

# Development Consent

## Section 4.38 of the Environmental Planning and Assessment Act 1979

The Independent Planning Commission (the Commission, as the declared consent authority under clause 8A of the *State Environmental Planning Policy (State and Regional Development) 2011* and section 4.5(a) of the *Environmental Planning and Assessment Act 1979* grants consent to the development application in part, as referred to in Schedule 1 subject to the conditions in Schedule 2.

That part of the Development Application known as the Stage 1 Works is not approved and includes:

- demolition of existing Wilkinson House;
- excavation of basement and construction of a new 4 storey building for general school purpose; and
- construction of 10 temporary demountable classrooms for use during Stage 1 works.



Chris Wilson (Chair)  
Member of the Commission



Helen Lochhead  
Member of the Commission

Sydney 22 May 2020

### SCHEDULE 1

<b>Application Number:</b>	SSD 8993
<b>Applicant:</b>	SCEGGS Darlinghurst Limited
<b>Consent Authority:</b>	Independent Planning Commission
<b>Site:</b>	215 Forbes Street, Darlinghurst (Lot 200 DP1255617)
<b>Development:</b>	Concept Proposal for the redevelopment of SCEGGS including: <ul style="list-style-type: none"><li>• demolition of Science and Library Building, Old Gym Building, part of additions to Barham Building;</li><li>• conservation works to the existing Barham Building for use for general school purposes;</li><li>• three building envelopes and land use comprising:<ul style="list-style-type: none"><li>○ maximum six storey Multi-Purpose Building envelope for general school purposes and childcare centre and including pick-up/drop-off and car parking facilities;</li><li>○ four storey Wilkinson House building envelope for general school purposes (as amended by Condition A5); and</li><li>○ maximum three storey Administration Building envelope for general school purposes.</li></ul></li></ul>

## DEFINITIONS

<b>Aboriginal object</b>	Has the same meaning as the definition of the term in section 5 of the <i>National Parks and Wildlife Act 1974</i>
<b>Aboriginal place</b>	Has the same meaning as the definition of the term in section 5 of the <i>National Parks and Wildlife Act 1974</i>
<b>Accredited Certifier</b>	Means the holder of accreditation as an accredited certifier under the <i>Building Professionals Act 2005</i> acting in relation to matters to which the accreditation applies.
<b>Advisory Notes</b>	Advisory information relating to the consent but do not form a part of this consent
<b>Applicant</b>	SCEGGS Limited or any other person carrying out any development to which this consent applies
<b>BCA</b>	Building Code of Australia
<b>BC Act</b>	<i>Biodiversity Conservation Act 2016</i>
<b>Certified Contaminated Land Consultant</b>	A person certified in accordance with the requirements of the Contaminated Land Consultant Certification Policy Version 2 (EPA November 2017) or any subsequent policies as in force from time to time
<b>Certifier</b>	Means a council or accredited certifier or in the case of Crown development, a person qualified to conduct a Certification of Crown Building work
<b>CEMP</b>	Construction Environmental Management Plan
<b>Conditions of this consent</b>	The conditions contained in Schedule 2 of this document
<b>Construction</b>	All physical work to enable operation including but not limited to the demolition and removal of buildings, the carrying out of works for the purposes of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent, but excluding the following: <ul style="list-style-type: none"> <li>• building and road dilapidation surveys;</li> <li>• investigative drilling, investigative excavation or Archaeological Salvage;</li> <li>• establishing temporary site offices (in locations identified by the conditions of this consent);</li> <li>• installation of environmental impact mitigation measures, fencing, enabling works; and</li> <li>• minor adjustments to services or utilities.</li> </ul>
<b>Council</b>	City of Sydney Council
<b>Day</b>	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
<b>Design Guidelines and Development Parameters</b>	Design Guidelines and Development Parameters contained within the document titled <i>SCEGGS Darlinghurst Masterplan 2040 Architectural Design Report Rev B</i> prepared by TKD Architects and dated January 2019
<b>Demolition</b>	The deconstruction and removal of buildings, sheds and other structures on the site
<b>Department</b>	NSW Department of Planning, Industry and Environment
<b>Development</b>	The development described in the EIS and Response to Submissions, including the works and activities as modified by the conditions of this consent
<b>Earthworks</b>	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services, to prepare the site for construction
<b>EESG</b>	The Environment, Energy and Science Group of the Department of Planning, Industry and Environment
<b>EIS</b>	The Environmental Impact Statement titled <i>Environmental Impact Statement SCEGGS Darlinghurst Concept Plan and Wilkinson House Redevelopment</i> , prepared by Urbis Pty Ltd, dated 5 February 2019, submitted with the

