Operation Staging Report

Lindfield Learning Village
SSD 8114

March 2021

NSW GOVERNMENT | Education

Document Control

Version no.	Description	Prepared by	Reviewed by	Date
01	DRAFT	Sasha Serrao	Reg Struwig	27/11/2020
02	DRAFT	Sasha Serrao	Gavin Ng	04/12/2020
03	FINAL	Reg Struwig	Sasha Serrao	08/12/2020
04	FINAL – SINSW Compliance (Noted as Rev 5 for DPIE Submission)	Sasha Serrao	Gavin Ng	11/12/2020
05	FINAL - DPIE Compliance	As above	As above	As above
06	Updated based on latest staging	Reg Struwig Sasha Serrao	Olivia Hirst	31/03/2021

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1 Introduction

This Operation Staging Report has been prepared by Savills Project Management on behalf of the NSW Department of Education (DoE) for Lindfield Learning Village (LLV) Stage 2. The Staging Report has been prepared in accordance with the conditions of the State Significant Development approval SSD 8114 dated 12 November 2020.

1.1 Project Overview

The NSW Government is investing $6.7 billion over the next four years to deliver more than 190 new and upgraded schools to support communities across NSW. In addition, a record $1.3 billion is being spent on school maintenance over five years. This is the largest investment in public education infrastructure in the history of NSW.

The Department of Education has identified the merit of establishing a New Education Model (NEM) approach to pedagogy in NSW public schools to increase the learning outcomes of all students by developing independent, critical and creative thinkers.

The Lindfield Learning Village (LLV) is developed as a flagship school to enable application of a NEM.

Stage 1 of the LLV opened for Term 1 2019 with a capacity of 350 students, spread across Kindergarten to Year 10. Stage 1 Development approval was dated 24 October 2018. All construction activities have been completed and the relevant compliance activities were monitored via a separate approved reporting program. This document is in relation to stage 2 only being a separate development consent.

Stage 2 of the LLV redevelopment project aims to increase the current schools capacity to that of a 2,000 students by providing new permanent teaching spaces, Aurora College and will enable the NEM to be applied at a whole-of-school level thereby, provide sufficient opportunity to prove its success and potential applicability across other NSW public schools.

1.1.1 Date of Commencement of Construction

Construction of Stage 2 commenced in November 2020 with sections of the school to be handed over for staged Operation.

1.1.2 Submission to Planning Secretary for Approval.

This Staging Report is submitted to the Planning Secretary to satisfy the following conditions for operation of the development.

A9: The project may be constructed and operated in stages. 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 (unless otherwise agreed to in writing by the Planning Secretary) 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).

A10: A Staging Report prepared in accordance with condition A9 must:

(a) if staged construction is proposed, 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;

(b) if staged operation is proposed, set out how the operation 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 operation of each stage will commence and finish (if relevant);

(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and

(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.

The date of submission of the original staging report, Rev 5, to the Planning Secretary was 11 December 2020 and approval was provided 22 December 2020.

A13: The Applicant may:

(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).

In accordance with condition A13c, SINSW sort approval of an updated Staging Report, Appendix A in January 2021. This submission included updated staging diagrams, to suit progressive handover of stage 2A1. The only changes were to the staging diagrams submitted under Appendix A. There were no other changes to the approved Staging Report.

In March 2021 the project contractor advised of an accelerated program. The project team recognises the need for the submission of a further updated Staging Report to reflect the revised staged operation.

The date of submission of this updated report is March 2021.

1.2 Details of Proposed Operational Staging

1.2.1 Staging Overview

The SSD pertains to the delivery of the entire package of works. All staging under this staging report has been named Stage 2 to remain consistent with the description of the development

To maintain continuity throughout construction the works must be staged for operational

handover. An indicative 4 stage approach is proposed as follows:

- Stage 2A1 (CompletedTerm1, 2021, refer staging plan colour yellow):
    - Level 1 Visual Arts rooms including kiln
    - Level 2 learning spaces, workshops, welding bay and storerooms of the TAS spaces on level 2 excluding block H&M,
    - Level 3 science labs
    - Level 4 learning spaces, administration areas, music rooms and maker space.
    - Level 5 learning spaces
    - All associated amenities, access ways and items required for BCA compliance.
    - Maintain Stage 1 arrangements for external landscape and upper carpark for kiss-and-drop zone. Public Domain works.
- Stage 2A2 and 2B (April 2021, refer staging plan colour green):
    - Level 2, GA room and loading dock
    - Level 3 learning spaces excluding block H&M, administration areas, maker space, outdoor terrace,
    - Level 4 learning spaces, theatres, science labs, administration areas, Kitchen store, external courtyards and terrace
    - Level 5 Kitchen and Cafe
    - Level 6 Plant room
    - All associated amenities, access ways and items required for BCA compliance.
- Existing lower carpark and elevated loop roadStage 2B2 (Late May- June 2021, refer staging plan colour light blue)
    - Southern External Landscaping area
    - New Kiss and Drop Road
    - Level 2 Terrace and COLA
    - Level 1 Plantroom
    - Aurora College
- Stage 2C (July 2021, refer staging plan colour blue):
    - Handover of the final homebase building Block H&M including the remaining landscaping and external works.
    - Repurpose of the Stage 1 Partial School
    - Level 3 Internal Carpark and End of Trip Facility

Note: Stage 2C excludes the Pacific Highway Upgrade, per condition B28, as identified in Appendix B. This work will be completed as an independent construction item and will not impact the proposed operational staging other than the pre-identified limitation on student capacity noted in condition A39. The student population must not exceed 1050 until evidence has been provided to the Certifier that the upgrade to the intersection of Pacific Highway and Grosvenor Road required under condition B28 has been completed to the satisfaction of TfNSW.

1.2.2 Staging Plan

Refer to ***Appendix A*** for staging plans

Refer to ***Appendix B*** for details regarding condition compliance for delivery.

2 Staging Condition of Consent

Condition A9 requires the Department of Education to prepare and submit a Staging Report 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 operation of the first of the proposed stages of operation unless agreed otherwise.

The strategy, plan and program required by the consent on a staged basis is provided within this staging report and is for operation only. The staging schedule is outlined in Table 1 and sets out how the operation of the whole of the project will be staged, including details of the general timing of when operation of each stage will commence. Finish dates are not relevant to operation and are in the remit of DoE to manage for the lifetime of the school.

The identification of the operational staging and relevant works allows each stage to identify the independence of a stage and any key interdependencies.

Table 1 Staging schedule

Area and activity (scope)	Duration	Relevant Stage			
		2A1 (Completed)	2A2 & 2B	2B2	2C
Construction Commencement of all Stage 2 work as nominated under the SSD	26 November 2020 to July 2021	ALL	ALL	ALL	ALL
Operation Learning Spaces, administration, public domain works and amenities	January/February 2021	2A1			
Operation Learning Spaces, administration, landscaping and amenities	April 2021		2A2 & 2B		

Operation Landscaping, kiss and drop and loop roads	Late May- June 2021			2B2	
Operation Learning Spaces, administration, landscaping and amenities	July 2021				2C

3 Site Access and Safety

Below is a summary of the site access details through the stages.

- Stage 2A1:
    - Student and Staff access to the school be provided through existing entrances from stage 1 and additional temporary fenced entrances to stage 2A1.
    - A designated entry points off Eton Road along the school boundary within the schools current ‘kiss and drop area’ will be used for students, staff and visitors. This leads to the new secondary reception area and access to the greater campus area. This access is completely segregated from the site through site fencing.
    - The existing entrance within stage 1 will allow disabled access through the use of the existing lift to certain areas of stage 2A1 including classrooms, amenities and other school areas.
    - All existing access for stage 1 will continue to be used for access to the school by student, staff and visitors.
    - Construction traffic will continue to use Dunston Grove and Eton Road to access the site into the site fencing. Barriers and fencing have been installed to segregate anyone accessing the school from the site so there is complete separation between construction and operation. Traffic Controllers are also stationed there for assistance. Deliveries will not occur during school peak hours of pick up and drop off times.
- Stage 2A2 & 2B:
    - The main access to the new reception area previously handed over within 2A1 will now be fully handed over and operational including all external works and pathways.
    - Pedestrian access and ramps to this area will now be operational providing further access and disabled access to students, staff and visitors.
    - Existing kiss and drop area will be still in operation including all required access requirements to enter and exit the school however, with the additional use of the elevated loop road to facilitate with this operation.
-
- Stage 2B2
    - New kiss and drop area will be made operational including all required access requirements to enter and exit the school
    - Construction traffic will be diverted to Dunston Grove to minimize school and construction interaction. Barriers and fencing have been installed to segregate pedestrian and traffic as required. Traffic Controllers are also stationed there for assistance
- Stage 2C:
    - Construction traffic will be diverted to Dunston Grove to minimize school and

construction interaction. Barriers and fencing have been installed to segregate pedestrian and traffic as required. Traffic Controllers are also stationed there for assistance

- Works within the partial school will be completed within a hoarding to provide complete separation from construction and school areas. Any large deliveries of material will occur out of school hours to avoid disruptions.
- Noise will be kept to a minimum in line with the construction noise and vibration management plan.

The Pacific Highway Upgrade will be completed under a separate Minor Works REF in consultation with TfNSW as the determining authority. The construction will be completed by pre-qualified contractor and will not impact the site access to the Lindfield Learning Village.

Site establishment plans for each stage are provided in ***Appendix C.***

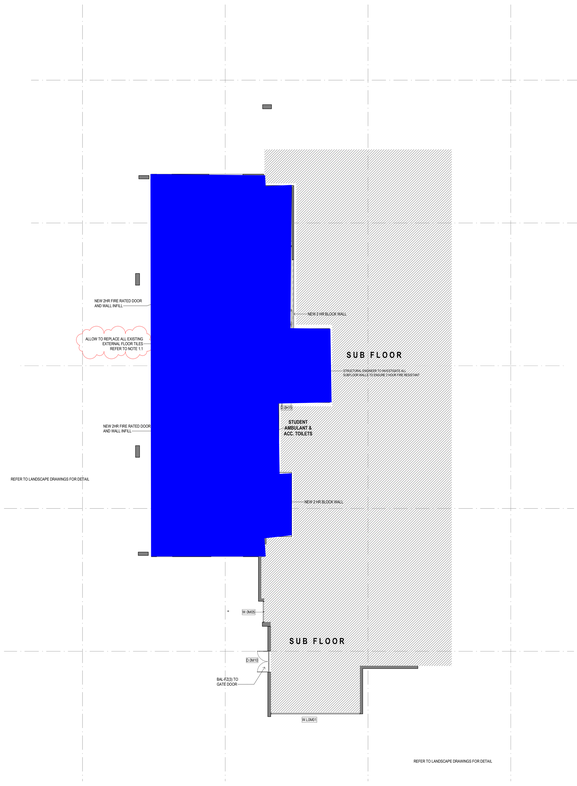
4 Condition Compliance

The Department of Education has identified relevant conditions in relation to operational stages being proposed and specifies how compliance with conditions will be achieved across and between each of the stages of the project. Refer to the table in ***Appendix B*** for a detailed breakdown to support the requirement for staging.

5 Management of Cumulative Impacts

The Department of Education notes that the staging is not likely to lead to cumulative impacts. The Stages will be completed in distinct phases with no overlapping of delivery. The school is wholly operational with appropriate amenity provisions at each stage. As such, no cumulative impacts are anticipated for this development.

