

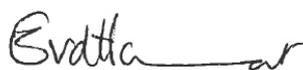
Development Consent

Section 4.38 of the Environmental Planning and Assessment Act 1979

As delegate of the Minister for Planning and Public Spaces under delegation executed on 9 March 2020, I approve the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

These conditions are required to:

- prevent, minimise, or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.



Erica van den Honert

A/Executive Director

Infrastructure Assessments

Sydney

15 January 2021

SCHEDULE 1

Application Number:	SSD 10400
Applicant:	St Patricks College Strathfield (ABN 70273700830)
Consent Authority:	Minister for Planning and Public Spaces
Site:	St Patrick's College, Strathfield, 1 and 2 Edgar Street, Strathfield Lot 20 DP 1203221; Lot 10 DP 1061230; Lot 12 DP 1095571
Development:	The redevelopment of St Patricks College, comprising: <ul style="list-style-type: none">• Demolition of the existing sports courts located at the centre of the campus;• Construction of a new four storey science & learning building consisting of:<ul style="list-style-type: none">○ Food technology classrooms;○ Science learning spaces, including labs;○ Canteen and café: for school student and staff use, and community function use;○ College dining area, including outdoor dining area;○ Community and learning spaces;○ General learning areas;

- Basement car park with 59 parking spaces, accessed via Fraser Street;
- Two (2) x rooftop sports courts; and
- Re-instatement of two (2) x ground level sports courts.
- Civic space associated with the College, located to the east of the new building;
- Minor alterations to the forecourt adjoining the Coghlan building to the east in order to provide an interface and connection with the new building, civic space and existing landscape;
- Staged increase in student population cap to a maximum of 1,790 by 2030.

DEFINITIONS

Aboriginal object	Has the same meaning as the definition of the term in section 5 of the <i>National Parks and Wildlife Act 1974</i>
Aboriginal place	Has the same meaning as the definition of the term in section 5 of the <i>National Parks and Wildlife Act 1974</i>
Accredited Certifier	Means the holder of accreditation as an accredited certifier under the <i>Building Professionals Act 2005</i> acting in relation to matters to which the accreditation applies.
Advisory Notes	Advisory information relating to the consent but do not form a part of this consent
Applicant	St Patrick's College Strathfield, or any other person carrying out any development to which this consent applies
ASA	Asset Standards Authority
BCA	Building Code of Australia
BC Act	<i>Biodiversity Conservation Act 2016</i>
CEMP	Construction Environmental Management Plan
Certifier	Means a council or accredited certifier
Compliance Reporting Post Approval Requirements	Compliance Reporting Post Approval Requirements as available on the Department's website
Conditions of this consent	The conditions contained in Schedule 2 of this document
Construction	<p>All physical work to enable operation including but not limited to the demolition and removal of buildings, the carrying out of works for the purposes of the development, and erection of buildings and other infrastructure permitted by this consent, but excluding the following:</p> <ul style="list-style-type: none"> • building and road dilapidation surveys; • investigative drilling or investigative excavation; • establishing temporary site offices (in locations identified by the conditions of this consent); • installation of environmental impact mitigation measures, fencing, enabling works; and • minor adjustments to services or utilities. <p>However, where heritage items, or threatened species or threatened ecological communities (within the meaning of the <i>Biodiversity Conservation Act 2016</i> or <i>Environment Protection and Biodiversity Conservation Act 1999</i>) are affected or potentially affected by any physical work, that work is construction, unless otherwise determined by the Planning Secretary in consultation with EESG or DPIE Fisheries (in the case of impact upon fish, aquatic invertebrates or marine vegetation)</p>
Council	Strathfield Council
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
Demolition	The deconstruction and removal of sports courts and other structures on the site
Department	NSW Department of Planning, Industry and Environment
Development	The development described in the EIS and Response to Submissions, including the works and activities comprising of the demolition of existing sports facilities and the construction of the proposed Sports and Science Building and associated works, as modified by the conditions of this consent.

Earthworks	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services
EESG	Environment, Energy and Science Group of the Department of Planning, Industry and Environment (Former Office of Environment and Heritage)
EIS	The Environmental Impact Statement titled <i>Environmental Impact Statement – St Patrick’s College, Strathfield</i> , prepared by Urbis dated 20 May 2020, submitted with the application for consent for the development, including any additional information provided by the Applicant in support of the application
ENM	Excavated Natural Material
Environment	Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings
EPA	NSW Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
Evening	The period from 6pm to 10pm
Feasible	Means what is possible and practical in the circumstances
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
Heritage NSW	Heritage, Community Engagement of the Department of Premier and Cabinet
Heritage Item	A place, building, work, relic, archaeological site, tree, moveable object or precinct of heritage significance, that is listed under one or more of the following registers: the Heritage Act 1977 (NSW), a state agency heritage and conservation register under section 170 of the <i>Heritage Act 1977</i> (NSW), a Local Environmental Plan under the EP&A Act, the World, National or Commonwealth Heritage lists under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth), and an “Aboriginal object” or “Aboriginal place” as defined in section 5 of the <i>National Parks and Wildlife Act 1974</i> (NSW)
Incident	An occurrence or set of circumstances that causes, or threatens to cause, material harm and which may or may not be, or cause, a non-compliance <i>Note: “material harm” is defined in this consent</i>
Independent Audit Post Approval Requirements	Independent Audit Post Approval Requirements as available on the Department’s website
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
Management and mitigation measures	The management and mitigation measures set out in Section 9 of the EIS.
Material harm	Is harm that: a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial; or b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)
Minister	NSW Minister for Planning and Public Spaces (or delegate)

Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Monitoring	Any monitoring required under this consent must be undertaken in accordance with section 9.39 of the EP&A Act
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
OEMP	Operational Environmental Management Plan
OMP	Operational Management Plan
Operation	The carrying out of the approved purpose of the development upon completion of construction.
Planning Secretary	Planning Secretary under the EP&A Act, or nominee
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation, benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements.
RL	Relative level
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting.
Response to submissions	The Applicant's response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act.
Sensitive receivers	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area.
Site	The land defined in Schedule 1
SWMS	Safe Work Method Statement
TfNSW	Transport for New South Wales
VENM	Virgin Excavated Natural Material
Waste	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
Year	A period of 12 consecutive months

SCHEDULE 2
PART A ADMINISTRATIVE CONDITIONS

Obligation to Minimise Harm to the Environment

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

Terms of Consent

A2. The development may only be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with all written directions of the Planning Secretary;
- (c) generally in accordance with the EIS and Response to Submissions;
- (d) in accordance with the approved plans in the table below:

Architectural Drawing prepared by BVN			
Dwg No.	Rev	Name of Plan	Date
AR-A10-AA-01	4	EXISTING & DEMOLITION SITE PLAN	20/03/2020
AR-A10-AA-02	5	PROPOSED SITE PLAN	20/03/2020
AR-B10-00-00	6	GA PLAN - GROUND LEVEL OVERALL	20/03/2020
AR-B10-00-01	12	GA PLAN - GROUND LEVEL - SHEET 1/2	20/03/2020
AR-B10-00-02	7	GA PLAN - GROUND LEVEL - SHEET 2/2	20/03/2020
AR-B10-01-00	8	GA PLAN - LEVEL 01	20/03/2020
AR-B10-02-00	8	GA PLAN - LEVEL 02	20/03/2020
AR-B10-03-00	8	GA PLAN - ROOF TENNIS COURTS	20/03/2020
AR-B10-03-01	2	ROOF PLAN	20/03/2020
AR-B10-B1-00	5	GA PLAN – BASEMENT OVERALL	20/03/2020
AR-B10-B1-01	7	GA PLAN - BASEMENT - SHEET 1/2	20/03/2020
AR-B10-B1-02	6	GA PLAN - BASEMENT - SHEET2/2	20/03/2020
AR-C10-AA-01	5	ELEVATIONS - NORTH	20/03/2020
AR-C10-AA-02	7	ELEVATIONS - SOUTH	26/08/2020
AR-C10-AA-03	7	ELEVATIONS - EAST & WEST	26/08/2020
AR-D10-AA-01	5	SECTIONS - SHEET 1	20/03/2020
AR-D10-AA-02	6	SECTIONS - SHEET 2	26/08/2020
AR-D10-AA-03	1	SECTIONS - SHEET 3	20/03/2020
AR-L10-AA-01	1	SHADOW DIAGRAMS	20/03/2020
AR-U10-00-01	3	DEMOLITION PLAN	20/03/2020

A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:

- (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;
- (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and
- (c) the implementation of any actions or measures contained in any such document referred to in (a) above.

- A4. 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 A2(c) or A2(d) In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

Limits of Consent

- A5. This consent lapses five years after the date of consent unless work is physically commenced.
- A6. This consent does not permit:
- (a) alterations and / or demolition of any items of heritage significance apart from that approved by the plans listed in condition A2.
 - (b) the display of any advertising on, or promotion of any kind using the digital scoreboard proposed in the landscape on Breen Oval.
 - (c) the illumination and use of the digital scoreboard proposed in the landscape on Breen Oval outside of school hours unless in accordance with an Out of Hours Event Management Plan approved by the Planning Secretary under conditions F3 and F4.
 - (d) Community or public use of the canteen, café and dining areas unless approved by an Out of Hours Event Management Plan under conditions F3 and F4.

