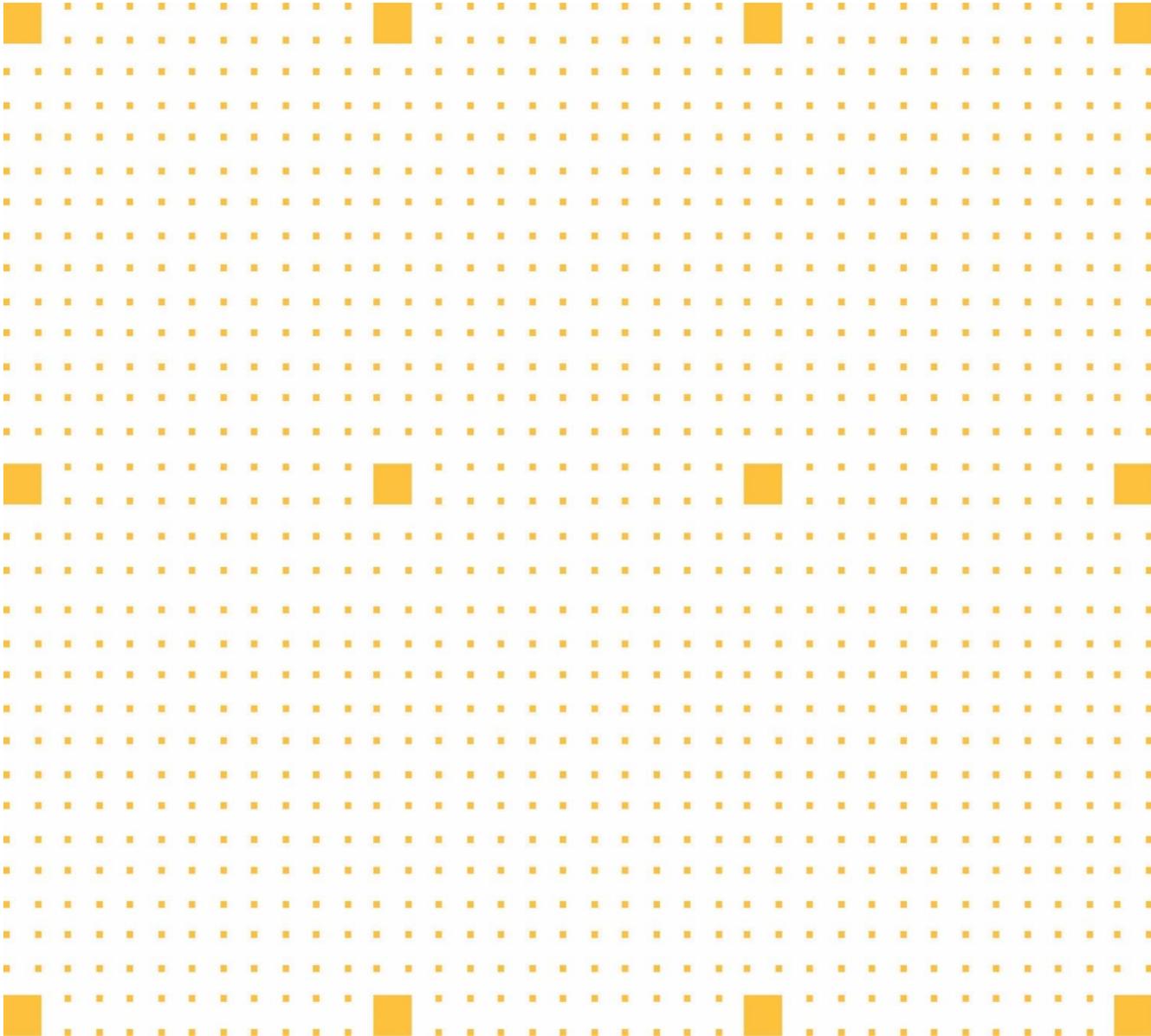


Staging Report

Project: Trinity Grammar School Renewal

Job No: SC149



March 2022

—
Uncontrolled Document in Hard Copy

Copies shall not be made without the written permission of Hansen Yuncken Project Manager

*Hansen Yuncken would like to acknowledge the CADGIAL people as the traditional custodians of the land where this project is located.
We honour elders; past, present and emerging whose knowledge and wisdom has and will ensure continuation of cultures and traditional practices.*

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Document Information

Review & Approval

Review			
Position	Name	Sign	Date
Project Manager	Matthew Coelho		
Snr Contracts Administrator	Michael Gibson		
Site Manager	Ross Pearson		
Project Engineer	Rachael Berry		
Site Engineer	Andrew Sukkar		
Site Engineer	Michaela Edwards		
Foreman	Phil Bau		
Design Manager	Tamara Haidari		
Design Manager	Sasha Vuckovic		
Services Manager	Richard O'Sullivan		
Approval			
State HSE Manager	Peter Fay		
Operations Manager	Max Baroni		

Change Information

Change Information			
Revision	Description	Issued by	Issue date
1	Issued for Initial Review	Hansen Yuncken	18.03.2022
2	Issued for Final Review	Hansen Yuncken	22.03.2022
3	Issued for Approval	Hansen Yuncken	24.03.2022

Definitions

The following definitions and abbreviations have been used in this Environmental Management Plan. Further definitions and abbreviations are provided in referenced procedures and plans.

BIM360 Field	Cloud based QHSE field management software application designed specifically for the construction industry.
EMP	Environmental Management Plan (this document)
EPA	State Environment Protection Authority
ESD	Ecologically Sustainable Development
HSE	Health, Safety & Environment
HY	Hansen Yuncken Pty Ltd
HYWAY	An information management platform developed by HY utilising Microsoft SharePoint
NC	Non-Conformance
NGER	National Greenhouse and Energy Reporting
NVMP	Noise and Vibration Management Plan
OEH	Office of Environment and Heritage
PLN	HY Plan
PMP	Project Management Plan
POEO	The Protection of the Environment Operations Act
PROJ	Project Management
REO	Regional Environmental Officer
RMS	Roads and Maritime Services
S/C	Subcontract(s) or Subcontractor(s) as the context requires
Site Safety Supervisor	Site Manager
SSC	Site Safety Coordinator
SSO	Site Safety Advisor
SWMS	Safe Work Method Statement
TGS	Trinity Grammar School
TMP	Traffic Management Plan

1 Introduction

This Staging Report has been prepared by Hansen Yuncken Pty Ltd for the Trinity Grammar School Renewal Project.

The Staging Report has been prepared in accordance with the conditions provided from the State Significant Development Approval (SSDA) to allow for the staged construction and operation of the development.

The purpose of this report is to set out how the construction works will be staged, including details of the works carried out in each stage, with specification of stage timing within the project. Additionally, the report will specify how operations will be managed between the stages of work, while maintaining compliance with SSDA conditions across the project.

2 Project Overview

The Project seeks to optimise, improve, and reimagine the Principal’s facilities to enhance the Principal’s educational offering. The scope of the Project reflects the Principal’s mission to provide students with a thoroughly Christian education in mind, body, and spirit. It acknowledges the role of the built environment in creating a community and context in which young men can be challenged and supported to grow in all aspects of their development. The Project will ensure a contemporary, safe learning environment that will serve the Principal into the future. The development of Trinity Grammar School proposes alterations and additions to an existing educational establishment.

The construction project will include:

- site establishment and preparation;
- demolition of Seaview Street properties No. 46-52;
- site infrastructure electrical, fire, and hydraulic works;
- construction of a new Maintenance building;
- landscape works to Chapel Drive Ceremonial Axis;
- landscape works to the Quadrangle;
- construction of a new carpark and Oval 3 sport field;
- reconfiguration works to the existing Oval 2 carpark;
- junior school access path connection to Oval 2 carpark;
- slab podium and forecourt to Multi-Purpose Pavilion for future provision;
- external roadwork upgrades, intersection and footpath works;

The development will deliver improved pedestrian movement and the refurbishment of existing school building facilities, while delivering new maintenance and educational facilities.

2.1 Project Details

Principal	The Council of Trinity Grammar School (the Principal)
Project Name	Trinity Grammar School - The Renewal Project
Project Address	119 Prospect Road, Summer Hill NSW 2130
SSDA No.	SSD-10371

2.2 Date of Commencement of Construction

The proposed date of demolition for Stage 1 is forecasted to commence on the 11th of April 2022, pending SSDA Approval.

2.3 Submission to Planning Secretary for Approval

This Staging Report is being submitted to the Planning Secretary for approval in accordance with Condition B12 and has been prepared in accordance with condition B13.

3 Details of Proposed Staging

The SSD pertains to the delivery of the entire package of works associated with Stages 1 and 2 of the Renewal Project. To maintain operational continuity throughout construction and as a result of site access restrictions, the project works must be staged.

The Project will be undertaken on a live-site and the current operational needs/requirements of the Principal need to be maintained at all times. As such, an indicative 2 stage construction staging plan has been developed, as follows:

Stage 1:

- Site establishment of accommodation compounds and general site preparation works.
- Demolition of Seaview Street properties No. 46-52.
- Construction of new Maintenance building.
- Site infrastructure enabling works such as relocation and redirection of electrical, switch room, IT, fire and hydraulic services.
- Landscape works to Chapel Drive Ceremonial Axis and the Quadrangle.
- All site infrastructure works referring to engineering sequencing plans.

Stage 2:

- Construction of a new Oval 3 carpark and Oval 3 sport field, including Grounds area, back of house (BOH) and associated works to Yeo Park side driveway.
- Reconfiguration works to the existing Oval 2 carpark, services upgrade and link to Oval 2 carpark and Jubilee entry works.
- Junior School access path connection to Oval 2 Carpark;
- Slab podium to Multi-Purpose Pavilion (Stage 4) and forecourt slab to be built in Stage 2 to complete Grounds area and provide podium for temporary classrooms.
- Landscape works to Trinity Theatre including implement tiered seating and path as alternate Staff and Student circulation route in future construction stages and enabling maintenance site access.
- Landscape works to Jubilee podium.
- Various signage works at campus boundary.
- All site infrastructure works.
- External roadwork upgrades, intersection and footpath works.
- Establishment of temporary demountable school village, ahead of Stage 3-5 works.

Stage 3:

- New General Teaching and Learning Precinct consisting of basement and 5 above ground levels containing library, admin and general teaching and learning spaces.
- Refurbishment of existing adjacent Quad building which the new Teaching and Learning building connects to.

Stage 4:

- Performing Arts Precinct consisting of a new 5 storey extension to the Assembly Hall to contain performance spaces, learning spaces and cafeteria. Modification to existing Assembly Hall and new lobby hall adjacent.
- New Multi-Purpose Hall Pavilion to be constructed.
- Music building refurbishment.
- Founders Building refurbishment which includes classroom and facilities refresh.

