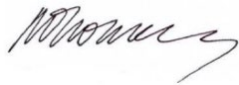


Modification of Development Consent

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
A/Director
Social and Infrastructure Assessments

Sydney

7 March 2024

SCHEDULE 1

Development consent:	SSD-41306367 granted by the Director, Social and Infrastructure Assessments on 16 May 2023
For the following:	Construction and operation of a new primary school at Gregory Hills including construction of three new buildings, landscaping and outdoor play and learning areas, parking, pedestrian infrastructure improvement, and retention of works from temporary school comprising OSD basins and hard stand waste storage area.
Applicant:	Department of Education
Consent Authority:	Minister for Planning and Public Spaces
The Land:	Lot 3257 DP 1243285, 28 Wallarah Circuit, Gregory Hills
Modification:	SSD-41306367-MOD-2: Amendments to include construction and operational staging, retain the temporary school car park in the north-eastern corner, amend the waste storage area, reduce the number of short stay parking spaces on Long Reef Circuit and reduce the width of part of the footpath on Wallarah Circuit.

SCHEDULE 2

The above consent is modified as follows:

- (a) Schedule 1, Development description, is amended by the insertion of **bold and underlined words/numbers** and deletion of ~~struck-out words/numbers~~ as follows:

Staged construction and operation of a new primary school at Gregory Hills including construction of three new buildings, landscaping and outdoor play and learning areas, parking, pedestrian infrastructure improvement, and retention of works from temporary school comprising OSD basins, **car park** and hard stand waste storage area.

- (b) Schedule 1, Definitions, the definition of Management and mitigation measures is amended with the insertion of **bold and underlined words/numbers** and deletion of ~~struck-out words/numbers~~ as follows:

Management and mitigation measures	The management and mitigation measures set out in Appendix 4 of the supplementary information dated 5 April 2023 <u>Appendix C of the supplementary information to SSD-41306367-Mod-2 dated March 2024.</u>
---	--

- (c) Schedule 2 Part A – Administrative Conditions, Conditions A2 and A31 are amended by the insertion of **bold and underlined words/numbers** and deletion of ~~struck-out words/numbers~~ 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, Response to Submissions, and supplementary information dated 5 April 2023, **SSD-41306367-Mod-1 and SSD-41306367-Mod-2;**
- (d) in accordance with the approved plans in the table below:

Architectural drawings prepared by <i>Bennett and Trimble</i>			
Dwg No.	Rev	Name of Plan	Date
SSDA.03	F <u>G</u>	Site Plan - GF	14/02/23 <u>25/10/23</u>
SSDA.04	E	Site Plan – L1	14/02/23
SSDA.05	E	Site Plan – L2	14/02/23
SSDA.06	E	Site Plan - Roof	14/02/23
SSDA.07	D	GA – Ground Level	14/02/23
SSDA.08	D	GA – Level 1	14/02/23
SSDA.09	D	GA - Level 2	14/02/23
SSDA.10	D	GA - Roof	14/02/23
SSDA.11	D	Elevations	14/02/23
SSDA.12	D	Elevations	14/02/23
SSDA.13	D	Site Sections	14/02/23
SSDA.14	D	Signage	14/02/23