Appendix A – Staging Plans



Level 0

Legend

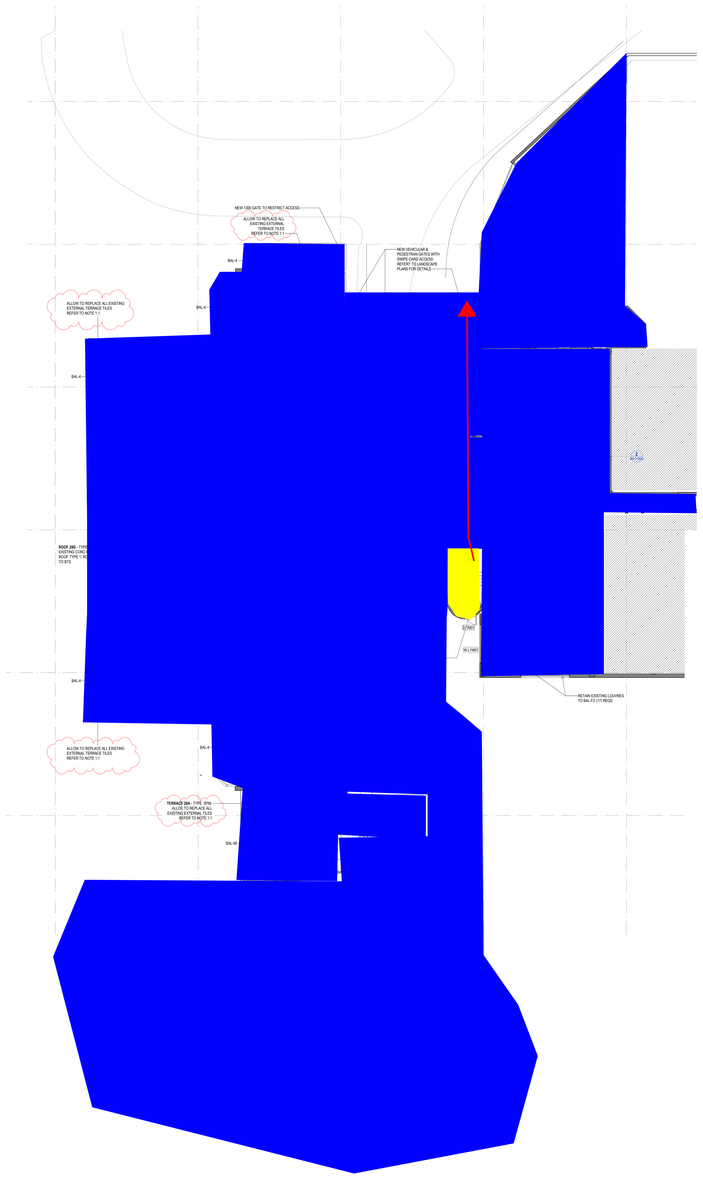
- Stage 2A1/ Stage 2A1 Progressive (Completed Areas)
- Stage 2A2 & 2B (Completed April 2021)
- Stage 2B2 (Completed Late May- Early June 2021)
- Stage 2C & Partial (Completed July 2021)
- Existing School/Previous Stages

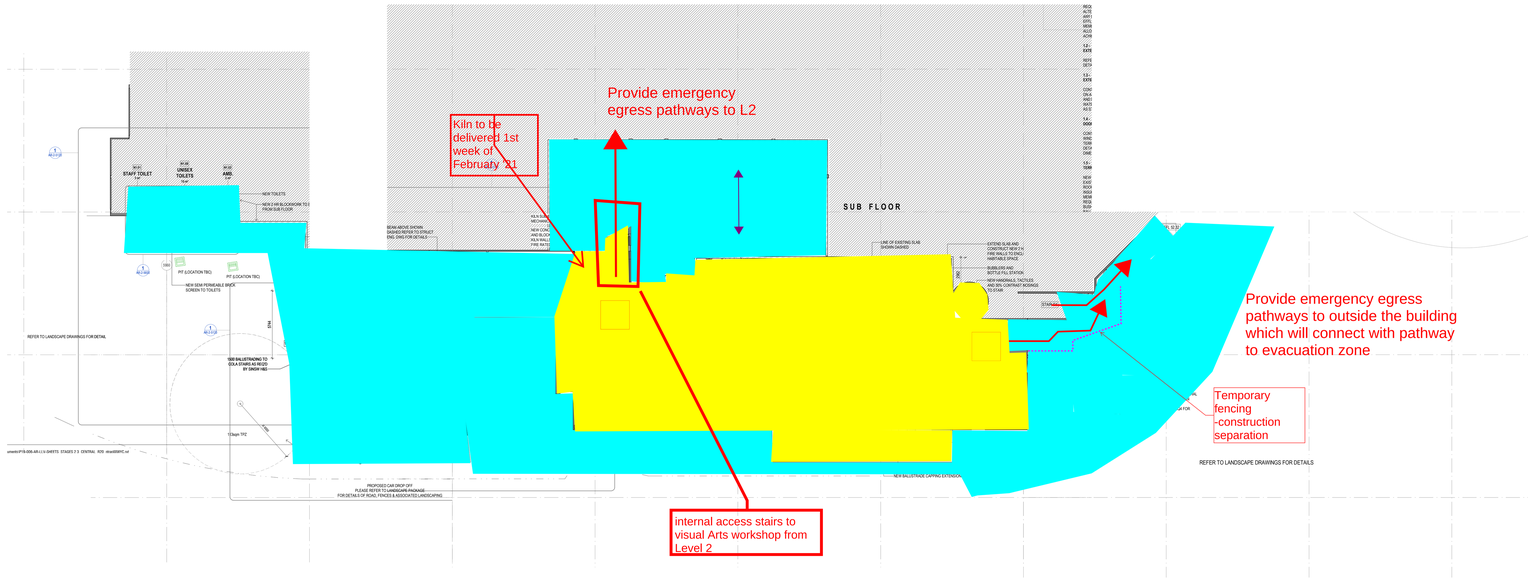
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Level 1

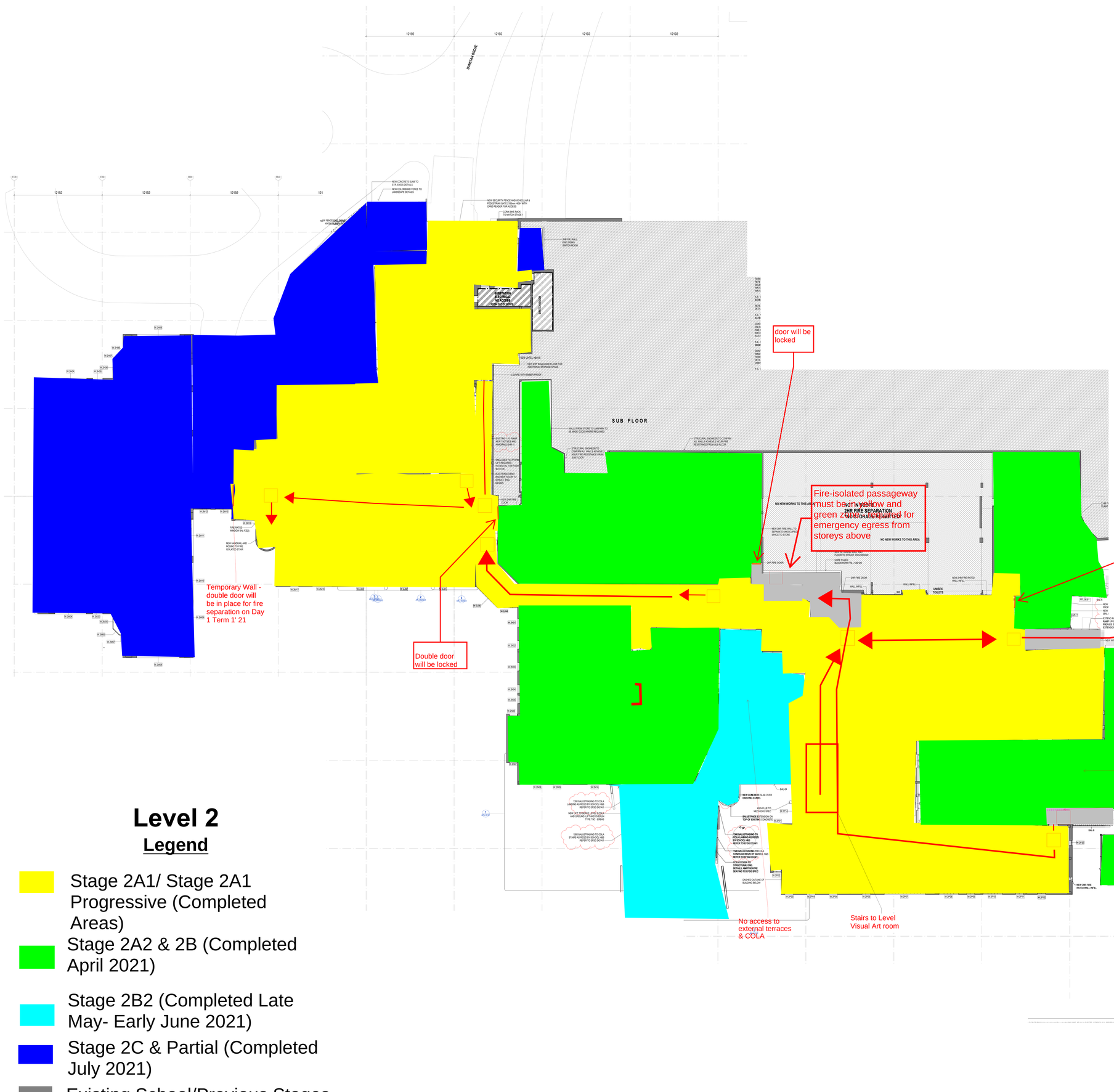
Legend

- Stage 2A1/ Stage 2A1 Progressive (Completed Areas)
- Stage 2A2 & 2B (Completed April 2021)
- Stage 2B2 (Completed Late May- Early June 2021)
- Stage 2C & Partial (Completed July 2021)
- Existing School/Previous Stages





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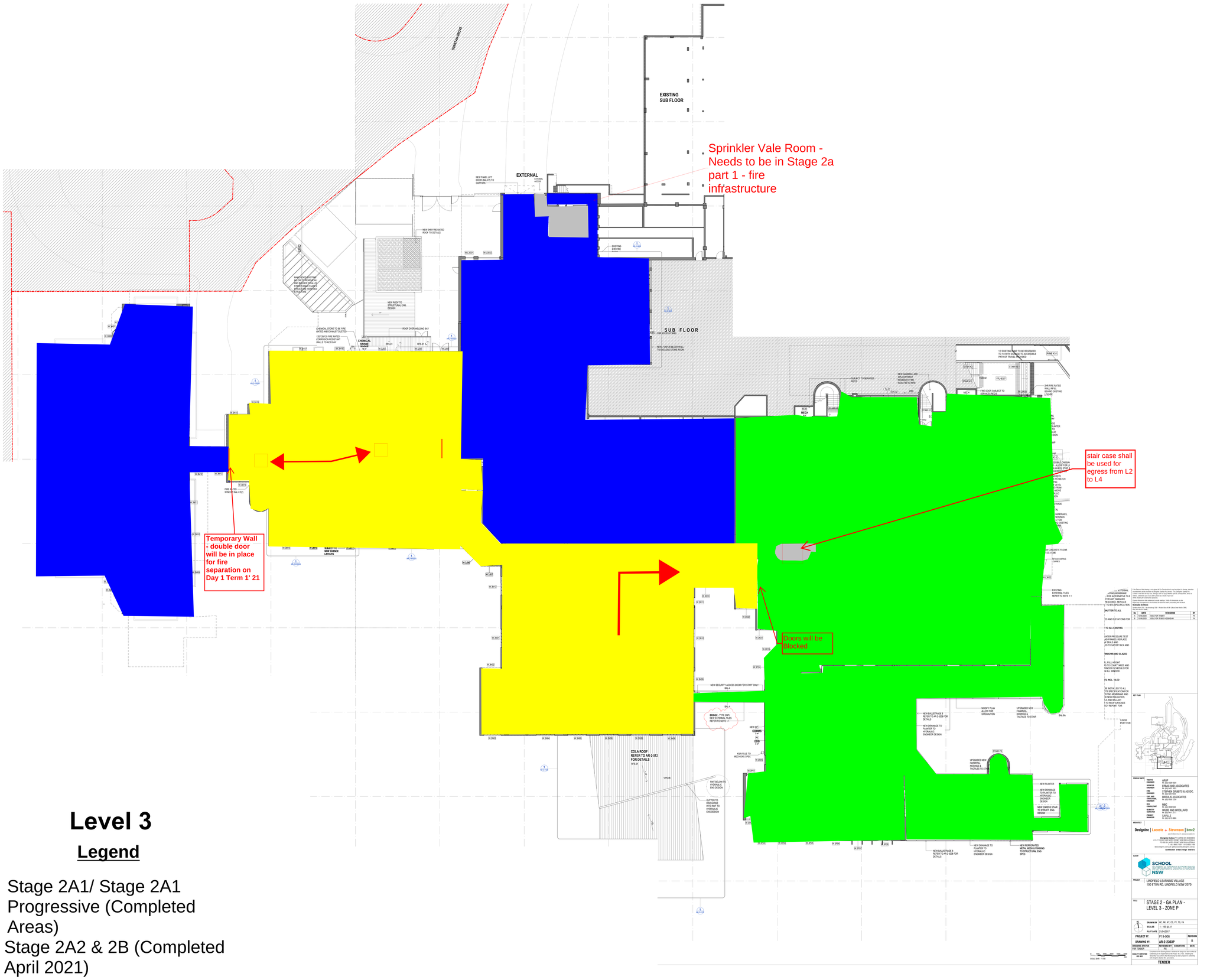