	application for consent for the development, including the RtS and any additional information provided by the Applicant in support of the Application
<b>ENM</b>	Excavated Natural Material
<b>Environment</b>	Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings
<b>EPA</b>	NSW Environment Protection Authority
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i>
<b>EP&amp;A Regulation</b>	<i>Environmental Planning and Assessment Regulation 2000</i>
<b>EPL</b>	Environment Protection Licence under the POEO Act
<b>Evening</b>	The period from 6pm to 10pm
<b>Feasible</b>	Means what is possible and practical in the circumstances
<b>GFA</b>	Gross Floor Area, as defined in the Dictionary in Sydney LEP 2012
<b>Heritage CMP</b>	Heritage conservation management plan is as defined in the Dictionary of Sydney LEP 2012.
<b>Heritage</b>	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
<b>Heritage NSW</b>	Heritage, Community Engagement of the Department of Premier and Cabinet
<b>Heritage Item</b>	An item as defined under the <i>Heritage Act 1977</i> , and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i> , the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth), or anything identified as a heritage item under the conditions of this consent
<b>Incident</b>	An occurrence or set of circumstances that causes, or threatens to cause, material harm and which may or may not be, or cause, a non-compliance <i>Note: "material harm" is defined in this consent</i>
<b>Land</b>	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
<b>Management and mitigation measures</b>	The management and mitigation measures set out in Section 9 of the Response to Submissions
<b>Material harm</b>	Is harm that: <ul style="list-style-type: none"> <li>a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial; or</li> <li>b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)</li> </ul>
<b>Minister</b>	NSW Minister for Planning and Public Spaces (or delegate)
<b>Mitigation</b>	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
<b>Monitoring</b>	Any monitoring required under this consent must be undertaken in accordance with section 9.39 of the EP&A Act
<b>Night</b>	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
<b>Non-compliance</b>	An occurrence, set of circumstances or development that is a breach of this consent
<b>OEMP</b>	Operational Environmental Management Plan
<b>Operation</b>	The carrying out of the approved purpose of the development upon completion of construction

<b>PA</b>	Means a planning agreement within the meaning of the term in section 7.4 of the EP&A Act
<b>Planning Secretary</b>	Planning Secretary under the EP&A Act, or nominee
<b>POEO Act</b>	<i>Protection of the Environment Operations Act 1997</i>
<b>Reasonable</b>	Means applying judgement in arriving at a decision, taking into account: mitigation, benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
<b>Registered Aboriginal Parties</b>	Means the Aboriginal persons identified in accordance with the document entitled " <i>Aboriginal cultural heritage consultation requirements for proponents 2010</i> " (DECCW)
<b>Rehabilitation</b>	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting
<b>RRFI</b>	The Applicant's further information titled <i>Response to Request for Information – SCEGGS Darlinghurst SSD 8893</i> prepared by Urbis Pty Ltd and dated 17 January 2020
<b>Response to Submissions</b>	The Applicant's response to submissions (RtS) titled <i>Response to Submissions and Preliminary Assessment SCEGGS Darlinghurst Concept Plan and Wilkinson House Redevelopment</i> , prepared by Urbis Pty Ltd, dated 4 November 2019
<b>Sensitive receivers</b>	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
<b>Site</b>	The site as described at Schedule 1
<b>Site Auditor</b>	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
<b>Site Audit Report</b>	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
<b>Site Audit Statement</b>	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
<b>TfNSW</b>	Transport for New South Wales
<b>TfNSW (RMS)</b>	Transport for New South Wales (Roads and Maritime Services)
<b>VENM</b>	Virgin Excavated Natural Material
<b>Waste</b>	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
<b>Year</b>	A period of 12 consecutive months