Student Numbers

- A7. The number of students enrolled must not exceed 1,790 students.
- A8. Within six months of the date of this consent, the Applicant must modify development consent DA2013/085 (as modified) in accordance with Clause 97 of the EP&A Regulation, to delete condition 5 in Part B of development consent DA2013/085 (as modified).
- A9. Student numbers may only be increased in a manner that is consistent with the Applicant's EIS, up to the maximum number prescribed in condition A7.
- A10. Evidence of student numbers must be provided to Council at the conclusion of each school year to ensure continued compliance with condition A7.

Prescribed Conditions

- A11. The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.

Planning Secretary as Moderator

- A12. In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.

Evidence of Consultation

- A13. Where conditions of this consent require consultation with an identified party, the Applicant must:
- (a) consult with the relevant party prior to submitting the subject document for information or approval; and
 - (b) provide details of the consultation undertaken 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.

Structural Adequacy

- A14. 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.

Notes:

- *Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.*

External Walls and Cladding

A15. The external walls of all buildings must comply with the relevant requirements of the BCA.

Applicability of Guidelines

A16. 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.

Monitoring and Environmental Audits

A17. 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: 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.

Access to Information

A18. 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:

- (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 A2 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; and
 - (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

A19. The Applicant must ensure that all of its 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.

Incident Notification, Reporting and Response

A20. 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.

A21. The notification required by A20, including any incident reports, must be submitted in accordance with the requirements set out in Appendix 2 of this consent.

Non-Compliance Notification

- A22. 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.
- A23. 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.
- A24. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

Revision of Strategies, Plans and Programs

- A25. 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, within three months of:
- (a) the submission of a compliance report under condition A28;
 - (b) the submission of an incident report under condition A20;
 - (c) the submission of an Independent Audit under condition D37;
 - (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 A3 which requires a review.
- A26. 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.

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.*

Compliance Reporting

- A27. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.
- A28. Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.
- A29. The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.
- A30. Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, 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.

PART B PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

Waste Management and Processing

- B1. Prior to the issue of a 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.

External Walls and Cladding

- B2. 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.

Certified Drawings

- B3. Prior to the issue of the construction certificate, 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.

External colours and finishes

- B4. The construction certificate plans must demonstrate, to the satisfaction of the Certifier, that:
- (a) the external colours and finishes comply with the documents referred to at A2;
 - (b) the reflectivity index (expressed as a percent of the reflected light falling upon any surface) of external glazing for windows, walls or roof finishes is no greater than 20%; and
 - (c) the roofing and façade materials do not cause glare nuisance or excessive reflectivity to adjoining neighbouring properties.

Roadworks

- B5. Prior to the commencement of any road works (where applicable) outside the site's boundary or driveway crossings, the Applicant must obtain separate approvals from Council or the relevant roads authority under section 138 of the *Road Act 1993*. The construction certificate plans must be prepared by a suitably qualified engineer and demonstrate that:
- (a) new vehicular access to the Premises complies with the latest version of AS2890.1, Council's current Vehicular Access Application Guidelines and Specifications and Public Domain Style Manual and Design Code;
 - (b) any kerb and footpath is in accordance with Council's relevant requirements; and
 - (c) any road shoulder, kerb, gutter and layback created for the purpose of temporary construction vehicle access is to be reconstructed in accordance with AS2890.1, Council's Public Domain Style Manual and Design Codes following the completion of construction.

Accessibility

- B6. The construction certificate plans must demonstrate compliance with the recommendations of the *Accessibility Report (Issue 0.1)* prepared by ARINA dated 27 February 2020.

PART C PRIOR TO COMMENCEMENT OF CONSTRUCTION

Notification of Commencement

- C1. 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.
- C2. If the construction or operation of the development is to be staged, the Planning Secretary 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.

Protection of Public Infrastructure

- C3. Prior to the commencement of construction, 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;
 - (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.

Pre-Construction Dilapidation Report

- C4. Prior to the commencement of construction, 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 adjoining private properties and Council assets that are likely to be impacted by the proposed works.

Community Communication Strategy

- C5. No later than two weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.

The Community Communication Strategy must:

- (a) identify people to be consulted during the design and construction phases;
- (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) set out procedures and mechanisms:
 - (i) through which the community can discuss or provide feedback to the Applicant;
 - (ii) through which the Applicant will respond to enquiries or feedback from the community; and
 - (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.

Ecologically Sustainable Development

- C6. Prior to the commencement of construction of the ground level of the building, 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 submitting evidence of registration to the Certifier; or
 - (b) submitting evidence to the satisfaction of the Certifier from a suitably qualified ESD Accredited Professional that ESD measures equivalent to a minimum of 4-star rating have been incorporated into the design of the works proposed.

Outdoor Lighting

- C7. Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.

Demolition

- C8. Prior to the commencement of the demolition works, all relevant plans 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 and Planning Secretary.

