

Modification of Development Consent

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

As delegate of the Minister for Planning and Public Spaces, 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

30 October 2020

SCHEDULE 1

- Development consent:** SSD-9477 granted by the Executive Director, Infrastructure Assessments on 17 June 2020.
- For the following:** Construction and operation of a new school including home bases, a multipurpose hall, library and administrative building and associated works including covered outdoor learning area, landscaping, drop-off / pick-up facilities, car parking, signage and infrastructure works.
- Applicant:** NSW Department of Education
- Consent Authority:** Minister for Planning and Public Spaces
- The Land:** Lot 1001 DP1234527, O'Keefe Drive, Oran Park
- Modification:** Modify the definitions and conditions of consent to:
- allow school staff to attend the site to undertake operational readiness work ahead of formal operation of the development as a school with students in attendance.
 - include details of a proposed retaining wall in the north-western corner of the site.

SCHEDULE 2

The above consent is modified as follows:

(a) Definitions table is amended by the insertion of **bold and underlined** words/numbers and deletion of ~~stuck out~~ words/numbers as follows:

Operation	The carrying out of the approved purpose of the development upon completion of construction <u>excluding operational readiness work</u>
<u>Operational readiness work</u>	<u>Use of the completed areas of the site by school staff to prepare for the operation of the school</u>

(b) Schedule 2 Part A – Administrative Conditions, condition A1 is amended by the insertion of **bold and underlined** words/numbers and deletion of stuck out words/numbers as follows:

Architectural Drawings prepared by Hansen Yuncken			
Dwg No.	Rev	Name of Plan	Date
NHQC2-CF-AR-SSDA-00_002	D <u>E</u>	Site Plan	29.04.2020 <u>03.09.2020</u>
NHQC2-CF-AR-SSDA-00_004	A	GFA Planning Area Calculations	10.03.2020
NHQC2-CF-AR-SSDA-00_011	C	Composite Plan – Level 00	11.02.2020
NHQC2-CF-AR-SSDA-00_012	C	Composite Plan – Level 01	11.02.2020
NHQC2-CF-AR-SSDA-00_013	C	Composite Plan – Level 02	11.02.2020
NHQC2-CF-AR-SSDA-00_021	C	Composite Roof Plan	11.02.2020
NHQC2-LP-AR-SSDA-00_101	C	South, East & North Elevations	11.02.2020
NHQC2-CF-AR-SSDA-00_102	C	West Elevation & South & North Section-elevations	11.02.2020
NHQC2-CF-AR-SSDA-00_201	B	Sections	31.10.2019
NHQC2-LP-AR-SSDA-00_401	A	Renders & Material Board	31.10.2019
NHQC2-CF-AR-SSDA-00_801	B	Wall Sections	31.10.2019
Civil plans prepared by Hansen Yuncken			
Dwg No.	Rev	Name of Plan	Date
NHQC2-CF-CV-S-DDC201.21	2	General Arrangement Plan	20.12.2019
NHQC2-CF-CV-S-DDC202.01	3	Sediment and Soil Erosion Control Plan	07.02.2020
NHQC2-CF-CV-S-DDC202.11	2	Sediment and Soil Erosion Control Details	20.12.2019
<u>NHQC2-CF-CV-S-DDC205.22</u>	<u>E</u>	<u>Retaining Wall Elevations - Sheet 02</u>	<u>02.09.20</u>

(c) Schedule 2 Part C – During Construction, conditions C39 to C41 are inserted using **bold and underlined** words/numbers as follows:

Operational Readiness Work

C39. Operational readiness work must not commence on site until the following details have been submitted to the Certifier:

- (a) a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction (including construction access);**
- (b) the maximum number of staff to be involved in operational readiness work on site at any one time;**
- (c) arrangements to ensure the safety of school staff on the site, including how:**

- (i) areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction;
- (ii) pedestrian access to an within the site will be managed to ensure no conflict with construction vehicle movements; and
- (d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site.

C40. Operational readiness work must only be undertaken in accordance with the details submitted under condition C39 and the following requirements:

- (a) no more than 15 staff are involved in operational readiness work on site at any one time;
- (b) no students or parents are permitted on the site; and
- (c) the Applicant has implemented appropriate arrangements to ensure the safety of school staff on the site.

Retaining Wall

C41. Any retaining wall must comply with the following requirements:

- (a) retaining walls must be designed and certified by a suitably qualified structural engineer;
- (b) retaining walls in cut must be constructed a minimum of 300mm from any property boundary to ensure all associated drainage and backfill remain wholly within the subject property;
- (c) retaining walls in fill must be constructed to ensure all associated drainage and backfill remain wholly within the subject property;
- (d) adequate provisions must be made for surface and subsurface drainage of retaining walls and all water collected shall be diverted to, and connect to, a stormwater disposal system within the property boundaries;
- (e) retaining walls must not be erected within drainage easements; and
- (f) retaining walls must not be erected in any other easement present on the land without the approval of the relevant authority benefited.

(d) Schedule 2 Part E – Post Operation, conditions E19 and E20 are inserted using **bold and underlined** words/numbers as follows:

Retaining wall

E19. Any graffiti on the retaining wall along the northern boundary of the site must be removed within 24 hours.

E20. If the retaining wall along the northern boundary of the site remains exposed such that part or all the face wall is visible from outside of the site six months after the commencement of operation, the Applicant must paint the exposed parts of the retaining wall and apply a graffiti proof treatment determined in consultation with Council. Where required, painting and treatment of the wall must be completed within seven months of the commencement of operation.

End of modification
(SSD 9477-MOD-1)