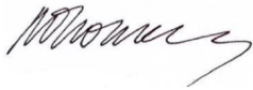


Modification of Development Consent

Section 4.55(2) 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 Infrastructure Assessments

Sydney

21 November 2024

SCHEDULE 1

Development consent: **SSD-15788005** granted by the Minister for Planning on 10 August 2022

For the following: Construction and operation of a new educational facility including:

- construction of school buildings ranging from 1 to 2 storeys, including
 - general and special support learning areas
 - staff rooms and administration office
 - hall
 - library
 - out of school hours care facility
- landscaping works and open space improvements
- parking, pick-up and set-down zones, bus zones and loading areas
- associated works
- and on-site infrastructure and utilities

Applicant: NSW Department of Education

Consent Authority: Minister for Planning and Public Spaces

The Land: **163 Barry Way (Lot 1 DP1294413)** and 207 Barry Way, Jindabyne (Lot 2 DP 1294413)

Modification: **SSD-15788005 Mod 2:**

- Replacement of boom gates with swing gates for smoother traffic management and to improve the security of the kiss and drop function.
- Provision of vehicular access to the TAFE Campus from the school site to facilitate drop off of materials to wood and metalwork classrooms. This requires inclusion of a small part of

207 Barry Way (TAFE site), within the project area. TAFE NSW has provided consent for contractors to conduct these works on the TAFE NSW Jindabyne Connected Learning Centre.

- Enhancements to the agricultural plot, including a new glasshouse and main shed expansion.
- Relocation of one wayfinding sign to the west of Block A.
- Redesign of the shared plaza amphitheatre and other open space amendments.
- Revised landscape design to ensure avoidance of works within nominated “Biodiversity Exclusion Zones” per the Biodiversity Management Plan prepared by WSP dated May 2023.
- Various minor design amendments including to rainwater tanks, fencing, on-site stormwater detention, solar panels, sheds, ag plot layout, and other minor internal and external amendments.
- Relocation of the pump house as a result of detailed hydraulic design.
- The addition of a pedestrian pathway connecting the Jindabyne Education Campus to Barry Way to facilitate active transportation opportunities for students and staff.
- Amendment of SSD-15788005 condition of consent B20 relating to Aboriginal artefact Jindabyne Campus AFT 2.
- Amendment of SSD-15788005 condition of consent C28 to align with Aboriginal Cultural Heritage consultation requirements recommended by NGH.

SCHEDULE 2

The above consent is modified as follows:

- a) Schedule 2 Part A – Administrative Conditions – Condition A2 is amended by the addition of the words/numbers in **bold and underline** 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 and Response to Submissions and Supplementary Response to Submissions; **SSD-15788005 Mod 2**;
- (d) in accordance with the approved plans in the table below:

Architectural Plans prepared by <u>Pedavoli Architects</u>			
Dwg No.	Rev	Name of Plan	Date
3332-SSDA-003	J	Proposed Site Context Plan	16.11.22
3332-SSDA-005 <u>3332-SSDA-0005</u>	H <u>K</u>	Demolition Plan	16.11.22 <u>09.05.2024</u>
3332-SSDA-0101	R <u>X</u>	Proposed Site Plan	16.11.22 <u>09.05.2024</u>
3332-SSDA-0201	Q <u>R</u>	Lower Ground Floor Plan	14.11.22 <u>09.05.2024</u>
3332-SSDA-0202	Q <u>T</u>	Ground Floor Plan	16.11.22 <u>09.05.2024</u>
3332-SSDA-0203	M <u>O</u>	First Floor Plan	14.11.22 <u>09.05.2024</u>
3332-SSDA-0204	M <u>O</u>	Roof Plan	14.11.22 <u>09.05.2024</u>
3332-SSDA-0205	C <u>F</u>	Primary School Ground Floor Plan	14.11.22 <u>09.05.2024</u>
3332-SSDA-0206	C <u>F</u>	Primary School First Floor Plan	14.11.22 <u>09.05.2024</u>
3332-SSDA-0207	C <u>E</u>	High School Lower Ground	14.11.22 <u>09.05.2024</u>
3332-SSDA-0208	C <u>H</u>	High School Ground Floor Plan	14.11.22 <u>09.05.2024</u>
3332-SSDA-0209	C <u>G</u>	High School First Floor Plan	14.11.22 <u>09.05.2024</u>
3332-SSDA-0210	D <u>H</u>	Agricultural Plot Plan	16.11.22 <u>09.05.2024</u>
3332-SSDA-0301	I <u>K</u>	Elevations	16.11.22 <u>20.12.2023</u>
3332-SSDA-0302	I <u>J</u>	Sections	14.11.22 <u>27.11.2023</u>
3332-SSDA-0303	G <u>I</u>	Sections	14.11.22 <u>20.12.2023</u>
3332-SSDA-0304	J <u>M</u>	Elevations- Plaza- Sheet 01	14.11.22 <u>20.12.2023</u>