Stage 5:

- Removal of remaining demountables and site sheds from Oval 1.
- Junior School Landscaping construction work.
- Final landscaping and make good works around campus.

Construction of Stages 3-5 is subject to further design development. Staging will be reflective of the above work breakdown structure, however, is subject to change under the implementation of more efficient programming methodologies. A revised Staging Plan will be submitted for the approval of future construction certificate conditions for Stages 3-5.

3.1 Project Scheduling

The time period between the indicative completion dates for Stages 1-5 and the length of the works is set out in the tables below.

Stage 1:

Preliminary works relating to Stage 1 construction will commence on the 11th of April 2022. Stage 1 completion is expected on the 13th of February 2023.

Indicative Works	Indicative Commencement Date	Indicative Completion Date
Stage 1	11/04/2022	13/02/2023

Stage 2:

Preliminary works relating to Stage 2 construction will commence on the 4th of May 2022. Stage 2 completion is expected on the 6th of February 2023.

Indicative Works	Indicative Commencement Date	Indicative Completion Date
Stage 2	04/05/2022	06/02/2023

Stage 1 and Stage 2 will primarily be undertaken concurrently, with the majority of works occurring simultaneously. Stage 2 commences 3-weeks subsequent to Stage 1 and is expected to concluded 1-week prior.

Stage 3:

Preliminary works relating to Stage 3 construction will commence in Mid-2022. Stage 3 completion is expected in Mid-Late-2024.

Indicative Works	Indicative Commencement Date	Indicative Completion Date
Stage 3	23/08/2022	21/09/2024

Stage 4:

Preliminary works relating to Stage 4 construction will commence in Mid-2022. Stage 4 completion is expected in Late-2023.

Indicative Works	Indicative Commencement Date	Indicative Completion Date
Stage 4	23/08/2022	07/12/2023

Stage 5:

Preliminary works relating to Stage 5 construction will commence in Mid-Late-2024. Stage 5 completion is expected in Early-2025.

Indicative Works	Indicative Commencement Date	Indicative Completion Date
Stage 5	21/09/2024	11/02/2025

Programming of Stages 3-5 is subject to further design development. Staging will be reflective of the above indicative programme dates, however, is subject to change under the implementation of more efficient programming methodologies. A revised Staging Plan will be submitted for the approval of future construction certificate conditions for Stages 3-5.

3.2 Staging of Student Numbers

The staging of student numbers in reference to the construction staging methodology is presented below:

		2022	2023	2024	2025	2026	2027	2028	2029	Total
Student Increase	Junior School			+20	+20	+20				+60
	Senior School			+40	+40	+40	+40	+40	+40	+240
	Total			+60	+60	+60	+40	+40	+40	+300
Staging Summary										
Stage 1		Feb-23 Comp.								
Stage 2		Feb-23 Comp.								
Stage 3		Sep-24 Complete*								
Stage 4		Dec-23 Comp*								
Stage 5					Feb-25 Comp*					

* Indicative completion date.

Programming of Stages 3-5 is subject to further design development. Staging will be primarily reflective of the above indicative programme, however, is subject to change under the implementation of more efficient programming methodologies. A revised Staging Plan will be submitted for the approval of future construction certificate conditions for Stages 3-5.

Refer to Appendix A for the Project Staging Plan.

4 Project Operation Management in Stages

During the construction of Stages 1-5, access for critical Principal School operations will be maintained at all times. The critical school operations include:

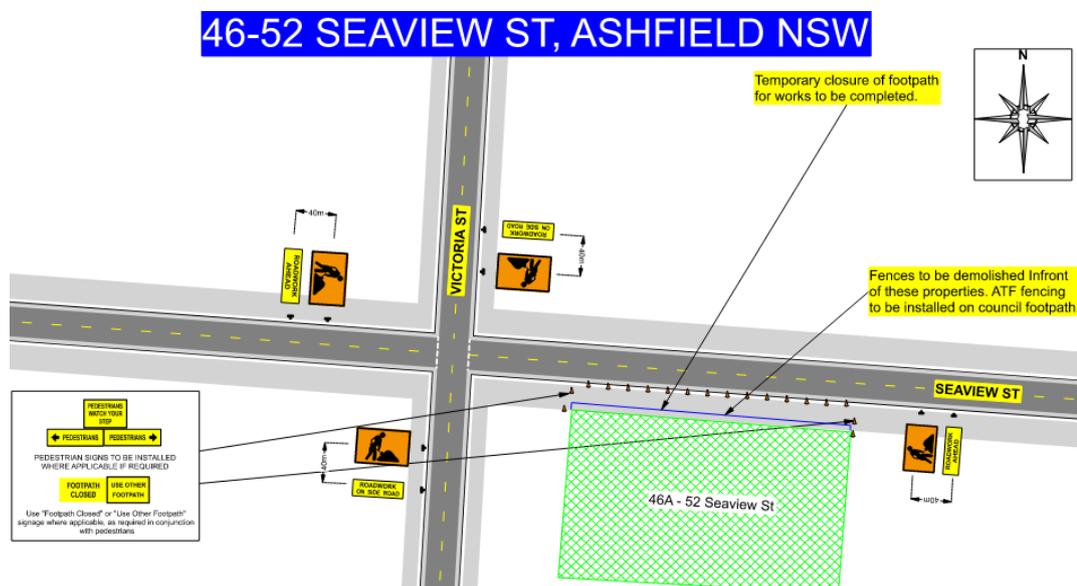
1. Ensuring safe and equitable pedestrian and vehicle access to bus pick up and drop off zones.
2. Ensuring safe access for waste disposal functions are maintained for the entirety of the Project.
3. Ensuring safe access for deliveries is maintained for the entirety of the Project.
4. Ensuring safe access is maintained at all site entry/exit points.
5. Ensuring pedestrian linkage in north-south and east-west directions are maintained in a manner which allows students and staff to access all buildings not included in the construction zone.

4.1 Stage 1

Stage 1 will commence with the isolation and diversion of services for demolition of the following properties, working from East to West:

1. 52 Seaview Street, Ashfield, NSW 2131
2. 50 Seaview Street, Ashfield, NSW 2131
3. 48 Seaview Street, Ashfield, NSW 2131
4. 46 Seaview Street, Ashfield, NSW 2131

During the demolition stage, A-Class hoarding will be erected along the front boundary of Seaview Street, with ATF fencing around the remaining perimeter of the four properties. The hoarding is an essential component of work, health and safety, to ensure protection of the community and keep the site secure. This will enable a delineation between the operating school and newly established construction zone. A Traffic Management Plan has also been developed to maintain staff and student safety around the site boundary; presented below.



Site infrastructure enabling works including the relocation and redirection of electrical, fire and hydraulic services will occur subsequently. This will include the diversion of the Sydney Water Sewer which is pending approval and positioned beneath the proposed Maintenance building boundary.

The finalisation of infrastructure works will allow for the commencement of substructure works, prompting the main construction works of the new Trinity Grammar School Maintenance building. Hansen Yuncken will establish a site compound for the operation team and organise access to the construction site via an A-Class hoarding pedestrian gate, positioned along the '46 Seaview Street' front boundary.

Stage 1 will additionally involve landscape works along the Chapel Drive Ceremonial Axis and School Quadrangle. Relocation of student & teacher facilities will not be required for these works; however, ATF fencing will be utilised to establish the site delineation between the operating school.

4.1.1 Site Access & Safety

- Student and Staff access to the school will be diverted across to the Northern side of Seaview Street during demolition, as per the Traffic Management Plan.
- Student and Staff access to the school via Victoria Street will be unaffected. This access is completely segregated from the Stage 1 construction site, which is located on Seaview Street.
- Major deliveries and construction access will be avoided during peak morning and afternoon school pick up/drop off times.
- The school bus stopping area and operation will be unaffected during construction.
- Staff and visitor access to the existing Oval 2 car park will be unaffected.
- Accessible school drop off/pick up zones will be unaffected.

Refer to Appendix B for Stage 1 Site Establishment Plan.

4.2 Stage 2

Stage 2 is projected to commence 3-weeks subsequent to Stage 1 and will begin with the demolition of the existing Oval 3 underground carpark. The demolition construction zone will be secured by A-Class hoarding and ATF fencing, to be erected across the full perimeter of Oval 2. This will redirect teachers to utilise the existing Oval 2 carpark, or alternatively Victoria Street parking. The A-Class along Jubilee Drive will maintain staff and student pedestrian access to the school via the pedestrian footpath. The major works which restrict vehicular access via the Jubilee Drive ramp will be undertaken during the school holiday periods to ensure school access and safety remains feasible.

The Oval 2 carpark reconfiguration, services upgrade, and link to Oval 2 carpark and Jubilee entry works will primarily be completed over the school holiday period. The succeeding works will implement segregated barricaded zoning to ensure the safety of staff and students for the remainder of Oval 2 works while school operation resumes.

In addition to the landscape works to the Trinity Theatre and Jubilee Podium, Stage 2 will involve external roadwork upgrades to ensure intersection and footpath allocations are suitable for project requirements. A significant portion of these Council works include an upgrade to the Prospect Road/Canterbury Road intersection, which introduces a potential driveway layback zone for truck entry to Oval 1 via Prospect Road.

The Council works will permit access for large-vehicular loading and unloading requirements for the implementation of the demountable village, which will serve as a temporary learning facility during future 'Stage 3' works. Management of site safety and access provisions will be addressed in the following section of the report.

4.2.1 Site Access & Safety

- Student and Staff access to the school via the Jubilee Drive entrance will be diverted to the Chapel Drive School entrance while school operations resume. This will be adequately addressed within the Construction Traffic Management Plan.
- All construction and non-construction vehicle path of travels allow for entrance and exit of site and school zones in a forward direction. All suitable vehicular turning circles have been catered for and are presented within the Site Establishment Plans.
- Additional school access via Junior School will be commissioned and handed over prior to the conclusion of Stage 1 and 2 works and may serve as an additional school access pathway.
- Vehicular Site access to Oval 3 will be established along the Southern school boundary against Yeo Park. The ramp access will serve as a route for bulk material loadout of Oval 3, while working in parallel to the proposed Prospect Road driveway layback, allowing for collinear vehicular paths of travel.
- Major deliveries and construction access will be avoided during peak morning and afternoon school pick up/drop off times to avoid road congestion.
- The school bus stopping area and operation will be unaffected during construction.

Refer to Appendix C for Stage 2 Site Establishment Plan.