Environmental Management Plan Requirements

- C9. Management plans required under this consent must be prepared in accordance with relevant guidelines, including but not limited to the *Environmental Management Plan Guideline: Guideline for Infrastructure Projects* (DPIE April 2020).

Note: The *Environmental Management Plan Guideline* is available on the Planning Portal at: <https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval>

Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans

Construction Environmental Management Plan

- C10. Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must be consistent with the Demolition and Construction Waste Management Plan prepared by Eccell Environmental Management dated 9 April 2020, and Construction Traffic Management Plan dated 1 October 2020 prepared by School Facilities Planning Pty Ltd 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;
 - (vi) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; and
 - (vii) community consultation and complaints handling.
- (b) Construction Noise and Vibration Management Sub-Plan (see condition C12);
- (c) Construction Waste Management Sub-Plan (see condition C13);
- (d) Construction Soil and Water Management Sub-Plan (see condition C14);
- (e) an unexpected finds protocol for contamination and associated communications procedure;
- (f) an archaeological unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure, and in accordance with the recommendations of the *Historical Archaeological Assessment* report dated 14 September 2020 prepared by Urbis Pty Ltd; and
- (g) waste classification (for materials to be removed) and validation (for materials to remain) to be undertaken to confirm the contamination status in these areas of the site.

- C11. The Applicant must not commence construction of the development until the CEMP and associated subplans are approved by the Certifier, and a copy has been submitted to the Planning Secretary and Council.

- C12. The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:
- (a) be prepared by a suitably qualified and experienced noise expert;
 - (b) be consistent with the recommended measures within *Acoustic Report (Report No. 20-2448-R1)* dated March 2020 prepared by Reverb Acoustics Pty Ltd in relation to construction noise and vibration management;
 - (c) describe procedures for achieving and complying with the noise management levels in EPA's *Interim Construction Noise Guideline* (DECC, 2009);
 - (d) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;
 - (e) include strategies that have been developed with the community for managing high noise generating works;
 - (f) describe the community consultation undertaken to develop the strategies in condition C12(e);
 - (g) describe details of noise mitigation measures installed to ensure that students and users of the school are not unduly impacted by the construction noise;
 - (h) include a complaints management system that would be implemented for the duration of the construction; and
 - (i) 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 C12(e).
- C13. The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:
- (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and
 - (b) 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 in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction.
- C14. The Construction Soil and Water Management Sub-Plan (CSWMSP) must address, but not be limited to the following:
- (a) be prepared by a suitably qualified expert, in consultation with Council;
 - (b) describe all erosion and sediment controls to be implemented during construction and maintained, as a minimum, in accordance with the publication *Managing Urban Stormwater: Soils & Construction* (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 event (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.

Construction Traffic and Pedestrian Management Plan

- C15. Prior to the commencement of construction, a Construction Traffic and Pedestrian Management Plan (CTPMP) must be prepared in consultation with Council to achieve the objective of ensuring safety and efficiency of the road network and pedestrians. The CTPMP must be consistent with the *Construction Traffic Management Plan* dated 1 October 2020 prepared by School Facilities Planning Pty Ltd and include (but not be limited to):
- (a) a description of the development;

- (b) details of crane arrangements including location of any cranes(s), and crane movement plan;
- (c) construction traffic haulage routes;
- (d) details of predicted number of construction vehicle movements, construction vehicle types, heavy vehicle routes, access and parking arrangements;
- (e) construction program and methodology;
- (f) details of proposed hoardings or scaffoldings;
- (g) measures to avoid construction vehicle movements within the surrounding area;
- (h) consultation strategy for liaising with surrounding stakeholders including any adjoining developments under construction;
- (i) location of proposed construction zones and proposed management measures in these zones;
- (j) details of the measures 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.

C16. The CTPMP must be prepared by a suitably qualified and experienced person(s) and be submitted to the Certifier and Council for information.

C17. The Applicant must provide the builder's direct contact number to Council.

Driver Code of Conduct

C18. A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:

- (a) minimise the impacts of earthworks and construction vehicles 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.

Construction Access and Parking Arrangements

C19. Prior to the commencement of construction, evidence must be submitted to the Certifier that the construction access and parking arrangements comply with the following requirements:

- (a) all vehicles must be able to enter and exit the site in a forward direction;
- (b) the swept path of the longest construction vehicle entering and exiting the site in association with the work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and
- (c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs is addressed.

Soil and Water

C20. Prior to the commencement of construction, the Applicant must install erosion and sediment controls on the site to manage wet weather events in accordance with the CSWMSP.

Construction Worker Transportation Strategy

C21. Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the satisfaction of the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be submitted to the Planning Secretary and Council for information.

Operational Noise – Design of Mechanical Plant and Equipment

C22. Prior to installation of mechanical plant and equipment, the Applicant must incorporate any noise mitigation recommendations in the *Acoustic Report (Report No. 20-2448-R1)* dated March 2020

prepared by Reverb Acoustics Pty Ltd, into the detailed design drawings and submit the drawings to the satisfaction of the Certifier.