**SCHEDULE 2**  
**CONDITIONS OF CONSENT FOR CONCEPT PROPOSAL**  
**PART A ADMINISTRATIVE CONDITIONS**

**Obligation to Minimise Harm to the Environment**

- A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.

**Determination of Future Applications**

- A2. In accordance with section 4.22(4) of the EP&A Act all development under the Concept Proposal must be subject of future application(s).
- A3. The determination of future development application(s) is to be not inconsistent with the terms of development consent SSD 8993 as described in Schedule 1 and subject to the conditions in Parts A and B, Schedule 2.

**Terms of Consent**

- A4. 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, RtS and RRFI; and
  - (d) in accordance with the approved plans in the table below:

<b>Architectural drawings prepared by TKD Architects</b>			
<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>
AR.MP.1102	D	PROPOSED SITE PLAN	15.01.20
AR.MP.1103	B	GFA CALCULATIONS	26.09.18
AR.MP.1104	A	EXISTING AND DEMOLISHED GFA PLANS	26.09.18
AR.MP.2101	E	PROPOSED MASTERPLAN ENVELOPE LEVEL 1	15.01.20
AR.MP.2102	D	PROPOSED MASTERPLAN ENVELOPE LEVEL 2	15.01.20
AR.MP.2103	C	PROPOSED MASTERPLAN ENVELOPE LEVEL 3	26.09.18
AR.MP.2104	C	PROPOSED MASTERPLAN ENVELOPE LEVEL 4	26.09.18
AR.MP.2105	C	PROPOSED MASTERPLAN ENVELOPE LEVEL 5	26.09.18
AR.MP.2106	C	PROPOSED MASTERPLAN ENVELOPE LEVEL 6	26.09.18
AR.MP.2107	C	PROPOSED MASTERPLAN ENVELOPE LEVEL 7	26.09.18
AR.MP.2108	D	PROPOSED MASTERPLAN ENVELOPE ROOF LEVEL	15.01.20
AR.MP.2109	D	ENVELOPE DIMENSIONS LEVEL 1	15.01.20
AR.MP.2110	D	ENVELOPE DIMENSIONS LEVEL 2	15.01.20
AR.MP.2111	D	ENVELOPE DIMENSIONS ROOF LEVEL	15.01.20
AR.MP.3002	D	PROPOSED MASTERPLAN ENVELOPE ELEVATIONS	15.01.20
AR.MP.4003	C	PROPOSED MASTERPLAN ENVELOPE SECTIONS 1	26.09.18
AR.MP.4004	C	PROPOSED MASTERPLAN ENVELOPE SECTIONS 2	26.09.18
AR.MP.5002	C	PROPOSED SHADOW DIAGRAMS_SPRING-SUMMER-AUTUMN	26.09.18
AR.MP.5004	C	PROPOSED SHADOW DIAGRAMS_WINTER	26.09.18
AR.MP.5006	C	PROPOSED SHADOW DIAGRAMS_WINTER_THOMSON ST	26.09.18
AR.MP.5009	C	PROPOSED SHADOWS ON THOMSON STREET ELEVATION WINTER	26.09.18
AR.MP.6001	C	3D HEIGHT PLANE 1	26.09.18