Level 2

Legend

- Stage 2A1/ Stage 2A1 Progressive (Completed Areas)
- Stage 2A2 & 2B (Completed April 2021)
- Stage 2B2 (Completed Late May- Early June 2021)
- Stage 2C & Partial (Completed July 2021)
- Existing School/Previous Stages

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Level 3

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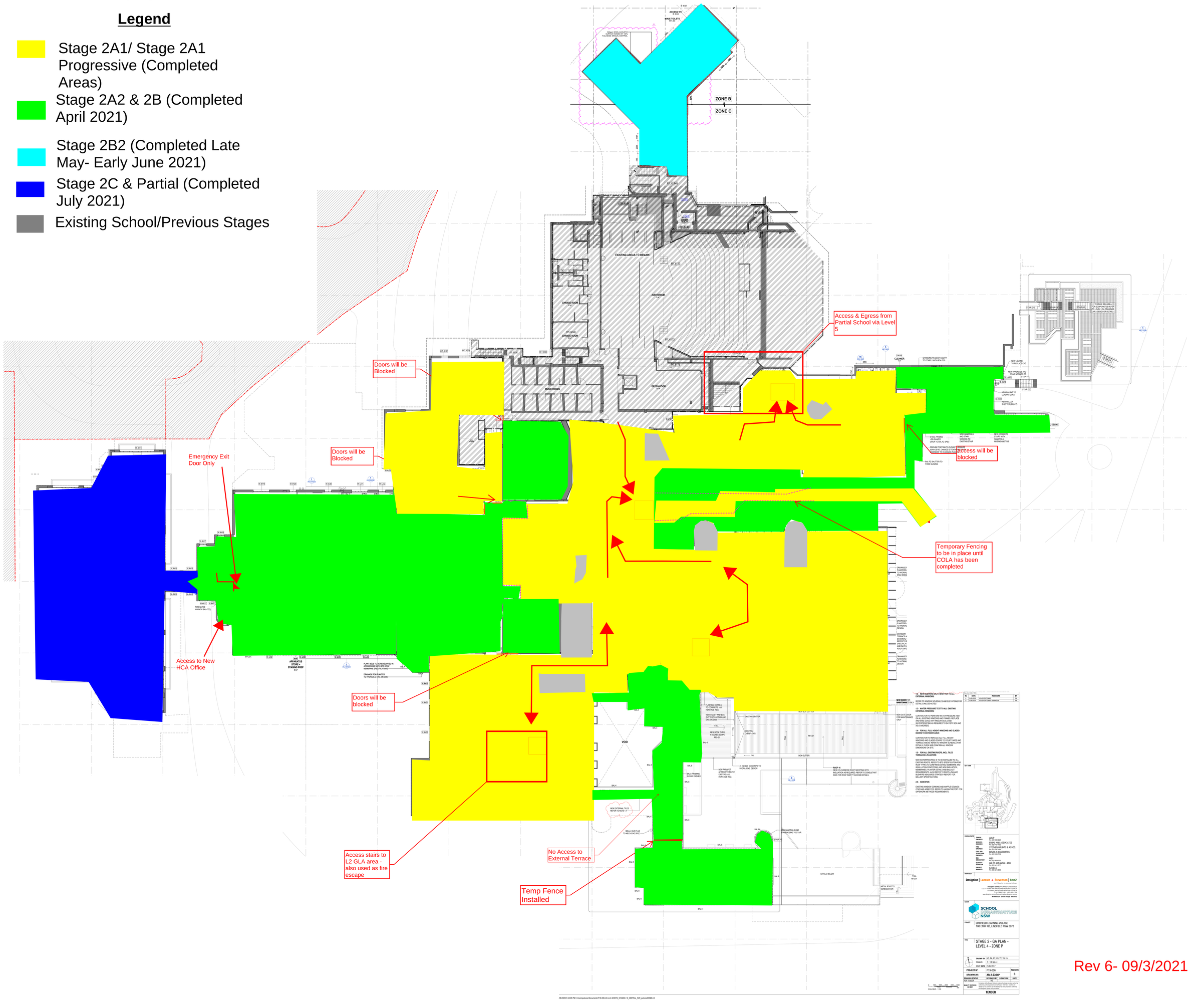
- Stage 2A1/ Stage 2A1 Progressive (Completed Areas)
- Stage 2A2 & 2B (Completed April 2021)
- Stage 2B2 (Completed Late May- Early June 2021)
- Stage 2C & Partial (Completed July 2021)
- Existing School/Previous Stages

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Level 4

Legend

- Stage 2A1/ Stage 2A1 Progressive (Completed Areas)
- Stage 2A2 & 2B (Completed April 2021)
- Stage 2B2 (Completed Late May- Early June 2021)
- Stage 2C & Partial (Completed July 2021)
- Existing School/Previous Stages

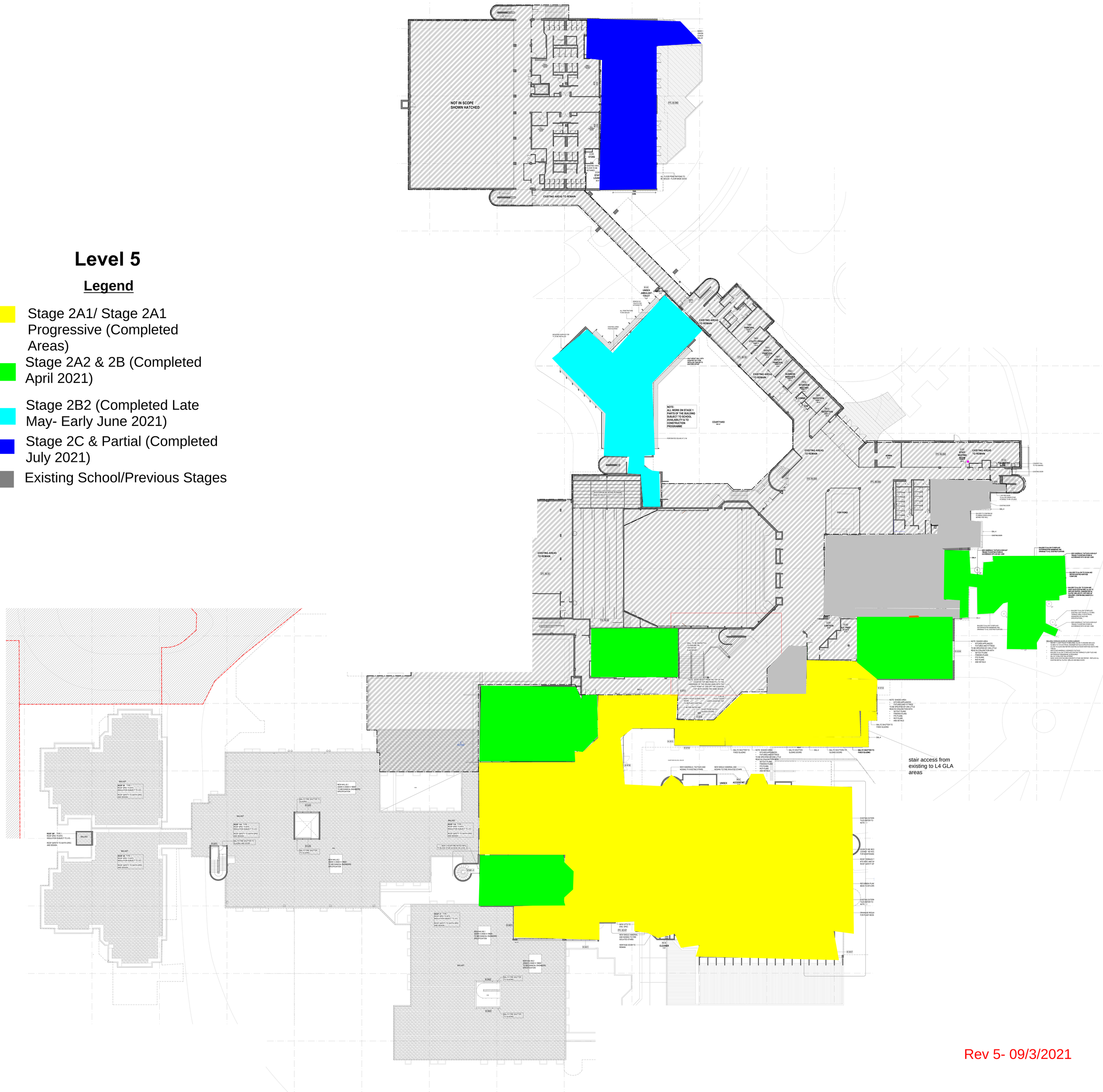


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Level 5

Legend

- Stage 2A1/ Stage 2A1 Progressive (Completed Areas)
- Stage 2A2 & 2B (Completed April 2021)
- Stage 2B2 (Completed Late May- Early June 2021)
- Stage 2C & Partial (Completed July 2021)
- Existing School/Previous Stages

