

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

11 September 2020

SCHEDULE 1

Development consent: SSD 8372 granted on 02 November 2018

For the following: Development of Smalls Road Public School to establish a new primary school including the construction of a three storey circular multi-purpose building, outdoor play areas and covered outdoor learning areas, refurbishment of existing car parking facilities; refurbishment of multi-purpose sports courts; fencing, associated landscaping works and infrastructure works and out of school hours uses including care facilities.

Applicant: Department of Education

Consent Authority: Minister for Planning and Public Spaces

The Land: 3B Smalls Road, Ryde

Lot 1 DP 830420

Modification: Modification to conditions E5 and E8 in Schedule 2, Part E Post Occupation Conditions to allow post-operational noise and drop-off/pick-up monitoring to occur within 12 months of occupation unless otherwise stated by the PS.

SCHEDULE 2

The consent (SSD 8372) is modified as follows:

Schedule 2, Part E Post Occupation Conditions E5 and E8 are amended by the insertion of the **bold and underlined** words/numbers and the deletion of the ~~struckout~~ words/numbers as follows:

- E5. 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~~ **twelve** months of commencement ~~of~~ use of each stage of the development, **unless otherwise agreed by the Planning Secretary**, to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in ~~in~~ the Noise Impact Report, prepared by TTM, dated 7 August 2017. 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 provided attenuation measures at the affected noise sensitive receivers.
- E8. Post operational monitoring is to occur to determine if the drop-off/pick-up facility required by Condition D4 is sufficient. The drop-off/pick-up facility must be monitored during the AM and PM peak drop-off/pick-up periods twice weekly ~~for the first school term~~ **within 12 months** of operation unless otherwise agreed by the Secretary.

Following the commencement of monitoring, a A monthly report over a six-month period must be prepared by a suitably qualified person including a discussion of the results of the monitoring including:

- (a) Time period monitored (date, time);
- (b) Number of students exiting/alighting vehicles;
- (c) Number of vehicles using the drop-off/pick-up zone;
- (d) Length of time each vehicle loads/unloads students;
- (e) An assessment of how the drop-off/pick up zone is operating, and whether there is any observed impact on Smalls Road (eg queuing, illegal stopping, safety etc.);
- (f) Verification based of the results of traffic surveys at similar Sites; and
- (g) Any other relevant information as required.

~~If after six months of operation,~~ **At the completion of monitoring,** if the results of the monitoring indicate insufficient capacity of the drop-off/pick-up zone, alternative arrangements must be made in consultation with Council, to address this issue. Alternative arrangements are to be incorporated into an updated OPTMP and submitted to the Secretary for approval.

**End of modification
(SSD 8372 MOD 1)**