

Attachment 1 – Agreed Recommended Conditions of Consent

APPROVED DEVELOPMENT AND PLANS

1. APPROVED DEVELOPMENT AND PLANS

The development referred to in the application is to be carried out in accordance with the approved plans and documents including the following:

Drawing No.	Title	Date	Rev
Project Name: Braidwood Central School by Clarke Keller			
DA.B0.003	Site Plan – New Works	02/04/2019	C
DA.B0.004	Site Detail Plan- Building E	02/04/2019	C
DA.B0.005	Site Detail Plan – Substation Building	02/04/2019	C
DA.B0.006	Site Detail Plan – Accessible Parking	02/04/2019	C
DA.B0.200	Site Elevation Wilson Street	02/04/2019	C
DA.B0.201	Site Elevation – Ryrie Street	02/04/2019	C
DA.B0.202	Site Elevation – McKellar Street	02/04/2019	C
DA.B0.301	Site Section 1	02/04/2019	C
DA.B0.302	Site Section 2	02/04/2019	C
DA.B0.400	Site Height Encroachment Diagram	02/04/2019	C
DA.B1.000	Building 1 Cover Page	02/04/2019	C
DA.B1.120	Building 1 Ground Floor Plan	02/04/2019	C
DA.B1.121	Building 1 Lower Ground Floor Plan	02/04/2019	C
DA.B1.130	Building 1 Roof Plan	02/04/2019	C
DA.B1.200	Building 1 Elevations	02/04/2019	C
DA.B1.300	Building 1 Sections	02/04/2019	C
DA.B2.000	Building 2 Cover Page	02/04/2019	C
DA.B2.120	Building 2 Ground Floor Plan	02/04/2019	C
DA.B2.121	Building 2 Plant Plan	02/04/2019	C
DA.B2.130	Building 2 Roof Plan	02/04/2019	C
DA.B2.200	Building 2 Elevations	02/04/2019	C
DA.B2.300	Building 2 Sections	02/04/2019	C
DA.B4.000	Building 4-A Cover Page	02/04/2019	C

DA.B4.100	Building 4-A Ground Floor Existing Plan	02/04/2019	C
DA.B4.101	Building 4-A Existing Elevations	02/04/2019	C
DA.B4.120	Building 4-A Ground Floor Proposed Plan	02/04/2019	C
DA.B4.130	Building 4-A Proposed Roof Plan	02/04/2019	C
DA.B4.200	Building 4-A Proposed Elevations	02/04/2019	C
DA.B4.300	Building 4-A Proposed Sections	02/04/2019	C
DA.BF.000	Building F – Cover Page	02/04/2019	B
DA.BF.100	Building F – Ground Floor Existing & Demolition Plan	02/04/2019	B
DA.BF.101	Building F – Roof Existing and Demolition Plan	02/04/2019	B
DA.BF.102	Building F – Existing Elevations	02/04/2019	B
DA.BF.120	Building F – Ground Floor Proposed Plan	02/04/2019	B
DA.BF.130	Building F – Proposed Roof Plan	02/04/2019	B
DA.BF.200	Building F – Proposed Elevations	02/04/2019	B
DA.BF.300	Building F – Proposed Sections	02/04/2019	B
DA.BT.000	Building T – Cover Page	02/04/2019	B
DA.BT.100	Building T – Ground Floor Existing & Demolition Plan	02/04/2019	B
DA.BT.101	Building T – Existing Elevations	02/04/2019	B
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DA.BT.200	Building T – Proposed Elevations	02/04/2019	B
DA.BT.300	Building T – Proposed Sections	02/04/2019	B
Project – Braidwood Central School Landscape DA Main Works by SPACELAB and Clarke Keller			
L503.1	Irrigation Plan Buildings ‘J’ and ‘T’	21/03/2019	DA
L503.2	Irrigation Plan Buildings ‘1, 2, H’ and ‘Y’	21/03/2019	DA
L503.3	Irrigation Plan Building ‘E’	21/03/2019	DA
L503.4	Irrigation Plan Buildings ‘3, C, D’ and ‘F’, Buildings ‘4’ and ‘A’	21/03/2019	DA
L500	Site – Cover Sheet & Location Plan	21/03/2019	DA
L502.1	Landscape Plan Buildings ‘J’ and ‘T’	21/03/2019	DA
L502.2	Landscape Plan Buildings ‘1, 2, H’ and ‘Y’	21/03/2019	DA
L502.3	Landscape Plan Building ‘E’	21/03/2019	DA
L502.4	Landscape Plan Buildings ‘3, C, D’ and ‘F’, Buildings ‘4’ and ‘A’	21/03/2019	DA
Project: Braidwood Central School by WSP (on Clarke Keller Plans)			
HSK-001	Hydraulic Services DA Demolition Site Plan	22/03/2019	B

