**ATTACHMENT 2 – Revised Recommended Modifications to Conditions of Consent**

Development Consent DA-616/2016 is amended as follows ***(amendments to conditions are underlined and italicised):***

1. **STAGED APPROVAL of Development Consent No.616/2016 is amended to read as follows:**

**STAGED APPROVAL**

The conditions referenced in the below table apply to each stage of the development as identified.

|  |  |  |  |
| --- | --- | --- | --- |
| Stage | Development works | Part Reference | Condition Reference |
| 1 | *Demolition of the eastern most dwelling, shed and pool onsite, removal of all vegetation and remediation of the site; construction of temporary demountable buildings (classrooms / sanitary facilities / canteen) and conversion of the retained dwelling into an administration building; all car-parking and vehicular access and road construction.* | A, B, C, D, E, F & G | All conditions except;  39, *48a,* 74, *132b* |
| *1A* | *Construction of a two (2) storey primary school building.* | *A, B, C, D, E, F & G* | *All conditions except;*  7, 8, 19, 20, 22, 25, 28-36, 38, 39, 41, *48a,* 61-62, 75, 99-101, 110, 112, 117, 118, 120, *132b* |
| 2 | Construction of a two (2) storey secondary school building. | A, B, C, D, E, F & G | All conditions except;  7, 8, 19, 20, 22, 25, 28-36, 38, 39, 41, *48a,* 61-62, 75, 99-101, 110, 112, 117, 118, 120, *132b* |
| 3 | *Decomissioning of the temporary demountable buildings (classrooms / sanitary facilities / canteen) and removal from the site by 31st December 2030, and* Construction of an assembly hall/gym. | A, B, C, D, E, F & G | All conditions except;  7, 8, 19, 20, 22, 25, 28-36, 38, 39, 41, 61-62, 75, 99-101, 110-112, 117, 118, 120, |
| 4 | Demolition of the administration building and the construction of a new two (2) storey administration building and construction of the play-court, and associated paving. | A, B, C, D, E, F & G | All conditions except;  7, 8, 19, 20, 22, 25, 28-36, 38, 41, *48a,* 62, 99-101, 110-112, 117, 118, 120, *132b* |

1. **Condition 1 of Development Consent No. DA-616/2016 is amended to read as follows:**

**Approved Plans**

1. Development the subject of this determination notice must be carried out strictly in accordance with the following approved plans/reports, except where modified by the undermentioned conditions.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Plan Name** | **Plan Number** | **Date** | **Rev.** | **Prepared By** |
| Site Analysis Plan | 14.09 / DA01A | 20-09-2017 | --- | A. Chandrasan |
| Site Plan | 14.09 / DA02A | 20-09-2017 | --- | A. Chandrasan |
| Roof Plan | 14.09 / DA03A | 20-09-2017 | --- | A. Chandrasan |
| *Stage 1 - Site Plan* | *14.09 / DA04A* | *20-09-2017* | *---* | *A. Chandrasan* |
| *Stage 1A - Site Plan* | *14.09 / DA05A* | *20-09-2017* | *---* | *A. Chandrasan* |
| *Stage 2 - Site Plan* | *14.09 / DA06A* | *20-09-2017* | *---* | *A. Chandrasan* |
| *Stage 3 - Site Plan* | *14.09 / DA07A* | *20-09-2017* | *---* | *A. Chandrasan* |
| *Stage 4 - Site Plan* | *14.09 / DA08A* | *20-09-2017* | *---* | *A. Chandrasan* |
| Primary Ground Floor Plan | 14.09 / DA08A | 20-09-2017 | --- | A. Chandrasan |
| Primary First Floor Plan | 14.09 / DA09A | 20-09-2017 | --- | A. Chandrasan |
| Primary Section & Elevations | 14.09 / DA010A | 20-09-2017 | --- | A. Chandrasan |
| Primary Elevations | 14.09 / DA011A | 20-09-2017 | --- | A. Chandrasan |
| High Ground Floor Plan | 14.09 / DA12A | 20-09-2017 | --- | A. Chandrasan |
| High First Floor Plan | 14.09 / DA13A | 20-09-2017 | --- | A. Chandrasan |
| High Section & Elevations | 14.09 / DA014A | 20-09-2017 | --- | A. Chandrasan |
| High Elevations | 14.09 / DA015A | 20-09-2017 | --- | A. Chandrasan |
| Assembly / Gym Plan,  Section & Elevations | 14.09 / DA016A | 20-09-2017 | --- | A. Chandrasan |
| Administration Building  Floor Plans | 14.09 / DA017A | 20-09-2017 | --- | A. Chandrasan |
| Administration Building  Section & Elevations | 14.09 / DA018A | 20-09-2017 | --- | A. Chandrasan |
| *Temporary Demountable Building Floor & Roof Plans / Elevations / Sections / Perspective* | *MS-200597-B1*  *001/100/101/120/*  *125/151/152* | *27.03.2020* | *---* | *Modular Building Systems* |
| Streetscape Elevations | 14.09 / DA019A | 20-09-2017 | --- | A. Chandrasan |
| Temporary Administration Building Floor Plans | 14.09 / DA020A | 20-09-2017 | --- | A. Chandrasan |
| Demolition Plan | 14.09 / DA021A | 20-09-2017 | --- | A. Chandrasan |
| Cut & Fill | 14.09 / DA025A | 20-09-2017 | --- | A. Chandrasan |
| Landscape Plan | 1330.L.01 to L.07 | 05.04.16 | A | A. Chandrasan |