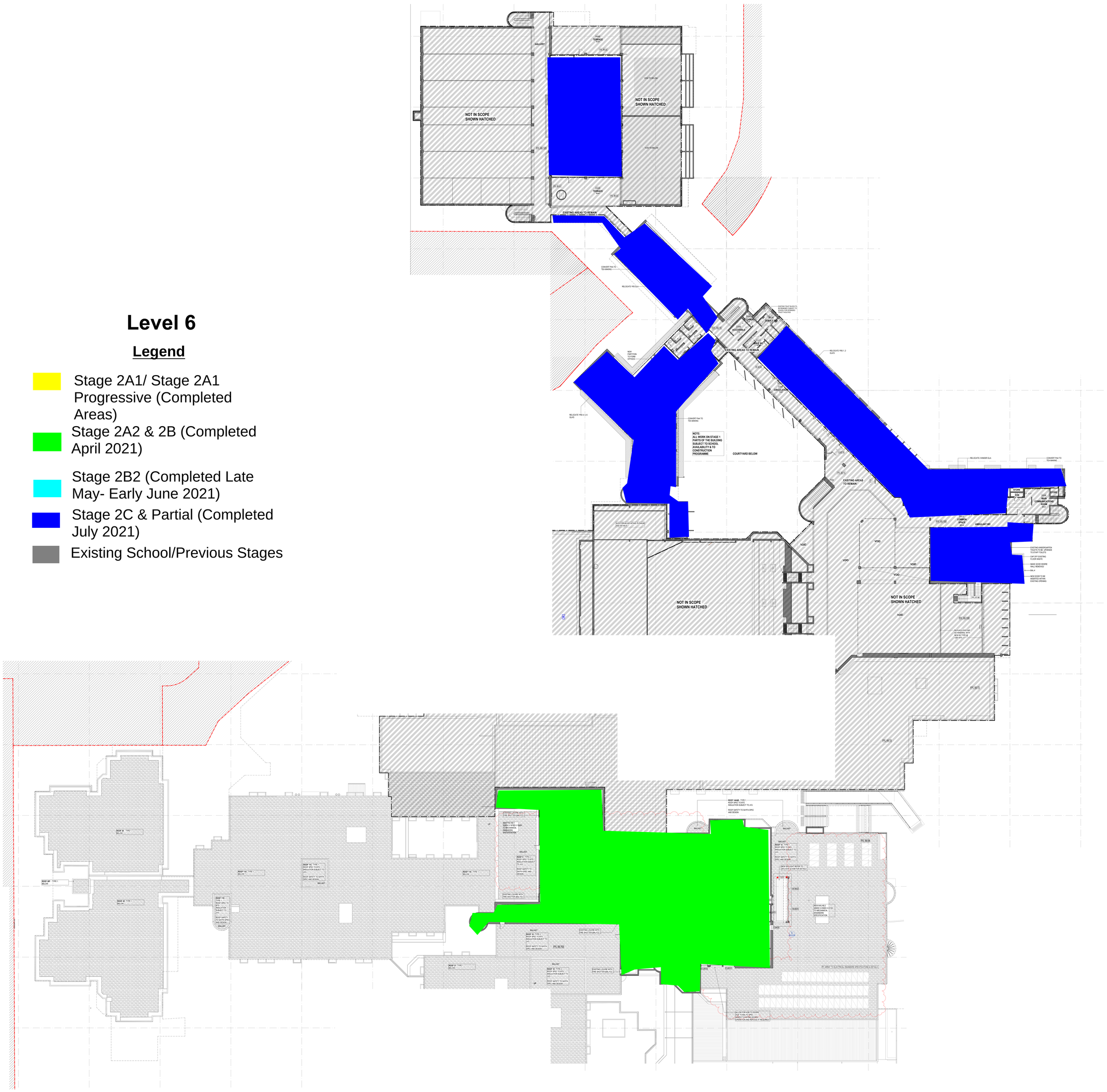


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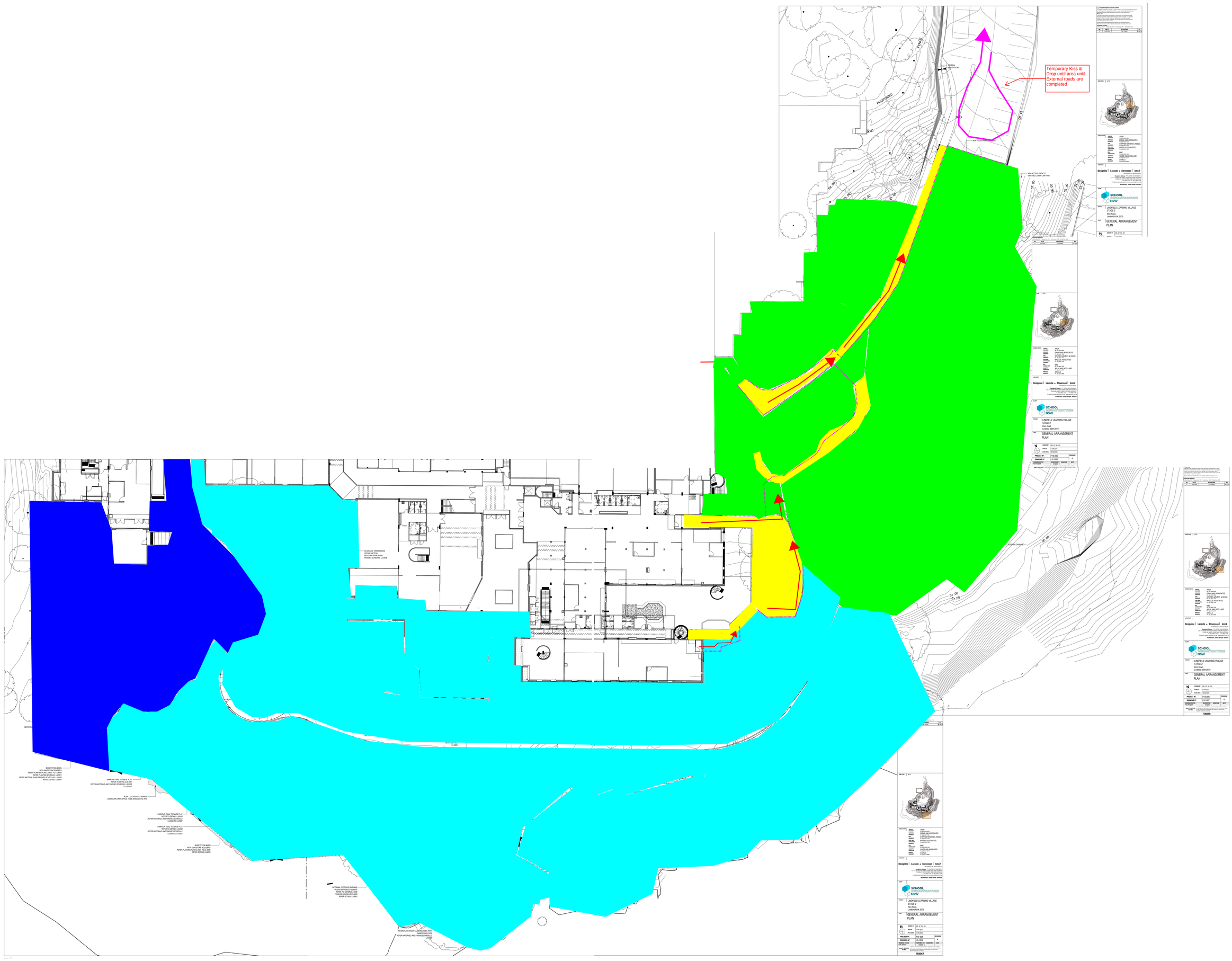
Level 6

Legend

- Stage 2A1/ Stage 2A1 Progressive (Completed Areas)
- Stage 2A2 & 2B (Completed April 2021)
- Stage 2B2 (Completed Late May- Early June 2021)
- Stage 2C & Partial (Completed July 2021)
- Existing School/Previous Stages



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External Works

Legend

- Stage 2A1/ Stage 2A1 Progressive (Completed Areas)
- Stage 2A2 & 2B (Completed April 2021)
- Stage 2B2 (Completed Late May- Early June 2021)
- Stage 2C & Partial (Completed July 2021)
- Existing School/Previous Stages

Rev 3- 09/3/2021

Appendix B – Condition Compliance

Lindfield Learning Village SSD 8114

Schedule 1
Part A – Administrative Condition

#	Consent heading	Consent Condition	Stage	Phase	Action	Comment
A1	Obligation to minimise harm to environment	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.	All	Throughout	Note	Applies to all stages throughout development
A2	Terms of Consent	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 Response to Submissions, Supplementary Response to Submissions and Further Supplementary Response to Submissions; d) in accordance with the approved plans in the table below:	All	Throughout	Note	Applies to all stages throughout development
A3	Terms of Consent	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; and (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.	All	Throughout	Note	Applies to all stages throughout development
A4	Terms of Consent	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). 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.	All	Throughout	Note	Applies to all stages throughout development
A5	Limits of Consent	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	All	Pre-commencement	Commencement dated 26/11/2020	Applies to all stages throughout development
A6	Prescribed Conditions	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	All	Throughout	Note	Applies to all stages throughout development

A7	Planning Secretary as Moderator	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.	All	Throughout	Note	Applies to all stages throughout development
A8	Evidence of Consultation	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; 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.	All	Throughout	Note	Applies to all stages throughout development
A9	Staging	The project may be constructed and operated in stages. 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 (unless otherwise agreed to in writing by the Planning Secretary) 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).	All	Throughout	Staging report being prepared via this submission for operation	Applies to all stages throughout development
A10	Staging	A Staging Report prepared in accordance with condition A9 must: (a) if staged construction is proposed, 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; (b) if staged operation is proposed, set out how the operation 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 operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	All	Throughout	Staging report being prepared via this submission for operation	Applies to all stages throughout development
A11	Staging	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	All	Throughout	Note	Applies to all stages throughout development
A12	Staging	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.	All	Throughout	Note	Applies to all stages throughout development
A13	Staging, Combining and Updating Strategies, Plans or Programs	The Applicant may: (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,	All	Throughout	Note	Applies to all stages throughout development

		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).				
A14	Staging, Combining and Updating Strategies, Plans or Programs	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	All	Throughout	Note	Applies to all stages throughout development
A15	Staging, Combining and Updating Strategies, Plans or Programs	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.	All	Throughout	Note	Applies to all stages throughout development
A16	Staging, Combining and Updating Strategies, Plans or Programs	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	All	Throughout	Note	Applies to all stages throughout development
A17	Structural Adequacy	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.	All	Throughout	Note	Applies to all stages throughout development
A18	External Walls and Cladding	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	All	Throughout	Note	Applies to all stages throughout development
A19	Design and Construction for Bush Fire	New construction must comply with the recommendations and specifications as outlined in the,Bushfire Design Fire Engineering Report prepared by Stephen Grubits & Associates, dated 30mSeptember 2020 .	All	Throughout	Note	Applies to all stages throughout development
A20	Design and Construction for Bush Fire	Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2019.	All	Throughout	Note	Applies to all stages throughout development
A21	Applicability of Guidelines	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.	All	Throughout	Note	Applies to all stages throughout development
A22	Applicability of Guidelines	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.	All	Throughout	Note	Applies to all stages throughout development

A23	Monitoring and Environmental Audits	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.	All	Throughout	Note	Applies to all stages throughout development
A24	Access to Information	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; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	All	Throughout	Note	Applies to all stages throughout development
A25	Compliance	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.	All	Throughout	Note	Applies to all stages throughout development
A26	Incident Notification, Reporting and Response	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.	All	Throughout	Note	Applies to all stages throughout development
A27	Incident Notification, Reporting and Response	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	All	Throughout	Note	Applies to all stages throughout development
A28	Non-Compliance Notification	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	All	Throughout	Note	Applies to all stages throughout development

A29	Non-Compliance Notification	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.	All	Throughout	Note	Applies to all stages throughout development
A30	Non-Compliance Notification	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	All	Throughout	Note	Applies to all stages throughout development
A31	Revision of Strategies, Plans and Programs	Within three months of: (a) the submission of a compliance report under condition B33; (b) the submission of an incident report under condition A27; (c) the submission of an Independent Audit under condition C37 ; (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 A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifying Authority must be notified in writing that a review is being carried out.	All	Throughout	Note	Applies to all stages throughout development
A32	Revision of Strategies, Plans and Programs	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifying (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.	All	Throughout	Note	Applies to all stages throughout development
A33	Compliance reporting	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements	All	Throughout	Note	Applies to all stages throughout development
A34	Compliance reporting	Compliance Reports of the development must be submitted to the Department in accordance with timing outlined in the Compliance Monitoring and Reporting Program, unless otherwise agreed by the Planning Secretary	All	Throughout	Note	Applies to all stages throughout development
A35	Compliance reporting	The Applicant must make each Compliance Report publicly available a minimum 60 days and maximum of 90 days after submitting it to the Planning Secretary	All	Throughout	Note	Applies to all stages throughout development
A36	Compliance reporting	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.	All	Operation	Note	Post Approval Requirements only require reporting for Operation
A37	Signage	Building identification signage is not approved as part of this consent.	All	Throughout	Note	Applies to all stages throughout development

A38	Modification of Phase 1 Consent	Within one month of the commencement of Phase 2 operations, in accordance with section 4.17(1)(b) of the EP&A Act, conditions E1 to E18 of the Phase 1 Partial Development Consent are to be deleted	2A1	Within one month of Operation	Note	Consent has beensurrendered as part of Modification 3 approved 13/03/2021
A39	School Capacity	The student population must not exceed 1050 until evidence has been provided to the Certifier that the upgrade to the intersection of Pacific Highway and Grosvenor Road required under condition B28 has been completed to the satisfaction of TfNSW.	All	Throughout	Note	Applies to all stages throughout development

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Schedule 2
Part B - Prior to Commencement of Construction