HSB-002	Hydraulic Services DA New Works Site Plan	22/03/2019	B
ESK-001a	Electrical Services DA Application – Proposed External Services	22/03/2019	-
ESK-002a	Electrical Services DA Application – Proposed External Lighting	22/03/2019	1
Project: Braidwood Central School Civil Drawings			
1001	Key Plan	21-Mar-19	D
1011	General Arrangement Plan Sheet 1	21-Mar-19	D
1012	General Arrangement Plan Sheet 2	21-Mar-19	D
1013	General Arrangement Plan Sheet 3	28-Mar-19	E
1014	General Arrangement Plan Sheet 4	28-Mar-19	E
1015	General Arrangement Plan Sheet 5	21-Mar-19	D
1460	Environmental Management Notes and Details	21-Mar-19	B
1461	Environmental Management Plan Sheet 1	21-Mar-19	D
1462	Environmental Management Plan Sheet 2	21-Mar-19	E
1101	Earthworks Plan	21-Mar-19	E
1000	Site – Cover Sheet & Location Plan	22/01/2019	D
1002	Drawing Index and Legend	22/01/2019	D
1003	General Notes	22/01/2019	D
1161	Pavement Details Sheet 1	21-Mar-19	C
1162	Pavement Details Sheet 2	21-Mar-19	B
1651	Vehicle Turning Path Plan	21-Mar-19	E
1701	Waste Management Plan	21-Mar-19	E
-	Statement of Environmental Effects	5 April 2019	-
-	Heritage Impact Statement	April 2019	E
-	Aboriginal Test Excavation Report	November 2018	A.2018.1017
-	Traffic impact Assessment (and addendum letter)	17 September 2018	1.1
-	Preliminary Arboricultural Report (Extended)	14 September 2018	4272

except as modified by any of the following conditions of consent.

Reason: Development is undertaken in accordance with this consent & is used for the approved purpose only.

GENERAL CONDITIONS

2. Comply with the Building Code of Australia

All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.

Reason: All building work is carried out in accordance with relevant construction standards.

3. Retaining Walls

Any retaining wall greater than 600 mm is to be designed and constructed to structural engineer's details. Prior to issue of the relevant construction certificate provide a certified copy of the design to Queanbeyan-Palerang Regional Council.

Reason: Retaining walls are structurally strong enough to bear the loads put on them.

4. Batters

No batter is to have a gradient greater than 1:4. Batters greater than 1:4 must be retained.

Reason: Prevent soil erosion, water pollution and the discharge of loose sediment on surrounding land.

5. Imported Fill

All fill delivered to site has to be certified Virgin Excavated Natural Material (VENM).

Reason: Only clean and non-contaminated fill is used on site.

6. Tree Removal

The removal of trees is restricted to those identified for removal upon the approved plans areas unless further consent is obtained from Queanbeyan-Palerang Regional Council.

Reason: To protect the existing vegetation.

7. General Terms of Approval – Water NSW

The development must be carried out in accordance with the attached General Terms of Approval issued by WaterNSW (dated 10 October 2019).

Reason: To ensure compliance with the general terms of approval issued external agencies.

8. General Terms of Approval – Heritage Council of NSW

The development must be carried out in accordance with the attached General Terms of Approval issued by the Heritage Council of NSW (dated 13 December 2019).

Reason: To ensure compliance with the general terms of approval issued external agencies.

CONDITIONS TO BE SATISFIED PRIOR TO COMMENCEMENT OF WORKS

9. Site Identification

The site where building work, subdivision work, or demolition work are proposed to be carried out shall be identified by a sign sited in a visually prominent position containing the following information;

- the development application number,
- name, address and telephone number of the principal certifying authority,
- name of the principal contractor (if any) and 24 hour contact telephone number, and
- a statement that “unauthorised entry to the work site is prohibited”.

Reason: To satisfy the provisions of Clause 136B and 227A of the Environmental Planning and Assessment Regulation 2000.

10. Section 138 Consent

Prior to undertaking any works within a public road reserve, an application under Section 138 of the *Roads Act 1993* is to be submitted to and approved by Queanbeyan-Palerang Regional Council.

Reason: To ensure that works carried out comply with the Roads Act.

11. Sediment and Erosion Controls

Install and maintain sediment and erosion controls, prior to and during construction activities, in accordance with the approved Erosion and Sediment Control Plan, to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:

- (a) divert uncontaminated run-off around cleared or disturbed areas,
- (b) erect a silt fence to prevent debris escaping into drainage systems or waterways,
- (c) prevent tracking of sediment by vehicles on roads, and
- (d) stockpile topsoil, excavated material, construction and landscaping supplies and debris within the site.

Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.

12. Submit a Construction Management Plan

Prior to the commencement of works a Construction Management Plan for the management of soil, water, vegetation, waste, noise, vibration, dust, hazards and risk for the construction works must be submitted to, and endorsed by, Council. The plan must:

- a) describe the proposed construction works and construction program and,
- b) set standards and performance criteria to be met by the construction works and,
- c) describe the procedures to be implemented to ensure that the works comply with the standards and performance criteria and,
- d) identify procedures to receive, register, report and respond to complaints and,
- e) nominate and provide contact details for the persons responsible for implementing and monitoring compliance with the plans

Reason: To ensure that satisfactory measures are in place to provide for environmental management of the construction works.

CONDITIONS TO BE SATISFIED DURING DEMOLITION AND/OR BUILDING WORKS

13. Hours of Operation for Works

All works associated with the construction and/or demolition of this development must be carried out between the following hours unless Queanbeyan-Palerang Regional Council agrees in writing. A written application shall be made to Queanbeyan-Palerang Regional Council if a variation of hours is required.

Weekdays:	7.00am to 6.00pm
Saturdays:	8.00am to 4.00pm
Sundays and Public Holidays:	NIL

Reason: To reduce the chance of offensive noise being created and to minimise the impacts of the development in its locality.

14. Approval Documents

Keep a copy of all stamped approved plans, specifications and documents on site while work is being undertaken.

Reason: Relevant documentation is available for perusal on site by a council officer, for compliance check.

15. Construction Facilities

Toilet facilities are to be provided at or in the close vicinity of the work site on which work involved in the erection or demolition of a building is being carried out.

Reason: To provide adequate facilities to the work site.

16. Unexpected Finds

The development is to proceed with caution. If any Aboriginal objects are found, works should stop and NSW Department of Planning, Industry and Environment notified. If human remains are found work is to stop, the site is to be secured and the NSW Police and NSW Department of Planning, Industry and Environment are to be notified.

Reason: To ensure objects discovered during construction are protected and notified in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales.

17. All Works to Be Confined to the Site

All demolition, excavation, backfilling, construction and other activities associated with the development must:-

- a) Be carried out entirely within the allotment boundaries unless otherwise approved by Council.
- b) Comply with the requirements of AS 2601-2001 - The demolition of structures.
- c) If within one metre of the verge, the site must be protected by a hoarding which must be erected prior to the commencement of the demolition works.
- d) Be kept clear of stormwater, sewer manholes and service easements on the site.
- e) Any gates must be installed so they do not open onto any footpath or adjoining land.

Reason: To ensure that all development activity associated with the development does not pose a hazard to life or property and that the effectiveness of public services is not impaired.

18. Demolition Works

The demolition of the existing building must be carried out in accordance with the:

- a) requirements of the SafeWork Authority of New South Wales,
- b) *NSW Work Health and Safety Act 2011*, and
- c) *Australian Standard AS 2601-2001: The Demolition of Structures.*

Reason: To ensure compliance with SafeWork and occupational health and safety requirements.

19. Construction Waste Management

All waste materials generated on-site during construction are to be stored in enclosed containers and deposited in an approved landfill at regular periods.

Reason: To ensure adequate waste management practices are in place during the construction phase.

20. Unauthorised Use of Public Land

No building materials are to be stored or construction activities undertaken on public or adjoining land without prior written approval from Council.

Reason: To prevent unnecessary disturbance to public land.

21. Excavation and Backfilling

All excavations and backfilling associated with the erection or demolition of a building must be executed in accordance with the requirements of SafeWork.

Reason: To ensure excavation does not impact on adjoining property and compliance with SafeWork requirements.

22. Works Sites to Be Fenced

A fence must be erected between the development site and public places before commencement of any other work.

Reason: To ensure that an effective barrier is provided to preserve the safety of people and property in public places.

23. Tree Removal

The felling and removal of trees shall be carried out by a person who is appropriately qualified and who holds appropriate and current insurance.

Reason: To ensure a professional result and to provide protection to residents against liability for damage or harm to person(s) or property.

CONDITIONS TO BE SATISFIED PRIOR TO USE/ OCCUPATION OF THE NEW STRUCTURES

24. Car Parking to Comply With AS2890

All car parks must comply with AS2890 - 2004 Parking Facilities except for car parks.

Reason: To provide adequate off-street car parking.

25. Repair damaged public property

All damage caused to public property during the establishment of the development must be repaired or reinstated prior to the occupation of the new structures.

Reason: To ensure that all public property in the vicinity of the development is maintained in its pre-development condition.

