

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 *21 December* 2018

SCHEDULE 1

Development Consent: SSD 7742 granted on 11 August 2017

For the following: Redevelopment of Ballina High School into Ballina Coastal High School, comprising:

- demolition of Blocks T and W and removal of existing on-site car parking;
- retention of the existing Marine Discovery Centre, Aquaculture building, existing sports courts and Block C;
- construction of a new high school up to three storeys in height, for 1,000 students;
- construction of a new vehicular entry from Swift Street for a loading zone and support drop-off zone;
- construction of associated infrastructure services including a stormwater management system and electricity kiosk; and
- landscaping works including the removal of 61 trees, on-site relocation of one tree, construction of formal and informal learning areas and the planting of new vegetation.

Applicant: NSW Department of Education

Consent Authority: Minister for Planning

The Land: 37 – 49 Swift Street, Ballina (Lots 477 & 478 DP 729251, Lot 1 DP 1083219 and Lot 392 DP 755684)

Modification: SSD 7742 MOD 1:

- retain Building W previously approved for demolition
- provide revised landscaped plan
- amendments to the layout of the sporting fields
- relocation of the LPDG tank, electrical substation and kiosk
- amendment to Condition D15 to allow the use of a temporary car park

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:

Terms of Consent

A2. The Applicant must carry out the development in accordance with the conditions of consent and generally in accordance with the:

- a) *Environmental Impact Statement, New High School for Ballina, 37 – 49 Swift Street, Ballina Lots 477 & 478 DP 729251, Lot 1 DP 1083219 and Lot 392 DP 755684, prepared by ADW Johnson Pty Limited, dated December 2016;*
- b) *Ballina High School Development (SSD 7742) – Response to Submissions, prepared by GHD Pty Ltd, dated 23 May 2017 and accompanying attachments;*
- c) *Response to Submissions – St Francis Xavier School, prepared by GHD Pty Ltd, dated 29 May 2017;*
- d) *Revised Landscape Development Application, prepared by Terras Landscape Architects, submitted on 31 May 2017;*
- e) **Section 4.55 1(A) Modification Application – State Significant Development Application 7742 Ballina High School Redevelopment prepared by ADW Johnson PTY LTD dated September 2018; and**
- f) **the** 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 EJE Architecture			
Dwg No.	Rev	Name of Plan	Date
DA-000	G	Coversheet	18/05/17
DA-001	G O	Site Context Plan	18/05/17
DA-002	F O	Site Plan	18/05/17
DA-003	C	Site Analysis Plan	18/10/16
DA-005	E	Shadow Diagrams	18/05/17
DA-006	F 1	Demolition Plan	25/05/17 May 2017
DA-007	B	Site Signage Location	18/05/17
DA-008	B	Site Signage Detail	18/05/17
DA-100	J K	Ground Floor Plan	18/05/17
DA-101	H	Level 1 Floor Plan	18/05/17
DA-102	I	Level 2 Floor Plan	18/05/17
DA-200	H	Site Elevations	18/05/17
<u>DA-201</u>	<u>A</u>	<u>Site Elevations</u>	<u>21/08/18</u>
DA-300	C	Sections	18/10/16
DA-400	D	3D Perspectives	18/10/16
<u>A-001</u>	<u>4</u>	<u>Site Plan</u>	<u>April 2017</u>
<u>A-010</u>	<u>1</u>	<u>Temporary Car Park Set-out Plan</u>	<u>November 2018</u>
Landscape Drawings prepared by Terras Landscape Architects			
Dwg No.	Rev	Name of Plan	Date

L00	F	Cover Page	30/05/17
L01	E <u>G</u>	Tree Diagram	30/05/17 <u>18/07/16</u>
L02	E <u>F</u>	Landscape Concept	30/05/17 <u>18/07/16</u>
L03	F <u>G</u>	Site Plan	30/05/17 <u>18/07/16</u>
L04	F <u>G</u>	Main Entrance	30/05/17 <u>18/07/16</u>
L05	F <u>G</u>	Inner Green Courtyard	30/05/17 <u>18/07/16</u>
L06	F <u>G</u>	Active Recreation	30/05/17 <u>18/07/16</u>
L07	F <u>G</u>	Primary Industry/Conservation	30/05/17 <u>18/07/16</u>
L08	F <u>G</u>	Outer Green	30/05/17 <u>18/07/16</u>
L09	C <u>G</u>	Precedents	19/09/16 <u>18/07/16</u>
L10	C <u>G</u>	Planting Palette – Littoral Rainforest Entry Gardens	19/09/16 <u>18/07/16</u>
L11	C <u>G</u>	Planting Palette – Internal Courtyards & Playgrounds	19/09/16 <u>18/07/16</u>
Concept Stormwater Management Plans prepared by Northrop			
Dwg No.	Rev	Name of Plan	Date
C01	A	Coversheet and Drawing Schedule	31/10/16
C03	A	Concept Site Layout Plan	31/10/16
C10	A	Concept Erosion and Sediment Control Plan – Sheet 1	31/10/16
C11	A	Concept Erosion and Sediment Control Plan – Sheet 2	31/10/16
C12	A	Concept Erosion and Sediment Control Details	31/10/16
C20	A	Concept Stormwater Management and Levels Plan – Sheet 1	31/10/16
C21	A	Concept Stormwater Management and Levels Plan – Sheet 2	31/10/16
C30	A	Civil Details	31/10/16

- (b) Schedule 2 Part D - Conditions D4, D11 and D15 are to be amended by the insertion of the **bold and underlined** word/numbers and deletion of the **~~bold and struckout~~** words/numbers as follows:

Post-construction Dilapidation Report

D4a.

- a) **An additional dilapidation report must be undertaken prior to the operation of Building W and must include whether the construction works associated with the retention of Building W has created any structural damage to properties and infrastructure in the vicinity of Building W (outside of the subject site).**

Pre-operation Compliance Report

D11a.

Prior to the operation of Building W, an additional pre-operational compliance report must be prepared and submitted to the Planning Secretary no later than one month before the commencement of operation, or within another timeframe agreed with the Secretary. Operation of the building must not commence until the Pre-Operation Compliance Report has been submitted for information to the Secretary.

- D15. **Provision of a minimum of 47 car parking spaces on site for use by staff must be provided as follows:**

- a) by way of temporary carpark on the existing sports courts as identified in Drawing A-001, Rev 4, dated April 2017 and prepared by EJE Architecture, for a period of up to three (3) months, unless otherwise agreed by the Planning Secretary, from the commencement of operation; and
- b) by way of a permanent carpark that must be:
 - i) connected to an existing internal school footpath by a new pedestrian footpath, where required; and
 - ii) in accordance with the latest version of AS/NZS 2890.1.

END OF MODIFICATION