

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

24 September 2020

SCHEDULE 1

Development consent:	SSD 8574 granted on 26 February 2019
For the following:	Redevelopment of Waitara Public School, including the demolition or removal of a number of existing permanent and demountable buildings on the site, the construction of a new four storey building providing new learning and ancillary spaces and associated works including tree removal, provision of additional car parking spaces and landscaping.
Applicant:	NSW Department of Education
Consent Authority:	Minister for Planning and Public Spaces
The Land:	Waitara Public School 48-56 Mrya Street, Wahroonga Lot 1 DP333142, Lots 11-13 DP17375 and Lot A DP309739
Modification:	SSD 8574 MOD 2: modification to accommodate amended car parking layout and short term noise monitoring requirements.

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** words and deletion of the ~~**bold and struckout**~~ words as follows:

Terms of Consent

A2. The development may only be carried out:

- b) in compliance with the conditions of this consent;
- c) in accordance with all written directions of the Planning Secretary;
- d) generally in accordance with the EIS and Response to Submissions;
- e) in accordance with the approved plans in the table below:

Architectural Drawings prepared by NBRS Architecture			
Dwg No.	Rev	Name of Plan	Date
18159-A-WD-00-02	P4	Site Demolition Plan	4/10/2018
18159-A-WD-00-01	A	Site Plan	31/01/2019
18159-A-WD-10-01	A	General Arrangement – Level 1	31/01/2019
18159-A-WD-10-02	A	General Arrangement – Level 2	31/01/2019
18159-A-WD-10-03	A	General Arrangement – Level 3	31/01/2019
18159-A-WD-10-04	A	General Arrangement – Level 4	31/01/2019
18159-A-WD-10-05	A	General Arrangement – Roof Plan	31/01/2019
18159-A-WD-30-01	A	Elevations	31/01/2019
18159-A-WD-30-02	A	Elevations	31/01/2019
18159-A-WD-30-11	A	Sections	31/01/2019
18159-A-WD-30-12	A	Sections	31/01/2019
Landscape Plans prepared by GHD Woodhead <u>NBRS Architecture</u>			
Dwg No.	Rev	Name of Plan	Date
21-26108-WA-SD-LA-1000 <u>18159-LA1000-F</u>	E <u>F</u>	Landscape Site Plan	03/08/2018 <u>10/08/2020</u>
21-26108-WA-SD-LA-1107 <u>18159-LA1107-E</u>	D <u>E</u>	Landscape General Arrangement (Sheet 7 of 8)	03/08/2018 <u>10/08/2020</u>
21-26108-WA-SD-LA-3107 <u>18159-LA3107-D</u>	C <u>D</u>	Landscape Planting Plan (Sheet 7 of 8)	03/08/2018 <u>10/08/2020</u>
21-26108-WA-SD-LA-2107 <u>18159-LA2107-D</u>	C <u>D</u>	Landscape Levels and Setout Plan	03/08/2018 <u>10/08/2020</u>
21-26108-WA-SD-LA-1003 <u>18159-LA-1003-F</u>	E <u>F</u>	Landscape Available Play Space Area	03/08/2018 <u>10/08/2020</u>

- b) Schedule 2 Part D, Condition D10 is amended by the insertion of the **bold and underlined** words and deletion of the ~~bold and struckout~~ words as follows:

Operational Transport and Access Management Plan (OTAMP)

D10. An OTAMP is to be prepared for the school by a suitably qualified person, in consultation with Council **and** Transport for NSW ~~and RMS~~ and must address the following:

- (a) Detailed pedestrian analysis including the identification of safe route options – to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish;
- (b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.);
- (c) the location and operational management procedures of the drop-off and pick-up parking located within Myra Street and Highlands Avenue, including staff management/traffic controller arrangements;
- (d) the location and operational management procedures for the drop-off and pick-up of students by buses and coaches for excursions and sporting activities during the hours of bus lane operations along Edgeworth David Avenue, including staff management/traffic controller arrangements;
- (e) delivery and services vehicle and bus access and management arrangements;
- (f) restrictions on hours for delivery and services vehicle access onto the site, including those set out in in the condition E13;
- (g) management of approved access arrangements;
- (h) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up parking in Myra Street and Highlands Avenue;
- (i) car parking arrangements and management associated with the proposed use of school facilities by community members; **and**
- ~~(j) restriction on hours for use of the three parking spaces located within the turning area to the west of the existing car park to times outside of the service vehicle delivery hours set out in condition D10(f); and~~
- ~~(k)~~ **(j)** a monitoring and review program.

The OTAMP(s) must be submitted to the Secretary for approval prior to operation of the development.

The OTAMP(s) (as revised from time to time) must be implemented by the Applicant for the life of the development.

- c) Schedule 2 Part D, Condition D11 is amended by the insertion of the **bold and underlined** words and deletion of the ~~bold and struckout~~ words as follows:

Car Parking Arrangements

D11. Unless otherwise agreed by the Planning Secretary, occupation must not occur until evidence is submitted to the satisfaction of the Certifying Authority demonstrating that:

- ~~(a)~~ construction works associated with the proposed expansion of twelve additional car parking spaces located to the east of the existing car park have been completed and that the expanded car parking facility is operational; ~~and~~
- ~~(b)~~ **signage and marking have been installed which nominates the three parking spaces located in the existing turning area on the western side of the existing**

~~car park as short term staff / visitor spaces and restricts use of these spaces to time set out in condition D10(j).~~

- d) Schedule 2 Part E, Condition E11 is amended by the insertion of the **bold and underlined** words and deletion of the ~~**bold and struckout**~~ words as follows:

Operational Noise Limits

- E11. 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 months of commencement of use of each stage of the development~~ **twelve months of commencement of operation 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 the Acoustic Report prepared by GHD and dated December 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 provide attenuation measures at the affected noise sensitive receivers.

**End of modification
(SSD 8574 MOD 2)**