4.3 Stage 3

Stage 3 will involve the construction of the new General Teaching and Learning Precinct, consisting of basement and 5 above ground levels. This precinct will contain library, admin and general teaching and learning spaces. Stage 3 will also involve the refurbishment of the existing adjacent Quad building, which the new Teaching and Learning building connects to.

After the demolition of the existing structures in the General Learning Precinct, construction works will begin. Construction works consist of earthworks, structural works, facade, fit-out and landscaping works.

The establishment of the temporary demountable school village will allow construction works to progress more efficiently with a vast decrease in student/staff traffic in operation around the Stage 3 construction zone.

4.4 Stage 4

Stage 4 will cover the construction of the Performing Arts Precinct, consisting of a new 5 storey extension to the Assembly Hall to contain performance spaces, learning spaces and cafeteria. This stage will also feature modifications to the existing Assembly Hall and new lobby hall adjacent. Works will also involve the construction of the new Multi-Purpose Hall Pavilion, Music building refurbishment and Founders Building refurbishment, which includes a classroom and facilities refresh. This will start with strip out and demolition of existing internal walls and structural modifications. Followed by the fit-out of the building from basement 2 to the third floor, then commissioning work.

The establishment of the temporary demountable school village will allow construction works to progress more efficiently with a vast decrease in student/staff traffic in operation around the Stage 4 construction zone.

4.5 Stage 5

Stage 5 will capture the removal of the temporary demountable school village and site sheds from Oval 1. During this stage, the Junior School landscaping construction work will take place, followed with final general landscaping and make good works around campus.

The Stages 3-5 works described above are currently under design development during the Early Contractor Involvement (ECI) process. The depicted staging is subject to change under the implementation of more efficient programming methodologies. A revised Staging Plan will be submitted for the approval of future construction certificate conditions for Stages 3-5.

4.6 Operational Project Handover and Commissioning Dates

Indicative operational project handover and commissioning dates are presented in the table below:

Stage	Indicative Commissioning Date	Indicative Handover Date
Stage 1	10/11/2022	13/02/2023
Stage 2	17/11/2022	06/02/2023
Stage 3	09/06/2024*	21/09/2024*
Stage 4	07/10/2023*	07/12/2023*
Stage 5	01/12/2024*	11/02/2025*

* Indicative date only.

The Stages 3-5 works are currently under design development during the Early Contractor Involvement (ECI) process. The depicted staging programme is subject to change under the implementation of more efficient programming methodologies. A revised Staging Plan will be submitted for the approval of future construction certificate conditions for Stages 3-5.

5 Management of Cumulative Impacts

Hansen Yuncken Pty Ltd notes that the staging is unlikely to lead to any cumulative impacts.

Stage 2 involves the construction of the new carpark precinct and the reconfiguration of the existing carpark, which acts as a present pick-up/drop-off zone for the school. The majority of affecting physical works will be undertaken during the 2022 School Holiday periods, which are presented in the following table. Such major works can be reasonably expected to be completed during these given periods.

2022 School Holiday Construction Periods	
Term 1 – Term 2	Saturday 9 April 2022 – Saturday 23 April 2022
Term 2 – Term 3	Saturday 2 July 2022 – Saturday 16 July 2022
Term 3 – Term 4	Saturday 24 September 2022 – Saturday 8 October 2022
Term 4 – Term 1	Wednesday 21 December 2022 – Thursday 26 January 2023

Any impacts will be managed through the implementation of traffic control measures. In regard to the above strategy, it is considered that the staged operation impact will be minimal throughout the duration of works.

After Stages 1 and 2 are completed and following the 2022 Term 4 – 2023 Term 1 holiday, the school carparks will be fully functional and operational.

Appendices

Appendix A. Project Staging Plans

STAGE 1



VICTORIA STREET

VICTORIA STREET

Demolish 46-52 Seaview Street.

Stage 1 Access Driveway (Double Driveway of 48 & 50 Seaview St Properties)

Stage 1 Access Gate. Positioned upon double driveway (Double Door, Swing Inwards)

Stage 1 site compound

Site access and egress

YEO PARK

Establish HY and subcontractors site compound.

SEAVIEW STREET

PROSPECT ROAD

PROSPECT ROAD

LEGEND	
	HY SITE COMPOUND
	SUBCONTRACTORS COMPOUND
	DEMOLITION
	CONSTRUCTION
	SITE ACCESS DRIVEWAY
	MATERIAL LAYDOWN AND PLANT ESTABLISHMENT ZONE
	TEMPORARY SCHOOL
	TEMPORARY SITE FENCING
	HOARDING
	HOARDING WITH ACOUSTIC TREATMENT
	EXISTING FENCE WITH SHADE CLOTH

STAGE 2B

Connecting ramp for Oval 2 and Oval 3 to be widened to allow for two way traffic.

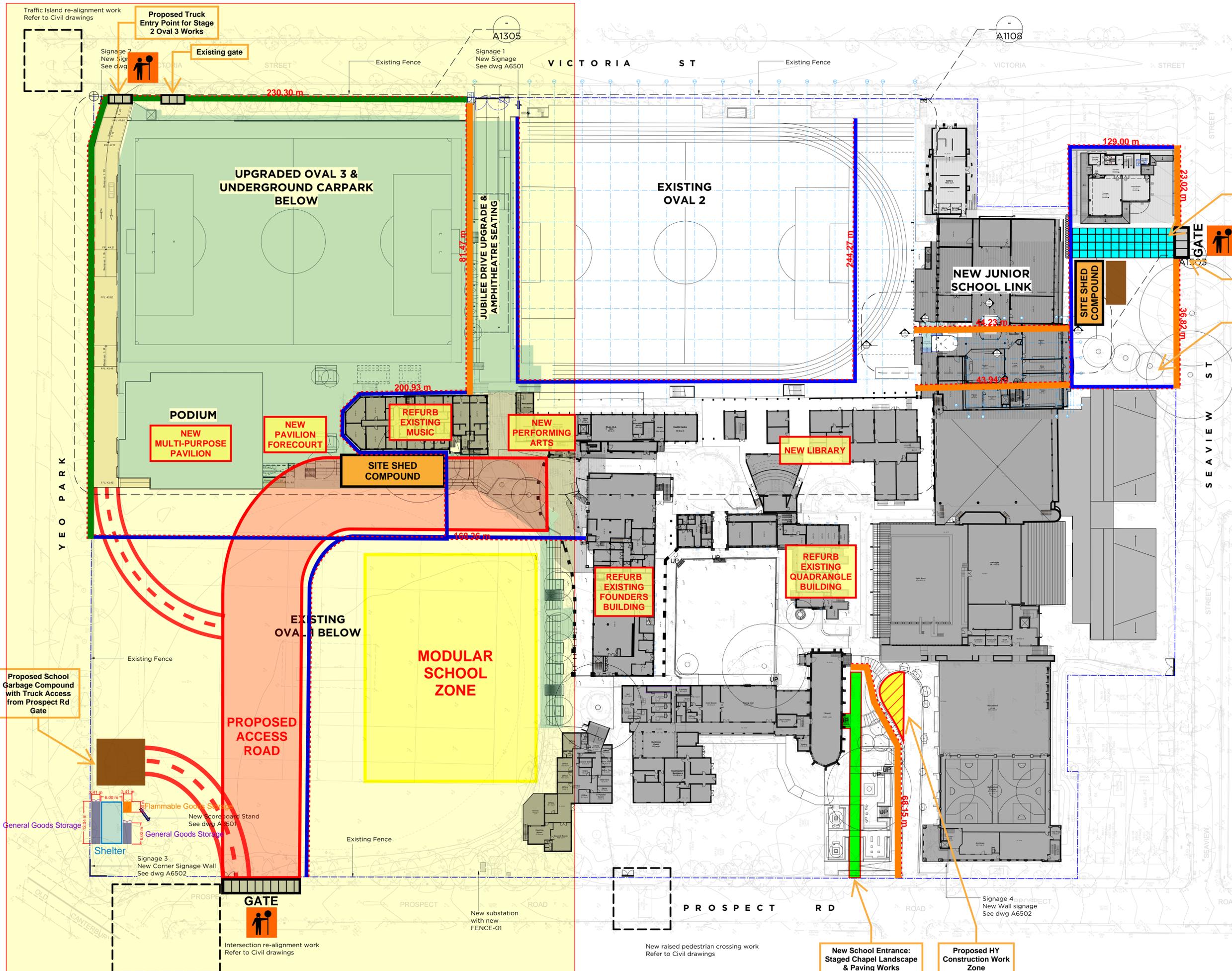
Junior school linkway.

LEGEND	
	HY SITE COMPOUND
	SUBCONTRACTORS COMPOUND
	DEMOLITION
	CONSTRUCTION
	MATERIALS HANDLING ZONE
	MATERIAL LAYDOWN AND PLANT ESTABLISHMENT ZONE
	TEMPORARY SCHOOL
	TEMPORARY SITE FENCING
	HOARDING
	HOARDING WITH ACOUSTIC TREATMENT
	EXISTING FENCE WITH SHADE CLOTH



Appendix B. Stage 1 Site Establishment Plan

Appendix C. Stage 2 Site Establishment Plan



- Legend:**
- Site Boundary
 - Existing Building - No works
 - Proposed New Building Works

- Stage 1: Demolition Truck Access for Loading (Double Driveway)**
- Demolition Truck Access. Gate to be installed. Opens in.**
- Stage 1: Proposed Construction Bin Location Post-Demolition**

- Existing Fencing (1.8M) (Banner Mesh Covering)
 - Hoarding (2.4M) (Vinyl Covering)
 - ATF Fencing (1.8M) (Shade Cloth Covering)
 - EXAMPLE** Proposed Works
 - Temporary Containers
 - Temporary Garbage Compound
 - Landscape & Paving Works
 - Proposed Construction Work Zone
 - Traffic Control (Truck Entry/Exit Point)
- Note:** Tree Protection to be exercised as per Arborist Report