SSDA.15	D	Material Schedule	14/02/23
SSDA.17	A <u>C</u>	Temporary School Retention Plan	16/05/23 <u>25/10/23</u>
Landscape Plans prepared by <i>Taylor Brammer Landscape Architects</i>			
Dwg No.	Rev	Name of Plan	Date
GH_LA_SSDA_1000	06 <u>09</u>	Landscape Concept Plan	17/04/23 <u>31/10/23</u>
GH_LA_SSDA_1001	06 <u>09</u>	Landscape Precedents Plan	17/04/23 <u>31/10/23</u>
GH_LA_SSDA_1002	06 <u>09</u>	Landscape Section Elevations	17/04/23 <u>31/10/23</u>
GH_LA_SSDA_1003	06 <u>09</u>	Landscape Section Elevations	17/04/23 <u>31/10/23</u>
GH_LA_SSDA_1004	06 <u>09</u>	Landscape Planting Strategy	17/04/23 <u>31/10/23</u>
GH_LA_SSDA_1005	06 <u>09</u>	Landscape Planting Strategy	17/04/23 <u>31/10/23</u>
Staging Plans prepared by <i>Lipman</i>			
Dwg No.	Rev	Name of Plan	Date
<u>LIP-002</u>	<u>G</u>	<u>Current Site Plan</u>	<u>9/11/23</u>
<u>LIP-003</u>	<u>G</u>	<u>Stage 1 Handover Plan</u>	<u>9/11/23</u>
<u>LIP-004</u>	<u>G</u>	<u>Stage 2 Handover Plan</u>	<u>9/11/23</u>
<u>LIP-005</u>	<u>G</u>	<u>Stage 3 Handover Plan</u>	<u>9/11/23</u>
<u>LIP-006</u>	<u>H</u>	<u>Infrastructure Works</u>	<u>29/02/24</u>

Decommissioning of Temporary School

A31. The following parts of the temporary school approved under DA2022/742/1 are to be retained within the project site:

- (a) the OSD basins in the north-western corner as identified on drawing SSDA.17 (Rev AC) prepared by Bennett and Trimble and dated 16 May 2023 **25 October 2023**; and
- (b) ~~part of the hardstand for the waste storage area in the north-eastern corner as identified on drawing SSDA.17 (Rev A) prepared by Bennett and Trimble and dated 16 May 2023;~~
- (c) **the carpark and waste storage areas as identified on drawing SSDA.17 (Rev C) prepared by Bennett and Trimble and dated 25 October 2023.**
- (d) Schedule 2 Part B – Prior to Commencement of Construction, Conditions B13, B14, B16, 24 and B34 are amended by the insertion of **bold and underlined words/numbers** and deletion of ~~struck-out words/numbers~~ as follows:

Construction Environmental Management Plan

B13. Prior to the commencement of construction **of any Stage**, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier. The CEMP must include, but not be limited to, the following:

- (e) Details of:
 - (i) hours of work;
 - (ii) 24-hour contact details of site manager;

- (iii) management of dust and odour to protect the amenity of the neighbourhood;
 - (iv) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;
 - (v) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B9;
 - (f) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;
 - (g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;
 - (h) Construction Traffic and Pedestrian Management Sub-Plan (see condition B15);
 - (i) Construction Noise and Vibration Management Sub-Plan (see condition B16);
 - (j) Construction Waste Management Sub-Plan (see condition B17);
 - (k) Construction Soil and Water Management Sub-Plan (see condition B18);
 - (l) Aboriginal Cultural Heritage Management Sub-Plan (see condition B19);
 - (m) Biodiversity Management Sub-Plan (see condition B20); and
 - (n) Construction Flood Emergency Management Plan (see condition B21).
- B15. The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) be prepared in consultation with Council and TfNSW;
 - (c) detail:
 - (i) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;
 - (ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs;
 - (iii) heavy vehicle routes, access and parking arrangements;
 - (iv) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, in accordance with the latest version of AS 2890.2; and
 - (v) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s).
 - (vi) arrangements for sufficient parking facilities on-site for construction vehicles, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities;
 - (vii) a Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:
 - minimise the impacts of earthworks and construction on the local and regional road network;
 - minimise conflicts with other road users;
 - minimise road traffic noise; and
 - ensure truck drivers use specified routes.
 - (viii) measures to mitigate conflicts with the temporary school, **Stage 1 and Stage 2 operation** drop-off/pick-up traffic and pedestrian movements during school peak hours.

