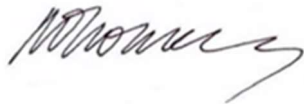


Modification of Development Consent

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.



Madeline Thomas
Acting Director
Social and Infrastructure Assessments

Sydney

23 June 2025

SCHEDULE 1

Development consent:	SSD-43065987 granted by the Minister for Planning and Public Spaces on 29 November 2023.
For the following:	Upgrades to Carlingford West Public School and Cumberland High School, including demolition of select buildings, construction of seven buildings ranging from one to five storeys, a new carpark and one-way bus link road from Dunmore Avenue to Pennant Hills Road and associated stormwater and pedestrian infrastructure and landscaping works and overall increase to existing student capacity.
Applicant:	Department of Education
Consent Authority:	Minister for Planning and Public Spaces
The Land:	57-73 Felton Road and 183 Pennant Hills Road, Carlingford (Lots 1 2,3,4 and 5 in DP235625)
Modification:	SSD-43065987 MOD: 4: Amendments to operational staging and conditions to allow for early occupation of Carlingford West Public School buildings W and X.

SCHEDULE 2

The above consent (SSD 43065987) is modified as follows:

- a) Schedule 2 Part A – Administrative Conditions, Condition A2, A9 and A11 are amended by the deletion of the ~~bold struckout~~ words, and the insertion of the **bold and underlined** words as follows:

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; as revised by the Response to Submissions; and additional information received on 7 August 2023, 8 September 2023, 18 September 2023 and 29 September 2023 SSD-43065987-MOD-1, SSD-43065987-MOD-2, **SSD-43065987-MOD-4**; and
- (d) in accordance with the approved plans in the table below:

Architectural Plans prepared by Woods Bagot			
Dwg No.	Rev	Name of Plan	Date
Site Wide			
CC-WB-DA-10-00-01-S1	2	SSDA – Stage 1 Site Plan Proposed	13/11/24
CC-WB-DA-10-00-01-S2	10	SSDA-Stage 2 - Site Plan - Proposed	13/11/24
CC-WB-DA-10-00-02-S1	8	SSDA – Stage 1 - Site Plan – Precinct Upgrades	01/03/24
CC-WB-DA-10-00-03-S1	8	SSDA – Stage 1 - Site Plan – Fencing CWPS	13/11/24
CC-WB-DA-10-00-04– S1	2	SSDA – Stage 1- Site Plan – Fencing CHS	13/11/24
CC-WB-DA-10-00-04 – S2	9	SSDA – Stage 2 - Site Plan – Fencing CHS	13/11/24
CC-WB-DA-10-00-05 – S1	8	SSDA - Stage 1 - Site Plan – Site Entrance Gate Elevations	13/11/24
Cumberland High School			
CHS-WB-DA-12-00-00- S1	2	SSDA- Stage 1 - Lower Ground Floor Plan	13/11/24
CHS-WB-DA-12-00-00- S2	8	SSDA- Stage 2 - Lower Ground Floor	13/11/24
CHS-WB-DA-12-0G-00-S1	2	SSDA- Stage 1 - Ground Floor	13/11/24
CHS-WB-DA-12-0G-00-S2	9	SSDA- Stage 2 - Ground Floor	13/11/24
CHS-WB-DA-12-10-00- S1	2	SSDA- Stage 1 – Level 1	13/11/24
CHS-WB-DA-12-10-00- S2	8	SSDA- Stage 2 – Level 1	13/11/24
CHS-WB-DA-12-20-00 - S1	2	SSDA – Stage 1 - Level 2	13/11/24
CHS-WB-DA-12-20-00-S2	8	SSDA- Stage 2 – Level 2	13/11/24
CHS-WB-DA-12-30-00-S1	2	SSDA- Stage 1 – Level 3	13/11/24
CHS-WB-DA-12-30-00– S2	8	SSDA- Stage 2 – Level 3	13/11/24
CHS-WB-DA-12-40-00- S1	2	SSDA- Stage 1 –Roof	13/11/24
CHS-WB-DA-12-40-00– S2	8	SSDA- Stage 2 – Roof	13/11/24
CHS-WB-DA-13-00-01- S1	2	SSDA – Stage 1 -Proposed Elevation Sheet 1	13/11/24
CHS-WB-DA-13-00-01-S2	8	SSDA – Stage 2 -Proposed Elevation Sheet 1	13/11/24