AR.MP.6002	C	3D HEIGHT PLANE 2	26.09.18
AR.MP.6003	B	3D HEIGHT PLANE 3	26.09.18
AR.MP.6004	B	3D HEIGHT PLANE 4	26.09.18
AR.MP.6005	B	3D HEIGHT PLANE 5	26.09.18
AR.MP.6006	B	3D HEIGHT PLANE 6	26.09.18
<b>Concept landscape drawings prepared by Context</b>			
<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>
18549	D	LANDSCAPE CHARACTER ZONES	September 2019
18549	A	LANDSCAPE MASTERPLAN	September 2019
18549	A	CHARACTER ZONE – WILKINSON HOUSE	September 2019
18549	A	CHARACTER ZONE – FORBES STREET ENTRY	September 2019
18549	A	CHARACTER ZONE – FORBES STREET ELEVATION	September 2019
18549	A	CHARACTER ZONE – HERITAGE ZONE	September 2019
18549	A	CHARACTER ZONE – CENTRAL LAWN	September 2019
18549	A	CHARACTER ZONE – CENTRAL LAWN (section)	September 2019
18549	A	CHARACTER ZONES – PODIUM + ROOFTOP	September 2019
18549	A	CHARACTER ZONES – PODIUM + ROOFTOP (section)	September 2019
18549	A	MATERIALITY	September 2019

- A5. The Concept Proposal envelope for the Wilkinson House part of the Site is amended to approve only the envelope shown by the dashed red line on Drawing AR. MP.3302 that represents the existing envelope of Wilkinson House. Any references to the Wilkinson House building envelope as it was proposed in the DA, or to the replacement Wilkinson House building shown on other drawings listed in condition A4, are not approved.
- A6. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:
- the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;
  - any reports, reviews or audits commissioned by the Department regarding compliance with this approval; and
  - the implementation of any actions or measures contained in any such document referred to in (a) above.
- A7. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A4. In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A4, the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

#### **Limits of Consent**

- A8. This consent lapses five years after the date of consent unless the works associated with a future stage development application have physically commenced.

#### **Student, childcare and Staff Numbers**

- A9. The student population and associated full time equivalent staff numbers of SCEGGS must not exceed 942 and 158 respectively.
- A10. Notwithstanding condition A9, the maximum student population may exceed 942 by up to a maximum of 20 additional students to allow for unanticipated fluctuations on a temporary basis.

A11. The childcare centre must not exceed 45 childcare places and 5 staff.

#### **Gross Floor Area**

A12. A maximum GFA of 7,675.1m<sup>2</sup> is approved comprising:

Multi Purpose Building: 5,692.0m<sup>2</sup>

Administration Building: 821.2m<sup>2</sup>

Wilkinson House as existing: 1161.9m<sup>2</sup>.

#### **Heritage Conservation Management Plan**

A13. A heritage conservation management plan (CMP) is to be prepared for the Site by a suitably qualified heritage consultant and submitted to the satisfaction of the Secretary following consultation with Council and endorsement of the Heritage Office. This is to occur prior to any future development applications associated with the Concept Proposal being submitted. The CMP should acknowledge the Concept Approval, and address options for the adaptive re-use of Wilkinson House.

#### **Prescribed Conditions**

A14. The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.

#### **Planning Secretary as Moderator**

A15. In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.

#### **Legal Notices**

A16. Any advice or notice to the consent authority must be served on the Planning Secretary.

#### **ADVISORY NOTES**

**AN1.** All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.

## **PART B CONDITIONS TO BE SATISFIED IN FUTURE DEVELOPMENT APPLICATIONS**

### **Building Design**

- B1. All future development applications for new built form must include:
- (a) detailed plans, elevations and sections;
  - (b) artist's perspectives and photomontages;
  - (c) a design statement demonstrating the design quality of the proposed development having regard to the existing buildings on site, the heritage significance of the Site, character of surrounding development and the Design Principles in Schedule 4 of the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017; and
  - (d) consideration of the Design Guidelines and Development Parameters.
- B2. The proposed new built form must be contained within the approved building envelopes illustrated in the approved plans referenced at Schedule 2, Conditions A4 and Condition A5.