- (ix) **include measures outlined in the Construction Traffic Management Plan prepared by Ason Group and dated 27 October 2023.**

B16. The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:

- (a) be prepared by a suitably qualified and experienced noise expert;
- (b) describe procedures for achieving the noise management levels in EPA's *Interim Construction Noise Guideline* (DECC, 2009);
- (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;
- (d) include strategies that have been developed with the community for managing high noise generating works;
- (e) describe the community consultation undertaken to develop the strategies in condition B16(d);
- (f) include a complaints management system that would be implemented for the duration of the construction;
- (g) include measures to mitigate noise impacts to the operation of the temporary school, **Stage 1 and Stage 2; and**
- (h) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures; **and**
- (i) **be consistent with the recommendations in the Construction Noise and Vibration Statement prepared by NDY and dated 27 October 2023.**

Retention of Trees

B25. All trees identified for retention on the Landscape Concept Plan prepared by Taylor Brammer and dated ~~17 April~~ **31 October 2023** are to be protected throughout the life of the development. Tree protection zone fencing, and all other tree protection measures are to be in place prior to any works commencing on site.

Road and Pedestrian Infrastructure Upgrade Works

B34. Prior to the commencement of construction of road and pedestrian infrastructure upgrade works, the Applicant must submit plans and technical specification for the following works to the satisfaction of the relevant roads authority:

- (a) new pedestrian crossings on the two intersections of Long Reef Circuit and Wallarah Circuit;
- (b) new pedestrian crossing on Kavanagh Street; and
- (c) widening of the footpath along Wallarah Circuit to 3 metres ~~for the length of the site frontage~~ **from the eastern edge of the Support Learning Students short stay parking to the intersection of Long Reef Circuit.**

Notes:

- *Approval must be obtained for roadworks 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.

- (e) Schedule 2 Part D – Prior to Commencement of Operation, Conditions D1, D2, D4, D6, D7, D8, D9, D10, D11, D12, D14, D15, D17, D18, D19, D20, D22, D23, D24, D25, D26, D27, D28, D29, D30, D31, D32, D33, D34 are amended by the insertion of **bold and underlined words/numbers** and deletion of ~~struck out words/numbers~~ as follows:

Notification of Occupation

- D1. At least ~~one month~~ **48 hours** before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing.

External Walls and Cladding

- D2. Prior to commencement of operation, **or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated 4 March 2024,** the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.

Works as Executed Plans

- D4. Prior to the commencement of operation, **or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated 4 March 2024,** works-as-executed plans signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.

Outdoor Lighting

- D6. Prior to the commencement of operation, **or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated 4 March 2024,** the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:
- (a) complies with the latest version of AS 4282-2019 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 1997); and
 - (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

Mechanical Ventilation

- D7. Prior to commencement of operation, **or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated 4 March 2024,** the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:
- (a) AS 1668.2-2012 *The use of air-conditioning in buildings – Mechanical ventilation in buildings* and other relevant codes; and
 - (b) any dispensation granted by Fire and Rescue NSW.

Operational Noise – Design of Mechanical Plant and Equipment

- D8. Prior to the commencement of operation, **or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated 4 March 2024,** the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B30 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the recommended operational noise levels identified in the New Primary School at Gregory Hills Noise and Vibration Impact Assessment prepared by Norman Disney and Young and dated 17 February 2023.

Fire Safety Certification

- D9. Prior to commencement of occupation, **or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated**

4 March 2024, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.

Structural Inspection Certificate

- D10. Prior to the commencement of occupation of the relevant parts of any new buildings, or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated 4 March 2024, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the Planning Secretary and the Council after:
- (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and
 - (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.

Compliance with Food Code

- D11. Prior to the commencement of operation, or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated 4 March 2024, 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 satisfaction of the Certifier.

Post-construction Dilapidation Report – Protection of Public Infrastructure

- D12. Prior to the commencement of operation of Stage 3, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must:
- (a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B5 of this consent;
 - (b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads);
 - (c) be submitted to the Certifier;
 - (d) be forwarded to Council for information; and
 - (e) be provided to the Planning Secretary within 48 hours when requested.