CHS-WB-DA-13-00-02– S1	2	SSDA – Stage 1 -Proposed Elevation Sheet 2	13/11/24
CHS-WB-DA-13-00-02–S2	8	SSDA – Stage 2 -Proposed Elevation Sheet 2	13/11/24
CHS-WB-DA-13-00-03–S1	2	SSDA – Stage 1- Proposed Sections Sheet 1	13/11/24
CHS-WB-DA-13-00-03–S2	8	SSDA – Stage 2- Proposed Sections Sheet 1	13/11/24
CHS-WB-DA-13-00-04–S1	2	SSDA – Stage 1- Proposed Sections Sheet 2	13/11/24
CHS-WB-DA-13-00-04–S2	8	SSDA – Stage 2- Proposed Sections Sheet 2	13/11/24
CHS-WB-DA-16-00-00-S1	2	SSDA- Stage 1 - Materials and Finishes - CHS	13/11/24
CHS-WB-DA-16-00-00-S2	2	SSDA- Stage 2 - Materials and Finishes - CHS	13/11/24
Carlingford West Public School			
CWPS-WB-DA-12-00-00–S1	9	SSDA - Stage 1 - Lower Ground Plan	13/11/24
CWPS-WB-DA-12-0G-00–S1	9	SSDA Stage 1 - Ground Floor Plan	13/11/24
CWPS-WB-DA-12-10-00–S1	9	SSDA Stage 1 – Level 1	13/11/24
CWPS-WB-DA-12-20-00–S1	9	SSDA Stage 1 – Level 2	13/11/24
CWPS-WB-DA-12-30-00–S1	9	SSDA Stage 1 – Roof Level	13/11/24
CWPS-WB-DA-13-00-01–S1	8	SSDA – Stage 1 Proposed Elevation Sheet 1	13/11/24
CWPS-WB-DA-13-00-02–S1	8	SSDA – Stage 1 Proposed Elevation Sheet 2	13/11/24
CWPS-WB-DA-13-00-03–S1	8	SSDA – Stage 1 Proposed Sections Sheet 1	13/11/24
CWPS-WB-DA-16-00-00–S1	3	SSDA – Stage 1 Materials and Finishes - CWPS	13/11/24
Landscape Plans prepared by <i>Urbis</i>			
Dwg No.	Rev	Name of Plan	Date
L000	Q	Cover Sheet + Legend	13/03/2025
L001	R	Plant Schedule	11/06/2025
L201 - 1	O	CWPS Finishes Plan – Part A	13/03/2025
L201 - 2	N	CWPS Finishes Plan – Part B	06/12/2024
L202	Q	CHS Finishes Plan	06/12/2024
L203 – 1	K	CHS Finishes Plan – Part A	06/12/2024
L203 – 2	K	Stage 1 CHS Finishes Plan	06/12/2024
L203 – 3	M	CHS Finishes Plan Part C	06/12/2024
L204	D	Stage 2 CHS Finishes Plan	06/12/2024
L501	N	CWPS Planting Plan	11/06/2025
L502	M	CWPS Planting Plan	06/12/2024
L503	N	CHS Planting Plan	06/12/2024
L504 - 1	N	CHS Planting Plan – Part A	06/12/2024

L504 – 2	N	CHS Planting Plan – Part B	06/12/2024
L504 - 3	O	CHS Planting Plan Part C	11/06/2025
L505	D	Stage 2 CHS Planting Plan	06/12/2024

Staging

A9. The project may be constructed and operated in stages in accordance with the terms/conditions of this consent and the details set out in the 'Preliminary Staging Report' dated **26 October 2023 5 May 2025** and prepared by Savills.

