

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.



Karen Harragon
Director
Social and Other Infrastructure Assessments

Sydney *17 June* 2019

SCHEDULE 1

Development Consent: SSD 7968 granted on 14 December 2017

For the following: Construction of Oran Park High School and alterations and additions to Oran Park Primary School, comprising:

- site preparation works, including bulk earthworks;
- construction of a new high school for up to 2,000 students, including:
 - five multi-purpose school buildings up to three storeys in height, a multi-purpose gymnasium, external sports field and courts;
 - a new 80 space on-site car park;
 - landscaping works including construction of formal and informal learning areas, playgrounds, amphitheatre, sensory gardens and security fencing;
 - a new vehicular access point off Holden Drive;
 - a new vehicular entry from South Circuit for service zone
- expansion of Oran Park Public School for up to 1,000 students, including:
 - additions to blocks PE, PF and PG;
 - 20 space expansion to existing on-site car park;
- provision of school crossing, kerb-side pick-up/drop-off zone for 14 vehicles and new bus bay for a minimum of four buses on Holden Drive;
- construction of associated infrastructure services including stormwater management and electricity substation; and
- school identification signage.

Applicant: NSW Department of Education

Consent Authority: Minister for Planning

The Land: 390 South Circuit, Oran Park (Lot 1000 DP 1164435)

Modification: SSD 7968 MOD 1:

- Installation of ten air conditioning plants with associated platforms, balustrades and screening on the roofs of blocks PE, PF, PG, HB, HC and HD.

SCHEDULE 2

The above consent is modified as follows:

- (a) Schedule 2 Part A - Condition A2 is amended by the insertion of the **bold and underlined** word/numbers and deletion of ~~struck-out~~ words/numbers as follows:

Development in Accordance with Plans and Documents

- A1. The Applicant must carry out the development in accordance with the conditions of this consent and generally in accordance with the:
- a) State Significant Development Application SSD 7968;
 - b) EIS, except where amended by the RtS and RtS Addendum;
 - c) following drawings, except for:
 - i) any modifications which are Exempt or Complying Development; and
 - ii) as otherwise provided by the conditions of this consent.

Architectural Drawings prepared by <i>Perumal Pedavoli Architects</i>			
Dwg No.	Re v	Name of Plan	Date
AD-00-001	B	COVER SHEET / OVERALL SITE PLAN	22.02.17
AD-00-011	A B	OVERALL ROOF PLAN	22.02.17 03.05.17
AD-00-012	A	OVERALL SITE PLAN - SIGNANGE	22.02.17
AD-00-021	A B	COMPOSITE FLOOR PLAN L0	22.02.17 03.05.17
AD-00-022	A	COMPOSITE FLOOR PLAN L1	22.02.17
AD-00-023	A B	COMPOSITE FLOOR PLAN L2	22.02.17 03.05.17
AD-01-011	A	BLOCK HA & HA – LEVEL 0 AND 1 PLAN	22.02.17
AD-01-012	A	BLOCK HA & HB – LEVEL 2 PLAN	22.02.17
AD-01-101	A B	BLOCK HA & HB – ELEVATIONS	22.02.17 03.05.17
AD-01-201	A B	BLOCK HA & HB – SECTIONS	22.02.17 03.05.17
AD-02-011	A	BLOCK HC – LEVEL 0 PLAN	22.02.17
AD-02-012	A	BLOCK HC – LEVEL 1 PLAN	22.02.17
AD-02-013	A	BLOCK HC – LEVEL 2 PLAN	22.02.17
AD-02-101	A B	BLOCK HC – ELEVATIONS	22.02.17 03.05.17
AD-02-201	A B	BLOCK HC – SECTIONS	22.02.17 03.05.17
AD-03-011	A	BLOCK HD – LEVEL 0 PLAN	22.02.17
AD-03-012	A	BLOCK HD – LEVEL 1 PLAN	22.02.17
AD-03-013	A	BLOCK HD – LEVEL 2 PLAN	22.02.17
AD-03-101	A B	BLOCK HD – ELEVATIONS	22.02.17 03.05.17
AD-03-201	A B	BLOCK HD – SECTIONS	22.02.17 03.05.17
AD-04-011	A	BLOCK HE – LOWER GROUND AND LEVEL 0 PLAN	22.02.17
AD-04-101	A	BLOCK HE – ELEVATIONS	22.02.17
AD-04-201	A	BLOCK HE – SECTIONS	22.02.17
AD-05-011	A	BLOCK PE, PG & PG – LEVEL 0 PLAN	22.02.17
AD-05-012	A	BLOCK PE, PG & PG – LEVEL 1 PLAN	22.02.17