26. Fire Safety Certificate

Prior to occupying the new structures, provide the final/interim fire safety certificate to Queanbeyan-Palerang Regional Council (and to the principal certifying authority if not Queanbeyan-Palerang Regional Council). A final/interim fire safety certificate is a certificate issued by or on behalf of the owner of the premises to the effect that each essential fire safety measure specified in the current fire safety schedule for the building to which the certificate relates:

- a) has been assessed by a properly qualified person, and
- b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

Note: The assessment of essential fire safety measures must have been carried out within the period of 3 months prior to the date on which a final fire safety certificate is issued

As soon as practicable after the final fire safety certificate is issued, the owner of the building to which it relates:

- a) must provide a copy of the certificate (together with a copy of the current fire safety schedule) to the Fire Commissioner, and
- b) must display a copy of the certificate (together with a copy of the current fire safety schedule) prominently displayed in the building.

Reason: To ensure compliance with the Environmental Planning and Assessment Regulation 2000.

27. Submit Annual Fire Safety Statement

Each year, the owner of the building must submit to Council an Annual Fire Safety Statement for the building. The Annual Fire Safety Statement must address each Essential Fire Safety Measure in the building.

Reason: To ensure compliance with the Environmental Planning and Assessment Regulation 2000.

28. All Surfaces to Be Concrete or Bitumen Sealed

All parking spaces, loading bays, driveways and turning aisles must be concrete or bitumen sealed, with all parking spaces line marked.

Reason: To ensure car parking spaces are functional prior to use of the premises.

29. Replanting

Each tree removed throughout this development is to be replaced in a more suitable nearby area. Replacement trees are to be native species indigenous to the area. Trees that will grow to a height of greater than 3 m should not be planted in the vicinity of powerlines. Consider the proximity of the tree to adjoining properties and the road reserve once it matures and the location of the mature tree and its roots to household drainage and underground services. Trees should not be planted closer than 3 m to a building. Invasive species considered noxious or environmental weeds should not be planted. Protect and maintain the replacement trees to ensure that they properly establish and survive long term.

Reason: To replace removed vegetation with species suitable to the local environment, reduce visual impacts, maintain character & reinforce visual amenity.



PO Box 398, Parramatta NSW 2124
Level 14, 169 Macquarie Street
Parramatta NSW 2150
www.waternsw.com.au
ABN 21 147 934 787

10 October 2019

Our Ref: 19025-a1
Your Ref: 2018.223

General Manager
Queanbeyan-Palerang Regional Council
PO Box 348
BUNGENDORE 2621

Attention: Luke Perkins

Dear Sir/Madam

Subject: Sydney Drinking Water Catchment SEPP
DA No 2018.223; Lots 2 to 6 DP 39022, Lots A to D DP 156575, Lots 16 to 20 DP
758152, Lots 1 to 3 DP 999104; 9 Wilson Street, Braidwood

I refer to Council's letter received 12 February 2019 requesting the concurrence of Water NSW under Clause 11 of *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* (the SEPP) with a proposal for alterations and additions to Braidwood Central School at the above site. Water NSW received additional information on 18 September 2019.

The subject property, which has been inspected by Water NSW, is located within the Shoalhaven catchment which forms part of Sydney's water supply.

The following documents have been considered in the assessment of the application:

- a Statement of Environmental Effects prepared by Capitol Region Planning (dated 5 April 2019)
- Site Plans prepared by Clarke Keller (published 2 April 2019), and
- a Water Cycle Management Plan and associated MUSIC stormwater quality modelling (dated 24 June 2019) and updated on 18 September 2019 all prepared by Sellick Consultants Pty Ltd.

Based on the site inspection and information provided, Water NSW is satisfied that the proposed development can achieve a neutral or beneficial effect on water quality provided appropriate conditions are included in any development consent and are subsequently implemented.

Water NSW concurs with Council granting consent to the application subject to the following conditions.

If, after receipt of this letter, revisions are made to any of the DA plans, Council does not need to refer the plans to Water NSW if the revisions will have no impact on water quality. Council is requested to amend the relevant Water NSW condition/s to reference the revised plans, and notify the assessing officer by email.

General

1. The site layout and works shall be as specified in the Statement of Environmental Effects prepared by Capitol Region Planning (dated 5 April 2019) and shown on the Site Plan (Project 17-912, Dwg. Nos. DA.B0.003, Issue C, published 2/04/2019) prepared by Clarke Keller. No revised site layout, staging or external works that will have any impacts on water quality shall be permitted without the agreement of Water NSW.

Reason for Condition 1 - Water NSW has based its assessment under the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 on this version of the development.