A11. Any revised Staging Report prepared in accordance with condition A10 must:

- (a) maintain the staged operation in accordance with the terms/conditions of this consent and the details set out in the 'Preliminary Staging Report' dated **26 October 2023 5 May 2025** and prepared by Savills;
- (b) 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;
- (c) specify how compliance with conditions will be achieved across and between each of the stages of the project;
- (d) specify how compliance with independent auditing requirements will be achieved across and between each of the stages of the project; and
- (e) set out mechanisms for managing any cumulative impacts arising from the proposed construction staging.

- a) Schedule 2 Part C – new Condition C50 is included by the insertion of the **bold and underlined** words as:

Interim Staging

C50. During construction of interim stage CWPS1 as set out in the 'Preliminary Staging Report' dated 5 May and prepared by Savills, mitigation measures detailed in in the 'Preliminary Staging Report' must be implemented.

- b) Schedule 2 Part D – Conditions D10, D13, D16, D17, D19, D20, D21, D22, D23, D24, D25, D33, D34, D36, D37 and D43 are amended by the deletion of the **~~bold struckout~~** words, and the insertion of the **bold and underlined** words as:

Operational Noise – Design of Mechanical Plant and Equipment

D10. Prior to the commencement of operation **of each relevant stage**, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the Carlingford West Public School and Cumberland High School Upgrades Noise and Vibration Impact Assessment dated 27 October 2022, as amended on 7 August 2023, and prepared by Acoustic Studio, **and as amended by the Acoustic Assessment, dated 6 May 2025, prepared by Pulse White Noise Acoustics** have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the recommended project noise trigger levels identified in the Carlingford West Public School and Cumberland High School Upgrades Noise and Vibration Impact Assessment.

Compliance with Food Code

D13. Prior to the commencement of operation **of each relevant stage**, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design,

construction and fit-out of food premises and provide evidence of receipt of the certificate to the Certifier.

Road Damage

- D16. Prior to the commencement of operation **of each relevant stage**, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant **unless agreed otherwise by the relevant public authority in accordance with condition D15.**

Post-Construction Survey – Adjoining Properties

- D17. Where a pre-construction survey has been undertaken in accordance with condition B7, prior to the commencement of operation **of each relevant stage** the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must:
- (a) document the results of the post-construction survey and compare it with the pre-construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B7;
 - (b) be provided to the owner of the relevant buildings surveyed;
 - (c) be provided to the Certifier; and
 - (d) be provided to the Planning Secretary within 48 hours when requested.

Road Upgrades

- D19. Prior to the commencement of operation of Stage 2 outlined in the 'Preliminary Staging Report' dated ~~26 October 2023~~ **5 May 2025** and prepared by Savills the road upgrade works for the widening of Sandringham Drive and Arcadian Circuit to create approximately 23 on-street carparking spaces in accordance with the Transport and Accessibility Impact, revision 6, dated 4 August 2023, prepared by Taylor Thomson Whitting (NSW) Pty Ltd, must be constructed and available for use.

Note: The road widening works must be submitted for approval through the Council's Traffic Committee process

Pedestrian Infrastructure Upgrades

- D20. Within six months of the operation of substages CWPS1 and CHS1 outlined in the 'Preliminary Staging Report' dated ~~26 October 2023~~ **5 May 2025** and prepared by Savills, the Applicant must complete the pedestrian upgrade works in condition B33 to the satisfaction of the relevant roads authority and evidence must be provided to the Certifier.

Note:

- The Applicant must obtain approval for the works under section 138 of the Roads Act 1993.
- All costs associated with the proposed road upgrade works must be borne by the Applicant.
- In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section 138 of the Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent.

