

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development modification
Application number and project name	SSD-8926-Mod-1 IMSA Gallipoli Campus, Auburn
Applicant	Australian Turkish Maarif Foundation Ltd
Consent Authority	Minister for Planning and Public Spaces

Decision

The Director Social and Infrastructure Assessments under delegation from the Minister for Planning and Public Spaces has, under 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (the Act) modified the consent subject to the recommended conditions and any additional conditions.

A copy of the Department of Planning & Environment's assessment report is available at:
<https://www.planningportal.nsw.gov.au/major-projects/project/39806>.

Date of decision

22 December 2020

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report;
- the prescribed matters under the Environmental Planning and Assessment Regulation 2000;
- the reasons given by the consent authority for the grant of the original consent;
- the objects of the Act;
- all information submitted with the modification application during the assessment and information considered in the Department's Assessment Report;
- the submissions made concerning the modification; and
- the views of the community about the project (see **Attachment 1**).

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision. The Department's Assessment Report also identifies additional reasons for making the decision.

The decision maker was satisfied that the modification is of minimal environmental impact and that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted was modified.

The key reasons for granting the modification are as follows:

- it is consistent with The Greater Sydney Region Plan, A Metropolis of three cities, as it proposes to increase student capacity to meet the growing needs of Sydney;
- it is consistent with the Greater Sydney Commission's Central City District Plan, as it would increase capacity of a school located near existing public transport services;
- it relates to a development which would provide direct investment in the region of approximately \$54 million, which would support up to 200 construction jobs and 58 new operational jobs;
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards as identified in the Department's Assessment Report;
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the conditions of consent; and
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The Department exhibited the modification from 17 September 2020 to 30 September 2020 (14 days) and received four submissions, including one objection from a resident living adjoining the site.

The key issues raised by the community (including in submissions) and considered in the Department's Assessment Report and by the decision maker include open space. Other issues are addressed in detail in the Department's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
<p><i>Use of Council's Wyatt Park</i></p> <ul style="list-style-type: none"> Evidence of agreement from Council should be provided. An agreement with a nearby approved school for the shared use of the park should be provided. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> Evidence was provided in the form of a letter from Cumberland Council that details the support of Council for the provision of court facilities. The School would be given priority use of the facilities in Wyatt Park. The Applicant provided a memorandum of understanding between the Applicant and Alpha / Omega College detailing their commitment to shared use of the park and its facilities. <p><i>Conditions</i></p> <p>Recommended conditions require the Applicant to comply with the revised staging and management plan documents submitted with the modification application.</p>
<p><i>Noise</i></p> <ul style="list-style-type: none"> An additional noise assessment should be provided to assess additional noise from the 39 additional students proposed. The school is disruptive to the area. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> An acoustic assessment letter was provided which concludes that there will be negligible noise impacts to adjoining and nearby residents as a result of the 39 additional students proposed. <p><i>Conditions</i></p> <p>Existing conditions of consent require compliance with the original acoustic assessment and implementation of noise minimisation and management measures.</p>
<p><i>Traffic</i></p> <ul style="list-style-type: none"> The extra traffic from the school is confusing and dangerous for a nearby elderly resident. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> An updated traffic assessment was included in the modification application and concludes that there would be minimal increased traffic from an additional 28 trips a day. The Department considers the increase in traffic associated with the increase in students to be minimal and that the existing road network is capable of accommodating the increase. <p><i>Conditions</i></p> <ul style="list-style-type: none"> Existing conditions of consent address traffic management measures to be implemented.