Project:
Trinity Grammar School Renewal

Drawing #:
HY-SK-0001

Title:
Stage 1 & 2 Site Establishment Plan

Proposed Site Plan

Appendix D. Conditions Compliance Matrix

ID	Requirement	Stages Applicable					Phase	Comments																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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B2	<p>The development may only be carried out:</p> <p>a) in compliance with the conditions of this consent;</p> <p>b) in accordance with all written directions of the Planning Secretary;</p> <p>c) generally in accordance with the EIS and Response to Submissions;</p> <p>d) in accordance with the approved plans in the table below, unless otherwise amended by condition A1:</p> <table border="1"> <thead> <tr> <th colspan="4">Architectural Plans prepared by PDML Architecture</th> <th colspan="4">Landscape Plans prepared by Arcadia Landscape Architecture</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>DA003</td> <td>B</td> <td>Site Masterplan</td> <td>15/1/21</td> <td>000</td> <td>C</td> <td>Coversheet</td> <td>Oct 2020</td> </tr> <tr> <td>DA100</td> <td>A</td> <td>Site Demolition Plan B2</td> <td>3/2/20</td> <td>100</td> <td>C</td> <td>Landscape Masterplan</td> 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Plan B1</td> <td>3/2/20</td> <td>206</td> <td>C</td> <td>Landscape Plan</td> <td>Oct 2020</td> </tr> <tr> <td>DA121</td> <td>A</td> <td>Proposed T&L Precinct Plan L0</td> <td>3/2/20</td> <td>207</td> <td>C</td> <td>Landscape Plan</td> <td>Oct 2020</td> </tr> <tr> <td>DA122</td> <td>A</td> <td>Proposed T&L Precinct Plan L1</td> <td>3/2/20</td> <td>601</td> <td>C</td> <td>Landscape Details and Specification</td> <td>Oct 2020</td> </tr> <tr> <td>DA123</td> <td>B</td> <td>Proposed T&L Precinct Plan L2</td> <td>24/8/21</td> <td>L-650</td> <td>A</td> <td>Landscape Details – planting</td> <td>24/8/21</td> </tr> <tr> <td>DA124</td> <td>B</td> <td>Proposed T&L Precinct Plan L3</td> <td>24/8/21</td> <td>634</td> <td>-</td> <td>Landscape Details – Jubilee Planter</td> <td>No date</td> </tr> <tr> <td>DA125</td> <td>B</td> <td>Proposed T&L Precinct Plan L4</td> <td>24/8/21</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>DA126</td> <td>C</td> <td>Proposed T&L Precinct Plan Roof Plan</td> 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</table>	Architectural Plans prepared by PDML Architecture				Landscape Plans prepared by Arcadia Landscape Architecture				Dwg No.	Rev	Name of Plan	Date	Dwg No.	Rev	Name of Plan	Date	DA003	B	Site Masterplan	15/1/21	000	C	Coversheet	Oct 2020	DA100	A	Site Demolition Plan B2	3/2/20	100	C	Landscape Masterplan	Oct 2020	DA101	A	Site Demolition Plan B1	3/2/20	200	C	Landscape Plan	Oct 2020	DA102	A	Site Demolition Plan L0 + above	3/2/20	201	C	Landscape Plan	Oct 2020	DA110	A	Proposed Site Plan B2	3/2/20	202	C	Landscape Plan	Oct 2020	DA111	B	Proposed Site Plan B1	15/1/21	203	C	Landscape Plan	Oct 2020	DA112	C	Proposed Site Plan L0	15/1/21	204	C	Landscape Plan	Oct 2020	DA113	B	Proposed Site Roof Plan	15/1/21	205	C	Landscape Plan	Oct 2020	DA120	A	Proposed T&L Precinct Plan B1	3/2/20	206	C	Landscape Plan	Oct 2020	DA121	A	Proposed T&L Precinct Plan L0	3/2/20	207	C	Landscape Plan	Oct 2020	DA122	A	Proposed T&L Precinct Plan L1	3/2/20	601	C	Landscape Details and Specification	Oct 2020	DA123	B	Proposed T&L Precinct Plan L2	24/8/21	L-650	A	Landscape Details – planting	24/8/21	DA124	B	Proposed T&L Precinct Plan L3	24/8/21	634	-	Landscape Details – Jubilee Planter	No date	DA125	B	Proposed T&L Precinct Plan L4	24/8/21					DA126	C	Proposed T&L Precinct Plan Roof Plan	24/8/21					DA130	A	Proposed Performing Arts Precinct Plan & Multipurpose Pavilion Plan B2	3/2/20					DA131	A	Proposed Performing Arts Precinct Plan & Multipurpose Pavilion Plan B1	3/2/20					DA132	A	Proposed Performing Arts Precinct Plan & Multipurpose Pavilion Plan L0	3/2/20					DA133	B	Proposed Performing Arts Precinct Plan & Multipurpose Pavilion Plan L1	24/8/21					DA134	B	Proposed Performing Arts Precinct Plan & Multipurpose Pavilion Plan L2	24/8/21					DA135	B	Proposed Performing Arts Precinct Plan & Multipurpose Pavilion Plan L3	24/8/21					DA140	C	Proposed Maintenance Plan B1	24/2/21					DA141	C	Proposed Maintenance Plan L0	24/2/21					DA142	C	Proposed Maintenance Plan L1	19/2/21					DA143	B	Proposed Maintenance Roof Plan	15/1/21					DA150	A	Proposed Oval 3 Car Park B2	24/8/21					DA151	A	Proposed Oval 3 Car Park B1	24/8/21					DA152	A	Proposed Oval 2 Car Park B1	24/8/21					DA153	A	Proposed Oval 2 L0	24/8/21					DA160	A	Schematic Bicycle Parking Plan	August 21					DA200	D	Street Elevations 01_02	18/2/21					DA201	B	Street Elevations 03_04	15/1/21					DA300	B	Site Sections AA, BB, GG	15/1/21					DA301	B	Site Sections CC, DD	15/1/21					DA302	B	Site Sections EE, FF	15/1/21					DA306	A	Building Elevations	28/8/20					DA307	A	Building Elevations	28/8/20					DA308	C	Building Elevations - Seaview Maintenance	24/2/21					DA309	B	Building Sections - Seaview Maintenance	24/2/21					DA320	A	Building Elevations	August 2021					DA321	A	Building Elevations	24/8/21					DA322	A	Building Elevations	24/8/21					DA330	A	Site Sections AA	24/8/21					DA331	A	Site Sections BB	24/8/21					DA332	A	Site Sections CC	24/8/21					DA333	A	Site Sections DD	24/8/21					DA334	A	Site Sections EE	24/8/21					DA340	A	Jubilee Sections	24/8/21					DA501	A	Signage Location Plan	28/8/20					DA502	A	Signage Blade Wall	28/8/20					DA503	A	Lift Tower Signage	28/8/20					DA504	A	Scoreboard Signage	28/8/20					DA505	A	Prospect Road Signage	28/8/20					DA506	A	Centenary Centre Signage	28/8/20					DA507	A	Seaview Maintenance Signage	28/8/20					DA600	A	Material's Board Western Facade	28/8/20					DA601	A	Material's Board Southern Facade	28/8/20					DA602	A	Material's Board Eastern Facade	28/8/20					DA604	C	Material's Board Seaview Maintenance	24/2/21					Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor
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	DA160	A	Schematic Bicycle Parking Plan	August 21																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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	DA201	B	Street Elevations 03_04	15/1/21																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
	DA300	B	Site Sections AA, BB, GG	15/1/21																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
	DA301	B	Site Sections CC, DD	15/1/21																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
	DA302	B	Site Sections EE, FF	15/1/21																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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	DA308	C	Building Elevations - Seaview Maintenance	24/2/21																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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	DA340	A	Jubilee Sections	24/8/21																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
	DA501	A	Signage Location Plan	28/8/20																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
	DA502	A	Signage Blade Wall	28/8/20																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
	DA503	A	Lift Tower Signage	28/8/20																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
	DA504	A	Scoreboard Signage	28/8/20																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
	DA505	A	Prospect Road Signage	28/8/20																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
	DA506	A	Centenary Centre Signage	28/8/20																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
	DA507	A	Seaview Maintenance Signage	28/8/20																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
	DA600	A	Material's Board Western Facade	28/8/20																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
	DA601	A	Material's Board Southern Facade	28/8/20																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
	DA602	A	Material's Board Eastern Facade	28/8/20																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
	DA604	C	Material's Board Seaview Maintenance	24/2/21																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
	B3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(a) 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;</p> <p>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>(c) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor & Principal																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
	B4	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 B2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in conditions B2(c) and B2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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	B5	This consent lapses five years after the date of consent unless work is physically commenced.						Throughout																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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B6	This development consent does not permit an increase in student and full time equivalent (FTE) staff numbers in attendance at any one time at Trinity Grammar School - Summer Hill campus (the site as identified in Schedule 1) until evidence of the following is provided to the satisfaction of the Planning Secretary:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
	(a) the results of an independent audit, as described in condition B7;																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
	(b) the Jubilee carpark and drop-off/ pick-up facilities have been completed;																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
	(c) all relevant approvals have been obtained in accordance with the plans approved by condition B2 and the conditions of this development consent; and		Applicable				Throughout	Contractor & Principal																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								

ID	Requirement	Stages Applicable					Phase	Comments
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	(d) all required external roadworks and public domain works detailed in the approved Supplementary Traffic Impact Assessment have been undertaken to the satisfaction of the appropriate roads authority as per conditions C14, F11 and F12.							
B7	Prior to each staged increase in student and staff numbers as described in the Staging Report in condition B12, the Applicant must submit to the satisfaction of the Planning Secretary the results of an independent audit to verify the performance of the Jubilee car park and the drop-off/ pickup facilities. The independent audit must:	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor & Principal
	(a) be prepared by a suitably qualified independent auditor, in consultation with an independent traffic consultant, as agreed by the Planning Secretary;							
	(b) conduct traffic surveys and compare the results against the traffic reports in the EIS to verify that the following operational outcomes have been achieved:							
	(i) the capacity of the Jubilee car park drop-off/ pick-up facilities can accommodate the pick-up/drop-off demand within the site during peak AM and PM periods;							
	(ii) the demand for queuing spaces at the Jubilee car park is accommodated within the site;							
	(iii) off-site impacts including but not limited to queuing on Victoria Street is minimised as far as practicable;							
	(iv) there is adequate capacity in the car park to accommodate an increase in vehicle movements as a result of the proposed staged increase in student numbers;							
	(c) be completed on three consecutive school days for the duration of the day when all grades (K-12) and students are planned to be on site and must state the student and staff numbers present on the data collection dates;							
B8	Subject to approval of the independent audits required in condition B7, a maximum of 2,100 students and 321 staff are permitted in attendance at any one time at the site.	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Principal
Prescribed Conditions								
B9	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor
Planning Secretary as Moderator								
B10	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.	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor & Principal
Evidence of Consultation								
B11	Where conditions of this consent require consultation with an identified party, the Applicant must:	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor & Principal
	(a) consult with the relevant party prior to submitting the subject document for information or approval; and							
	(b) provide details of the consultation undertaken as part of the submission of relevant documentation including:							
	(i) the outcome of that consultation, matters resolved and unresolved; and							
	(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.							
Staging								
B12	Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor & Principal
B13	A Staging Report prepared in accordance with condition B12 must:	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor & Principal
	(a) be generally consistent with the staging plans submitted with the "Preliminary Construction Management Plan" submitted with the EIS;							
	(b) include staging of student numbers as per the submitted RTS;							
	(c) set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;							
	(d) set out how the operation of the whole of the project will be managed in stages including details of work and other activities to be carried out in each stage and the general timing of when relocating staff and students for each stage will commence and finish (if relevant);							
	(e) specify how compliance with conditions will be achieved across and between each of the stages of the project; and							
	(f) set out mechanisms for managing any cumulative impacts arising from the proposed staging.							
B14	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor
B15	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor
Staging, Combining and Updating Strategies, Plans or Programs								
B16	The Applicant may:	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor
	(a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);							
	(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and							
	(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).							
B17	Any strategy, plan or program prepared in accordance with condition B16, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor & Principal
B18	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor & Principal
B19	Updated strategies, plans (including management plan, architectural and associated consultants' plans), or programs approved by the Planning Secretary or consent authority, supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor & Principal
Structural Adequacy								
B20	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 and any additional requirements of the Subsidence Advisory NSW where the building or structure is located on land within a declared Mine Subsidence District. Notes: • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor
External Walls and Cladding								
B21	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor
Applicability of Guidelines								
B22	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor
B23	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor & Principal