Road Damage

- D14. Prior to the commencement of operation of the final 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.

Post-Construction Survey – Adjoining Properties

- D15. Where a pre-construction survey has been undertaken in accordance with condition B7, prior to the commencement of operation of the final 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 provider to the Certifier; and
- (d) be provided to the Planning Secretary within 48 hours when requested.

Public Domain Works and School/Pedestrian Crossing Facilities

D17. Prior to the commencement of operation **of Stage 2**, the Applicant must complete the footpaths, pedestrian crossings and associated infrastructure, as approved by condition B34, in accordance with relevant design standards and warrants, and to the satisfaction of the relevant roads authority.

Car Parking Arrangements

- D18. Prior to the commencement of operation, **or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated 4 March 2024**, evidence must be submitted to the Certifier that demonstrates that:
- (a) construction works associated with the proposed 60 on site car parking spaces **in the south-western car park accessed off Wallarah Circuit**, have been completed and that the constructed car parking facility is operational;
 - (b) works associated with the drop-off/pick-up area to create 3 drop-off/pick-up parking bays for Support Learning Students have been completed and is operational; ~~and~~
 - (c) the ~~47~~ **14** short stay parking bays on Long Reef Circuit are operational; **and**
 - (d) **construction works associated with the proposed 27 on site car parking spaces in the north-eastern car park accessed off Long Reef Circuit, have been completed and that the constructed car parking facility is operational.**

Bicycle Parking and End-of-Trip Facilities

- D19. Prior to the commencement of operation, **or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated 4 March 2024**, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:
- (a) the provision of a minimum 60 bicycle parking spaces;
 - (b) 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;
 - (c) the provision of end-of-trip facilities for staff; and
 - (d) appropriate pedestrian and cyclist advisory signs are to be provided.

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

School Zones

D20. Prior to the commencement of **any** operation, all required School Zone signage, speed management signage and associated pavement markings along surrounding streets must be installed, inspected by TfNSW and handed over to TfNSW.

Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.

School Transport Plan

- D22. Prior to the commencement of **any** operation, a School Transport Plan (STP), must be submitted to the satisfaction of the Planning Secretary. The plan must:
- (a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW;
 - (b) include arrangements to promote the use of active and sustainable transport modes, including:

- (i) objectives and mode share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation);
 - (ii) specific tools and actions to help achieve the objectives and mode share targets;
 - (iii) details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.
- (c) include operational transport access management arrangements, including:
- (i) 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;
 - (ii) the location of all car parking spaces on the school campus and their allocation (i.e. staff, visitor, accessible, emergency, etc.);
 - (iii) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements;
 - (iv) the location and operational management procedures for the drop-off and pick-up of students by buses and coaches including staff management/traffic controller arrangements;
 - (v) delivery and services vehicle and bus access and management arrangements;
 - (vi) management of approved access arrangements;
 - (vii) 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 zones;
 - (viii) car parking arrangements and management associated with the proposed use of school facilities by community members;
 - (ix) bicycle parking arrangements to ensure sufficient parking is provided to support mode share targets and changing demand over time; and
- (d) measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the plan; and
- (e) a monitoring and review program.

Utilities and Services

D23. Prior to commencement of operation, **or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated 4 March 2024,** the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.

Stormwater Operation and Maintenance Plan

D24. Prior to the commencement of operation, **or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated 4 March 2024,** a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:

- (a) maintenance schedule of all stormwater quality treatment devices;
- (b) record and reporting details;
- (c) relevant contact information; and
- (d) Work Health and Safety requirements.

Signage

- D25. Prior to the commencement of operation, **or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated 4 March 2024,** way-finding signage and signage identifying the location of staff car parking must be installed.
- D26. Prior to the commencement of operation, **or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated 4 March 2024,** bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.