Operational Waste Storage and Processing

C23. Prior to the establishment of the operation waste storage 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 for information.

Stormwater Management System

C24. Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:

- (a) be designed by a suitably qualified and experienced person(s);
- (b) be generally in accordance with the conceptual design in the EIS;
- (c) be in accordance with applicable Australian Standards;
- (d) be designed so that when constructed, post-developed stormwater discharge flows match pre-developed flows for all storms up to and including the 1% AEP;
- (e) ensure the capacity of any proposed on-site stormwater detention tank is designed in accordance with Council's civil works requirements;
- (f) ensure drainage disposal to the street gutter from any pump system (if applicable) comprises a stilling pump at the property line, connected to the street gutter by a suitable line;
- (g) ensure that the system capacity has been designed in accordance with *Australian Rainfall and Runoff* (Engineers Australia, 2016) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) guidelines;
- (h) ensure that any rainwater tank (if proposed) are connected to the stormwater system; and
- (i) ensure that no fence / building structures are constructed to impede the stormwater flow.

C25. The Applicant must lodge separate construction certificates and obtain separate approvals from Council for all stormwater works within Council's land and provide evidence of such approvals to the Certifier for information, prior to the commencement of those works.

Operational Car Parking, Bicycle Parking and Service Vehicle Layout

C26. Prior to the commencement of construction of the basement carpark and driveway, evidence must be submitted to the Certifier that the operational access and parking arrangements comply with the following requirements:

- (a) all vehicles are able to enter and exit the site in a forward direction;
- (b) a number of on-site car parking spaces for use during operation of the development is provided and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6, Strathfield Municipal Council Development Control Plan (DCP) 2005 and the *Transport Impact Assessment* dated 19 May 2020 (Version: Final V03) prepared by The Transport Planning Partnership for Urbis Pty Ltd;
- (c) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2;
- (a) the layout, design and security of bicycle facilities comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking;
- (b) bicycle parking areas are located in easy to access, well-lit areas that incorporate passive surveillance.

Public Domain Works

- C27. Prior to the commencement of any 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.
- C28. Prior to the commencement of public domain / footpath works, the design details for the following works must be submitted to Council for endorsement and a copy submitted to the Certifier for information:
- (a) details of construction of kerb / gutter, reconstructed footpath in an area required to transition the new works to existing structures, and in accordance with Council's requirements, including:
 - (i) longitudinal sections (at a scale of 1:50), extending 5m beyond the scope of works; and
 - (ii) design to ensure that the footpath has a single straight grade of 3% and is uniform with no dipping or rising levels.
- C29. Prior to the commencement of any footpath or public domain works all costs associated with relocating street signs must be paid in full to Council. Evidence of the payment (where applicable) must be submitted to the Certifier prior to the commencement of each of those works.
- C30. Council must be provided a notice of the proposed public domain works at least 10 working days prior to the commencement of such works.

Compliance with geotechnical recommendations

- C31. Prior to the commencement of construction, a suitably qualified Geotechnical Engineer must certify that the development has been designed to include all recommendations of the *Report on Geotechnical Investigation for St Patricks College* (Document R.001.Rev0) prepared by Douglas Partners dated 13 January 2020.

Boundary alignment levels

- C32. Prior to the commencement of works at the site boundary (including driveway or the fence), the Applicant must demonstrate to the satisfaction of the Certifier that the site boundary alignment levels match the levels which existed prior to the commencement of works.

Project Arborist

- C33. Prior to the commencement of construction, the Applicant must engage a suitably qualified Arborist to oversee the tree protection, retention and removal within the site. The Arborist must be appointed for the duration of the construction works.

PART D DURING CONSTRUCTION

Site Notice

- D1. A site notice(s):
- (a) must be prominently displayed at the 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 is to satisfy the following requirements;
 - (b) minimum dimensions of the notice must measure 841mm x 594mm (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) 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) the notice(s) is to 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

- D2. 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.

Demolition

- D3. 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 C8.

Construction Hours

- D4. Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:
- (a) between 7am and 6pm, Mondays to Fridays inclusive; and
 - (b) between 8am and 1pm, Saturdays.

No work may be carried out on Sundays or public holidays.

- D5. Construction activities may be undertaken outside of the hours in condition D4 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
 - (c) where the works are inaudible at the nearest sensitive receivers;
 - (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; or
 - (e) that are subject to the approval of an 'Out of Hours' permit by Council.
- D6. Notification of such construction activities as referenced in condition D5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.
- D7. Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:
- (a) 9am to 12pm, Monday to Friday;
 - (b) 2pm to 5pm Monday to Friday; and
 - (c) 9am to 12pm, Saturday.