#	Consent heading	Consent Condition	Stage	Phase	Action	Comment
B1	Notification of commencement	The Applicant must notify the Planning Secretary in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	All	Pre-commencement	Note	This condition has been satisfied prior to staging and notice of commencement submitted 24/11/2020
B2	Notification of commencement	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.	All including Pacific Highway Upgrade	Pre-commencement	Notification of commencement of each stage of operation to be submitted to the Planning Secretary	This condition has been satisfied for construction of the entire development. Notification of operation to be completed for each stage.
B3	Certified drawings	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practicing Structural Engineer that demonstrates compliance with this development consent.	2A1	Pre-commencement	Note	This condition has been satisfied prior to staging and the submitted documentation applied to the entire development
B4	External walls & cladding	Prior to the commencement of construction, 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 aluminum 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.	2A1	Pre-commencement	Note	This condition has been satisfied prior to staging and the submitted documentation applied to the entire development
B5	Protection of public infrastructure	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.	2A1	Pre-commencement	Note	This condition has been satisfied prior to staging and the submitted documentation applied to the entire development
B6	Pre-Construction Dilapidation Report	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, Heritage NSW and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, heritage items and Council assets that are likely to be impacted by the proposed works.	2A1	Pre-commencement	Note	This condition has been satisfied prior to staging and the submitted documentation applied to the entire development

B7	Community communication strategy	No later than 48 hours 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	2A1	Pre-commencement	Note	This condition has been satisfied prior to staging and the submitted documentation applied to the entire development
B8	Ecologically sustainable development	Prior to the commencement of construction, 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 (b) seeking approval from the Planning Secretary for an alternative certification process.	2A1	Pre-commencement	Approval is being sort from the Planning Secretary for an alternative certification process	This condition has been satisfied prior to staging and the submitted documentation applied to the entire development
B9	Outdoor lighting	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 AS 1158.3.1:2005 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. Lighting must be designed to minimise light spill into nearby residential and bushland areas.	2A1	Pre-commencement	Note	This condition has been satisfied prior to staging and the submitted documentation applied to the entire development
B10	Demolition	Prior to the commencement of construction, demolition work 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.	2A1	Pre-commencement	Note	This condition has been satisfied prior to staging and the submitted documentation applied to the entire development
B11	Environmental Management Plan Requirements	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)	2A1	Pre-commencement	Note	This condition has been satisfied prior to staging and the submitted documentation applied to the entire development
B12	Construction Environmental Management Plan	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 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; (v) community consultation and complaints handling; as set out in the Community Communication Strategy required by condition B8; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B13); (c) Construction Noise and Vibration Management Sub-Plan (see condition B14);	2A1	Pre-commencement	Note	This condition has been satisfied prior to staging and the submitted documentation applied to the entire development

		(d) Construction Waste Management Sub-Plan (see condition B15); (e) Bush Fire and Flood Emergency Response Sub-Plan (see condition B17); (f) Construction Soil and Water Management Plan (see condition B18); (g) Biodiversity Management Sub-Plan (see condition B19); (h) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated materials is appropriately managed; (i) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure.				
B13	Construction Environmental Management Plan	A 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: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (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; and (d) detail heavy vehicle routes, access and parking arrangements;	2A1	Pre-commencement	Note	This condition has been satisfied prior to staging and the submitted documentation applied to the entire development
B14	Construction Environmental Management Plan	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B14(d); (f) include a complaints management system that would be implemented for the duration of the construction; and (g) 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 B11.	2A1	Pre-commencement	Note	This condition has been satisfied prior to staging and the submitted documentation applied to the entire development
B15	Construction Environmental Management Plan	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: (a) the recording of 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	2A1	Pre-commencement	Note	This condition has been satisfied prior to staging and the submitted documentation applied to the entire development
B16	Construction Environmental Management Plan	The Bush Fire and Flood Emergency Response Sub-Plan (BFFERSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) address the Planning for Bushfire Protection 2019; (c) address the provisions of the Floodplain Risk Management Guidelines (EESG); (d) include details of: (i) the bush fire and flood emergency responses for the construction phase of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification;	2A1	Pre-commencement	Note	This condition has been satisfied prior to staging and the submitted documentation applied to the entire development

		(iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and students.				
B17	Construction Environmental Management Plan	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (c) describe all erosion and sediment controls to be implemented during construction; including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'; (d) 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) (e) detail all off-Site flows from the Site; and (f) describe the measures that will be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5- year ARI	2A1	Pre-commencement	Note	This condition has been satisfied prior to staging and the submitted documentation applied to the entire development
B18	Construction Environmental Management Plan	The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following: (a) details of: (i) impacts to flora and fauna due to the development's impact on movement, construction traffic, proposed construction hours, fencing, light spill, construction noise and on-site crane movements; (ii) mitigation measures to limit impacts including the installation and maintenance of exclusion fencing along and around native vegetation not being removed as part of this development; (iii) tree protection measures to be implemented, including those required under condition C19; (b) measures to communicate to the construction workforce the biodiversity values that are to be retained and protected; (c) procedures for: (i) any hollows to be removed to be salvaged and replaced into trees within the vegetated areas to be retained or be replaced with nest boxes that are suitable for local native fauna; (ii) pre clearing surveys and subsequent relocation of fauna to be undertaken under the guidance of a suitably qualified ecologist prior to vegetation removal; (iii) provision of evidence of pre-clearing surveys and relocation of fauna to the Certifier; and (iv) capturing and relocation of animals that are injured or displaced during vegetation clearing by a qualified ecologist or wildlife carer to nearby bushland (subject to landowner approval).	2A1	Pre-commencement	Note	This condition has been satisfied prior to staging and the submitted documentation applied to the entire development
B19	Construction Environmental Management Plan	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 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.	2A1	Pre-commencement	Note	This condition has been satisfied prior to staging and the submitted documentation applied to the entire development

B20	Construction Parking	Prior to the commencement of construction, a Construction Worker Transportation Strategy must be submitted to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers which minimise demand for parking in nearby streets, residential access ways or parking facilities.	2A1	Pre-commencement	Note	This condition has been satisfied prior to staging and the submitted documentation applied to the entire development
B21	Operational Noise – Design of Mechanical Plant and Equipment	Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the Revised Noise Impact Assessment prepared by White Noise Acoustics dated 18 August 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 Revised Noise Impact Assessment.	2A1	Pre-commencement	Note	This condition has been satisfied prior to staging and the submitted documentation applied to the entire development
B22	Biodiversity	Prior to the commencement of vegetation clearing, the class and number of ecosystem credits in the table below must be retired to offset the residual biodiversity impacts of the development.	2A1	Prior to the commencement of vegetation clearing	Biodiversity payment to be made and evidence submitted to the Planning Secretary	This condition has been satisfied and the submitted documentation applied to the entire development
B23	Biodiversity	The requirement to retire credits in condition B22 above may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits, as calculated by the Biodiversity Offsets Payment Calculator.	2A1	Prior to the commencement of vegetation clearing	Biodiversity payment to be made and evidence submitted to the Planning Secretary	This condition has been satisfied and the submitted documentation applied to the entire development.
B24	Biodiversity	Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of condition B22 must be provided to the Planning Secretary prior to carrying out development that will impact on biodiversity values.	2A1	Prior to the commencement of vegetation clearing	Biodiversity payment to be made and evidence submitted to the Planning Secretary	This condition has been satisfied and the submitted documentation applied to the entire development
B25	Landscaping	Within two months of the commencement of construction, the Applicant must submit an updated Landscape Plan to manage revegetation and landscaping works on-site, to the Certifier. The plan must: (a) include the planting of at least three replacement trees; (b) include additional tree planting where considered appropriate following a review suitably qualified bush fire consultant recognised by the NSW RFS having regard to compliance with the asset protection zone requirements under condition D32; (c) identify all existing tree/shrub species to be retained; (d) have regard to the heritage setting of the site; (e) include the entirety of the site (fire trails, footpaths, bus stop etc); (f) identify existing natural features such as rock outcrops; (g) include contour lines and levels; (h) include details of terracing or other slope stability measures; (i) include details for managing stormwater runoff; (j) include native grasses endemic to the locality; (k) detail the species to be planted on-site; (l) include details of all boundary and internal fencing constructed of non-combustible materials; (m) include details of any landscape furniture/structures such as seating, lighting etc; and	2A1	Within two months of the commencement of construction	Landscaping plans to be submitted to the Certifier	This condition has been satisfied and the submitted documentation applied to the entire development

		(n) comply with the principles of Appendix 5 of Planning for Bush Fire Protection 2019 and asset protection zone requirements under condition D32.				
B26	Operational Waste Storage and Processing	Prior to the commencement of construction of the operational waste storage area, 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, evidence must be provided to the Certifier that the design of the operational waste storage area: (a) is constructed using solid non-combustible materials; (b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; (c)includes a hot and cold water supply with a hose through a centralised mixing valve; (d)is naturally ventilated or an air handling exhaust system must be in place; and (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.	2A1	Pre-commencement of construction of the operational waste storage area,	Note	This condition has been satisfied prior to staging and the submitted documentation applied to the entire development
B27	Construction Access arrangements	Prior to the commencement of construction compliance with the following requirements must be submitted to the Certifier: (a) all vehicles must enter and leave the Site in a forward direction unless otherwise allowed in the Construction Traffic and Pedestrian Management Sub-Plan approved under condition B12(b) (b) 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, must be 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 to be addressed.	2A1	Pre-commencement	Note	This condition has been satisfied prior to staging and the submitted documentation applied to the entire development
B28	Pacific Highway / Grosvenor Road Intersection Works	Prior to the commencement of upgrade works to the Pacific Highway, the Applicant must submit information to TfNSW confirming that the upgrades for Pacific Highway and Grosvenor Road intersection along Pacific Highway have been designed to meet TfNSW requirements and endorsed by a suitably qualified practitioner. The information must also include the following: (a) the design has been undertaken in accordance with AUSTROADS and other Australian Codes of Practice; (b) the certified copies of the civil design plans have been submitted to TfNSW for consideration and approval (all of these documents shall be sent to development.sydney@transport.gov.au); and (c) a Works Authorisation Deed (WAD) for the abovementioned works has been entered into. Note: Any works associated with the upgrades for Pacific Highway and Grosvenor Road intersection along Pacific Highway are to be at no cost to TfNSW.	Pacific Highway Upgrade	Prior to the commencement of upgrade works to the Pacific Highway	Consultation with TfNSW ongoing. Certified plans to be developed by a suitably qualified person	This condition will be satisfied prior to the commencement of upgrade works to the Pacific Highway

B29	Eton Road / Dunstan Grove Intersection Works	Prior to the commencement of upgrade works to the intersection of Eton Road and Dunstan Grove, the Applicant must submit plans and specifications of the proposed realignment of Eton Road proposed in the Further Supplementary Response to Submissions to the satisfaction of Council. The works must include the provision of a pedestrian refuge unless other pedestrian safety measures are agreed with Council.	2A1	Prior to the commencement of upgrade works to the intersection of Eton Road and Dunstan Grove	Council to approve civil plans.	This condition has been satisfied and the submitted documentation applied to the entire development
B30	Operational Access, Car Parking and Service Vehicle Arrangements	Prior to the commencement of construction, compliance with the following requirements must be submitted to the Certifier: (a) the proposed internal roads comply with Table 6.8b of Planning for Bush Fire Protection 2019; (b) all vehicles must enter and leave the site in a forward direction; (c) a minimum of 166 on-site car parking spaces, including at least one accessible space, 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 largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with the latest version of AS 2890.2. (e) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	2A1	Pre-commencement	Note	This condition has been satisfied prior to staging and the submitted documentation applied to the entire development
B31	Public Domain Works	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.	2A1	Prior to the commencement of any footpath or public domain works	Council and Certifier to approve civil plans.	This condition has been satisfied and the submitted documentation applied to the entire development
B32	Protection of Heritage Fabric	Prior to the commencement of demolition of significant heritage fabric on the site, the Applicant must submit construction details (drawings at Scale or 1:10 or 1:20 where appropriate) and demolition methodologies for the below items of works to Heritage NSW and Council for review and comment: (a) intervention for secondary reception (Level 4); (b) intervention for removal of concrete wall adjacent to spiral stair (Level 4); (c) partial demolition of link between Stages 1 and 5 for emergency vehicle access; and (d) partial demolition (for the purposes of light creation.) of south façade (Level 1	2A1	Pre-commencement of demolition of significant heritage fabric	Note	This condition has been satisfied prior to staging and the submitted documentation applied to the entire development
B33	Protection of Heritage Fabric	Works which have the potential to reduce the internal and external significant fabric of the item (not including the landscape setting) must be designed to be reversible in the future.	2A1	Pre-commencement of demolition of significant heritage fabric	Note	This condition has been satisfied prior to staging and the submitted documentation applied to the entire development
B34	Protection of Heritage Fabric	Prior to the commencement of demolition of significant heritage fabric on site, the management and mitigation measures identified in the Conservation Management Plan (including appended documents) prepared by Urbis, dated 14 April 2020 must be implemented.	2A1	Pre-commencement of demolition of significant heritage fabric	Note	This condition has been satisfied prior to staging and the submitted documentation applied to the entire development
B35	Project Arborist	Prior to the commencement of any works, a project arborist must be engaged to ensure all tree protection measures and works are carried out in accordance with the conditions of this consent. The project arborist must have a minimum AQF Level 5 qualification a minimum of 5 years' experience. Details of the arborist including name, business name and contact details must be provided to the Certifier.	2A1	Pre-commencement	Note	This condition has been satisfied prior to staging and the submitted documentation applied to the entire development