ID	Requirement	Stages Applicable					Phase	Comments
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Monitoring and Environmental Audits								
B24	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. Note: <i>For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor
Access to Information								
B25	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:	Applicable	Applicable	Applicable	Applicable	Applicable	Until completion of works	Contractor & Principal
	(a) make the following information and documents (as they are obtained or approved) publicly available on its website:							
	(i) the documents referred to in condition B2 of this consent;							
	(ii) all current statutory approvals for the development;							
	(iii) all approved strategies, plans and programs required under the conditions of this consent;							
	(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;							
	(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;							
	(vi) a summary of the current stage and progress of the development;							
	(vii) contact details to enquire about the development or to make a complaint;							
	(viii) a complaints register, updated monthly;							
(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;								
(x) any other matter required by the Planning Secretary; and								
(b) keep such information up to date, to the satisfaction of the Planning Secretary, and publicly available for 12 months after the commencement of operations.								
Compliance								
B26	The Applicant must ensure that all employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor & Principal
Incident Notification, Reporting and Response								
B27	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor & Principal
B28	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor & Principal
Non-Compliance Notification								
B29	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor & Principal
B30	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor & Principal
B31	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor
Revision of Strategies, Plans and Programs								
B32	Within three months of:	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor & Principal
	(a) the submission of a compliance report under condition B34;							
	(b) the submission of an incident report under condition B27;							
	(c) the submission of an Independent Audit under condition E36;							
	(d) the approval of any modification of the conditions of this consent; or							
(e) the issue of a direction of the Planning Secretary under condition B2 which requires a review,								
	the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.							
B33	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor & Principal
Compliance Reporting								
B34	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (2020).	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor
B35	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Contractor & Principal
B36	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Principal
B37	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Applicable	Applicable	Applicable	Applicable	Applicable	Throughout	Principal
Temporary Building Installation								
B38	The temporary building identified in the Preliminary Construction Management Plan (to be constructed in Stage 3 in the location of the Maintenance Building) is not approved as part of this application. A separate development application / complying development application and relevant approvals must be obtained prior to installation of this identified temporary building.		Applicable	Applicable	Applicable	Applicable	Throughout	Contractor
C. PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE								
Bicycle Parking and End-of-trip facilities								
C1	Prior to the issue of any relevant construction certificate for secure bicycle parking and end-of-trip facilities, the following design details must be submitted to the Planning Secretary for approval:			Applicable			Prior to construction	Contractor & Principal
	(a) the provision of 96 bicycle parking spaces generally consistent with DA 160 Issue A Schematic Bicycle Parking Plan prepared by PMDL Architecture dated August 21 ;							
	(b) compliance of the layout, design and security of bicycle facilities with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking ;							
	(c) the provision of end-of-trip facilities for staff; and							
	(d) provision of appropriate pedestrian and cyclist advisory signs.							
External Walls and Cladding								

ID	Requirement	Stages Applicable					Phase	Comments																						
		1	2	3	4	5																								
C2	Prior to the issue of any construction certificate, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to construction	Contractor																						
Operational Noise – Design of Mechanical Plant and Equipment																														
C3	Prior to the issue of any relevant construction certificate for the design of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the Noise and Impact Assessment prepared by SLR dated 4 February 2020, into the detailed design drawings. The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Noise and Impact Assessment prepared by SLR dated 4 February 2020.	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to construction	Contractor																						
Operational Waste Storage and Processing																														
C4	Prior to the issue of any relevant construction certificate for the operational waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, the design of the operational waste storage area must be in accordance with Council's standards. Evidence of the design and Council endorsement (where relevant) must be provided to the Certifier.	Applicable	Applicable	Applicable			Prior to construction	Contractor																						
Road Safety Audit - Jubilee Car Park																														
C5	Prior to the issue of any construction certificate for the Jubilee car park and drop-off/ pick-up facilities and bicycle parking facilities, a Road Safety Audit (RSA) must be undertaken:		Applicable				Prior to construction	Principal																						
	(a) in accordance with Austroads Guide to Road Safety Part 6: Managing Road Safety Audits and Austroads Guide to Road Safety Part 6A: Implementing Road Safety Audits;																													
	(b) by an independent TfNSW accredited road safety auditor;																													
	(c) at the intersection of the southern and northern access driveways and Victoria Street and for all vehicle movements associated with the use of the access driveways; and																													
	(d) considering vehicle and pedestrian safety in relation to any potential obstruction of sightlines from exiting vehicles to the existing substation, proposed exhaust stack and any proposed signage.																													
C6	Appropriate road safety measures and/or traffic management measures (including, if necessary relocation of the substation) must be implemented based on the outcomes of the RSA in consultation with Council and any other relevant authorities in the final design plans prior to the issue of the construction certificate for the Jubilee car park.		Applicable				Prior to construction	Contractor																						
Road Safety Audit - Maintenance Building																														
C7	Prior to the issue of any construction certificate for the Maintenance Building, a RSA must be undertaken:	Applicable					Prior to construction	Principal																						
	(a) in accordance with Austroads Guide to Road Safety Part 6: Managing Road Safety Audits and Austroads Guide to Road Safety Part 6A: Implementing Road Safety Audits;																													
	(b) by an independent TfNSW accredited road safety auditor; and																													
	(c) at the intersection of the access to the Maintenance Building and Seaview Street for all vehicle movements associated with the use of the access.																													
C8	Appropriate road safety measures and/or traffic management measures must be implemented based on the outcomes of the RSA in consultation with Council and any other relevant authorities prior to the issue of the occupation certificate for the Maintenance Building.	Applicable					Prior to construction	Contractor																						
Car Parking and Service Vehicle Layout																														
C9	Prior to the issue of any relevant construction certificate for car parking and service vehicle parking / loading / unloading areas, evidence must be submitted to the Certifier that the operational access and parking arrangements comply with the following requirements:	Applicable	Applicable				Prior to construction	Contractor																						
	(a) all vehicles can enter and leave the site in a forward direction;																													
	(b) a minimum of 28 drop-off/pick-up spaces are accommodated within the underground carpark;																													
	(c) a minimum of 324 on-site underground car parking spaces are included for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and																													
	(d) the swept path of the longest vehicle entering and exiting the site in association with all proposed works under this development consent, as well as manoeuvrability through the site, are in accordance with the latest version of AS 2890.2.																													
Stormwater Management System																														
C10	Prior to the issue of any construction certificate, the Applicant must design an operational stormwater management system for the development and submit it to the Certifier for approval. The system must:	Applicable					Prior to construction	Contractor																						
	(a) be designed by a suitably qualified and experienced person(s);																													
	(b) be generally in accordance with the conceptual design in the EIS; and																													
	(c) be in accordance with applicable Australian Standards and Councils requirements.																													
Carpark Exhaust Stack																														
C11	Prior to the issue of any relevant construction certificate, for the basement carpark, the Applicant must submit amended design plans:		Applicable				Prior to construction	Contractor & Principal																						
	(a) to include details of the car park exhaust stack location, consistent with DA151 Issue A Proposed Oval 3 Car Park B1 prepared by PMDL Architecture dated 24/8/21;																													
	(b) which demonstrate compliance with condition C5(d);																													
	(c) to the satisfaction of the Planning Secretary.																													
Public Domain Works																														
C12	Prior to the issue of any relevant construction certificate for footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier. Note: Separate construction certificate applications under the Roads Act 1993 are required to be submitted and approved by the relevant roads authority for roadworks or works within the public domain.		Applicable				Prior to construction	Contractor																						
Roadworks and Access																														
C13	Prior to the issue of any relevant construction certificate for roadworks and access (if any), the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of the largest service vehicle. Note: Separate construction certificate applications under the Roads Act 1993 are required to be submitted and approved by the relevant roads authority for roadworks or works within the public domain.		Applicable				Prior to construction	Contractor																						
Roadworks and Pedestrian Access Improvements																														
C14	Prior to the issue of any relevant construction certificate for public domain works, footpath, vehicular crossings, external roadworks and pedestrian infrastructure, the Applicant must:		Applicable				Prior to construction	Contractor & Principal																						
	(a) ensure that the design plans for the following works, works on Prospect Road, Old Canterbury Road and Victoria Street are generally consistent with the concept plans listed below, unless otherwise agreed with the relevant public authority (Council or Transport for NSW):																													
	<table border="1"> <thead> <tr> <th colspan="4">Civil Engineering Works prepared by Stantec</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>CI-EW-400-001</td> <td>A</td> <td>Prospect Road and Old Canterbury Road Intersection</td> <td>16/7/21</td> </tr> <tr> <td>CI-EW-400-011</td> <td>B</td> <td>Prospect Road Pedestrian Crossing</td> <td>2/8/21</td> </tr> <tr> <td>CI-EW-400-021</td> <td>B</td> <td>Victoria Street Crossing Realignment</td> <td>16/8/21</td> </tr> <tr> <td>CI-EW-400-031</td> <td>B</td> <td>Victoria Street Footpath Upgrade</td> <td>2/8/21</td> </tr> </tbody> </table>			Civil Engineering Works prepared by Stantec					Dwg No.	Rev	Name of Plan	Date	CI-EW-400-001	A	Prospect Road and Old Canterbury Road Intersection	16/7/21	CI-EW-400-011	B	Prospect Road Pedestrian Crossing	2/8/21	CI-EW-400-021	B	Victoria Street Crossing Realignment	16/8/21	CI-EW-400-031	B	Victoria Street Footpath Upgrade	2/8/21		
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ID	Requirement	Stages Applicable					Phase	Comments
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	(b) prepare the plans in consultation and to the satisfaction (where necessary) of the relevant roads authority (Council or Transport for NSW);							
	(c) ensure that the realignment of the intersection of Prospect Road and Old Canterbury Road includes a dedicated left turn lane and a splitter island refuge compliant with the TfNSW refuge design directorate (minimum 2m wide X minimum 3m long), unless otherwise agreed with the relevant roads authority; and							
	(d) provide details of the following works including (but not limited to):							
	(i) details of the extent of 'No Stopping' restrictions according to TfNSW crossing design directorate; and							
	(ii) all necessary regulatory and warning signs and markings in association with the upgrade of the crossing at Prospect Road and Old Canterbury Road.							
C15	Separate construction certificate applications under the Roads Act 1993 are required to be submitted and approved by the relevant roads authority for roadworks or works within the public domain including works required by condition C12. The Applicant must provide a copy of the documents approved by the relevant roads authority to the Certifier and the Planning Secretary for information.		Applicable				Prior to construction	Contractor & Principal
All Abilities Access								
C16	Prior to the issue of a construction certificate, the Applicant must provide evidence to the Certifier from an appropriately qualified person, that the works that are the subject of this development are designed to provide access and facilities for people with a disability, in accordance with the BCA and all other relevant codes. Prior to the issue of a construction certificate the Applicant must submit updated plans that include the requirements referenced to the satisfaction of the Certifier.	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to construction	Contractor
D. PRIOR TO COMMENCEMENT OF CONSTRUCTION								
Notification of Commencement								
D1	The Applicant must notify the Planning Secretary and Council in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to construction	Contractor & Principal
D2	If the construction or operation of the development is to be staged, the Planning Secretary and council must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to construction	Contractor & Principal
Certified Drawings								
D3	Prior to the commencement of any construction stage, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to construction	Contractor
Pre-Construction Dilapidation Report								
D4	Prior to the commencement of any construction stage, the Applicant must submit a pre-commencement dilapidation report to Council, and the Certifier. The report must provide an accurate record of the existing condition of all adjoining private properties, heritage items and Council assets that are likely to be impacted by the proposed works.	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to construction	Contractor
Protection of Public Infrastructure								
D5	Prior to commencement of any construction stage, the Applicant must:							
	(a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to construction	Contractor
	(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and							
	(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.							
Community Consultative Committee								
D6	Prior to the commencement of construction, a Community Consultative Committee (CCC) must be established for the development in accordance with the Department's Community Consultative Committee Guideline: State Significant Projects (2016). The CCC must begin to exercise functions in accordance with such Guidelines before the commencement of construction and continue to do so for a minimum of five years following the completion of construction or other timeframe agreed by the Planning Secretary.	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to construction	Contractor & Principal
Community Communication Strategy								
D7	No later than four weeks before the commencement of any construction stage, a Community Communication Strategy must be submitted to the Planning Secretary for approval and approved by the Planning Secretary prior to the commencement of construction or within another timeframe agreed with the Planning Secretary. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected residents and businesses, and others directly impacted by the development), during the design and construction of the development. The Communication Strategy must:							
	(a) identify relevant stakeholders to be consulted during the design and construction phases;	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to the commencement of construction	Contractor & Principal
	(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;							
	(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;							
	(d) Develop a complaints/grievances mechanism:							
	(i) through which the community can provide feedback to the Applicant and report any complaints;							
	(ii) through which the Applicant will respond to enquiries, complaints or feedback; and							
	(iii) to resolve any issues and mediate any disputes that may arise in relation to construction of the development							
	(e) include specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination and heritage.							
Demolition								
D8	Prior to the commencement of demolition, a demolition work plan required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier.	Applicable	Applicable	Applicable			Prior to construction	Contractor
Ecologically Sustainable Development								
D9	Prior to the commencement of any construction stage, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:							
	(a) registering for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or	Applicable					Prior to the commencement of construction	Contractor & Principal
	(b) seeking approval from the Planning Secretary for an alternative certification process.							
Outdoor Lighting								
D10	Prior to commencement of any relevant construction stage, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting in relation to that stage has been designed to comply with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to construction	Contractor
D11	No flood lighting is permissible on site, unless approved by the Planning Secretary.	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to construction	Principal
Environmental Management Plan Requirements								
D12	Prior to the commencement of construction, management plans required under this consent must be prepared having regard to relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to construction	Contractor
Construction Environmental Management Plan								
	Prior to the commencement of any construction stage, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the satisfaction of Certifier and provide a copy to the Planning Secretary. The CEMP must be consistent with the Preliminary Construction Management Plan submitted with the EIS and include, but not be limited to, the following:							
	(a) Details of:							
	(i) hours of work;							
	(ii) 24-hour contact details of site manager;							
	(iii) management of dust and odour to protect the amenity of the neighbourhood;							
	(iv) stormwater control and discharge;							
	(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to the commencement	Contractor