AD-05-101	A B	BLOCK PE, PG & PG – ELEVATIONS	22.02.17 03.05.17
AD-05-201	A B	BLOCK PE, PG & PG – SECTIONS	22.02.17 03.05.17
AD-06-011	A	BLOCK PA – DEMOLITION AND GROUND FLOOR PLAN	22.02.17
AD-20-001	A B	SHADOWS EXISTING & PROPOSED – 21 JUNE 9AM	22.02.17 03.05.17
AD-20-002	A B	SHADOWS EXISTING & PROPOSED – 21 JUNE 12PM	22.02.17 03.05.17
AD-20-003	A B	SHADOWS EXISTING & PROPOSED – 21 JUNE 3PM	22.02.17 03.05.17
Landscape Drawings prepared by Lorna Harrison Landscape Architects			
Dwg No.	Re v	Name of Plan	Date
01	B	Overall Landscape Site Plan	14.02.17
02	B	Landscape Site Plan, Design Elements	14.02.17
Civil Works prepared by Woolacotts Consulting Engineers			
Dwg No.	Re v	Name of Plan	Date
CR1	B	Civil Works in Roadways	25.01.17
CR2	A	Civil Works in Roadways	25.01.17
P1	B	Holden Drive Layout	July 2017
Stormwater Management Plans prepared by Woolacotts Consulting Engineers			
Dwg No.	Re v	Name of Plan	Date
SW1	A	Stormwater Management Plan and Details	Feb 2017
SW2	A	Erosion and Sediment Control Plan and Details	Feb 2017

- (b) Schedule 2 Part B - Condition B2 is amended by the insertion of the **bold and underlined** word/numbers and deletion of ~~struck-out~~ words/numbers as follows:

Ecologically Sustainable Development

- B2. Prior to commencement of works, the Applicant must submit details of the chosen ESD measures incorporated into the final design, as identified in the *ESD Report* prepared by JHA Services dated ~~22 December 2016~~ **28 May 2019**. Details must be submitted to the satisfaction of the Certifying Authority.

- (c) Schedule 2 Part B - Condition B13 is amended by the insertion of the **bold and underlined** word/numbers and deletion of ~~struck-out~~ words/numbers as follows:

Mechanical Ventilation

B13.

a) All mechanical ventilation systems must be installed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 *The use of airconditioning in buildings – Mechanical ventilation in buildings* and AS/NZS 3666.1:2011 *Air handling and water systems of buildings–Microbial control* to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection.

b) The mechanical ventilation plant and conduits must be colour matched to the roof or where it is located on other areas of the building it must be matched to that part.

Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of building works.

(d) Schedule 2 Part E - Condition E8 is amended by the insertion of the **bold and underlined** word/numbers and deletion of ~~struck-out~~ words/numbers as follows:

E8. The Applicant must undertake short-term noise monitoring, in accordance with the *Noise Policy for Industry 2017*, to collect valid data and provide a quantitative assessment of operational noise impacts following the commencement of use of Oran Park High School and occupation of the expanded Oran Park Public School.

The noise monitoring must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Secretary within six months of full occupation of the building to verify that operational noise levels do not exceed the recommended noise levels identified in *Acoustic Assessment Report*, prepared by Day Design Pty Ltd, dated 14 September 2017 **or in Air Conditioning Noise Assessment, prepared by Day Design Pty Ltd, dated 6 May 2019.**

END OF MODIFICATION