

Modification of Development Consent

Section 4.55(2) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Karen Harragon
Director
Social and Infrastructure Assessments

Sydney

9 June 2022

SCHEDULE 1

Development consent:	SSD 11869481 granted by the Minister for Planning on 21 February 2022
For the following:	Upgrades to North Sydney Public School comprising: • demolition and removal of selected buildings and structures; • construction of one new three-storey building; • ground floor internal refurbishment of an existing building; and • associated works, including earthworks, drainage, new bicycle parking, tree removal, landscaping and new signage
Applicant:	New South Wales Department of Education
Consent Authority:	Minister for Planning
The Land:	North Sydney Public School 182 Pacific Highway, North Sydney (Lot 1 in DP184559 and in DP184591)
Modification:	SSD 11869481 MOD 1: • design changes to window and door components of approved new buildings to meet Building Code of Australia requirements; • reconfigure the approved Bay Road pedestrian entry ramp; • addition of a cleaner's storeroom and minor changes to wall and door locations; • temporary removal of heritage fence and stone gutter on Bay Road to allow for construction access; and • administration correction to an approved landscape plan number.

SCHEDULE 2

The above consent (SSD 11869481) is modified as follows:

- (a) Schedule 2 Part A – Administrative Conditions, condition A2 is amended by the deletion of the **~~bold struckout~~** words, and the insertion of the **bold and underlined** words as follows:

Terms of Consent

- A2. The development may only be carried out:
- in compliance with the conditions of this consent;
 - in accordance with all written directions of the Planning Secretary;
 - generally in accordance with the EIS, Response to Submissions and **modification application (SSD 11869481 MOD 1)**;
 - in accordance with the approved plans in the table below:

Architectural drawings prepared by <i>Fulton Trotter Architects</i>			
Dwg No.	Rev	Name of Plan	Date
SD-1001	L <u>M</u>	Existing and Demolition Site plan	08/02/2022 <u>14/03/2022</u>
SD-1002	L <u>Q</u>	Proposed Site Plan	11/11/2021 <u>08/04/2022</u>
SD-1101	H	Tree Retention Plan	08/02/2022
SD-1103	F <u>J</u>	Streetscape Elevations and School Signage	11/11/2021 <u>08/04/2022</u>
SD-1104	J <u>M</u>	Site Section 01	11/11/2021 <u>08/04/2022</u>
SD-1105	F <u>J</u>	Site Section 02	27/08/2021 <u>14/03/2022</u>
SD-1106	G	External Materials and Finishes	11/11/2021
SD-1109	H <u>M</u>	Site Entry	11/11/2021 <u>08/04/2022</u>
SD-2001	P <u>T</u>	Building J – Level 1 Floor Plan	15/11/2021 <u>08/04/2022</u>
SD-2002	P <u>S</u>	Building I – Level 1 Floor Plan	15/11/2021 <u>08/04/2022</u>
SD-2003	Q <u>Q</u>	Building J – Level 2 Floor Plan	11/11/2021 <u>14/03/2022</u>
SD-2004	Q <u>Q</u>	Building I – Level 2 Floor Plan	11/11/2021 <u>14/03/2022</u>
SD-2005	Q <u>Q</u>	Building I – Level 3 Floor Plan	11/11/2021 <u>14/03/2022</u>
SD-2006	L	Building J – Roof Plan	11/11/2021
SD-2007	M	Building I – Roof Plan	11/11/2021

SD-2012	F	Building G – Level 1 Floor Plan	27/08/2021
<u>SD-2103</u>	<u>E</u>	<u>Building J – Level 2 Reflected Ceiling Plan</u>	<u>14/03/2022</u>
<u>SD-2104</u>	<u>E</u>	<u>Building I – Level 3 Reflected Ceiling Plan</u>	<u>14/03/2022</u>
<u>SD-2105</u>	<u>E</u>	<u>Building I – Level 2 Reflected Ceiling Plan</u>	<u>14/03/2022</u>
SD-3001	<u>L O</u>	Building I & J – Elevations 01	<u>11/11/2021</u> <u>08/04/2022</u>
SD-3002	K	Building I & J – Elevations 02	11/11/2021
SD-3003	K	Building J – Elevations 03	11/11/2021
SD-3004	<u>M N</u>	Building I – Elevations 04	<u>11/11/2021</u> <u>14/03/2022</u>
SD-3101	<u>C G</u>	Building I & J – Section 01	<u>27/08/2021</u> <u>14/03/2022</u>
SD-3102	F	Building I & J – Section 02	11/11/2021
SD-3103	C	Building J – Section 03	27/08/2021
SD-3104	C	Building I – Section 04	27/08/2021
Landscape Drawing Package prepared by Taylor Brammer Landscape Architects			
Dwg No.	Rev	Name of Plan	Date
LA001	F	Landscape Masterplan	11/11/2021
LA101	D	Landscape Detail Plan 1	25/08/2021
<u>LA101 LA102</u>	D	Landscape Detail Plan 2	09/09/2021
LA103	D	Landscape Detail Plan 3	11/11/2021
LA201	B	Landscape Sections	17/08/2021
LA301	B	Plant Schedule and Character	17/08/2021
LA401	D	Tree Retention and Removal Plan	11/11/2021
LA501	B	Landscape Details	17/08/2021

- (b) Schedule 2 Part B - Prior to Commencement of Construction, Condition B24 is inserted using **bold and underlined** words as follows:

Heritage Fence and Gutter – Temporary Removal

B24. Prior to the temporary removal of the portion of the heritage fence and gutter adjoining the Bay Road pedestrian entry (as approved under SSD 11869481 MOD 1), the Applicant must submit evidence to the Certifier demonstrating that:

- (a) **a suitably qualified heritage consultant has been appointed by the Applicant to oversee these works; and**
 - (b) **a photographic record has been undertaken in accordance with the document 'Photographic Recording of Heritage Items using Film or Digital Capture' (NSW Heritage Office, 2006) and submitted to Council for information.**
- (c) Schedule 2 Part C - During Construction, Condition C43 is inserted using **bold and underlined** words as follows:

Heritage Fence and Gutter – Temporary Removal and Storage

- C43. The temporary removal and storage of the portion of the heritage fence and gutter adjoining the Bay Road pedestrian entry (approved under SSD 11869481 MOD 1) must be undertaken in accordance with the methodology contained in Section 7.2 of the S4.55 Heritage Impact Statement, prepared by Curio Projects and dated 11 April 2022 and to the satisfaction of the appointed heritage specialist required by condition B24.**
- (c) Schedule 2 Part D – Prior to Commencement of Operation, Condition D28 is inserted using **bold and underlined** words as follows:

Heritage Fence and Gutter – Reconstruction

- D28. Prior to commencement of operation, evidence must be submitted to the Certifier demonstrating that the portion of the temporarily removed heritage fence and gutter (approved under SSD 11869481 MOD 1) has been reinstated in accordance with the methodology contained in Section 7.2 of the S4.55 Heritage Impact Statement, prepared by Curio Projects and dated 11 April 2022 and to the satisfaction of the appointed heritage specialist required by condition B24.**

End of modification
(SSD 11869481 MOD 1)