ID	Requirement	Stages Applicable					Phase	Comments
		1	2	3	4	5		
D13	(vi) groundwater management plan including measures to prevent groundwater contamination;	Applicable	Applicable	Applicable	Applicable	Applicable	of construction	Contractor
	(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;							
	(viii) community consultation and complaints handling;							
	(b) Construction Traffic and Pedestrian Management Sub-Plan (condition D15);							
	(c) Construction Noise and Vibration Management Sub-Plan (condition D16);							
	(d) Construction Soil and Water Management Sub-Plan (condition D18);							
	(e) Construction waste management sub plan (condition D17)							
	(f) an unexpected finds protocol for contamination and associated communications procedure; and							
(g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure								
D14	The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary.	Applicable					Prior to construction	Contractor
D15	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to the commencement of construction	Contractor
	(a) be prepared by a suitably qualified and experienced person(s);							
	(b) be prepared in consultation with Council, TfNSW and the CCC;							
	(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;							
	(d) incorporate the measures outlined in the Construction Traffic Management Plan framework submitted with the EIS;							
	(e) incorporate measures to minimise conflicts between the construction vehicles and ongoing operations of the school including student safety during construction periods, details of equitable, all abilities access within the site;							
	(f) details of alternate drop-off / pick-up and car parking arrangements during ongoing construction works within the Jubilee car park;							
	(g) details of alternate parking arrangements (if needed) for the staff and driving age students, during ongoing construction works within the basement (where relevant);							
	(h) details of on-site parking for construction vehicles and work zones on the surrounding streets, where needed and in consultation with Council; and							
(i) detail heavy vehicle routes, access and parking arrangements for heavy construction vehicles.								
D16	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to the commencement of construction	Contractor
	(a) be prepared by a suitably qualified and experienced noise expert;							
	(b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009);							
	(c) incorporate the acoustic mitigation measures recommended in the <i>Noise and Impact Assessment</i> prepared by SLR dated 4 February 2020, and where appropriate incorporate the provision of hoardings to minimise impacts;							
	(d) assess the vibration impacts and detail the vibration management measures and strategies, including ensuring safe working distances for vibration intensive plant outlined in the <i>Noise and Impact Assessment</i> prepared by SLR dated 4 February 2020;							
	(e) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to Sensitive receivers;							
	(f) include strategies that have been developed with the community for managing high noise generating works;							
	(g) describe the community consultation undertaken to develop the strategies in condition D16(f);							
	(h) describe the methods of managing noise within the site when construction works are ongoing with school operations to ensure appropriate acoustic amenity of the students and staff of the school;							
	(i) describe the scheduling of high noise generating works within the site to ensure acoustic amenity of the students (such as scheduling construction works outside of the exam times);							
	(j) include a complaints management system to be implemented for the duration of the construction; and							
(k) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition D16(d).								
D17	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste comprising:	Applicable	Applicable	Applicable			Prior to the commencement of construction	Contractor
	(a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use;							
	(b) information regarding the recycling and disposal locations; and							
(c) confirmation of the contamination status of the development areas of the site based on the validation results.								
D18	The Construction Soil and Water Management Plan (CSWMSP) must address, but not be limited to the following:	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to the commencement of construction	Contractor
	(a) be prepared by a suitably qualified expert, in consultation with Council;							
	(b) describe all erosion and sediment controls to be implemented during construction, as a minimum, in accordance with the publication <i>Managing Urban Stormwater: Soils & Construction</i> (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';							
	(c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the site);							
	(d) detail all off-site flows from the site; and							
(e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI.								
D19	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to the commencement of construction	Contractor
	(a) minimise the impacts of earthworks and construction on the local and regional road network;							
	(b) minimise conflicts with other road users;							
	(c) minimise road traffic noise; and							
(d) ensure truck drivers use specified routes.								
Unexpected Contamination Procedure								
D20	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.	Applicable	Applicable	Applicable			Prior to the commencement of construction	Contractor
Soil and Water								
D21	Prior to the commencement of any construction stage, the Applicant must install erosion and sediment controls and other soil and water management measures in accordance with the CSWMSP.	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to construction	Contractor
Construction Worker Transportation Strategy								
D22	Prior to the commencement of construction, the Applicant must prepare and implement a Construction Worker Transportation Strategy (CWTS) in consultation with Council, to the satisfaction of the Planning Secretary. The CWTS must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for construction worker parking in nearby public and residential streets or public parking facilities.	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to the commencement of construction	Contractor
E. During Construction								
Site Notice								
	A site notice(s):							