3332-SSDA-0305	J <u>L</u>	Elevations- Plaza- Sheet 02	14.11.22 <u>27.11.2023</u>
3332-SSDA-0306	J <u>L</u>	Elevations – Plaza Internal	14.11.22 <u>27.11.2023</u>
3332-SSDA-0307	J <u>L</u>	Elevations- Primary School	14.11.22 <u>27.11.2023</u>
3332-SSDA-0308	J <u>M</u>	Elevations- High School	14.11.22 <u>20.12.2023</u>
3332-SSDA-0309	G <u>E</u>	Elevations- Agricultural Plot	14.11.22 <u>27.03.2024</u>
3332-SSDA-0401	G <u>H</u>	Section Detail <u>Sectional Detail</u>	14.11.22 <u>27.11.2023</u>
3332-SSDA-0402	G <u>H</u>	Section Detail <u>Sectional Detail</u>	14.11.22 <u>27.11.2023</u>
SK0005-01	A	Agricultural Unit – Elevations	22.06.22
Landscape Plans prepared by Site Image Landscape Architects <u>Taylor Branner Landscape Architects</u>			
Dwg No.	Rev	Name of Plan	Date
L000 <u>JEC-LA-SSDA-L000</u>	F <u>D</u>	Landscape Cover Sheet	21.02.23 <u>01.05.2024</u>
L100 <u>JEC-LA-SSDA-L100</u>	F <u>D</u>	Landscape: Master Plan	21.02.23 <u>01.05.2024</u>
L101 <u>JEC-LA-SSDA-L101</u>	06 <u>E</u> <u>C</u>	Landscape: Finishes Plan	15.11.22 <u>17.04.2024</u>
L102 <u>JEC-LA-SSDA-L102</u>	E <u>C</u>	Landscape: Finishes Plan	15.11.22 <u>17.04.2024</u>
L103 <u>JEC-LA-SSDA-L103</u>	E <u>C</u>	Landscape: Finishes Plan	15.11.22 <u>17.04.2024</u>
L104 <u>JEC-LA-SSDA-L104</u>	E <u>C</u>	Landscape: Finishes Plan	15.11.22 <u>17.04.2024</u>
L105 <u>JEC-LA-SSDA-L105</u>	E <u>C</u>	Landscape: Finishes Plan	15.11.22 <u>17.04.2024</u>
L106 <u>JEC-LA-SSDA-L106</u>	E <u>C</u>	Landscape: Finishes Plan	15.11.22 <u>17.04.2024</u>
L107 <u>JEC-LA-SSDA-L107</u>	E <u>C</u>	Landscape: Finishes Plan	15.11.22 <u>17.04.2024</u>
L108 <u>JEC-LA-SSDA-L108</u>	F <u>D</u>	Landscape: Finishes Plan	21.02.23 <u>01.05.2024</u>
L200 <u>JEC-LA-SSDA-L200</u>	E <u>B</u>	Landscape: Cross-sections	15.11.22 <u>17.04.2024</u>