Stormwater Management

2. All stormwater treatment and management measures shall be implemented as specified in the Water Cycle Management Plan (received 18 September 2019) and shown on the General Arrangement Plan Sheet 1 (Project No. 171033, Dwg. No.1011, Issue E, dated 03.06.2019) both prepared by Sellick Consultants Pty Ltd and Site Pervious and Impervious Area by Zone Plan (Project 17-192, Dwg. No. DA.B0.501, Issue A, Amendment A-A, dated 03/06/2019) prepared by Clarke Keller.
3. No variation to stormwater treatment or management that will have any impacts on water quality shall be permitted without the agreement of Water NSW.
4. A suitably qualified stormwater consultant or engineer shall certify in writing to Water NSW and Council prior to issuance of an Occupation Certificate that all stormwater management structures have been installed as per these conditions of consent and are in a functional state.

Operational Environmental Management Plan

5. An Operational Environmental Management Plan shall be prepared, prior to issuance of an **Occupation Certificate**, by a person with knowledge and experience in the preparation of such plans. The Plan shall:
 - include details on the location and nature of stormwater management structures such as pits, pipes, proprietary systems, and rainwater collection system
 - outline the responsibilities and detailed requirements for the inspection, monitoring and maintenance of all stormwater management structures, including the frequency of such activities
 - identify the individuals or positions responsible for inspection and maintenance activities including a reporting protocol and hierarchy, and
 - include checklists for recording inspections and maintenance activities.
6. All stormwater treatment devices shall be monitored, maintained and managed as per the Operational Environmental Management Plan.

Reason for Conditions 2 to 6 – To ensure appropriate stormwater treatment and quality control measures are designed, implemented and maintained to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.

Construction Activities

7. An Erosion & Sediment Control Plan shall be prepared for all works proposed or required as part of the development by a person with knowledge and experience in the preparation of such plans. The Plan shall:
 - meet the requirements outlined in Chapter 2 of NSW Landcom's Soils and Construction: Managing Urban Stormwater (2004)
 - be prepared prior to issuance of a Construction Certificate and be to the satisfaction of Council, and
 - include controls to prevent sediment or polluted water leaving the construction site or entering any natural drainage lines or stormwater drain.

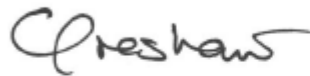
8. The Erosion and Sediment Control Plan shall be implemented, and effective erosion and sediment controls shall be installed prior to any construction activity. The controls shall be regularly inspected, monitored and maintained until works have been completed and groundcover established.

Reason for Conditions 7 & 8 - To manage adverse environmental and water quality impacts during the construction phase of the development and to minimise the risk of erosion, sedimentation and pollution within or from the site during this construction phase.

Under Clause 11 of the SEPP, Council must provide Water NSW with a copy of its determination of the application within 10 days of the determination.

If you wish to discuss this matter further please contact James Caddey on 4824 3401 or email at environmental.assessments@water NSW.com.au.

Yours sincerely



CLAY PRESRAW
Manager Catchment Protection



Mr Luke Perkins
Planning Team Leaser - East
Queanbeyan-Palerang Regional Council
PO Box 90
Queanbeyan NSW 2620
Luke.perkins@qprc.nsw.gov.au

Dear Mr Perkins

**HERITAGE COUNCIL OF NSW – GENERAL TERMS OF APPROVAL
INTEGRATED DEVELOPMENT APPLICATION IDA/2018/125**

Site: Braidwood Central School (Braidwood and its Setting) SHR 01749
Proposal: Upgrades to Braidwood Central School
Additional Information Amended IDA received 15 November 2019,
Requested: ACH reports 27 November 2019,
Biodiversity and Conservation Advise: 2 December 2019

As delegate of the Heritage Council of NSW (the Heritage Council), I have considered the above integrated development application. In accordance with Section 4.47 of the *Environmental Planning and Assessment Act 1979*, the following terms of approval are proposed to be granted. A copy of the amended general terms of approval for the amended Integrated Development Application (IDA/2018/125) are included below with modifications shown by striking through text and additions in ***bold italic*** (Note: there are changes to condition numbering):

APPROVED DEVELOPMENT

1. Development must be in accordance with:
 - a) Architectural, Engineering and Landscape drawings, as listed in the table below:

Drawing No.	Title	Date	Rev
Project Name: Braidwood Central School by Clarke Keller			
DA.B0.000	Site Location Plan and Drawing List	3/06/2019	E
<i>DA.B0.000</i>	<i>Site Location and Drawing List</i>	<i>02/04/2019</i>	<i>D</i>
DA.B0.004	Site Plan - Existing	10/15/2018	A
<i>DA.B0.001</i>	<i>Site Plan - Existing</i>	<i>02/04/2019</i>	<i>C</i>
DA.B0.002	Site Plan - Demolition	10/15/2018	A
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DA.B4.300	Building 4-A Proposed Sections	10/15/2018	A
DA.B4.300	<i>Building 4-A Proposed Sections</i>	02/04/2019	C
DA.BF.000	Building F – Cover Page	02/04/2019	B
DA.BF.100	Building F – Ground Floor Existing & Demolition Plan	02/04/2019	B
DA.BF.101	Building F – Roof Existing and Demolition Plan	02/04/2019	B
DA.BF.102	Building F – Existing Elevations	02/04/2019	B
DA.BF.120	Building F – Ground Floor Proposed Plan	02/04/2019	B
DA.BF.130	Building F – Proposed Roof Plan	02/04/2019	B
DA.BF.200	Building F – Proposed Elevations	02/04/2019	B
DA.BF.300	Building F – Proposed Sections	02/04/2019	B