ID	Requirement	Stages Applicable					Phase	Comments
		1	2	3	4	5		
E1	(a) must be prominently displayed at all street boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer;	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
	(b) must have minimum dimensions of 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;							
	(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;							
	(d) must include the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and							
	(e) must be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.							
Operation of Plant and Equipment								
E2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
Demolition								
E3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition D8.	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
Construction Hours								
E4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
	(a) between 7am and 5pm, Mondays to Fridays inclusive;							
	(b) between 8am and 1pm, Saturdays; and							
E5	(c) no work may be carried out on Sundays or public holidays.	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
	Construction activities may be undertaken outside of the hours in condition E4 if required:							
	(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or							
	(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or							
E6	(c) where the works are inaudible at the nearest sensitive receivers; or	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
	(d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.							
E6	Notification of such construction activities as referenced in condition E5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
E7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
	(a) 9am to 12pm, Monday to Friday;							
	(b) 2pm to 5pm Monday to Friday; and							
E8	(c) 9am to 12pm, Saturday.	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
Implementation of Management Plans								
E8	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
Construction Traffic								
E9	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping, and exit the site in a forward manner. The site personnel vehicles are to be managed in accordance with the Construction Worker Transportation Strategy.	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
Hoarding Requirements								
E10	The following hoarding requirements must be complied with:	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
	(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and							
E11	(b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
No Obstruction of Public Way								
E11	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
Construction Noise Limits								
E12	The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the CNVMSP.	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
E13	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition E4.	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
E14	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
Vibration Criteria								
E15	Vibration caused by construction at any residence or structure outside the site must be limited to:	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
	(a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and							
E16	(b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
E16	Vibratory compactors must not be used closer than 30m from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition E15.	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
E17	The limits in conditions E15 and E16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition D13 of this consent.	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
Tree Protection								
E18	For the duration of the construction works:	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
	(a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;							
	(b) all street trees immediately adjacent to the property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;							
	(c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the <i>Arboricultural Impact Assessment</i> prepared by Australis and dated 14 October 2020; and							
E19	(d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
Air Quality								
E19	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
E20	During construction, the Applicant must ensure that:	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
	(a) exposed surfaces and stockpiles are suppressed by regular watering;							
	(b) all trucks entering or leaving the site with loads have their loads covered;							
E20	(c) trucks associated with the development do not track dirt onto the public road network;	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor

ID	Requirement	Stages Applicable					Phase	Comments
		1	2	3	4	5		
	(d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.							
Erosion and Sediment Control								
E21	All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP.	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
Imported Soil								
E22	The Applicant must:							
	(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
	(b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request.							
Disposal of Seepage and Stormwater								
E23	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
Emergency Management								
E24	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
Unexpected Finds Protocol - Aboriginal Heritage								
E25	In the event that surface or sub surface disturbance identifies evidence of Aboriginal occupation including carvings and grinding marks and Aboriginal objects, all works must halt in the immediate area to prevent any further impacts to the objects or features. A suitably qualified archaeologist and the registered Aboriginal parties (RAPs) must be contacted to determine the significance of the objects or other evidence of occupation. The objects are to remain in-situ whilst this advice is sought. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement long term conservation and management strategies for all objects/sites. Works must only recommence with the written approval of Planning Secretary following consultation with Heritage NSW.	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
E26	A summary of the unexpected finds that relate to Aboriginal Heritage, including photographs, must be included in an Archival Record.	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
Unexpected Finds Protocol - Historic Heritage								
E27	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Planning Secretary in consultation with Heritage NSW.	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
Consultation with RAPs								
E28	The Applicant must consult with the relevant Registered Aboriginal Parties (RAPs) throughout the construction phase with ongoing communication about the project and key milestones and ensure that the consultation process does not lapse, particularly with regard to consultation should the Unexpected Finds Protocol be enacted.	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Principal
Waste Storage and Processing								
E29	All waste generated during construction must be secured and maintained within designated waste storage areas on the site at all times.	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
E30	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
E31	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
E32	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
E33	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
Outdoor Lighting								
E34	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting in consultation with the CCC.	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor
Independent Environmental Audit								
E35	An independent auditor must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Applicable					During construction	Principal
E36	Prior to the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Applicable					Prior to commencement of construction	Contractor & Principal
E37	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor & Principal
E38	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 week's notice to the applicant of the date or timing upon which the audit must be commenced.	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor & Principal
E39	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must:							
	(a) review and respond to each Independent Audit Report prepared under condition E36 of this consent;	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Contractor & Principal
	(b) submit the response to the Planning Secretary and the Certifier; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.							
E40	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.	Applicable	Applicable	Applicable	Applicable	Applicable	During construction	Principal
E41	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Applicable	Applicable	Applicable	Applicable	Applicable	Operation	Principal
E42	No item of heritage significance within the site must be damaged or altered during construction works, unless permitted by this development consent.						During construction	
F. Prior to the Issue of OC / Commencement of Operation								
Notice of Occupation								
F1	At least one month before the issue of the occupation certificate of any construction stage, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to operation	Contractor & Principal
External Walls and Cladding								
F2	Prior to the issue of the occupation certificate of any relevant construction stage, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA and any other relevant code.	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to operation	Contractor
F3	The Applicant must provide a copy of the documentation given to the Certifier and to the Planning Secretary within seven days after the Certifier accepts it.	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to operation	Contractor & Principal
Post-construction Dilapidation Report								
F4	Prior to the issue of the occupation certificate of any relevant construction stage, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:							
	(a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; (b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to operation	Contractor

ID	Requirement	Stages Applicable					Phase	Comments
		1	2	3	4	5		
	(i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and (ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (c) to be forwarded to Council for information.							
Protection of Public Infrastructure								
F5	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. Note: <i>This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by this consent.</i>	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to operation	Contractor
Protection of Property								
F6	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to operation	Contractor
Utilities and Services								
F7	Prior to issue of the occupation certificate of any relevant construction stage, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to operation	Contractor
Roadworks and Access								
F8	Prior to the issue of the occupation certificate of any relevant construction stage where roadworks is proposed, the Applicant must provide evidence to the satisfaction of the Certifier that: (a) all external roadworks, footpath and pedestrian infrastructure required by condition C14 have been completed; and (b) all necessary approvals from the public authorities have been obtained.		Applicable				Prior to operation	Contractor
Works as Executed Plans								
F9	Prior to the issue of the occupation certificate of any relevant construction stage, works-as- executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	Applicable	Applicable	Applicable	Applicable		Prior to operation	Contractor
Development Contributions								
F10	Prior to issue of any occupation certificate (not including demolition), Section 7.11 contributions totalling \$238,384.96 (as indexed), are to be paid to Council in accordance with Section 7.11 of the EP&A Act and Ashfield Council S94A Development Contributions Plan. Prior to payment Council can provide the value of the indexed levy.	Applicable					Prior to operation	Principal
Green Travel Plan								
F11	Prior to the increase of any occupation certificate, a Green Travel Plan (GTP), must be submitted to the satisfaction of the Planning Secretary to promote the use of active and sustainable transport modes. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with Inner West Council and (Sydney Coordination Office) Transport for NSW; (b) be updated prior to each staged increase in students and/or staff numbers; (c) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; (d) include specific tools and actions to help achieve the objectives and mode share targets; (e) include details to demonstrate how bus services would be increased and accommodated to satisfy the additional demand likely to be generated by additional students; (f) include additional bicycle provisions as per the approved plans listed in condition C1. (g) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and (h) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.	Applicable					Prior to operation	Contractor & Principal
Operational Transport and Access Management Plan (OTAMP)								
F12	Prior to the issue of the occupation certificate for the proposed carpark and / or drop-off / pick-up facilities, an OTAMP is to be prepared by a suitably qualified person, in consultation with Council, TfNSW and the CCC, and submitted to the satisfaction of the Planning Secretary. The OTAMP must address the following: (a) detailed pedestrian analysis including the identification of safe route options – to identify the need for management measures to ensure students and staff are able to access and leave the site in a safe and efficient manner during school start and finish; (b) the location of all car parking spaces on the school campus and their allocation (i.e. staff, visitor, accessible, emergency, etc.); (c) operational management procedures of the drop-off / pick-up parking located within the site, and external road access management to/from the carpark including staff management/traffic controller arrangements; (d) the location and operational management procedures for the drop-off / pick-up of students by buses and coaches before and after school, for excursions and sporting activities, including staff management/traffic controller arrangements; (e) delivery and service vehicle and bus access and management arrangements; (f) management of approved access arrangements; (g) clear separation between students/staff and maintenance vehicles (including electric vehicles); (h) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off / pick-up parking; (i) car parking arrangements and management associated with the proposed use of school facilities by community members; and (j) a monitoring and review program.		Applicable				Prior to operation	Contractor & Principal
Mechanical Ventilation								
F13	Prior to commencement of operation of any relevant construction stage, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.	Applicable	Applicable	Applicable	Applicable		Prior to operation	Contractor
Operational Noise								
F14	Prior to the issue of the occupation certificate of any relevant construction stage, a suitably qualified acoustic consultant must certify that the noise mitigation recommendations in the <i>Noise and Impact Assessment</i> prepared by SLR dated 4 February 2020 and as required by condition C3 have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the report. The certification must: (a) confirm that any new equipment or extension of the existing public address system comply with a criteria of not exceeding background noise of 5dB(a); and (b) confirm that the noise generated by the use of the Multi-Purpose Pavilion will not exceed background noise levels at affected residential receivers by more than 5 dBA. (c) be submitted to the Certifier for information.	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to operation	Contractor
Operational Noise Management Plan (ONMP)								
	Prior to the issue of the occupation certification of any relevant construction stage, the Applicant must submit an ONMP to the satisfaction of the Certifier or update any existing ONMP for the school to the satisfaction of the certifier. The new or updated ONMP must include: (a) details to restrict the use of the new Junior School play area adjacent to Seaview Street for free play to 80 students during lunch and recess breaks;							