Implementation of Management Plans

- D8. The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).

Construction Traffic

- D9. All construction vehicles must be contained wholly within the site (except for approved construction zones), except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.

Hoarding Requirements

- D10. The following hoarding requirements must be complied with:
- (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and
 - (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.

Geotechnical matters

- D11. All excavation works must be undertaken in accordance with the recommendations of the *Report on Geotechnical Investigation for St Patricks College* (Document R.001.Rev0) prepared by Douglas Partners dated 13 January 2020.

No Obstruction of Public Way

- D12. 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.

Construction Noise Limits

- D13. The development must be constructed to achieve the construction noise management levels detailed in the *Interim Construction Noise Guideline* (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 approved Construction Noise and Vibration Management Plan.
- D14. 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 D4.
- D15. 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.

Vibration Criteria

- D16. Vibration caused by construction at any residence or structure outside the site must be limited to:
- (a) for structural damage, the most recent version of *DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures* (German Institute for Standardisation, 1999); and
 - (b) for human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: a technical guideline* (DEC, 2006) (as may be updated or replaced from time to time).
- D17. Vibratory compactors must not be used closer than 30m from residential buildings or easements unless vibration monitoring confirms compliance with the vibration criteria specified in condition D16.
- D18. The limits in conditions D16 and D17 apply unless otherwise outlined in the CNVMSP, approved as part of the CEMP required by condition C11 of this consent.

Tree Protection

- D19. For the duration of the construction works:
- (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 *Arboricultural Impact Assessment Report (Rev 2)* dated 24 February 2019 prepared by Tom Hare (*Truth About Trees*) (Consulting Arborist);
- (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of the Project Arborist, and alternative tree protection measures must be installed, as required; and
- (e) the removal of tree protection measures, following completion of 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.

Air Quality

D20. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.

D21. During construction, the Applicant must ensure that:

- (a) exposed surfaces and stockpiles are suppressed by regular watering;
- (b) all trucks entering or leaving the site with loads have their loads covered;
- (c) trucks associated with the development do not track dirt onto the public road network;
- (d) public roads used by these trucks are kept clean; and
- (e) land stabilisation works are carried out progressively to minimise exposed surfaces.

Erosion and Sediment Control

D22. All erosion and sediment control measures must be effectively implemented in accordance with the CSWMSP and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

Imported Soil

D23. The Applicant must:

- (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;
- (b) keep accurate records of the volume and type of fill to be used for a minimum of 5 years following the completion of construction; and
- (c) make these records available to the Certifier upon request.

Disposal of Seepage and Stormwater

D24. Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the 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.

Unexpected Finds Protocol – Aboriginal Heritage

D25. In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EESG 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 EESG to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EESG.

Unexpected Finds Protocol – Historic Heritage

- D26. If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and 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 Heritage NSW.

Waste Storage and Processing

- D27. All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.
- D28. All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).
- D29. 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.
- D30. 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.
- D31. 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.

Outdoor Lighting

- D32. 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.

Independent Environmental Audit

- D33. 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.
- D34. Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.
- D35. 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 weeks' notice to the Applicant of the date or timing upon which the audit must be commenced.
- D36. In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:
- (a) review and respond to each Independent Audit Report prepared under condition D37 of this consent;
 - (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.
- D37. Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements, unless otherwise agreed by the Planning Secretary.
- D38. Notwithstanding the requirements of the Independent Audit Post Approval Requirements, 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.

Site Contamination

- D39. The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.

PART E PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

Notification of Occupation

- E1. At least one month before the issue of the occupation certificate, 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.

External Walls and Cladding

- E2. Prior to the issue of the occupation certificate 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.
- E3. 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.

Post-construction Dilapidation Report

- E4. Prior to the issue of the occupation certificate, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report. 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:
 - (c) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and
 - (d) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.
 - (e) to be forwarded to Council for information.

Protection of Public Infrastructure

- E5. 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: 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.

Protection of Property

- E6. 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.

Utilities and Services

- E7. Prior to the issue of the occupation certificate, 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*.

Works as Executed Plans

- E8. Prior to the issue of the occupation certificate, 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.

Green Travel Plan

- E9. Prior to the commencement of operation, 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 generally consistent with the *GTP (Version: Final V02)* dated 11 September 2020 prepared by The Transport Planning Partnership for Urbis Pty Ltd submitted with the RTS;
 - (b) be prepared by a suitably qualified traffic consultant in consultation with Council and TfNSW;
 - (c) include objectives and mode 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 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
 - (f) 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.

Mechanical Ventilation

- E10. Prior to the issue of the occupation certificate, 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 The use of air-conditioning in buildings – Mechanical ventilation in buildings* and other relevant codes; and
 - (b) any dispensation granted by Fire and Rescue NSW.