DA.BT.000	Building T – Cover Page	02/04/2019	B
DA.BT.100	Building T – Ground Floor Existing & Demolition Plan	02/04/2019	B
DA.BT.101	Building T – Existing Elevations	02/04/2019	B
DA.BT.120	Building T – Ground Floor Proposed Plan	02/04/2019	B
DA.BT.200	Building T – Proposed Elevations	02/04/2019	B
DA.BT.300	Building T – Proposed Sections	02/04/2019	B
DA.B0.500	Site – Change in Impervious Area	3/06/2019	A
DA.B0.501	Site – Pervious and Impervious Areas by Zone	3/06/2019	A
Project – Braidwood Central School Landscape DA Main Works by SPACELAB and Clarke Keller			
L500	Landscape Cover Sheet	24.09.2018	B
L502.1	Landscape Master Plan	24.09.2018	B
L502.2	Landscape Master Plan	24.09.2018	B
L502.3	Landscape Plan	14.09.2018	A
L502.4	Landscape Plan	17.09.2018	A
L503.1	Irrigation Plan Buildings 'J' and 'T'	21/03/2019	DA
L503.2	Irrigation Plan Buildings '1, 2, H' and 'Y'	21/03/2019	DA
L503.3	Irrigation Plan Building 'E'	21/03/2019	DA
L503.4	Irrigation Plan Buildings '3, C, D' and 'F', Buildings '4' and 'A'	21/03/2019	DA
L500	Site – Cover Sheet & Location Plan	21/03/2019	DA
L502.1	Landscape Plan Buildings 'J' and 'T'	21/03/2019	DA
L502.2	Landscape Plan Buildings '1, 2, H' and 'Y'	21/03/2019	DA
L502.3	Landscape Plan Building 'E'	21/03/2019	DA
L502.4	Landscape Plan Buildings '3, C, D' and 'F', Buildings '4' and 'A'	21/03/2019	DA
Project: Regional School Projects Braidwood High School by Sellick Consultants & Clarke Keller			
EW-1101	Earthworks Plan Sheet 1	19.09.2018	B
PV-1151	Pavement Plan Sheet 1	16.10.2018	D
PV-1152	Pavement Plan Sheet 2	19.09.2018	A
PV-1153	Pavement Plan Sheet 3	19.09.2018	A
PV-1154	Pavement Plan Sheet 4	19.09.2018	A
PV-1155	Pavement Plan Sheet 5	19.09.2018	A

Project: Braidwood Central School by WSP (on Clarke Keller Plans)			
ESK-01a	Electrical Services DA Application – proposed External Services	17/9/2018	D
ESK-02a	Electrical Services DA Application – proposed External Lighting	17/9/2018	D
HSK-003	Hydraulic Services – DA BLD 1 and 2 Site Plan	13/09/2018	P1
HSK-005	Services DA Building 1 GND Floor	13/9/2018	P1
HSK-004	Hydraulic Services DA Building 1 LGND Floor	13/9/2018	P1
HSK-006	Hydraulic Services DA Building 2 GND Floor	13/9/2018	P1
HSK-007	Hydraulic Services DA Building 3 GND Floor	13/9/2018	P1
HSK-008	Hydraulic Services DA Building 4 GND Floor	13/9/2018	P1
HSK-001	Hydraulic Services DA Demolition Site Plan	22/03/2019	B
HSB-002	Hydraulic Services DA New Works Site Plan	22/03/2019	B
ESK-001a	Electrical Services DA Application – Proposed External Services	22/03/2019	-
ESK-002a	Electrical Services DA Application – Proposed External Lighting	22/03/2019	1
Project: Braidwood Central School Civil Drawings			
1001	Key Plan	21-Mar-19	D
1011	General Arrangement Plan Sheet 1	21-Mar-19	D
1012	General Arrangement Plan Sheet 2	21-Mar-19	D
1013	General Arrangement Plan Sheet 3	28-Mar-19	E
1014	General Arrangement Plan Sheet 4	28-Mar-19	E
1015	General Arrangement Plan Sheet 5	21-Mar-19	D
1460	Environmental Management Notes and Details	21-Mar-19	B
1461	Environmental Management Plan Sheet 1	21-Mar-19	D
1462	Environmental Management Plan Sheet 2	21-Mar-19	E
1101	Earthworks Plan	21-Mar-19	E
1000	Site – Cover Sheet & Location Plan	22/01/2019	D
1002	Drawing Index and Legend	22/01/2019	D
1003	General Notes	22/01/2019	D
1161	Pavement Details Sheet 1	21-Mar-19	C
1162	Pavement Details Sheet 2	21-Mar-19	B
1651	Vehicle Turning Path Plan	21-Mar-19	E
1701	Waste Management Plan	21-Mar-19	E

