

# 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 5 November 2019

## SCHEDULE 1

<b>Development consent:</b>	SSD 7968 granted on 17 December 2017
<b>For the following:</b>	<p>Construction of Oran Park High School and alterations and additions to Oran Park Primary School, comprising:</p> <ul style="list-style-type: none"><li>• site preparation works, including bulk earthworks;</li><li>• construction of a new high school for up to 2,000 students, including:<ul style="list-style-type: none"><li>◦ five multi-purpose school buildings up to three storeys in height, a multi-purpose gymnasium, external sports field and courts;</li><li>◦ a new 80 space on-site car park; o landscaping works including construction of formal and informal learning areas, playgrounds, amphitheatre, sensory gardens and security fencing;</li><li>◦ a new vehicular access point off Holden Drive;</li><li>◦ a new vehicular entry from South Circuit for service zone;</li></ul></li><li>• expansion of Oran Park Public School for up to 1,000 students, including:<ul style="list-style-type: none"><li>◦ additions to blocks PE, PF and PG;</li><li>◦ 20 space expansion to existing on-site car park;</li></ul></li><li>• 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;</li><li>• construction of associated infrastructure services including stormwater management and electricity substation; and</li><li>• school identification signage</li></ul>
<b>Applicant:</b>	NSW Department of Education
<b>Consent Authority:</b>	Minister for Planning and Public Spaces
<b>The Land:</b>	Oran Park High School and Public School 390 South Circuit, Oran Park (Lot 1000 DP 1164435)
<b>Modification:</b>	<p>SSD 7968 MOD 2:</p> <ul style="list-style-type: none"><li>• Modify the conditions of the consent to allow for the staging of the development.</li><li>• Correct typographical errors in the list of approved plans in Condition A2 as modified in SSD 7968 MOD 1.</li></ul>

## SCHEDULE 2

The above consent is modified as follows:

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

### Development in Accordance with Plans and Documents

A2. 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.

<b>Architectural Drawings prepared by <i>Perumal Pedavoli Architects</i></b>			
<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>
AD-00-001	B	COVER SHEET / OVERALL SITE PLAN	22.02.17
AD-00-011	B	OVERALL ROOF PLAN	<del>03.05.17</del> <b><u>03.05.19</u></b>
AD-00-012	A	OVERALL SITE PLAN – SIGNANGE	22.02.17
AD-00-021	B	COMPOSITE FLOOR PLAN L0	<del>03.05.17</del> <b><u>03.05.19</u></b>
AD-00-022	A	COMPOSITE FLOOR PLAN L1	22.02.17
AD-00-023	B	COMPOSITE FLOOR PLAN L2	<del>03.05.17</del> <b><u>03.05.19</u></b>
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	B	BLOCK HA & HB – ELEVATIONS	<del>03.05.17</del> <b><u>03.05.19</u></b>
AD-01-201	B	BLOCK HA & HB – SECTIONS	<del>03.05.17</del> <b><u>03.05.19</u></b>
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	B	BLOCK HC – ELEVATIONS	<del>03.05.17</del> <b><u>03.05.19</u></b>

AD-02-201	B	BLOCK HC – SECTIONS	<del>03.05.17</del> <b><u>03.05.19</u></b>
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	B	BLOCK HD – ELEVATIONS	<del>03.05.17</del> <b><u>03.05.19</u></b>
AD-03-201	B	LOCK HD – SECTIONS	<del>03.05.17</del> <b><u>03.05.19</u></b>
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	PLOCK PE, PG & PG – LEVEL 1 PLAN	22.02.17
AD-05-101	B	BLOCK PE, PG & PG – ELEVATIONS	<del>03.05.17</del> <b><u>03.05.19</u></b>
AD-05-201	B	BLOCK PE, PG & PG – SECTIONS	<del>22.02.17</del> <b><u>03.05.19</u></b>
AD-06-011	A	BLOCK PA – DEMOLITION AND GROUND FLOOR PLAN	22.02.17
AD-20-001	B	SHADOWS EXISTING & PROPOSED – 21 JUNE 9AM	<del>03.05.17</del> <b><u>03.05.19</u></b>
AD-20-002	B	SHADOWS EXISTING & PROPOSED – 21 JUNE 12PM	<del>03.05.17</del> <b><u>03.05.19</u></b>
AD-20-003	B	SHADOWS EXISTING & PROPOSED – 21 JUNE 3PM	<del>03.05.17</del> <b><u>03.05.19</u></b>
<b>Landscape Drawings prepared by <i>Lorna Harrison Landscape Architects</i></b>			
<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>
01	B	Overall Landscape Site Plan	14.02.17
02	B	Landscape Site Plan, Design Elements	14.02.17
<b>Civil Works prepared by <i>Woolacoots Consulting Engineers</i></b>			
<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>
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
<b>Stormwater Management Plans prepared by Woolacotts Consulting Engineers</b>			
<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>
SW1	A	Stormwater Management Plan and Details	Feb 2017
SW2	A	Erosion and Sediment Control Plan and Details	Feb 2017

(b) Schedule 2 Part A – Conditions A21, A22, A23, A24, A25, A26 and A27 are inserted using bold and underlined words as follows:

### **Staging**

**A21. 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).**

**A22. A Staging Report prepared in accordance with condition A21 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.**

**A23. Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.**

**A24. 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.**

### **Staging, Combining and Updating Strategies, Plans, Programs or Drawings**

**A25. With the approval of the Planning Secretary, the Applicant may:**

- (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan, program or architectural/design plans applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);**
- (b) combine any strategy, plan, program or drawing required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and**
- (c) update any strategy, plan, program or drawing required by this consent (to ensure the strategies, plans, programs and drawings required under this**

consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).

A26. If the Planning Secretary agrees, a strategy, plan, program or drawing may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.

A27. If approved by the Planning Secretary, updated strategies, plans, programs or drawings supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.

End of modification  
(SSD 7968 MOD 2)

