

Modification of Development Consent

Section 4.55 (1A) of the *Environmental Planning and Assessment Act 1979*

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



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Director
Social and Other Infrastructure Assessments

Sydney 13 December 2018

SCHEDULE 1

- Development consent:** SSD 7610 granted on the 28 February 2018
- For the following:** Development of the New Inner Sydney High School, involving:
- redevelopment of the existing Cleveland Street Intensive English High School;
 - demolition Building 4 and associated covered walkways;
 - adaptive reuse of existing heritage-listed buildings; and
 - a proposed new 13 storey building, including basement and rooftop basketball court.
- Applicant:** NSW Department of Education
- Consent Authority:** Minister for Planning
- The Land:** 242A and 244 Cleveland Street, Surry Hills (Corner of Chalmers and Cleveland Streets, Surry Hills - Lot 8 DP 821649, Lot 1 DP 797483 and Lot 1 DP 797484)
- Modification:** SSD 7610 MOD 3:
- Modification of conditions B31 and B36 to adjust the timing required to satisfy these conditions from 'prior to commencement of building works' to 'within six months of the commencement of building works'.
 - Modification of condition B37 to adjust the timing required to satisfy the condition from 'prior to commencement of building works' to 'prior to the commencement of any footpath or public domain works' and clarify that the paving design is to be submitted to the Certifying Authority and Secretary.
 - Modification of condition B31 to delete part (d) of the condition and renumber parts (e) to (h).

SCHEDULE 2

The consent (SSD 7610) is modified as follows:

- (a) Schedule 2 Part B Prior to Commencement of Works – Conditions B31, B36 and B37 are amended by the insertion of the bold and underlined words / numbers and deletion of the struckout words/numbers as follows:

- B31. Plans demonstrating compliance with the following requirements shall be submitted to the satisfaction of the Certifying Authority within six months of ~~prior to~~ the commencement of building works:
- a) All vehicles must enter and leave the site in a forward direction;
 - b) minimum of 8 on-site car parking spaces for use during operation of the Development and constructed in accordance with the latest version of AS2890.1-1993; all vehicles should enter and leave the Inner Sydney School Site in a forward direction;
 - c) all operational vehicles accessing the Site, including the loading dock, are to be limited to Medium Rigid Vehicles or smaller only, unless otherwise agreed by Secretary;
 - ~~d) all demolition and construction vehicles (excluding worker vehicles) are to be contained wholly within the Site and vehicles must enter the Site before stopping;~~
 - ed) appropriate pedestrian advisory signs are to be provided at the egress point of the car park;
 - fe) all works/ regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority;
 - gf) the swept path of the longest vehicle entering and exiting the Inner Sydney School Site in association with the new work, as well as manoeuvrability through the Sites, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement; and
 - hg) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.
- B36. Within six months of ~~Prior to~~ the commencement of building works, the area of proposed paving over the root zones of both tree 1 (Moreton Bay fig) in the Site's south west and the area of proposed 'suspended slab' paving around tree 17 (Queensland kauri tree) near Building 3 must be designed in consultation with Council and a qualified arborist to ensure the non-compaction of the root zones of these significant trees. A copy of the paving design must be submitted to the Certifying Authority and the Secretary within six months of the commencement of building works.
- B37. Prior to the commencement of any footpath or public domain building works, a Public Domain Plan must be prepared by a suitably qualified professional, in consultation with Council with regard to Council's Public Domain Manual, Sydney Streets Design Code and Sydney Streets Technical Specification, including:
- a) details the removal of the heritage sandstone plinth wall including adjustment to the interface between Prince Alfred Park and Chalmers Street;
 - b) boundary treatments along the interfaces with Prince Alfred Park;
 - c) footpath and furniture details;
 - d) road pavement, traffic measures, vehicle crossovers, pedestrian ramps
 - e) kerb and gutter;
 - f) plant schedule;
 - g) lighting;
 - h) soil depth of planters;
 - i) signage and other public domain elements;
 - j) detailed plans and elevations, colours and materials of fencing and gates; and
 - k) details of any stormwater treatment/diversion/infiltration features.

The Public Domain Plan must be submitted to the Secretary for approval prior to the commencement of any footpath or public domain building works.

END OF MODIFICATION