- b) *Braidwood Central School Upgrade Works, Revision 04: Development Application Submission, prepared by Clarke Keller, dated 25 March 2019;*
- c) *Statement of Environmental Effects – Braidwood Central School, prepared by Capital Region Planning, dated 05 April 2019;*
- d) *Letter titled Traffic Impact Assessment – Request for Information, prepared by ontoit global, dated 01 April 2019;*
- e) ~~*Heritage Impact Statement Braidwood Central School, Wilson Street, Braidwood NSW, for NSW Department of Education, prepared by FORM Architects, dated October 2018.*~~
- f) *Heritage Impact Statement Braidwood Central School, prepared by FORM Architects, dated April 2019;*
- g) *Braidwood Central School and the former Police Paddock, Park Lane, Braidwood, NSW Historical Archaeological Assessment, prepared by Unearthed Archaeology & Heritage dated May 2018 version B.2018.1008.HA.*
- h) ~~*Braidwood Central School, Braidwood, NSW Aboriginal Cultural Heritage Assessment Report, prepared by Unearthed Archaeology and Heritage, dated September 2018 version B.2018.1008.ACHAR.*~~
- i) *Braidwood Central School, Braidwood, NSW – Aboriginal Test Excavation Report, prepared by Unearthed Archaeology & Heritage, dated November 2018, version A.2018.1017*
- j) *Letter titled Integrated Development Application IDA.2018.223 – Upgrades to Braidwood Central School, 9 Wilson Street BRAIDWOOD, NSW, issued by South East, Biodiversity and Conservation, Department of Planning, Industry and Environment.*

EXCEPT AS AMENDED by the following conditions of this approval:

ADDITIONAL INFORMATION

3. Details of the connection between Building 4 and Building A including design, construction, treatment and materials must be submitted to and approved by the Heritage Council of NSW (or its Delegate) with the s.60 application.

Reason: To ensure that the design and construction of Building 4 including the connection is sympathetic to the character of Building A and will not adversely impact on significant fabric or views.

4. *Material selection and colour palette of the proposed new buildings shall be submitted with the section 60 application. The Statement of Heritage Impact shall include an assessment on the impact of the proposed material palette and colour scheme would have upon the surrounding locality.*

Reason: To reduce visual impacts to the surrounding vicinity.

5. *The extent of the security fencing around the school shall be provided with the Section 60 application, including details on materiality, form and colour and visual impact on the school and surrounding locality.*

Reason: To reduce visual impacts upon the listed item.

SPECIALIST TRADESPERSONS

6. All work to, or affecting, significant fabric shall be carried out by suitably qualified tradespersons with practical experience in conservation and restoration of similar heritage structures, materials and construction methods.

Reason: So that the construction, conservation and repair of significant fabric follows best heritage practice.

HERITAGE CONSULTANT

7. A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design, provide heritage information to be imparted to all tradespeople during site inductions, and oversee the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons and must be satisfied that all work has been carried out in accordance with the conditions of this consent.

Reason: So that appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.

SITE PROTECTION

8. Significant built and landscape elements are to be protected during site preparation and the works from potential damage. Protection systems must ensure significant fabric, including landscape elements, is not damaged or removed.

Reason: To ensure significant fabric including vegetation is protected during construction.

PHOTOGRAPHIC ARCHIVAL RECORDING

9. A photographic archival recording of the affected areas must be prepared prior to the commencement of works, during works and at the completion of works. This recording must be in accordance with the NSW Heritage Division publication 'Photographic Recording of Heritage Items using Film or Digital Capture' (2006). The digital copy of the archival record must be provided to the Heritage, Department of Premier and Cabinet.

Reason: To capture the condition and appearance of the place prior to, and during, modification of the site which impacts significant fabric.