|  |  |  |  |
| --- | --- | --- | --- |
| **Report Name** | **Date** | **Reference** | **Prepared By** |
| Aboriginal Archaeological Due Diligence Assessment | 25th March 2016 | --- | Kayandel Archaeological Services |
| Access Report | 24-May-16 | Revision C | Ergon Consulting |
| Arborist Report | September 2015 | --- | Stuart Pittendrigh |
| Architect Design Statement | --- | --- | Chandrasan Architect |
| BCA Compliance Report | 23.05.16 | REV 02 | AED Group |
| Contamination Site Investigation – Phase 1 | 24th November 2015 | --- | Alliance Geotechnical |
| Contamination Site Investigation – Phase 2 | 22nd December 2015 | --- | Alliance Geotechnical |
| Remediation Action Plan | 2nd August 2017 | 2122-ER-1-5 | Alliance Geotechnical |
| Noise Management Plan | 5 March 2016 | R160222R0 | Rodney Stevens Acoustics |
| Noise Management Plan (Supplementary Report) | 4 July 2017 | R160222R2 | Rodney Stevens Acoustics |
| *Interim Plan of Management* | *21st July 2020* | *V1.0* | *Arrahman College* |
| *Plan of Management* | *9th July 2020* | *V1.0* | *Arrahman College* |
| Waste Management Plan | --- | --- | --- |

1. **Condition 21 of Development Consent No. DA-616/2016 is amended to read as follows:**

**Stormwater Concept Plan**

21. A stormwater drainage system shall be provided generally in accordance with the concept plans lodged for development approval, prepared by Indesco, reference 6286-C, revision C, dated 18.9.17, *and as per concept plans prepared by Gemstrux Consulting Engineers, reference number G20050, revision 02, dated 02.03.2020, for the temporary demountable buildings included on site by DA-616/2016/A.*

The proposed development and stormwater drainage system shall be designed to ensure that stormwater runoff from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties.

Engineering plans and supporting calculations for the stormwater drainage system are to be prepared by a suitably qualified engineer and shall accompany the application for a Construction Certificate. The plan shall indicate the method of disposal of all stormwater and must include rainwater tanks, existing ground levels, finish surface levels and sizes of all pipes.

Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that the stormwater drainage system has been designed in accordance with Liverpool City Council’s Design Guidelines and Construction Specification for Civil Works.

1. **Condition 41 of Development Consent No. DA-616/2016 is amended to read as follows:**

41. After completion of the remedial works *and prior to the issue of a Construction Certificate for each Stage of the approved works, a copy of a Validation Report dated no more than 1 month prior to the issue of a Construction Certificate,* shall be submitted to the PCA. The report shall be prepared with reference to the EPA guidelines, Consultants Reporting on Contaminated Sites, and must;

(a) Describe and document all works performed;

(b) Include results of validation testing and monitoring;

(c) Include validation results of any fill imported on to the site;

(d) Outline how all agreed clean-up criteria and relevant regulations have been complied with; and

(e) Include clear justification as to the suitability of the site for the proposed use and the potential for off-site migration of any residual contaminants.

1. **Condition 48a is to be added to Development Consent No. DA-616/2016 as follows:**

*48a. Prior to the issue of a Construction Certificate for Stage 3 works, a Demolition Plan and Decommissioning Plan for the removal of the temporary demountable buildings is to be submitted to Council and is to be approved by the Certifying Authority to ensure the appropriate measures are undertaken on-site consistent with the conditions of consent relating to the demolition of structures, and that the Decommissioning Plan demonstrates the removal of the temporary demountable buildings in its entirety from the site.*

1. **Condition 53 of Development Consent No. DA-616/2016 is amended to read as follows:**

53. Prior to the commencement of any building works *for the permanent building structures,* a construction certificate must be obtained from the Council or an accredited certifier, in accordance with the provisions of the *Environmental Planning & Assessment Act 1979* and *Environmental Planning & Assessment Regulation 2000.*

*Prior to the commencement of any building works for the temporary demountable building structures, an amended construction certificate for Stage 1 works must be obtained from the Council or an accredited certifier, in accordance with the provisions of the Environmental Planning & Assessment Act 1979 and Environmental Planning & Assessment Regulation 2000.*

A copy of the construction certificate, the approved plans and development consent conditions must be kept on the site at all times and be made available to the Council officers and all building contractors for assessment.

1. **Condition 74 of Development Consent No. DA-616/2016 is amended to read as follows:**

74. Areas of construction on site are to be appropriately cordoned off to prevent access to the construction areas by students, *as shown on the relevant Stage Site Plans.* All barriers are to be in place until construction of the building/structures are completed, *in accordance with those approved plans*

1. **Condition 126 of Development Consent No. DA-616/2016 is amended to read as follows:**

126. The maximum capacity of the educational establishment is limited to 800 students and

*45 staff* (including teaching and support staff).

1. **Condition 132 of Development Consent No. DA-616/2016 is amended to read as follows:**

132. *The approved ‘Interim Plan of Management’ shall be adhered to at all times, while the site is under development. Upon request of Council, the approved ‘Interim Plan of Management may be reviewed in conjunction with the applicant, to ensure the amenity and safety of the site and its occupants as well as the amenity and safety of the locality is maintained.*

1. **Condition 132a of Development Consent No. DA-616/2016 is added to read as follows:**

132a. *The approved ‘Plan of Management’ shall be adhered to at all times, once the school has been developed and is functioning at its approved capacity. Upon the request of Council, the approved ‘Plan of Management’ may be reviewed in conjunction with the applicant so as to ensure the amenity and safety of the site and its occupants as well as the amenity and safety of the locality is maintained,*

1. **Condition 132b of Development Consent No. DA-616/2016 is added to read as follows:**

132b.*The temporary demountable classrooms must be decommissioned and removed from the site by 31st December 2030, in accordance with the Interim Plan of Management and condition 48a of this consent.*

All other conditions of Development Consent No. DA-616/2016 remain unchanged.