Site, as identified as buildings D10679 and D12606, and*

*(b) reinstatement of open space where demountables were previously located on the South Site so that the open space is suitable for use as play space by the school students.*

The Department has reviewed this suggested condition and recommends an alternative condition:

*D5. To ensure that adequate open space is available for students at all times, the following must be completed:*

*(a) within 4 months of commencement of operation of the new building on the North Site, removal of all demountables on the north-western and southern section of the South Site, with the exception of demountable D10679, D12606, D11117, D16227 and D15373;*

*(b) within 4 months of commencement of operation of the new building on the North Site, reinstatement of open space in the north-western and southern section of the South Site and ensuring that the open space is suitable for use as play space by the school students;*

*(c) within 12 months of commencement of operation of the new building on the North Site, removal of demountables D10679 and D12606 on the central section of the South Site; and*

*(d) Within 4 months of removal of demountables D10679 and D12606 reinstatement of the open space occupied by those demountables, ensuring that the open space is suitable for use as play space by the school students.*

### 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:

- *The Greater Sydney Region Plan - A Metropolis of Three Cities*, as it proposes improved school facilities to meet the growing needs of Sydney.
- *NSW Future Transport Strategy 2056*, as it would provide an improved educational facility in an accessible location and provides access to new employment opportunities close to public transport.
- Greater Sydney Commission's *Central City District Plan*, as it provides investment in school infrastructure conveniently located near existing public transport services and opportunities to co-share facilities with the local community.
- *State Infrastructure Strategy 2018 – 2038*, as it provides direct investment to address increased enrolment demands and would enable facilities to be co-shared with the local community.

## 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 impact under section 4.55(1A) 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. 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 (the Minister) is the consent authority under section 4.5 of the Act.

In accordance with the Minister's delegation to determine SSD applications, signed on 26 April 2021, the Team Leader, State Significant Acceleration may determine this application as:

- the Application has not been made by a person who has disclosed a reportable political donation under section 10.4 of the Act.
- there are no public submissions (other than a council) in the nature of objections.
- the Council has not made a submission by way of objection under the mandatory requirements for community participation.

## 5 Engagement

Clause 117(3B) of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) specifies that the notification requirements of the EP&A Regulation do not apply to section 4.55(1A) modifications with minimal environmental impact applications.

Accordingly, the application was not notified or advertised. However, it was made publicly available on the Department's website on 22 June 2021 and was referred to the City of Parramatta Council for comment.

The City of Parramatta Council has responded and advised that they have no objection to the proposed modification.

## 6 Assessment

The Department has considered the modification application in the context of the original approved development and has assessed the proposed modification below.

### Retention of two additional demountable buildings

The Department notes that the Applicant has identified a need to retain two additional demountable buildings (D16227 and D15373) for the continued provision of special access programmes for students with special needs such as learning support, disabilities, or where English is a second language. The proposed modification would not result in additional student capacity at the school and no change in total student numbers is proposed as part of the modification.

The proposed retention of the demountable buildings would have no direct impacts to the environment at the southern site, as the demountable buildings are already in place.

The Applicant has identified that with the retention of the demountable buildings (D16227 and D15373), the Parramatta West Public School would maintain the required level of open space for the approved student population. The required open space for the approved 961 students across both north and south sites equates to 9,610m<sup>2</sup>, while the available open space with the additional two demountable buildings retained would be 10,700m<sup>2</sup>. The retention of the two demountable buildings would not cause a non-compliance of the required open space standards.

The Department noted in its original assessment of the redevelopment of Parramatta West Public School that the removal of demountable buildings would "...improve the existing settings and legibility of the significant structures" in relation to heritage at the southern site (DPIE, Assessment Report 2019).

The Applicant has prepared a Heritage Impact Assessment and the Department has reconsidered the potential heritage impacts of retaining the two demountable buildings (D16227 and D15373).

The northernmost demountable building (D16227) is located forward of the building line of the adjacent heritage building and partially obstructs views from the west to the heritage building. However, there are also existing semi-mature trees which present a screen and a partial visual barrier to views from the west.

The retention of the existing demountable buildings would not have any additional heritage impacts to the existing environment of the south site. The demountables to be retained are already in place, and while removal of these buildings would result in an improved heritage environment, retention of the demountable buildings would not have an additional adverse heritage impact to the south site.

The Department has considered other environmental aspects as the demountable buildings are already in place and considers that there would be no additional impacts from the continued use of these buildings, beyond what is already occurring and is regarded as acceptable at the site.

The retention of the demountable buildings represents a positive social need as identified by the Applicant and is justifiable as being within the public interest.



### **Delayed removal of demountable buildings**

The delayed removal of two demountable buildings (D10679 and D12606) as proposed as part of this modification would have no significant impacts to the southern site or its surrounds.

The demountable buildings are already in place and have been previously approved for removal. Delaying the removal of these demountable buildings until a school break would not be a significant impact.

The delay to removing the demountable buildings is proposed to occur to reduce impacts to the staff and students' day to day school activities, and therefore represents a positive social outcome for the students and staff.

The Department considers that the delayed removal of the buildings is acceptable.

## 7 Evaluation

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

- the proposed changes would not result in any additional environmental impacts.
- the overall appearance of the approved development would not change from the existing appearance.
- the special access programmes available at the school would be retained.
- the proposed modification would not increase the number of students attending 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 Team Leader, State Significant Acceleration, as delegate of the Minister for Planning and Public Spaces:

- **considers** the findings and recommendations of this report
- **determines** that the application SSD-8790-MOD-3 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-8790
- **signs** the attached approval of the modification.

**Recommended by:**



**Nick Hearfield**

Senior Planner  
State Significant Acceleration

**Recommended by:**



**Lloyd Eley-Smith**

Team Leader  
State Significant Acceleration

## 9 Determination

The recommendation is **Adopted** by:

A handwritten signature in black ink, appearing to read 'G. Wardenburg'.

**Gabriel Wardenburg**

Team Leader

State Significant Acceleration

as delegate of the Minister for Planning and Public Spaces

# Appendices

## Appendix A – List of referenced documents

Applicant's modification application, including amended plans

<https://www.planningportal.nsw.gov.au/major-projects/project/42036>

## Appendix B – Modification report

<https://www.planningportal.nsw.gov.au/major-projects/project/42036>