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Schedule 3
Part C – During Construction

#	Consent heading	Consent Condition	Stage	Phase	Action	Comment
C1	Site Notice	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 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) 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.	All	Construction	Note	Applies to all construction
C2	Operation of Plant and Equipment	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.	All	Construction	Note	Applies to all construction
C3	Demolition	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 B10.	All	Construction	Note	Applies to all construction
C4	Construction Hours	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.	All	Construction	Note	Applies to all construction
C5	Construction Hours	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays.	All	Construction	Note	Applies to all construction
C6	Construction Hours	Construction activities may be undertaken outside of the hours in condition C4 and C5 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; or (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.	All	Construction	Note	Applies to all construction

C7	Construction Hours	Notification of such construction activities as referenced in Condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	All	Construction	Note	Applies to all construction
C8	Construction Hours	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.	All	Construction	Note	Applies to all construction
C9	Implementation of Management Plans	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	All	Construction	Note	Applies to all construction
C10	Construction Traffic	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 or an approved on-street work zone before stopping.	All	Construction	Note	Applies to all construction
C11	Hoarding Requirements	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.	All	Construction	Note	Applies to all construction
C12	No Obstruction of Public Way	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.	All	Construction	Note	Applies to all construction
C13	Construction Noise Limits	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.	All	Construction	Note	Applies to all construction
C14	Construction Noise Limits	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential areas on Dunstan Grove and Tubs View outside of the construction hours of work outlined under condition C4.	All	Construction	Note	Applies to all construction
C15	Construction Noise Limits	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.	All	Construction	Note	Applies to all construction

C16	Vibration Criteria	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest 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).	All	Construction	Note	Applies to all construction
C17	Vibration Criteria	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	All	Construction	Note	Applies to all construction
C18	Vibration Criteria	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B14 of this consent.	All	Construction	Note	Applies to all construction
C19	Tree Protection	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 approved disturbance area / property boundary/ies 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 Arborist Impact and Tree Risk Assessment prepared by McArdle Arboricultural Consultancy, dated 30 August 2019; and the advice of the project arborist appointed under condition B36; (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 appointed under condition B36. 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 the project arborist appointed under condition B36 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.	All	Construction	Note	Applies to all construction
C20	Rock Outcrops	Rock outcrops must be protected during construction activities and appropriately fenced.	All	Construction	Note	Applies to all construction
C21	Air Quality	The Applicant must take all reasonable steps to minimise dust generated during all works authorized by this consent.	All	Construction	Note	Applies to all construction
C22	Air Quality	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 on site to minimise exposed surfaces.	All	Construction	Note	Applies to all construction
C23	Unexpected Contamination Procedure	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.	All	Construction	Note	Applies to all construction

C24	Imported Soil	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; and (c) make these records available to the Certifier upon request.	All	Construction	Note	Applies to all construction
C25	Disposal of Seepage and Stormwater	Adequate provisions must be made to collect and discharge stormwater drainage during construction 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.	All	Construction	Note	Applies to all construction
C26	Emergency Management	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.	All	Construction	Note	Applies to all construction
C27	Stormwater Management System	Within three months of 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 hydraulic engineer; (b) be generally in accordance with the conceptual design in the Supplementary Response to Submissions (c) be in accordance with applicable Australian Standards; and (d) ensure that the discharge of stormwater into the bushland is controlled and undertaken to minimise bushland and water quality impacts in accordance with the Guidelines for developments adjoining land managed by the Office of Environment and Heritage; and (e) 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;	2A1	Within three months of the commencement of construction	Note	This condition has been satisfied and the submitted documentation applied to the entire development
C28	Aboriginal Cultural Heritage	A representative of the Local Aboriginal Land Council must be invited to observe any excavations greater than one meter in depth. Any invitation must be provided at least 14 days prior to excavations occurring and reasonable arrangements agreed for the observation of excavations where an invitation is accepted. In the event that any unexpected finds are discovered, any direction from the Local Aboriginal Land Council representative and the procedures outlined in condition C29 must be followed.	All	Construction	Note	Applies to all construction
C29	Unexpected Finds Protocol - Aboriginal Heritage	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 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 management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.	All	Construction	Note	Applies to all construction
C30	Unexpected Finds Protocol - Historic Heritage	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 Heritage NSW.	All	Construction	Note	Applies to all construction

C31	Waste Storage and Processing	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.	All	Construction	Note	Applies to all construction
C32	Waste Storage and Processing	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	All	Construction	Note	Applies to all construction
C33	Waste Storage and Processing	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.	All	Construction	Note	Applies to all construction
C34	Waste Storage and Processing	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.	All	Construction	Note	Applies to all construction
C35	Waste Storage and Processing	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.	All	Construction	Note	Applies to all construction
C36	Outdoor Lighting	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	All	Construction	Note	Applies to all construction
C37	Independent Environmental Audit	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.	2A2 & 2B	Throughout	Note	This condition will be satisfied prior to commencement of an Independent Audit Program or commencement of an Independent Audit
C38	Independent Environmental Audit	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	All	Throughout	Note	Auditing per Program. Applies to construction and operation
C39	Independent Environmental Audit	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 four weeks notice to the applicant of the date upon which the audit must be commenced.	All	Throughout	Note	Auditing per Program. Applies to construction and operation
C40	Independent Environmental Audit	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 C38 of this consent;or condition C39 where notice is given; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report and response to it publicly available 60 days after submission to the Planning Secretary	All	Throughout	Note	Auditing per Program. Applies to construction and operation
C41	Independent Environmental Audit	Independent Audit Reports and the Applicant/proponent'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 unless otherwise agreed by the Planning Secretary.	All	Throughout	Note	Auditing per Program. Applies to construction and operation

C42	Independent Environmental Audit	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	All	Operation	Note	Auditing per Program. Applies to operation
C43	Operational Readiness Work	Operational readiness work must not commence on site until the following details have been submitted to the Certifier: (a) a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction, (including construction access); (b) the maximum number of staff to be involved in operational readiness work on site at any one time; (c) arrangements to ensure the safety of school staff on the site, including how: (i) areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction; (ii) pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and (d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site.	All	Construction	Note	Applies to all construction
C44	Operational Readiness Work	Operational readiness work must only be undertaken in accordance with the details submitted under condition C43 and the following requirements: (a) no more than 12 staff are involved in operational readiness work on site at any one time; (b) no more than 5 vehicles must access the school related to the operational readiness work; (c) no students or parents are permitted on the site; and (d) the Applicant has implemented appropriate arrangements to ensure the safety of school staff on the site.	All	Construction	Note	Applies to all construction

Lindfield Learning Village SSD 8114

Schedule 4
Part D – Prior to Commencement of Operation

#	Consent heading	Consent Condition	Stage				Phase	Action	Comment
			2A1 Completed	2A2 &2B	2B2	2C			
D1	Notification of Occupation	At least one month before commencement of operation, 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.	2A1	2A2 &2B	2B2	2C	At least one month before commencement of operation	Note	SINSW to issue letter to DPIE minimum one month prior to occupation of each stage.
D2	External Walls and Cladding	Prior to commencement of operation, 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.	2A1	2A2 & 2B	2B2	2C	Pre-occupation	Note	Contractor to issue report with evidence that products/systems used in external walls comply with BCA/NCC. Separate submission to the Certifier will be provided for each stage
D3	External Walls and Cladding	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.	2A1	2A2 &2B	2B2	2C	Pre-occupation	Note	Separate submissions to the Planning Secretary will be provided for each stage.
D4	Works as Executed Plans	Prior to the commencement of operation, 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.	2A1	2A2 & 2B	2B2	2C	Pre-occupation	Note	Contractor to ensure registered surveyor undertakes work as executed drawings of stormwater drainage and finished levels constructed as approved and submit to Certifier prior to the occupation of each stage.

D5	Warm Water Systems and Cooling Systems	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.	2A1	-	-	-	Pre-occupation	Not-Triggered	This condition has been satisfied and the submitted documentation applied to the entire development
D6	Outdoor Lighting	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 or bushland 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.	2A1	2A2 &2B	2B2	2C	Pre-occupation	Note	Contractor to provide compliance certificate for the outdoor lighting from the Contractor's qualified practitioner. To be provided prior to the commencement of operation of each stage.
D7	Mechanical Ventilation	Prior to commencement of operation, 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.	2A1	2A2 &2B	2B2	2C	Pre-occupation	Note	Contractor to provide compliance certificate for mechanical systems to Certifier prior to the commencement of operation of each stage.
D8	Operational Noise – Design of Mechanical Plant and Equipment	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the Revised Noise Impact Assessment prepared by White Noise Acoustics dated 18 August 2020 have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Environmental Noise Assessment.	2A1	2A2 &2B	2B2	2C	Pre-occupation	Note	Contractor to provide compliance certificate for acoustic noise mitigation systems from the Contractor's qualified practitioner. To be provided prior to the commencement of operation of each stage.
D9	Fire Safety Certification	Prior to commencement of occupation, 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.	2A1	2A2 &2B	2B2	2C	Pre-occupation	Note	Contractor to obtain interim fire safety certificates (with final certificate at the final stage) for essential fire and other safety measures and submits to the relevant authority and council. Fire safety certificate also to be displayed in the building for each stage.

D10	Structural Inspection Certificate	Prior to the commencement of 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.	2A1	2A2 &2B	2B2	2C	Pre-occupation	Note	Contractor to provide Structural Inspection Certificate or a Compliance Certificate, including an electronic set of final drawings, to the satisfaction of the certifying authority. To be submitted to the approval authority and the council for each stage.
D11	Compliance with Food Code	Prior to the commencement of operation, 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 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.	2A1	2A2 &2B	-	-	Pre-occupation	Kitchen and Cafeteria handed over at a 2A1 Progressive and VET Kitchen to be handed over at 2A2 & 2B stage and therefore condition to be applicable to this stage only.	Contractor to provide Inspection Certificate from the Contractor's qualified practitioner. To be submitted to the satisfaction of the certifying authority and is relevant for stage.
D12	Post-construction Dilapidation Report	Prior to commencement of operation, 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: 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.	-	-	-	2C	Pre-occupation	Post-construction Dilapidation report to be completed prior to the final stage	Contractor to engage qualified consultant to undertake post-construction dilapidation report, ascertain structural damage, submit to Certifier for review, confirmation advice from relevant authority that no structural damage to roads and infrastructure, then advise council. To be finalised prior to the occupation of the final stage as heavy vehicle will be servicing the site until completion of the development.