Operational Noise – Design of Mechanical Plant and Equipment

- E11. Prior to the issue of the occupation certificate, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the *Acoustic Report (Report No. 20-2448-R1)* dated March 2020 prepared by Reverb Acoustics Pty Ltd have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the report.

Car Parking, Bicycle Parking and Service Vehicle Arrangements

- E12. Prior to the issue of the occupation certificate or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the satisfaction of the Certifier which demonstrates that:
- (a) the car parking, bicycle parking and service vehicle arrangements within the site comply with the requirements of condition C26 of this development consent;
 - (b) the additional car parking spaces detailed in the EIS and RTS documents have been provided by the development;
 - (c) appropriate pedestrian and cyclist advisory signs have been provided; and
 - (d) all works/regulatory signposting associated with the proposed development has been undertaken at no cost to the relevant roads authority.

Road Damage

- E13. Prior to the issue of the occupation certificate, 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.

Fire Safety Certification

- E14. Prior to issue of an occupation certificate, 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.

Structural Inspection Certificate

- E15. Prior to the occupation of 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:
- (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is 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

- E16. Prior to the issue of the occupation certificate, the Applicant must 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 Design, construction and fit-out of food premises* (where relevant) and provide evidence of receipt of the certificate to the satisfaction of the Certifier.

Stormwater Quality Management Plan

- E17. Prior to the issue of an occupation certificate, the Certifier must ensure that any stormwater pre-treatment system/s:
- (a) have been satisfactorily completed in accordance with the approved Construction Certificate and the requirements of this consent;
 - (b) have met the design intent with regard to any construction variations to the approved design; and
 - (c) any remedial works required to be undertaken have been satisfactorily completed.
- E18. Prior to the issue of the occupation certificate, an Operation and Maintenance Plan (OMP) must be submitted to the satisfaction of the Certifier. The OMP must be implemented throughout the life of the development to ensure the proposed stormwater quality measures remain effective and contain the following:
- (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

- E19. The installation 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 1 (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.

Outdoor Lighting

- E20. Prior to the commencement of operation, 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:
- (a) complies with the latest version of AS 4282-2019 - *Control of the obtrusive effects of outdoor lighting* (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

- E21. Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.
- E22. Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.

Operational Waste Management Plan

- E23. Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:
- (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 *Protection of the Environment Operations Act 1997*, *Protection of the Environment Operations (Waste) Regulation 2014* and the *Waste Classification Guideline* (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 the EIS.

Landscaping

- E24. Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping on-site, to the satisfaction of the Certifier. The plan must:
- (a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping;
 - (b) demonstrate consistency with the Landscape Plans submitted to the Department as part of the EIS.
- E25. The Applicant must not commence operation until the Operational Landscape Management Plan is submitted to the Certifier.

Acoustic treatments

- E26. Prior to the issue of the occupation certificate, a suitably qualified Acoustic Consultant must certify that development has been carried out in accordance with *Acoustic Report (Report No. 20-2448-R1)* dated March 2020 prepared by Reverb Acoustics Pty Ltd.

Location of External Service Ducts

- E27. Prior to the issue of the occupation certificate, the Applicant must demonstrate to the satisfaction of the Certifier that all service ducts are provided within the building to keep the external walls free of plumbing, drainage or any other utility installations.

Accessibility report

- E28. A suitably qualified Accessibility consultant must certify that the proposed building and the associated works comply with the recommendations of the *Access Report (AN019-213847)* prepared by ARINA dated 27 February 2020.

External materials and finishes

- E29. Prior the issue of the occupation certificate, the project architect and a suitably qualified consultant must certify that the external materials and finishes are consistent with the project EIS *Architectural Design Report*, and *RTS Revised Architectural Plans*.

Roadworks, vehicular access and public domain works

- E30. Prior to the issue of the occupation certificate, the Applicant must provide appropriate evidence to the Certifier to demonstrate that all roadworks, public domain works, street tree plantings and stormwater connections / piping and pits outside the boundary of the site have been completed in accordance with the conditions of this development consent and appropriate approvals obtained from Council.

Tree Protection

E31. Prior to the issue of the occupation certificate, the Project Arborist must provide evidence to the satisfaction of the Certifier that all trees not permitted to be removed, have been appropriately protected and retained in accordance with condition D19.

Contributions

E32. Prior to the issue of the occupation certificate and operation of the development, a levy totalling 1% (\$223,300.00) as indexed, or other amount agreed to by Council, is to be paid to Council, in accordance with Section 7.12 of the EP&A Act and the Strathfield Indirect Development Contributions Plan 2010. Prior to payment Council can provide an updated value of the indexed levy.

PART F POST OCCUPATION

Hours of Operation and use

- F1. This consent does not permit any alteration to the existing operational hours of the school.
- F2. Any use of the development must be undertaken in accordance with the existing operational hours of the school, unless in accordance with an Out of Hours Event Management Plan under condition F3 or F4.

