

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 18 April 2021

SCHEDULE 1

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| Development consent: | SSD 8373 granted by the Minister for Planning on 11 February 2019 |
| For the following: | <p>Redevelopment and operation of Alexandria Park Community School, comprising:</p> <ul style="list-style-type: none">• site preparation works including demolition of existing all existing buildings and structures, including temporary pop-up schools• site remediation works• construction of multiple school buildings up to five storeys in height accommodating:<ul style="list-style-type: none">○ a childcare centre○ a community centre• construction of a sports hall, multiple outdoor sports courts and all-weather multipurpose sports field• construction of 28 on-site car parking spaces and ancillary vehicular access• associated site landscaping and ancillary infrastructure services. |
| Applicant: | NSW Department of Education |
| Consent Authority: | Minister for Planning and Public Spaces |
| The Land: | Lot 11 DP 615964; Lot 1 DP 74696; Lots 2 and 3 DP 69494 and Lots A and B DP 109038, 7-11 Park Road, Alexandria |
| Modification: | <p>SSD-8373-Mod-2: Amendment to the approved development as follows:</p> <ul style="list-style-type: none">• The site description on the consent to include part of Park Road (the part of Park Road that is subject to a City of Sydney Road Closure). |

- Condition A2 of the consent to amend the approved architectural drawings, landscape drawings and stormwater/drainage drawings. The amended drawings propose an expanded sports field as part of an executed Joint Venture with City of Sydney Council.

SCHEDULE 2

The consent (SSD-8373) is modified as follows by the deletion of the words/ numbers marked in ~~strike through~~ and insertion of the **bold and underlined** words/ numbers:

(a) Schedule 1 — amend the section Site to:

Site: Lot 11 DP 615964; Lot 1 DP 74696; Lots 2 and 3 in DP 69494 and Lots A and B DP 109038, 7-11 Park Road, Alexandria **and part of Park Road (the part of Park Road that is subject to a City of Sydney Road closure).**

(b) Schedule 2 (Part A Administrative Conditions) — amend condition A2 to:

Terms of Consent

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
- (d) in accordance with the approved plans in the table below:

| Architectural Drawings prepared by <i>Tanner Kibble Denton Architects</i> | | | |
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| Dwg No. | Rev. | Name of Plan | Date |
| AR.DA. 1001 | P1 | Existing Site Plan | 08.12.17 |
| AR.DA. 1101 | A B | Proposed Site Plan – Completed Project | 12.03.20 <u>06/04/2020</u> |
| AR.DA. 1102 | A B | Proposed Site Plan – Phase 2 Completion | 12.03.20 <u>06/04/2020</u> |
| AR.DA. 1201 | A B | Existing and Proposed Site Plans | 12.03.20 <u>06/04/2020</u> |
| AR.DA. 1202 | P2 A | Phase 1 – Construction Extent | 20.04.18 12.03.20 |
| AR.DA. 1203 | A B | Phase 2 – Construction Extent | 12.03.20 <u>06/04/2020</u> |
| AR.DA. 1204 | A | Phase 3 – Construction Extent | 12.03.20 <u>06/04/2020</u> |
| AR.DA. 1205 | A | Existing and Proposed Site Plans - Phase 2 Completion | 12.03.20 |
| AR.DA. 2001 | P5 | Campus Plans- Ground and First Floors | 28.11.18 <u>06/04/2020</u> |
| AR.DA. 2002 | P4 | Campus Plans — Second and Third Floors | 24.04.18 <u>06/04/2020</u> |
| AR.DA. 2003 | A-B | Campus Plans – Fourth Floor and Roof | 12.03.20 <u>06/04/2020</u> |
| AR.DA. 2004 | A | Roof Plan - Completed Project | 12.03.20 |
| AR.DA. 2010 | P2 A | Key Plan | 20.04.18 12.03.20 |
| AR.DA. 2011 | P2 A | Key Plan- Building References | 20.04.18 12.03.20 |
| AR.DA. 2101 | P3 A | Ground Floor Plan – Northern Hubs | 20.04.18 <u>06/04/2020</u> |
| AR.DA. 2102 | P3 | Ground Floor Plan – Southern Hubs | 20.04.18 |
| AR.DA. 2201 | P3-A | First Floor Plan – Northern Hubs | 20.04.18 <u>06/04/2020</u> |
| AR.DA. 2202 | P4 | First Floor Plan – Southern Hubs | 24.04.18 |
| AR.DA. 2301 | P3 | Second Floor Plan – Northern Hubs | 20.04.18 |
| AR.DA. 2302 | P4 | Second Floor Plan – Southern Hubs | 24.04.18 |
| AR.DA. 2401 | P3 | Third Floor Plan – Northern Hubs | 20.04.18 |
| AR.DA. 2402 | P3 | Third Floor Plan- Southern Hubs | 20.04.18 |

