

# 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 Other Infrastructure Assessments**

Sydney 28/06 2019

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## SCHEDULE 1

**Development consent:** **SSD 8640** granted by the Executive Director, Priority Projects on 20 December 2018

**For the following:** Picton High School redevelopment including:

- the demolition of buildings and associated excavation;
- the retention and refurbishment of buildings;
- the construction of a two and three storey building connecting existing retained buildings;
- the reconfiguration of car and bus dropoff/pickup areas, including new access from Wonga Road and an internal access road;
- an increase in onsite car parking with a capacity of 141 spaces;
- increase in teaching space to accommodate 1,580 students and 125 staff;
- removal of 92 trees; and
- associated landscaping works.

**Applicant:** Department of Education

**Consent Authority:** Minister for Planning

**The Land:** 480 Argyle Street, Picton (Lot 2 DP 520158)

**Modification:** **SSD 8640 MOD 1:** the modification includes:

- construction of two additional support unit classrooms as an extension to an existing special education building.
- removal of seven trees.

- amendments to an approved main (STE(a)M) building footprint and form.
- additional automotive extension to existing metalworks building.
- revised waste collection location.
- installation of solar panels.
- installation of signage.
- reconfiguration of parking areas.
- amendments to Green Star rating requirements.

## SCHEDULE 2

The consent (SSD 8640) is modified as follows:

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

A2. The development may only be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with all written directions of the Planning Secretary;
- (c) generally in accordance with the EIS, ~~and~~ Response to Submissions **and Section 4.55 Modification Application**;
- (d) in accordance with the approved plans in the table below:

<b>Architectural Plans prepared by <i>Billard Leece Partnership</i></b>			
<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>
AA03-0002	<b><u>B</u></b>	Site Context Plan	<del>30/08/2018</del> <b><u>08/01/2019</u></b>
SSD-AA10-0001	<b><u>B</u></b>	GA – Lower Ground Floor Plan – Zone A	<del>04/08/2018</del> <b><u>08/01/2019</u></b>
SSD-AA10-0002	<b><u>B</u></b>	GA – Lower Ground Floor Plan – Zone B	<del>27/07/2018</del> <b><u>08/01/2019</u></b>
SSD-AA10-0003	<b><u>B</u></b>	GA – Lower Ground Floor Plan – Zone C	<del>27/07/2018</del> <b><u>08/01/2019</u></b>
SSD-AA10-0004	<b><u>B</u></b>	GA – Lower Ground Floor Plan – Zone D	<del>27/07/2018</del> <b><u>08/01/2019</u></b>
SSD-AA10-0101	<b><u>B</u></b>	GA – Ground Floor Plan – Zone A	<del>27/07/2018</del> <b><u>08/01/2019</u></b>
SSD-AA10-0102	<b><u>B</u></b>	GA – Ground Floor Plan – Zone B	<del>27/07/2018</del> <b><u>08/01/2019</u></b>
SSD-AA10-0103	<b><u>B</u></b>	GA – Ground Floor Plan – Zone C	<del>27/07/2018</del> <b><u>08/01/2019</u></b>
SSD-AA10-0104	<b><u>B</u></b>	GA – Ground Floor Plan – Zone D	<del>27/07/2018</del> <b><u>08/01/2019</u></b>
SSD-AA10-0201	<b><u>B</u></b>	GA – First Floor Plan – Zone A	<del>27/07/2018</del> <b><u>08/01/2019</u></b>
SSD-AA10-0202		GA – First Floor Plan – Zone B	27/07/2018
SSD-AA20-0001	<b><u>B</u></b>	Elevations – General Arrangement – Science & Maths, Visual Arts, Design & Technology	<del>27/07/2018</del> <b><u>08/01/2019</u></b>
SSD-AA20-0002	<b><u>B</u></b>	Elevations – General Arrangement – Admin & Student Hub	<del>27/07/2018</del> <b><u>08/01/2019</u></b>
SSD-AA20-0003	<b><u>B</u></b>	Elevations – General Arrangement – Fitness & Performance	<del>27/07/2018</del> <b><u>08/01/2019</u></b>
<b><u>SSD-AA20-0004</u></b>	<b><u>A</u></b>	<b><u>Elevations – General Arrangement – Support Unit &amp; Metal Works Extension</u></b>	<b><u>08/01/2019</u></b>