ID	Requirement	Stages Applicable					Phase	Comments
		1	2	3	4	5		
F15	(b) details restricting the use of the Multi-Purpose Pavilion to only between 7am – 6pm, as per the recommendations in the Noise and Impact Assessment prepared by SLR dated 4 February 2020; and			Applicable	Applicable		Prior to operation	Contractor & Principal
	(c) measures to restrict noise emissions from the Multi-purpose pavilion during performances to ensure compliance with the operational noise criteria in condition F16 including requirements for windows to be closed during noisy activities within the Multi-Purpose Pavilion.							
Car Parking, Service Vehicles and Bicycle parking Arrangements								
F16	Prior to the issue of the occupation certificate of any relevant construction stage, evidence must be submitted to the satisfaction of the Planning Secretary that demonstrates that:		Applicable	Applicable			Prior to operation	Contractor
	(a) the car-parking, service vehicle areas, bicycle parking facilities comply with condition C1 and condition C9;							
	(b) appropriate pedestrian and cyclist advisory signs have been provided;							
	(c) all works/regulatory signposting associated with the proposed developments have been undertaken at no cost to the relevant roads authority; and							
	(d) end-of-trip facilities for staff are provided.							
Road Damage								
F17	Prior to the issue of the occupation certificate of any relevant construction stage, the cost of repairing any damage caused to Council or other public authority's assets in the vicinity of the site as a result of construction works associated with the approved development must be met in full by the Applicant.	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to operation	Contractor
Fire Safety Certification								
F18	Prior to the issue of the occupation certificate of any relevant construction stage, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to operation	Contractor
Structural Inspection Certificate								
F19	Prior to the issue of the occupation certificate for the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:	Applicable	Applicable	Applicable	Applicable		Prior to operation	Contractor
	(a) the site has been periodically inspected and the Certifier is satisfied that the structural works are deemed to comply with the final design drawings; and							
	(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.							
Compliance with Food Code								
F20	Prior to the issue of the occupation certificate of any relevant construction stage, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 <i>Design, construction and fit-out of food premises</i> and provide evidence of receipt of the certificate to the satisfaction of the Certifier.	Applicable		Applicable	Applicable		Prior to operation	Contractor
Stormwater Quality Management System								
F21	Prior to the issue of the occupation certificate of any relevant construction stage, an Operation and Maintenance Plan is to be submitted to the satisfaction of the Certifier. The plan must ensure the proposed stormwater quality measures remain effective and contain the following:	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to operation	Contractor
	(a) maintenance schedule of all stormwater quality treatment devices;							
	(b) record and reporting details;							
	(c) relevant contact information; and							
	(d) Work Health and Safety requirements.							
Warm Water Systems and Cooling Systems								
F22	The installation of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Applicable	Applicable	Applicable	Applicable		Prior to operation	Contractor
Outdoor Lighting								
F23	Prior to the issue of the occupation certificate of any relevant construction stage, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to operation	Contractor
	(a) complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and							
	(b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.							
Signage								
F24	Prior to the issue of the occupation certificate of any relevant construction stage, way-finding signage and signage identifying the location of staff car parking must be installed.		Applicable				Prior to operation	Contractor
F25	Prior to the issue of the occupation certificate, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.			Applicable			Prior to operation	Contractor
F26	Prior to issue of an occupation certificate, the approved LED signs must:	Applicable	Applicable				Prior to operation	Contractor
	(a) be installed directed away from adjoining residential properties with a timed intensity and illumination adjuster;							
	(b) not operate beyond 10pm;							
	(c) not dazzle or distract drivers due to their colouring;							
	(d) not display advertising or messages which contain fully animated or video/movie style advertising or images; and							
(e) not be used for any live television, satellite, internet or similar broadcast.								
F27	Prior to the issue of the occupation certificate for the relevant construction stage incorporating the signage, the Applicant must demonstrate to the satisfaction of the Certifier that no signage incorporates any speakers.	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to operation	Contractor
Operational Waste Management Plan								
F28	Prior to the issue of the occupation certificate of any relevant construction stage, the Applicant must prepare an Operational Waste Management Plan for the development and submit it to the Certifier. The Operational Waste Management Plan must:	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to operation	Contractor & Principal
	(a) detail the type and quantity of waste to be generated during operation of the development;							
	(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i> , <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009);							
	(c) detail the materials to be reused or recycled, either on or off site; and							
	(d) include the Management and Mitigation Measures included in EIS Appendix 33.							
Landscaping								
F29	Prior to the issue of the occupation certificate of any construction stage, the Applicant must provide suitable evidence to the Certifier that the landscaping of the site has been completed in accordance with landscape plan(s) approved under condition A1(2).	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to operation	Contractor
F30	Prior to the issue of the occupation certificate, the Applicant must prepare an Operational Landscape Management Plan to manage the landscaping on-site, to the satisfaction of the Certifier. The plan must:	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to operation	Contractor
	(a) describe the ongoing monitoring and maintenance measures to manage the landscaping; and							
	(b) include a replanting programme where the landscaping fails to establish; and							
	(c) be consistent with the Applicant's Management and Mitigation Measures at EIS in Part J.							
F31	The Applicant must not commence operation until the Operational Landscape Management Plan is submitted to the satisfaction of the Certifier.	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to operation	Principal
Service Vehicle Management								
F32	Prior to the issue of the occupation certificate of any construction stage, the Applicant must prepare a Service Vehicle Management Plan for the development and submit it to the satisfaction of the Certifier. The Service Vehicle Management Plan must:	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to operation	Contractor & Principal
	(a) detail the times and frequency of the service vehicles would enter and exit the site and with times not to conflict with the student drop-off/pick-up times;							

ID	Requirement	Stages Applicable					Phase	Comments
		1	2	3	4	5		
F32	(b) outline restrictions to vehicle turning movements on Victoria Street;	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to operation	Contractor & Principal
	(c) identify size and type of service vehicles accessing the Seaview Street delivery area; and							
	(d) outline management measures to (such as alarms etc) to ensure that the acoustic amenity of the neighbourhood at Seaview Street is maintained.							
Planting in Yeo Park								
F33	Prior to the issue of the occupation certificate of any relevant construction stage, the Applicant must provide additional canopy trees along the northern boundary of Yeo Park in consultation with Council, to assist with screening the visual of the Multi-Purpose Pavilion (identified in Landscape Plan 203 (issue C) prepared by Arcadia Landscape Architecture dated Oct 2020). A copy of the consultation with the Council must be provided to the Planning Secretary prior to landscaping commencing.		Applicable				Prior to operation	Principal
F34	The trees required in condition F33 must be at least 100 litres in pot size (unless otherwise agreed to by Council), shall be at the Applicant's cost and the Applicant is required to plant them. The trees must be maintained by the Applicant for a period of 12 months after planting. If the trees are damaged, stolen or perish within this 12 month period then the Applicant must replace them like for like. Following the end of the 12 month period ownership and maintenance of the trees reverts to Council.		Applicable				Prior to operation	Contractor
Seaview Street - Street Tree Planting								
F35	The Applicant must use its best endeavours to liaise with Council with respect to the replacement of tree(s) in Council's street verge in front of 46 – 52 Seaview Street. The species, pot size and spacing of the trees are to be determined in consultation with Council and be installed at the Applicant's expense. The trees must be maintained by the Applicant for a period of 12 months after planting. If the trees are damaged, stolen or perish within this 12 month period then the Applicant must replace them like for like. Following the end of the 12 month period ownership and maintenance of the trees reverts to Council.	Applicable	Applicable	Applicable	Applicable	Applicable	Prior to operation	Contractor
Conservation Management Plan								
F36	Prior to the issue of the occupation certificate of any relevant construction stage, a detailed Conservation Management Plan (CMP) must be prepared by a suitably qualified heritage consultant, to the satisfaction of the Planning Secretary. The CMP must:	Applicable					Prior to operation	Principal
	(a) be prepared in consultation with Council;							
	(b) include details of options for the conservation and ongoing management of the Headmaster's House, Chapel, Quadrangle setting, Dining Hall and North Quad Building; and							
	(c) include details of the buildings that contribute to the Quadrangle space.							
G. Post Occupation								
Out of Hours Management Plan								
G1	This consent does not approve any out-of-hours events apart from the existing events and uses within the site in accordance with Appendix J to the RtS – Amended Schedule of Uses titled "Trinity Grammar School – Summer Hill Campus - Indicative Usage of Facilities as at 24/10/2019".			All Stages			Operation	Principal
G2	The use of the Multi-Purpose Pavilion is only allowed between 7am – 6pm, as per the recommendations of <i>Noise and Impact Assessment</i> prepared by SLR dated 4 February 2020.			All Stages			Operation	Principal
G3	This consent does not approve any out-of-school hours events to use the T&L terrace, including weekends.			All Stages			Operation	Principal
Operation of Plant and Equipment								
G4	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.			All Stages			Operation	Principal
Warm Water Systems and Cooling Systems								
G5	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.			All Stages			Operation	Contractor & Principal
Community Communication Strategy								
G6	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of all approved construction.			All Stages			Operation	Principal
Operational Transport and Access Management Plan (OTAMP)								
G7	The OTAMP approved under condition F12 (as revised from time to time) must be implemented by the Applicant for the life of the development.			All Stages			Operation	Principal
Operational Noise Limits and Noise Management								
G8	The Applicant must ensure that noise generated by operation of the School does not exceed the Site-specific noise criteria as established in the Noise and Impact Assessment prepared by SLR dated 4 February 2020.			All Stages			Operation	Contractor & Principal
G9	The Applicant must ensure that noise from the activities within the site due to the facilities approved by this development consent, are managed in accordance with the ONMP required by this development consent.			All Stages			Operation	Principal
G10	The Applicant must ensure that the noise from the Public Address System and the School Bell would not exceed background noise levels at affected residential receivers by more than 5 dBA.			All Stages			Operation	Principal
G11	The Applicant must ensure that the noise from the use of the Multi-Purpose Pavilion does not exceed background noise levels at affected residential receivers by more than 5 dBA.			All Stages			Operation	Principal
G12	The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement of use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the <i>Noise and Impact Assessment</i> prepared by SLR dated 4 February 2020 and the criteria in condition F15.			All Stages			Operation	Principal
G13	Should the noise monitoring program in condition G12 identify any exceedance of the recommended noise levels, the Applicant must implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.			All Stages			Operation	Principal
Unobstructed Driveways and Parking Areas								
G14	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.			All Stages			Operation	Principal
Green Travel Plan								
G15	The Green Travel Plan required by condition F11 of this consent must be updated annually and implemented by the applicant for the life of the development unless otherwise agreed by the Planning Secretary.			All Stages			Operation	Principal
Ecologically Sustainable Development								
G16	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4-star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition D9, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.			All Stages			Operation	Principal
Outdoor Lighting								
G17	Notwithstanding condition F23, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.			All Stages			Operation	Principal
Landscaping								
G18	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition F30 for the duration of occupation of the development.			All Stages			Operation	Principal
Student Numbers								
G19	The Applicant must maintain a student attendance register for the period of 4 years after 2100 students has been reached. The student attendance register must be submitted annually to the Planning Secretary demonstrating that the development does not exceed the 2100 students on Trinity Grammar School - Summer Hill campus site on any given day.			All Stages			Operation	Principal
APPENDIX 1 - ADVISORY NOTES								
General								

ID	Requirement	Stages Applicable					Phase	Comments
		1	2	3	4	5		
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.	All Stages					Operation	Note
Long Service Levy								
AN2	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	All Stages					Operation	Note
Legal Notices								
AN3	Any advice or notice to the consent authority must be served on the Planning Secretary.	All Stages					Operation	Note
Access for People with Disabilities								
AN4	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	All Stages					Prior to the commencement of construction	Note
AN5	Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.	All Stages					Operation	Note
Utilities and Services								
AN6	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	All Stages					Prior to operation	Note
AN7	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	All Stages					Prior to operation	Note
Road Design and Traffic Facilities								
AN8	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	All Stages					Prior to the commencement of construction	Note
Road Occupancy License								
AN9	A Road Occupancy License must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	All Stages					Operation	Note
Safework Requirements								
AN10	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	All Stages					Operation	Note
Hoarding Requirements								
AN11	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	All Stages					Operation	Note
Handling of Asbestos								
AN12	The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.	All Stages					Operation	Note
Fire Safety Certificate								
AN13	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	All Stages					Operation	Note