Operational Waste Management Plan

- D27. Prior to the commencement of operation, **or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated 4 March 2024,** the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:
- (a) detail the type and quantity of waste to be generated during operation of the development;
 - (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the *Protection of the Environment Operations Act 1997*, *Protection of the Environment Operations (Waste) Regulation 2014* and the *Waste Classification Guideline* (Department of Environment, Climate Change and Water, 2009);
 - (c) detail the materials to be reused or recycled, either on or off site; and
 - (d) include the Management and Mitigation Measures included in Appendix 4 in the supplementary information dated 5 April 2023 **Appendix C of the supplementary information to SSD-41306367-Mod-2 dated March 2024.**

Landscaping

- D28. Prior to the commencement of operation, **or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated 4 March 2024,** landscaping of the site must be completed in accordance with the revised Landscape Plan required by condition B33.
- D29. Prior to the commencement of **any** operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site (including the Cumberland Plain Woodland) and submit it to the satisfaction of the Planning Secretary. The plan must:
- (a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping;
 - (b) be consistent with the Applicant's Management and Mitigation Measures at Appendix 4 in the supplementary information dated 5 April 2023 **Appendix C of the supplementary information to SSD-41306367-Mod-2 dated March 2024;** and
 - (c) outline the management measures for weed removal and planting maintenance including:
 - (i) all priority weeds within the conserved Cumberland Plain Woodland shall be removed within 1 year of commencement of works, using standard bush regeneration techniques to support the recovery of this remnant; and
 - (ii) all ongoing weed removal shall be undertaken within the Cumberland Plain Woodland for a minimum of 5 years by a suitably qualified Bush Regeneration Contractor to support the plants within this zone.
- D30. Prior to commencement of operation, **or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated 4 March 2024,** tree shrub and groundcover replacement planting must be undertaken in accordance with the updated landscape plan required under this consent and any relevant

conditions of approval. The plant species, pot size and diversity/number of replacement is to be in accordance with the planting schedule within the landscape plans as required under this consent. Plants are to be maintained for a minimum of 5 years and replacement plants are to be provided where required.

Asset Protection Zones

- D31. Prior to the commencement of **any** operation, the entire property must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019.

Evacuation and Emergency Planning

- D32. Prior to the commencement of operation **of each stage**, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with *Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan*.

Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.

- D33. At least two months prior to **any** operation, the Applicant must prepare an Emergency Plan and establish emergency procedures to manage emergency scenarios associated with pipeline release.

Operational Flood Emergency Management Plan

- D34. Prior to the commencement of **any** operation, a Flood Emergency Management Plan must be submitted to the Certifier that:
- (a) has been prepared by a suitably qualified and experienced person(s);
 - (b) has been prepared in consultation with Council;
 - (c) has been prepared in consultation with NSW State Emergency Service noting the limitations described in the NSW Floodplain Development Manual Appendix N, section N7;
 - (d) incorporates and complies with all advice provided by NSW State Emergency Service at D34(c);
 - (e) addresses the provisions of the *Floodplain Risk Management Guide* (EHG);
 - (f) incorporates the following:
 - (i) the flood emergency management protocols for operational phase of the development;
 - (ii) predicted flood levels within the site and within the adjoining road system and other public land expected to be used by students and visitors;
 - (iii) details strategies such as early or pre-emptive school closure, and other management requirements where relevant and where consistent with SES advice;
 - (iv) provides clear emergency management triggers and responses;
 - (v) details of flood warning time and flood notification;
 - (vi) details assembly points and flood free routes where required;
 - (vii) identifies clear roles and responsibilities for emergency flood management within the school;
 - (viii) recognise that the NSW SES is the lead combat agency for floods and state that any flood response directive issued by the SES must be followed;
 - (ix) provide clear messaging and communication protocols;
 - (x) includes clear requirements that the Plan be regularly reviewed; and
 - (g) include details of awareness training for employees, contractors, visitors, students and caregivers and induction of new staff members.

**End of modification
(SSD 41306367 MOD 2)**