L201 JEC-LA-SSDA-L201	E B	Landscape: Cross-sections	15.11.22 17.04.2024
L202 JEC-LA-SSDA-L202	E B	Landscape: Cross-sections	15.11.22 17.04.2024
L300 JEC-LA-SSDA-L300	F D	Landscape: Existing Tree Study	21.02.23 01.05.2024
L301 JEC-LA-SSDA-L301	F D	Landscape: Canopy Cover Plan	21.02.23 01.05.2024
Civil Plans prepared by Cardno Northrop Sydney			
Dwg No.	Rev	Name of Plan	Date
80820348-05-CI-1144 NRP-CEC-MOD2-DWG-0001	8 A	Cut/Fill Earthworks Plan Cover Sheet, Drawing Schedule & Locality Plan	01.06.2022 15.01.24
80820348-05-CI-1301-1303 NRP-CEC-MOD2-DWG-0111	5 A	Stormwater Drainage Plan - Sheet 1 Specification Notes - Sheet 01	27.10.2021 15.01.24
80820348-05-CI-1301-1303 NRP-CEC-MOD2-DWG-0112	5 A	Stormwater Drainage Plan - Sheet 2 Specification Notes - Sheet 02	27.10.2021 15.01.24
80820348-05-CI-1301-1303 NRP-CEC-MOD2-DWG-0201	5 A	Stormwater Drainage Plan - Sheet 3 Concept Sediment & Erosion Control Plan	27.10.2021 15.01.24
80820348-05-CI-1504-1505 NRP-CEC-MOD2-DWG-0211	2 A	Retaining Walls Layout Plan - Sheet 1 Sediment & Erosion Control Details	27.10.2021 15.01.24
80820348-05-CI-1504-1505 NRP-CEC-MOD2-DWG-0301	2 A	Retaining Walls Layout Plan - Sheet 2 Bulk Earthworks Cut & Fill Plan	27.10.2021 15.01.24
80820348-05-CI-1651-1653 NRP-CEC-MOD2-DWG-0401	3 A	Site Sections - Sheet 3 Siteworks Plan - Sheet 01	27.10.2021 15.01.24
NRP-CEC-MOD2-DWG-0402	A	Siteworks Plan - Sheet 02	15.01.24
NRP-CEC-MOD2-DWG-0403	A	Siteworks Plan - Sheet 03	15.01.24
NRP-CEC-MOD2-DWG-0431	A	Access Road Longitudinal Sections - Sheet 01	15.01.24
NRP-CEC-MOD2-DWG-0451	A	Access Road Cross Sections - Sheet 01	15.01.24
NRP-CEC-MOD2-DWG-0452	A	Access Road Cross Sections - Sheet 02	15.01.24

<u>NRP-CEC-MOD2-DWG-0453</u>	<u>A</u>	<u>Access Road Cross Sections - Sheet 03</u>	<u>15.01.24</u>
<u>NRP-CEC-MOD2-DWG-0454</u>	<u>A</u>	<u>Access Road Cross Sections - Sheet 04</u>	<u>15.01.24</u>
<u>NRP-CEC-MOD2-DWG-0521</u>	<u>A</u>	<u>Stormwater Longitudinal Sections - Sheet 01</u>	<u>15.01.24</u>
<u>NRP-CEC-MOD2-DWG-0522</u>	<u>A</u>	<u>Stormwater Longitudinal Sections - Sheet 02</u>	<u>15.01.24</u>
<u>NRP-CEC-MOD2-DWG-0523</u>	<u>A</u>	<u>Stormwater Longitudinal Sections - Sheet 03</u>	<u>15.01.24</u>
<u>NRP-CEC-MOD2-DWG-0524</u>	<u>A</u>	<u>Stormwater Longitudinal Sections - Sheet 04</u>	<u>15.01.24</u>
<u>NRP-CEC-MOD2-DWG-0591</u>	<u>A</u>	<u>Stormwater Catchment Plan - Sheet 01</u>	<u>15.01.24</u>
<u>NRP-CEC-MOD2-DWG-0991</u>	<u>A</u>	<u>Design Comparison Plan - Sheet 01</u>	<u>15.01.24</u>
<u>NRP-CEC-MOD2-DWG-0992</u>	<u>A</u>	<u>Design Comparison Plan - Sheet 02</u>	<u>15.01.24</u>
<u>NRP-CEC-MOD2-DWG-0993</u>	<u>A</u>	<u>Design Comparison Plan - Sheet 03</u>	<u>15.01.24</u>

- b) Schedule 2 Part B – Prior to construction conditions – Condition B20 is amended by the addition of the words/numbers in **bold and underline** and deletion of ~~struck out~~ words/numbers as follows:

B20. The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following:

- (e) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties;
- (f) ~~describe the measures to protect the known artefact Jindabyne Campus AFT 2 in perpetuity;~~
- (g) implement recommendations made in the Aboriginal Cultural Heritage Assessment for Jindabyne Education Campus dated 23 May 2022 prepared by NGH Pty Ltd

- c) Schedule 2 Part B – during construction conditions – Condition C28 is amended by the addition of the words/numbers in **bold and underline** and deletion of ~~struck out~~ words/numbers as follows:

C28. A representative of the Local Aboriginal Land Council must be invited to observe works associated with condition B20 undertaken on the site. Any invitation must be provided at least 14 days prior to the works occurring and reasonable arrangements agreed for the observation of the works where an invitation is accepted. In the event that any unexpected finds are discovered, any direction from the Local Aboriginal Land Council representative and the procedures outlined in condition C29 must be followed. **Additionally, in the event of an unexpected find, known Registered Aboriginal Parties must be notified of the find and consulted with regard to mitigation works.**

**End of modification
(SSD 15788005 MOD 2)**