Out of Hours Event Management Plan

- F3. Prior to the commencement of the first out of hours event(s) for school use and run by the school at the Development (indoor or outdoor), the Applicant is to prepare an *Out of Hours Event Management Plan (School Use)* in consultation with Council, and submit the plan for approval by the Planning Secretary. The plan must be made publicly available on the St Patrick's College website at least one week prior to the event and include the following:
 - (a) the number of attendees, time(s) and duration(s);
 - (b) arrival and departure times and modes of transport;
 - (c) where relevant, a schedule of all annual events;
 - (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);
 - (e) details of the use of the building including the rooftop sports facilities, where applicable, restricting use before 8am and after 10pm;
 - (f) measures to minimise localised traffic and parking impacts; and
 - (g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.
- F4. Prior to the commencement of any out of hours event(s) or function(s) for community use at the Development (indoor or outdoor), the Applicant is to prepare an *Out of Hours Event Management Plan (Community Use)* in consultation with Council, and submit the plan for approval by the Planning Secretary. The plan must be made publicly available on the St Patrick's College website at least one week prior to the event and include the following:
 - (a) the number of attendees, time(s) and duration(s);
 - (b) arrival and departure times and modes of transport;
 - (c) where relevant, a schedule of all annual events;
 - (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);
 - (e) details of the use of the building including the rooftop sports facilities, where applicable, restricting use before 8am and after 10pm;
 - (f) measures to minimise localised traffic and parking impacts; and
 - (g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.
- F5. Any plan made by the Applicant and approved by the Planning Secretary in accordance with conditions F3 and F4 may be made in respect of recurrent events, or for use of the sports courts of the Development.
- F6. Any plan approved by Council under conditions F3 and F4 must be implemented by the Applicant for the duration of the identified use.
- F7. An up to date event schedule must be maintained and published on the school's website that identifies the dates for all annual events (excluding student only events), time of events and the number of attendees for all events with over 100 attendees.

Operation of Plant and Equipment

- F8. All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.

Warm Water Systems and Cooling Systems

- F9. 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.

Unobstructed Driveways and Parking Areas

- F10. 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.

Green Travel Plan

- F11. The Green Travel Plan required by condition E11 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.

Ecologically Sustainable Development

- F12. 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 C8, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.

Outdoor Lighting

- F13. Notwithstanding condition E20, 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.
- F14. No additional floodlighting or illuminated sign must be installed on the site in association with the proposed works approved under this development consent.

Landscaping

- F15. The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition E25 for the duration of occupation of the development.

Emergency Response Plan

- F16. Prior to the issue of an occupation certificate, the Applicant must have developed a site Emergency Response Plan (ERP) in consultation with the NSW SES and Council to manage any potential flood and fire risks. The ERP must include provisions for safety signs in relation to access streets and the basement carpark, evacuation paths, evacuation areas, and details of evacuation procedures.

APPENDIX 1 ADVISORY NOTES

General

- 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.
- AN2. Unless otherwise specifically approved in writing by Council, all works, processes, storage of materials, loading and unloading associated with the development must occur entirely on the property.
- AN3. The applicant may apply for specific permits available from Council's Customer Service Centre for the activities on Council's property. In the event that a permit is granted by Council for the carrying out of works, processes, storage of materials, loading and unloading associated with the development on Council's property, the development must be carried out in accordance with the requirements of the permit. A minimum of forty-eight (48) hours' notice is required for any permit.

Long Service Levy

- AN4. 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.

Legal Notices

- AN5. Any advice or notice to the consent authority must be served on the Planning Secretary.

Access for People with Disabilities

- AN6. 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.

Utilities and Services

- AN7. Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.
- AN8. 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.

Road Design and Traffic Facilities

- AN9. 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.

Road Occupancy Licence

- AN10. A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.

SafeWork Requirements

- AN11. 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.

Hoarding Requirements

- AN12. The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.

Handling of Asbestos

- AN13. 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.

Fire Safety Certificate

AN14. 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.

APPENDIX 2 WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

Written Incident Notification Requirements

1. A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A25 or, having given such notification, subsequently forms the view that an incident has not occurred.
2. Written notification of an incident must:
 - a. identify the development and application number;
 - b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
 - c. identify how the incident was detected;
 - d. identify when the applicant became aware of the incident;
 - e. identify any actual or potential non-compliance with conditions of consent;
 - f. describe what immediate steps were taken in relation to the incident;
 - g. identify further action(s) that will be taken in relation to the incident; and
 - h. identify a project contact for further communication regarding the incident.
3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.
4. The Incident Report must include:
 - a. a summary of the incident;
 - b. outcomes of an incident investigation, including identification of the cause of the incident;
 - c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
 - d. details of any communication with other stakeholders regarding the incident.