D13	Protection of public infrastructure	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	-	-	-	2C	Pre-occupation	Note	Contractor to confirm with relevant authority that repairs/relocations to public infrastructure have been completed and paid. To be finalised prior to the occupation of the last stage as heavy vehicle will be servicing the site until completion of the development.
D14	Road Damage	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	-	-	-	2C	Pre-occupation	Note	Contractor to confirm with council and/or relevant authority that road repairs in the vicinity of the site have been completed and paid. To be finalised prior to the occupation of the last stage as heavy vehicle will be servicing the site until completion of the development.
D15	Protection of Property	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.	-	-	-	2C	Pre-occupation	Note	The Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development. To be finalised prior to the occupation of the last stage as heavy vehicle will be servicing the site until completion of the development.
D16	Utilities and Services	Prior to commencement of operation, a compliance certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	2A1	-	-	-	Pre-occupation	Not-Triggered	This condition has been satisfied and the submitted documentation applied to the entire development
D17	Roadworks and Access	Prior to the commencement of operation, (unless otherwise agreed by the Planning Secretary) the upgrade works to the intersection of Eton Road and Dunstan Grove must be completed in accordance with the details approved under condition B29.	2A1	-	-	-	Pre-occupation	Note	This condition has been satisfied and the submitted documentation applied to the entire development

D18	Roadworks and Access	Prior to the commencement of operation, an independent Road Safety Audit (RSA), prepared by a suitably qualified consultant, must be undertaken of the internal access road from the main entry at Eton Road to the turnaround, in consultation with TfNSW, and any recommendations of the RSA must be implemented. The RSA and evidence of implementation of recommendations must be submitted to the Certifier prior to any occupation.	2A1	2A2 &2B	2B2	-	Pre-occupation	Note	Contractor to ensure independent Road Safety Audit (RSA), prepared by a suitably qualified consultant is completed and any recommendations of the RSA implemented. Evidence to be submitted to Certifier prior to the occupation of each stage. 2C is in the installation of a fire trail only and not classified as an internal road requiring a Road Safety Audit.
D19	Roadworks and Access	Prior to the commencement of operation, evidence must be submitted to the Certifier that: (a) the proposed alterations and additions to the internal access road, including the provision of separate bus and parent/career drop-off/facilities have been completed; (b) the proposed fire trail connection between Dunstan Grove and the extended internal access road has been completed; (c) the internal road design, including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and drop-off/pick-up bay dimensions, is in accordance with AS 2890.1- 2004, AS2890.6-2009 and AS 2890.2 – 2002 for heavy vehicle usage; and (d) the swept path of the longest service vehicle (including garbage trucks, building maintenance vehicles and removalists) entering and exiting the subject site, as well as maneuverability through the site, is in accordance with Austroads.	-	-	-	2C	Pre-occupation	Note	Contractor to provide evidence and work as executed drawings of internal roadworks and access and finished levels constructed as approved and submit to Certifier prior to the occupation of stage 2C when all of the civil works will be completed. D19 (b) will only be satisfied as part of the 2C handover. Certification of the civil works at each stage is also captured as a requirement of the completion certificate.
D20	Pedestrian Infrastructure Upgrades	Prior to the commencement of operation, the Applicant must provide (unless otherwise agreed by the Planning Secretary) pedestrian infrastructure upgrades to accommodate the expansion of the school and further improve connectivity to Lindfield Public School. The upgrades must be finalised in consultation with Council and include (but not limited to) the provision of: (a) a footpath along the southern side of Eton Road from Austral Avenue to the existing footpath north of Abingdon Road; and (b) a footpath along the southern side of Grosvenor Road between Austral Avenue and Bent Street; (c) provision of pedestrian crossing on Eton Road at Austral Road. And (d) provision of a pedestrian crossing on Abingdon Road at Eton Road.	-	2A2 &2B	-	-	Note D22 confirms that works must be completed within three months of the commencement of operation which will be 2A2 &2B	Note D22 confirms that works must be completed within three months of the commencement of operation which will be 2A2 &2B	Council completing the works on behalf of SINSW. Council to confirm satisfactory completion of work. Target full completion by April 2021

D21	Pedestrian Infrastructure Upgrades	Detailed design of pedestrian crossing facilities as required by condition D20 must be submitted to the Ku-ring-gai Traffic Committee for recommendation and approval by Council.	-	2A2 &2B	-	-	Note D22 confirms that works must be completed within three months of the commencement of operation which will be 2A2 &2B	Note	Works approved in November 2020 council traffic committee and ongoing consultation with council for D&C arrangement.
D22	Pedestrian Infrastructure Upgrades	Works agreed under condition D20 and D21 must be completed within three months of the commencement of operation to the satisfaction of Council.	-	2A2 &2B	-	-	Within three months of the commencement of operation which will be 2A2 &2B	Note	Works approved in November 2020 council traffic committee and ongoing consultation with council for D&C arrangement.
D23	Bicycle Parking and End-of-Trip Facilities	Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifier: a) the provision of a minimum 42 bicycle parking spaces; b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; c) the provision of end-of-trip facilities for staff; d) appropriate pedestrian and cyclist advisory signs are to be provided; and Note: all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	-	-	-	2C	Pre-occupation	Note	Contractor to provide Compliance Certificate, to the satisfaction of the Certifier. To be submitted to 2C stage. End of trip facilities will not be constructed until stage 2C. There will be temporary arrangements for bike parking and end of trip facilities . 36 bike spots and change rooms (including showers) are currently provided within stage 1. These amenities are confirmed to be sufficient to service operational component of the school during stage 2A1 and 2A2 based on staged enrolment. .

D24	School Transport Plan	Prior to the commencement of operation, a School Transport Plan (STP), must be submitted to the satisfaction of the Planning Secretary. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with Council and TfNSW; (b) include arrangements to promote the use of active and sustainable transport modes, including: (i) objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) based on those included in the Further Supplementary Response to Submissions; (ii) specific tools and actions to help achieve the objectives and mode share targets; (iii) 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. (c) include operational transport access management arrangements, including: (i) detailed pedestrian analysis including the identification of safe route options – to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish; (ii) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.); (iii) the location and operational management procedures of the drop-off and pick-up parking including staff management/traffic controller arrangements. (iv) the location and operational management procedures for the drop-off and pick-up of students by buses and coaches including staff management/traffic controller arrangements; (v) delivery and services vehicle and bus access and management arrangements; (vi) management of approved access arrangements; (vii) 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 and pick-up zones; (viii) car parking arrangements and management associated with the proposed use of school facilities by community members; and (d) 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 plan; and (e) a monitoring and review program that includes: (i) travel mode surveys (undertaken at a suitable time to reflect typical school operations) to determine the level of achievement of travel mode share targets;	2A1	-	-	-	Pre-occupation	One document to be submitted for the School Travel Plan however it will be staged within the plan to suit operational requirements.	This condition has been satisfied and the submitted documentation applied to the entire development

		(ii) car parking demand surveys (undertaken during and after school hours) to identify any school parking demand that spills out onto the road network; (iii) review of the adequacy of school bus services to cater for school demand; and (iv) identification of measures to be taken where travel mode targets are not met, parking issues have been identified on neighbouring private land, access ways or the surrounding road network or where demand exceeds the capacity of bus services.							
D25	Stormwater Operation and Maintenance Plan	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) must be submitted to Certifier along with evidence of compliance with the SOMP. The SOMP must 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.	2A1	-	-	-	Pre-occupation	Submit prior to operation of stage 2A1	This condition has been satisfied and the submitted documentation applied to the entire development
D26	Signage	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	2A1	2A2 &2B	-	2C	Pre-occupation	Note	Contractor to ensure car park wayfinding and identification signage has been installed prior to the commencement of operation of each stage.
D27	Signage	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.	2A1	2A2 &2B	2B2	2C	Pre-occupation	Signage for applicable bicycle parking for each stage will be installed.	Contractor to ensure bicycle wayfinding signage has been installed prior to the commencement of operation of each stage.

D28	Operational Waste Management Plan	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 Operational Waste Management Plan prepared by Foresight Environmental, dated 22 July 2019.	2A1	-	-	-	Pre-occupation	Submit prior to operation of stage 2A1	This condition has been satisfied and the submitted documentation applied to the entire development
D29	Landscaping	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) approved under condition B25.	-	2A2 &2B	2B2	2C	Pre-occupation	No landscaping will be provided as part of Stage 2A1. Current arrangements total usable play space is above the EFSG required allowable space.	Contractor to provide evidence of completion of the landscaping of the site as per the plans approved under condition B25.
D30	Landscaping	Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping undertaken on-site, to the Certifier. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping;	2A1	-	-	-	Pre-occupation	Submit prior to operation of stage 2A1	This condition has been satisfied and the submitted documentation applied to the entire development
D31	Operational Flora and Fauna Management Plan	Prior to commencement of operation, the Applicant must submit an Operational Flora and Fauna Management Plan (OFFMP) to the Certifier that include measures to ensure biodiversity values not intended to be impacted are protected, including but not limited to: (a) retention of areas of native vegetation for threatened flora and fauna within the site; (b) weed control; (c) feral animal control; (d) pathogen management procedures; (e) monitoring; and (f) rehabilitation actions.	2A1	-	-	-	Pre-occupation	Submit prior to operation of stage 2A1	This condition has been satisfied and the submitted documentation applied to the entire development

D32	Asset Protection Zones	Prior to the commencement of operation, the entire property must be managed as asset protection zone- an inner protection area (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019. When establishing and maintaining an IPA the following requirements apply: (a) tree canopy cover should be less than 15% at maturity; (b) trees at maturity should not touch or overhang the building; (c) lower limbs should be removed up to a height of 2m above the ground; (d) tree canopies should be separated by 2 to 5m; (e) preference should be given to smooth barked and evergreen trees; (f) large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings; (g) shrubs should not be located under trees; (h) shrubs should not form more than 10% ground cover; (i) clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation. (j) grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and (k) leaves and vegetation debris should be removed.	2A1	-	-	-	Pre-occupation	Note	Annual certification required of the APZ will be completed in accordance with condition E17.
D33	Asset Protection Zones	Prior to commencement of operation, a Vegetation Management Plan prepared by a suitably qualified person and in consultation with a suitably qualified bush fire consultant recognised by the NSW RFS for the ongoing maintenance of asset protection zones within the site and approved under license within the Lane Cove National Park. This must include: (a) a plan showing asset protection zones within and outside of the site relied upon by the school for bush fire protection, including management zones within the former UTS campus precinct and clearly identify areas to be managed by the Applicant.; (b) provisions for the annual audit of all APZs within and outside the site by a bush fire consultant recognised by the NSW RFS prior to the declaration of the bush fire season; and (c) provisions for the identification of actions to be taken in order to rectify non-compliances with APZ requirements where identified.	2A1	-	-	-	Pre-occupation	Submit prior to operation of stage 2A1	This condition has been satisfied and the submitted documentation applied to the entire development

D34	Operational Bush Fire Emergency Management and Evacuation Plan	Prior to the commencement of operation, a Bush Fire Emergency Management and Evacuation Plan must be prepared by a suitably qualified person. The plan must: (a) be consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan and Australian Standard AS 3745-2010 Planning for Emergencies in Facilities; (b) address evacuation risk with regard to the multi-level configuration of the school; (c) incorporate provisions to address access into the site, the level of available firefighting assistance, and the blockage of evacuation escape routes; (d) provide for updating of the plan on an annual basis following an audit of bush fire protection measures, including maintenance of asset protection zones, water supplies and access roads on and off site; and (e) be submitted to NSW RFS, Council and the Planning Secretary for information.	2A1	-	-	-	Pre-occupation	Submit prior to operation of stage 2A1.	Annual update of the Bush Dire Emergency Management Plan will be completed in accordance with condition E17.
D35	Operational Flood Emergency Management Plan	Prior to the commencement of operation, an Operational Flood Evacuation and Emergency Management Plan (OFEMP) must be prepared by a suitably qualified person. The plan must: (a) be prepared in consultation with the NSW SES and Council and in accordance with Floodplain Risk Management Guideline (OEH, 2007); (b) include specific flood emergency measures required to be incorporated into the detailed design to mitigate impacts of a range of flood events up to and including the PMF; (c) include measures to manage flood impacts outside the site to ensure accessibility is maintained; (d) include details of: (i) predicted flood levels; (ii) flood warning time and flood notification; (iii) assembly points and evacuation routes; (iv) evacuation and refuge protocols; (v) awareness training for employees and contractors; and (e) be submitted to the NSW SES, Council and the Planning Secretary for information.	2A1	-	-	-	Pre-occupation	Submit prior to operation of stage 2A1	This condition has been satisfied and the submitted documentation applied to the entire development