<b>SSD-AA03-0003</b>	<b>B</b>	<b>External Signage</b>	<b>13/03/2019</b>
<b>Landscape Plans prepared by <i>Arcadia Landscape Architecture</i></b>			
<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>
	B	Vision   Landscape Masterplan	February 2018
	C	Cultural + Heritage Items	May 2018
	C	Landscape Sections	May 2018
	C	Landscape Sections – Section A-A	May 2018
	C	Landscape Sections – Section B-B	May 2018
	C	Landscape Sections – Section C-C	May 2018
	B	Materials   Pavement	February 2018
	B	Materials   Pavement	February 2018
	B	Detail   Entry Forecourt	February 2018
	B	Materials   Entry Forecourt	February 2018
	B	Detail   Terraced Lawns	February 2018
	B	Materials   Terraced Lawns	February 2018
	B	Detail   Social Hub	February 2018
	B	Materials   Social Hub	February 2018
	B	Detail   Educational Trail	February 2018
	B	Materials   Educational Trail	February 2018
	B	Details   Agricultural & Environmental Learning	February 2018
	B	Vision   Natural Trail	February 2018
	B	Softscape   Planting Character	February 2018
	<b>B</b>	Softscape   Tree size specification & Formal Softscape Areas	<b>February 2018</b> <b>March 2019</b>
SSD-SK	0002	Front entry – Landscaping and Security	27/07/2018
	<b>D</b> <b>E</b>	<b>Approach Design</b>   Tree Retention + Removal Strategy	<b>October 2018</b> <b>January 2019</b>
<b>Concept stormwater, sediment and erosion control plan prepared by <i>Bonacci</i></b>			
<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>
C030	<b>P5</b>	Concept Stormwater Management Plan	<b>22/02/2018</b>

	<u>P8</u>		<u>22/01/2019</u>
C005	<u>P2</u> <u>AD</u>	Concept Sediment and Erosion Control Plan	<u>22/02/2018</u> <u>22/01/2019</u>
C007	<u>P1</u> <u>AB</u>	Sediment and Erosion Control Details	<u>09/02/2018</u> <u>30/11/2018</u>
<u>C008</u>	<u>AB</u>	<u>Soil and Water Management Computations</u>	<u>30/11/2018</u>

- (b) Schedule 2 Part B – Condition B11 Ecologically Sustainable Development is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **~~bold and struckout~~** words/numbers as follows:

#### **Ecologically Sustainable Development**

- B11. Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in *ESD report* (Rev **4 5**) Ref 167053-ESD01 prepared by Northrop Consulting Engineers dated **04.04.2018** **13.03.2019** to achieve a minimum **5 4** Star Green Star rating.

- (c) Schedule 2 Part C – Condition C22 Tree Protection is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **~~bold and struckout~~** words/numbers as follows:

#### **Tree Protection**

- C22. For the duration of the construction works:

- (c) all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Arboricultural Assessment and Tree Management Plan prepared by Horticultural Management Services dated 12 February 2018, **and** Arboricultural Assessment and Tree Management Plan Addendum prepared by Horticultural Management Services dated 19 October 2018 **and Arboriculture Assessment Report Addendum prepared by Horticultural Management Services dated 15 March 2019**; and

- (d) Schedule 2 Part D – Condition D36 Landscaping is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **~~bold and struckout~~** words/numbers as follows:

#### **Landscaping**

- D36. Prior to occupation of the building, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Planning Secretary. The plan must:

- (e) Include revised landscape plan as per condition B4 to include planting in accordance with the approved Softscape | Tree Size Specification & Formal Softscape Areas **(issue B)** prepared by Arcadia Landscape Architecture dated **February 2018** **March 2019** and at least 14 additional canopy trees;

- (e) Schedule 2 Part B – Condition B25 Operational Noise – Design of Mechanical Plant and Equipment is amended by the insertion of the **bold and underlined** words / numbers as follows:

#### **Operational Noise – Design of Mechanical Plant**

- B25. Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the *Acoustic Assessment Report Rev 1* prepared by GHD dated April 2018 **and Section 4.55 Acoustic Assessment report prepared by GHD dated January 2019**, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the *Acoustic Assessment Report Rev 1* prepared by GHD dated April 2018 **and Section 4.55 Acoustic Assessment report prepared by GHD dated January 2019**.
- (f) Schedule 2 Part E – Condition E5 & E7 Operational Noise Limits is amended by the insertion of the **bold and underlined** words / numbers as follows:

#### **Operational Noise Limit**

- E5. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in *Acoustic Assessment Report* prepared by GHD dated April 2018 **and Section 4.55 Acoustic Assessment report prepared by GHD dated January 2019**.
- E7. The Applicant must undertake short term noise monitoring in accordance with the *Noise Policy for Industry* where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in *Acoustic Assessment Report* dated April 2018 **and Section 4.55 Acoustic Assessment report prepared by GHD dated January 2019**. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.
- (g) Schedule 2 Part A – Condition A12A Staging is added by the insertion of the **bold and underlined** words / numbers as follows:

#### **Staging**

**A12A. The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).**

#### **A12B. A Staging Report prepared in accordance with condition A12 must:**

- (a) **if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;**
- (b) **if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);**
- (c) **specify how compliance with conditions will be achieved across and between each of the stages of the project; and**

- (d) **set out mechanisms for managing any cumulative impacts arising from the proposed staging.**

**A12C. Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved to the Planning Secretary.**

**A12D. Where staging is proposed, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.**

- (h) Schedule 2 Part E – Condition E18 Ecologically Sustainable Development is added by the insertion of the **bold and underlined** words / numbers as follows:

**Ecologically Sustainable Development**

**E18. Within six months of commencement of operation, unless otherwise agreed by the Planning Secretary, confirmation that the completed development achieves ecologically sustainable design outcomes to achieve an equivalent of a minimum 4 star green star rating must be submitted to the satisfaction of the Planning Secretary.**

End of modification  
(SSD 8640 MOD 1)