### **Heritage**

- B3. All future development applications for new built form must be accompanied by a Heritage Impact Statement and Heritage Archaeological Assessment, which considers both Aboriginal and non-Aboriginal archaeological impacts.
- B4. All future development applications shall be consistent with the endorsed Heritage Conservation Management Plan, referred to in Condition A13.

### **Landscaping**

- B5. All future development applications for new built form must include:
- (a) landscape plans and details identifying the vegetation to be retained, removed or relocated, the location of replacement trees, and additional landscaping. The plans and details must:
    - (i) be generally in accordance with the Landscape Masterplan Rev D prepared by Context and dated September 2019 submitted with the RtS;
    - (ii) include relevant details of the species to be planted (preferably species indigenous to the area) and the landscape treatments, including any pavement and seating areas;
    - (iii) an analysis of appropriate inclusion of green roofs above new buildings; and
    - (iv) be prepared by a registered landscape architect, be drawn to scale and include technical specifications.
  - (b) an Arboricultural Impact Assessment by a qualified arborist for trees in the immediate vicinity of the development and with the potential to be affected by the development. The Assessment is to include detailed tree survey and root mapping in order to demonstrate that the proposed works will not be detrimental to the long term health of the existing trees retained on-site and along Bourke, Thompson, Forbes and St Peters Streets and Thomson Lane;
  - (c) the location and details of existing and proposed surface materials and structures on the site including, but not limited to, paved areas, walls, raised planters, balustrade, infill pit lids, furniture, removable bollards, bike racks, light poles, signage, drainage, services, pergola, shade structures, other features, and all associated footings.

### **Ecologically Sustainable Development**

- B6. All future development applications for new built form must demonstrate how the principles of Ecologically Sustainable Development have been incorporated into the design, construction and on-going operation of the new buildings.
- B7. All future development applications for new built form must consider opportunities for the incorporation of green roofs.



## **Amenity**

- B8. All future development applications for new built form must include an assessment of amenity impacts including solar access (including detailed overshadowing diagrams), noise, visual privacy, view loss and light spill (including a lighting plan).

## **Community Use**

- B9. All future development applications for new built form must clarify whether there is any change to the existing arrangements for community use of school facilities/infrastructure. Where a change is proposed, details of operation, use, hours of operation, noise, traffic and amenity impacts must be provided.

## **Childcare Centre Use**

- B10. The future development application for the childcare centre shall demonstrate that the childcare centre and its facilities have been designed in accordance with the requirements of the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 and the associated standards and guidelines contained within the associated Child Care Planning Guideline, 2017.

## **Disability Access**

- B11. All future development applications for new built form must be accompanied by a Disability Access Review to demonstrate an appropriate degree of accessibility in accordance with the *Disability (Access to Premises - buildings) Standards 2010 (the Premises Standards)*.