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| AR.DA. 2501 | P3 A | Fourth Floor Plan – Northern Hubs | 20.04.18 12.03.20 |
| AR.DA. 2504 | A | Fourth Floor Plan - Level 04 as Temporary Roof | 12.03.20 |
| AR.DA. 2601 | P2 A | Roof Plan- Northern Hubs | 20.04.18 12.03.20 |
| AR.DA. 2602 | P2 A | Roof Plan- Southern Hubs | 20.04.18 12.03.20 |
| AR.DA. 3001 | P2 A | Elevations 1 Elevations 1 Completed Project | 20.04.18 12.03.20 |
| AR.DA. 3002 | P4 A | Detailed Elevations 1 Detailed Elevations 1 - Completed Project | 08.12.17 12.03.20 |
| AR.DA. 3003 | P2 A | Detailed Elevations 2 Detailed Elevations 1 - Completed Project | 20.04.18 12.03.20 |
| AR.DA. 3004 | P2 A | Detailed Elevations 3 Detailed Elevations 1 - Completed Project | 20.04.18 12.03.20 |
| AR.DA. 3005 | P2 A | Detailed Elevations 3 — Screen Detailed Elevations | 20.04.18 12.03.20 |
| AR.DA. 3011 | A | Revision A | 12.03.20 |
| AR.DA. 3012 | A | Detailed Elevations 1- Phase 2 | 12.03.20 |
| AR.DA. 3013 | A | Detailed Elevations 2 - Phase 2 | 12.03.20 |
| AR.DA. 3014 | A | Detailed Elevations 3 - Phase 2 | 12.03.20 |
| AR.DA. 3015 | A | Detailed Elevations 3 - Phase 2 | 12.03.20 |
| AR.DA. 3101 | P2 A | Sections 1 Sections 1 – Completed Project | 20.04.18 12.03.20 |
| AR.DA.3102 | A | Revision A | 12.03.20 |
| AR.DA. 3111 | P2 | Detailed Section Sheet 1 | 20.04.18 |
| AR.SD.3111 | A | Revision A | 20.03.20 |
| AR.DA.3112 | A | Revision A | 20.03.20 |
| AR.DA.4001 | A | Revision P1 | 08.12.17 |
| <u>AR.CD 1002</u> | <u>A</u> | <u>Sports Field Plan</u> | <u>18.06.20</u> |
| <u>AR.CD 1003</u> | <u>A</u> | <u>Sports Field Sections</u> | <u>18.06.20</u> |
| <u>AR.CD 1004</u> | <u>A</u> | <u>Sports Field Elevations Sheet 01</u> | <u>18.06.20</u> |
| <u>AR.CD 1005</u> | <u>A</u> | <u>Sports Field Elevations Sheet 02</u> | <u>18.06.20</u> |
| <u>AR.CD 1006</u> | <u>A</u> | <u>Sports Field Detailed Section</u> | <u>18.06.20</u> |
| <u>AR.DA 1007</u> | <u>A</u> | <u>Modes of Change</u> | <u>18.06.20</u> |
| <u>AR.DA 1008</u> | <u>A</u> | <u>Sports Field Perspective Sheet 01</u> | <u>18.06.20</u> |
| <u>AR.DA 1009</u> | <u>A</u> | <u>Sports Field Perspective Sheet 02</u> | <u>18.06.20</u> |
| Landscape Drawings prepared by Context Landscape Design Pty Ltd | | | |
| <u>L.COS.9001</u> | <u>C</u> | <u>Finishes & Levels Plan 1 of 8</u> | <u>17/06/2020</u> |
| <u>L.COS.9002a</u> | <u>C</u> | <u>Finishes & Levels Plan 2a of 8</u> | <u>17/06/2020</u> |
| <u>L.COS.9002</u> | <u>C</u> | <u>Finishes & Levels Plan 2 of 8</u> | <u>17/06/2020</u> |
| <u>L.COS.9003</u> | <u>C</u> | <u>Finishes & Levels Plan 3 of 8</u> | <u>17/06/2020</u> |
| <u>L.COS.9004</u> | <u>C</u> | <u>Finishes & Levels Plan 4 of 8</u> | <u>17/06/2020</u> |
| <u>L.COS.9004a</u> | <u>C</u> | <u>Finishes & Levels Plan 4a of 8</u> | <u>17/06/2020</u> |
| <u>L.COS.9005</u> | <u>C</u> | <u>Finishes & Levels Plan 5 of 8</u> | <u>17/06/2020</u> |
| <u>L.COS.9006</u> | <u>C</u> | <u>Finishes & Levels Plan 6 of 8</u> | <u>17/06/2020</u> |
| <u>L.COS.9007</u> | <u>C</u> | <u>Finishes & Levels Plan 7 of 8</u> | <u>17/06/2020</u> |

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| <u>L.COS.9008</u> | <u>C</u> | <u>Finishes & Levels Plan 8 of 8</u> | <u>17/06/2020</u> |
| <u>L.COS.9100</u> | <u>C</u> | <u>Section Sheet 1</u> | <u>17/06/2020</u> |
| <u>L.COS.9101</u> | <u>C</u> | <u>Section Sheet 2</u> | <u>17/06/2020</u> |
| <u>L.COS.9102</u> | <u>C</u> | <u>Section Sheet 3</u> | <u>17/06/2020</u> |

(c) Schedule 2 (Part A Administrative Conditions) — insert the following:

Biodiversity

A28. The Applicant must provide a compensatory net increase of 1.6 trees for each tree removed on the site in accordance with the Proposed Tree Plan (Drawing Title: Proposed Trees 02 of 02, Drawing Number SK 021, Issue: D, Date: 6/11/2020).

A29. The Applicant must retain Tree 109, a mature Curtain Fig, and provide additional trees along Buckland Street (trees 130-139) to create a secondary layer of screening and mid canopy cover, as per the information provided in the Proposed Tree Plan (Drawing Title: Proposed Trees 02 of 02, Drawing Number SK 021, Issue: D, Date: 6/11/2020) and Proposed Trees Schedule, submitted as Appendix F to Response to Request for Additional Information: Alexandria Park Community School Redevelopment-Mod-2 (SSD-8373-Mod-1) (prepared by Urbis, dated 13 November 2020).

End of modification
(SSD 8373 MOD 2)