HISTORICAL ARCHAEOLOGY

10. An archaeological research design and excavation methodology that is prepared by a suitably qualified and experienced historical archaeologist. The research design shall include an addendum to the *Braidwood Central School and the former Police Paddock, Park Lane, Braidwood, NSW Historical Archaeological Assessment prepared by Unearthed Archaeology and Heritage dated 2018* to address the following points must be submitted for approval with the s60 application:
 - a) Assessment of final plans proposed for ground disturbance works including services, landscaping and building works proposed against areas of archaeological sensitivity;
 - b) A reassessment of the significance of the archaeological resource in compliance with Heritage Council of NSW guideline 'Assessing Significance for Historical Archaeological sites and Relics 2009' with including relevant comparative analysis to support arguments of research potential and significance.
 - c) Management recommendations that include options for investigation ahead of works to understand survivability, integrity and significance of deposits and use this information to adjust designs to reduce impact to significant archaeology.
11. The name of a nominated Excavation Director suitable to satisfy the Excavation Director Criteria of the Heritage council of NSW for the proposed activity and significance level.

12. Following the receipt of the Archaeological Research Design and Excavation Methodology as part of the Section 60 Application, the Heritage Council of NSW reserves the right to issue Archaeological Conditions as part of the Section 60 Approval to manage the archaeology. Matters such as (but not limited to) fieldwork methodology, artefact analysis, final reporting may be included as part of these archaeological conditions.
13. This archaeological approval does not cover the removal of substantially intact relics of State significance. This approval covers the archaeological monitoring, testing and minor excavation which may disturb or expose relics associated with the Braidwood Central School site, only.

Reason: The Assessment provided did not comply with Heritage council of NSW Guidelines for assessing historical archaeological relics and has not considered the most recent plans linked to this approved scope of works. Additional assessment of impacts and management should be based on that up to date advice.

14. The Applicant must ensure that if substantial intact archaeological deposits and/or State significant relics not identified in 'Braidwood Central School and the former Police Paddock, Park Lane, Braidwood, NSW Historical Archaeological Assessment prepared by Unearthed Archaeology and Heritage dated 2018 and as amended by condition 7 of the IDA approval, are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery. This report shall include advice on recommendations to manage these finds (other than salvage) including advice for modification of the approved design to retain evidence unharmed in whole or in part at the site. If a modification is recommended a 4.55 application shall be lodged to address this requirement.

Reason: This is a standard condition to identify to the applicant how to proceed if historical archaeological deposits or relics are unexpectedly identified during works.

ABORIGINAL ARCHAEOLOGY

- ~~15. The results of Aboriginal archaeological test excavation at the Braidwood Central School shall be provided with the s60 application. In the event significant findings are made during the Aboriginal testing program, the report shall include advice on recommendations to manage these finds (other than salvage) including advice for modification of the approved design to retain evidence unharmed in whole or in part at the site. If a modification is recommended a 4.55 application shall be lodged to address this requirement.~~
16. Should any Aboriginal 'objects' be uncovered by the work, excavation or disturbance of the area is to stop immediately and the Department of Planning, Industry and Environment (DPIE) is to be informed in accordance with Section 89A of the National Parks and Wildlife Act, 1974 (as amended). Works affecting Aboriginal 'objects' on the site must not continue until the Dept. Planning, Industry and Environment has been informed. Aboriginal 'objects' must be managed in accordance with the *National Parks and Wildlife Act 1974*.

Reason: This is a standard condition to identify to the Applicant how to proceed if Aboriginal objects are unexpectedly identified during works.

COMPLIANCE

17. If requested, the applicant and any nominated heritage consultant may be required to participate in audits of Heritage Council of NSW approvals to confirm compliance with conditions of consent.

Reason: To ensure that the proposed works are completed as approved.

SECTION 60 APPLICATION

18. An application under section 60 of the *Heritage Act 1977* must be submitted to, and approved by, the Heritage Council of NSW (or delegate), prior to work commencing.

Reason: To meet legislative requirements.

ADVICE

Section 148 of the *Heritage Act 1977* (the *Act*), allows people authorised by the Minister to enter and inspect, for the purposes of the Act, with respect to buildings, works, relics, moveable objects, places or items that is or contains an item of environmental heritage. Reasonable notice must be given for the inspection.

Prior to undertaking any Aboriginal archaeological investigation under the *Code of Practice for Aboriginal Investigation of Aboriginal objects in NSW* at this site, an appropriate *Heritage Act 1977* approval under s57 must be place.

If you have any questions regarding the above approval IDA/2018/125 at Braidwood Public School please contact Mariyam Nizam, Senior Heritage Assessments Officer, at Heritage NSW, Community Engagement, Department of Premier and Cabinet, on 9873 8521 or Mariyam.Nizam@environment.nsw.gov.au

Yours sincerely



Steven Meredith
Regional Manager, Southern
Heritage, Community Engagement
Department of Premier and Cabinet

As Delegate of the Heritage Council of NSW
13 December 2019