Car Parking Arrangements

- D21. Within six months of the operation of substages CWPS1 and CHS1 outlined in the 'Preliminary Staging Report' dated ~~26 October 2023~~ **5 May 2025** and prepared by Savills, evidence must be submitted to the Certifier that demonstrates that construction works associated with the proposed CWPS on-site carpark, as proposed under B34, have been completed and that the car parking facility is operational.

Bicycle Parking and End-of-Trip Facilities

D22. Prior to the commencement of operation **of each relevant stage**, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:

- (a) **prior to the commencement of operation of substage CWPS1**, the provision of a minimum five staff and 96 student bicycle parking spaces at CWPS;
- (b) **prior to the commencement of operation of entire Stage 1**, the provision of a minimum six staff and 84 student bicycle parking spaces at CHS;
- (c) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;
- (d) **prior to the commencement of operation of substage CWPS1 and CHS1**, the provision of end-of-trip facilities for staff; and
- (e) appropriate pedestrian and cyclist advisory signs are to be provided **prior to the commencement of operation of each relevant stage**.

Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.

Pedestrian Crossing Facilities

D23. Within six months of the operation of substages CWPS1 and CHS1 outlined in the 'Preliminary Staging Report' prepared by Savills and dated **26 October 2023 5 May 2025**, pedestrian crossings in condition B33 must be installed in accordance with the relevant design standards and warrants of the relevant road authority.

Drop Off-Pick Up Zones

D24. Within six months of the operation of substages CWPS1 and CHS1 outlined in the 'Preliminary Staging Report' prepared by Savills and dated **26 October 2023 5 May 2025**, the drop off-pick up zone and turning circle on Felton Road West must be completed and operational.

Bus-link Road

D25. Within six months of the operation of substages CWPS1 and CHS1 outlined in the 'Preliminary Staging Report', dated **26 October 2023 5 May 2025** and prepared by Savills, the bus-link road must be completed and operational.

Signage

D33. Prior to the commencement of operation **of each relevant stage**, way-finding signage and signage identifying the location of staff car parking must be installed.

D34. Prior to the commencement of operation **of each relevant stage**, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.

Site Contamination

D36. Prior to the commencement of operation **of each relevant stage**, the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The

Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.

Landscaping

D37. Prior to the commencement of operation, or other timeframe outlined in 'Preliminary Staging Report', dated ~~26 October 2023~~ **5 May 2025** and prepared by Savills, landscaping of the site must be completed in accordance with landscape plan(s) [listed in condition A2(d)].

Stormwater Infrastructure and Flood Wall Management Plan

D43. Prior to the commencement of operation **of the Cumberland High School buildings 'Y' and 'Z'**, the Applicant must prepare a Stormwater Infrastructure and Flood Wall Management Strategy to the satisfaction of the Planning Secretary. The Stormwater Infrastructure and Flood Wall Management Plan must:

- (a) be prepared by a suitably experienced Chartered Professional engineer;
- (b) detail the triggers for a Chartered Professional engineer to inspect and manage the flood wall in condition B26 annually, and after any 1% AEP, 5% AEP or PMF flooding on or near the site;
- (c) detail the triggers for a suitably qualified and experienced Chartered Professional engineer to inspect and manage all stormwater infrastructure to clear blockage and prevent blockage after any 1% AEP, 5% AEP or PMF flooding on or near the site; and
- (d) where the findings of the Chartered Professional engineer in condition D43(b) and D43(c) indicate that works are required to ensure the ongoing structural integrity and functionality of the flood wall and/or stormwater infrastructure:
 - (i) undertake any required clearance and minor modifications within 30 days of the event which triggered the need for Chartered Professional Engineers inspection.
 - (ii) For major works arrange to have the repair/reconfiguration works completed within 60 days of the event which triggered the need for Chartered Professional Engineers inspection.

D46. Prior to the operation of substage CWPS0 set out in the 'Preliminary Staging Report' dated 5 May and prepared by Savills, mitigation measures detailed in in the 'Preliminary Staging Report' must be implemented.

**End of modification
(SSD 43065987 MOD 4)**