## **Traffic, Access, Car and Bicycle Parking**

- B12. All future development applications for new built form must be accompanied by:
- (a) a Traffic Impact Assessment that considers the traffic, transport and parking impacts associated with the construction and operation of the proposed development;
  - (b) an updated Green Travel Plan outlining the measures to reduce private vehicle usage;
  - (c) an Operational Transport and Access Management Plan; and
  - (d) a Road Safety Evaluation.
- B13. The Multi-Purpose Building Bourke Street driveway must be designed to achieve the following outcomes:
- (a) minimise the width of the driveway to a maximum two vehicular lane widths only in accordance with relevant Standards;
  - (b) locate the proposed driveway to minimise impacts to street landscaping and street trees; and
  - (c) ensure fine grain building articulation is presented to Bourke Street.
- B14. The maximum number of additional on-site car parking spaces must not exceed 15 spaces, comprising:
- (a) 12 childcare centre spaces; and
  - (b) 3 service vehicle spaces.
- Note: the above car parking maximum does not apply to existing car parking spaces on the site or the potential relocation of any existing car parking spaces within the site.*
- B15. The future development application(s) relating to the Multi-Purpose Building must include the provision of a minimum of 50 bicycle parking spaces and associated end of trip facilities.
- B16. The future development application(s) relating to the Multi-Purpose Building and the surface car park accessed off Forbes Street must:
- (a) demonstrate how the 19 existing student/staff bicycle parking spaces (located on the Old Gym Building and the Forbes Street car park) will be retained or re-provided;
  - (b) demonstrate that the 19 existing/re-provided bicycle spaces are in addition to the 50 spaces provided in accordance with condition B15;9 and
  - (c) confirm the new use and treatment of the space previously used as the Forbes Street surface car park, which must not include car parking.

## **Waste**

- B17. All future development applications for the new built form must include a Waste and Recycling Management Plan, addressing the requirements of the *City of Sydney Guidelines for Waste Management in New Developments 2018* and the waste and recycling generation rates for schools in Appendix F of the *EPA Better Practice Guide For Resource Recovery In Residential Developments 2019*.

## **Utilities**

- B18. All future development applications for new built form must address the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure through the preparation of an Infrastructure Management Plan in consultation with relevant agencies and service providers.

## **Stormwater and Flooding**

- B19. All future development applications for new built form must be accompanied by a Stormwater Management Plan detailing an assessment of any flood risk on site and consideration of any relevant provisions of the NSW Floodplain Development Manual 2005, stormwater and drainage infrastructure, and details demonstrating that water sensitive urban design measures have been incorporated into the development.

## **Construction**

- B20. All future development applications for new built form must provide an analysis and assessment of the impacts of construction and include a:
- (a) Construction Pedestrian and Traffic Management Plan (CPTMP), prepared in consultation with TfNSW Sydney Coordination Office, Transport Management Centre and TfNSW (RMS). The CPTMP must detail vehicles routes, numbers of trucks, hours of operation, access arrangements and traffic control measures and cumulative construction impacts (i.e. arising from concurrent construction activity);
  - (b) Construction Noise and Vibration Impact Assessment that identifies and provides a quantitative assessment of the main noise generating sources and activities during construction, and any noise sources during operation. Details are to be provided outlining any mitigation measures to ensure the amenity of adjoining sensitive land uses is protected throughout the construction and operational periods;
  - (c) Community Consultation and Engagement Plan;
  - (d) Construction Waste Management Plan;
  - (e) Water Quality Impact Assessment and an Erosion and Sediment Control Plan (including water discharge considerations);
  - (f) Geotechnical Assessment Report with details of proposed mitigation measures during excavation works and measures to control impacts on adjoining properties due to vibration or changes to groundwater or drainage during construction; and
  - (g) Acid Sulphate Soil Assessment and Management Plan.

## **Contamination**

- B21. All future development applications for new built form must be accompanied by a detailed site contamination investigation and, as necessary, a Remedial Action Plan.

## **Wilkinson House**

- B22. Any future development application that includes loss of fabric of Wilkinson House **must** include consideration of:
- (a) Heritage impacts;
  - (b) Streetscape impacts including the loss of contributory values and an appropriate design response;
  - (c) A thorough analysis of all the constraints and benefits associated with the adaptive re-use of the building;

- (d) The allocation of uses on the Site, and the GFA available in the Multi-Purpose and Administration Building envelopes and the need for additional uses at Wilkinson House;  
and
  - (e) Taking into consideration items (a) - (d) above whether the loss of any fabric is justified in light of the educational benefits that would result.
- B23. Any references in the conditions in Schedule 2 above relating to requirements for future development applications for 'new built form', also apply to any future development application that includes works to Wilkinson House.