D36	Community Consultative Committee (CCC)	Prior to the commencement of operation, a Community Consultative Committee (CCC) must be established for the development in accordance with the Department's Community Consultative Committee Guidelines: State Significant Projects (2016). The CCC must begin to exercise functions in accordance with such Guidelines before the commencement of the first stage of operation and continue to do so for a period of three years after the commencement of operation of the final stage of operation or other timeframe agreed by the Planning Secretary. Notes: • The CCC is an advisory committee only. • In accordance with the Guidelines, the Committee should comprise an independent chair and appropriate representation from the Applicant, Council, relevant transport agencies and the local community.	-	2A2 & 2B	-	-	Pre-occupation and for a period of three years after the commencement of operation	Note	The Independent Chairperson has been appointed and acknowledged by DPIE. The CCC has been formed and actioning functions as per guidelines

Lindfield Learning Village SSD 8114

Schedule 5
Part E – Post Occupation

#	Consent heading	Consent Condition	Stage				Phase	Action	Comment
			2A1	2A2 & 2B	2B2	2C			
E1	Out of Hours Event Management Plan	Prior to the commencement of the first out of hours events (school use) run by the school that involve 100 or more people (excluding out of school hours care), the Applicant is to prepare an Out of Hours Event Management Plan (school use) and submit it to the Council and Planning Secretary in consultation with Council. The plan must include the following: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) 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 theatre, auditorium, gymnasium or squash courts, 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.	2A1	2A2 & 2B	2B2	2C	Occupation	Note	In Consultation with Council. Plan developed as part of stage 1 consent. To be reviewed and resubmitted post occupation of the first stage.
E2	Out of Hours Event Management Plan	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.	2A1	2A2 & 2B	2B2	2C	Occupation	Note	Applies to occupancy of all phases
E3	Out of Hours Event Management Plan	Prior to the commencement of out of hours events (community use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (community use) in consultation with Council and submit it to the Council and Planning Secretary. The plan must include the following: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) 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 theatre, auditorium, gymnasium or squash courts, where applicable, restricting use before 8am and after 10pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	2A1	2A2 & 2B	2B2	2C	Occupation	Note	In Consultation with Council. Plan developed as part of stage 1 consent. To be reviewed and resubmitted post occupation of the first stage.

E4	Out of Hours Event Management Plan	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.	2A1	2A2 & 2B	2B2	2C	Occupation	Note	Applies to occupancy of all phases
E5	Operation of Plant and Equipment	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	2A1	2A2 & 2B	2B2	2C	Occupation	Note	Applies to occupancy of all phases
E6	Warm Water Systems and Cooling Systems	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.	2A1	2A2 & 2B	2B2	2C	Occupation	Note	Applicable to all stages.
E7	Community Communication Strategy	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction	-	-	-	2C	Minimum of 12 months Post – Occupation.	Note	Community Communication Strategy will be implemented for a minimum of 12 months following the completion of the final stage
E8	School Transport Plan (STP)	The STP(s) approved under condition D24 as (revised from time to time) must be implemented by the Applicant for the life of the development and reviewed annually unless otherwise agreed in writing by the Planning Secretary. Details and outcomes of the review(s) must be submitted to the Planning Secretary for information.	2A1	2A2 & 2B	2B2	2C	Occupation	Reviewed annually Travel coordinator to be engaged to facilitate the implementation of the School Travel Plan, monitor progress and provided details and outcomes of the reviews to be submitted to the Planning Secretary for information. Applicable to all stages.	School Travel Plan to be implemented throughout the life of the development at all stages Full capacity will not be reached until occupation of final stage 2C.
E9	Operational Noise Limits	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Revised Noise Impact Assessment prepared by White Noise Acoustics dated 18 August 2020.	2A1	2A2 & 2B	2B2	2C	Occupation	Note	Applicable to all stages.

E10	Operational Noise Limits	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement 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 (or other timeframe agreed by the Planning Secretary) within two months of commencement use of each stage of the of the development to verify that operational noise levels of the proposal do not exceed the recommended noise levels for mechanical plant identified in the Revised Noise Impact Assessment prepared by White Noise Acoustics dated 18 August 2020. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant must to 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.	-	-	-	2C	Occupation	Note	Noise monitoring to commence upon the completion of the final stage.
E11	Unobstructed Driveways and Parking Areas	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.	2A1	2A2 & 2B	2B2	2C	Occupation	Note	Applicable to all stages.
E12	Dunstan Grove Fire Trail Access	The fire trail access to Dunstan Grove must not be used for vehicular access except in the event of an emergency	2A1	2A2 & 2B	2B2	2C	Occupation	Note	Applicable to all stages.
E13	Ecologically Sustainable Development	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 B8, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	-	-	-	2C	Within six months of commencement of operation	Note	Single ESD submission for overall development to be completed within 6 months of commencement of operation of the final stage. This is to ensure the completeness of documentation, noting that the ESD requirement is intended for the whole development. All building works and ESD measures will be finalized upon completion of stage 2C.
E14	Outdoor Lighting	Notwithstanding condition D6, 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.	2A1	2A2 & 2B	2B2	2C	Occupation	Note	Applicable to all stages.
E15	Landscaping	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Operational Landscape Management Plan required for the duration of occupation of the development.	2A1	2A2 & 2B	2B2	2C	Occupation	Note	Applicable to all stages.

E16	Heritage	The Applicant must ensure that the heritage characteristics of the site are managed and protected in accordance with the Conservation Management Plan (including appended documents) prepared by Urbis, dated 14 April 2020.	2A1	2A2 & 2B	2B2	2C	Occupation	Note	Applicable to all stages.
E17	Asset Protection Zones	The asset protection zones required by condition D32 shall be maintained for the duration of occupation of the development.	2A1	2A2 & 2B	2B2	2C	Occupation	Note	Applicable to all stages.
E18	Vegetation Management Plan	The vegetation management plan approved under condition D33 must be maintained for the duration of operation of the development and reviewed annually unless otherwise agreed by the Planning Secretary. Details and outcomes of the review(s) are to must be submitted to the Planning Secretary for information.	2A1	2A2 & 2B	2B2	2C	Occupation	Reviewed annually	Applicable to all stages.
E19	Fire Safety Certificate	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.	2A1	2A2 & 2B	2B2	2C	Occupation	Annual Fire Safety Statement	Applicable to all stages.
E20	Road Safety Audit	Within three months of the student population reaching 1050 students and again within three months of the school population reaching 2000 students, an independent Road Safety Audit (RSA), prepared by a suitably qualified consultant, must be undertaken of the local road network surrounding the school and generally centred on Eton Road and intersecting roads south of Austral Road. The RSA must be prepared in consultation with TfNSW and Council and any recommendations must be implemented within three months of the RSA being completed. The RSA and evidence of implementation of recommendations must be submitted to the Certifier and a copy provided to Council and the Planning Secretary for information.	-	-	-	2C	Post – Occupation. Within three months of the student population reaching 1050 students and again within three months of the school population reaching 2000 students	Note	Actual enrolments confirmed by the school to not exceed 1050 until the completion of the final stage in line with Pacific Highway works and as noted in A39.

Appendix C Site Establishment Plans

Stage 2A1- Site Establishment Plan

Bush Fire evacuation area will be Millwood Park 1-3 Eton Rd Lindfield

Charles Bean Oval

Hindmarsh Zone Football Field / Evac Area for all non bush fire related evacuations

LLV Zone Evac area for all non bush fire events

Traffic Control

ETON ROAD

Existing Access to School

Existing Access to School

Traffic Control

Traffic Control

Material Handling Zone

VEHICLE ACCESS TO EXIST. 3 INTERNAL CARPARK AVAIL. FOR BUILDER USE DURING STAGE 2A & 2B.

DUNSTAN GROVE

Gate 2

Existing Access to School

Utilise existing

Gate 3

Bush walking track. Sign posted along temp fence line to indicate path of travel

PRIMARY CONSTRUCTION SITE ACCESS GATE (DUNSTAN GROVE) ONLY ATIVE ONCE FIRE TRAIL AND OPENING THROUGH BUILDING IS COMPLETED

Pedestrian Gate (Hammertech Sign in Point and new inductions)

Gate 1

Access to School

Access to School

Builders fence inside car park line to allow bush walking path.

STAGE 2C CONSTRUCTION AREA

Induction Room L1

STAGE 2A & 2B CONSTRUCTION AREA

Site Office L1

Access to School

LOWER CARPARK SITE / CONTRACTORS PARKING UNTIL STAGE 2A IS HANDED

Material Handling and Lay down zone

Car park amentity's

Access to School

SITE ACCESS PRIOR COMPLETION TO STAGE 2A DUNSTAN GROVE ACCESS WORKS LINK + FIRE TRAIL

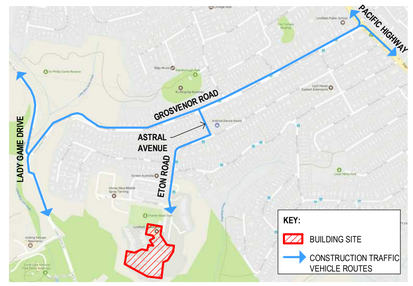
TEMPORARY CONSTRUCTION FENCES

NEW FIRE TRAIL TO DUNSTAN GR. TO REMAIN UNOBSTRUCTED AT ALL TIMES DURING CONSTRUCTION WORKS

NEW SCHOOL CAR VEHICLE ACCESS ROAD TO BE COMPLETED IN STAGE 2A

SEDIMENT FENCES REFER TO SEDIMENT CONTROL PLANS BY BIRZULIS CIVIL ENGINEERS

Utilise existing outer temp fence



LOCATION PLAN & CONSTRUCTION VEHICLE ROUTES

CONSTRUCTION TRAFFIC MANAGEMENT PLAN NOTES

Construction Activity:

1. Builders site offices to be setup within stage 2C parts of the building.
2. The Contractor's compound will be set up within the existing building.
3. During stage 2A construction works sections to the southern site areas and lower carpark will be available for site drop off, loading and deliveries. Once stage 2A works are completed and in operation main construction vehicle access will be from Dunstan Grove and sections to the south west of the site will be available for site drop off, loading and deliveries.
4. The lower and internal carpark will be available for Contractors onsite parking. Lower carpark will be handed over to the school once stage 2A works are completed and active by the school.

Access:

1. Site Access: Primary Vehicular Access to and from the site shall be from Dunstan Grove. The site access gate will be set up at the end of Dunstan Grove within the Site. Access to Dunstan Grove and Shout Ridge Road shall be unaffected.
2. Road Access: The main arterial road to the North East of the site is the Pacific Highway and to the South West is Lady Game Drive, with Grosvenor Road used as the main link road between the two. See the Construction traffic vehicle route diagram.
3. Existing and new fire trail access to Dunstan Grove must be kept clear and unobstructed at all times during construction.

Traffic Management:

1. Local Impact: The site is accessed by the existing road network and no significant impact to the local traffic or the local environment is envisaged.
2. Traffic Control: Disruption to all road users during the construction period would be kept to a minimum.

For further information see Arup Traffic and Transport Assessment dated August 2019 - Construction Traffic Management Plan. construction traffic management plan must be developed and managed by contractor.

SITE NOTES

1. SITE FENCE TO ENCOMPASS FULL SITE BOUNDARY.
2. ALL ACCOMMODATION / DRAINEAGE TO BE CONTAINED WITHIN THE SITE.
3. TRAFFIC CONTROLS IN PLACE FOR TRUCKS ENTERING / EXITING THE SITE.
4. SPECIFIC TPZ MEASURES TO BE IDENTIFIED FOR TREES TO BE RETAINED.

LEGEND

- TEMPORARY SITE FENCE STAGE 2A
- TEMPORARY SITE FENCE STAGE 2C
- SITE ACCESS
- STAGE 2A & 2B CONSTRUCTION AREA
- STAGE 2C CONSTRUCTION AREA
- REPURPOSING STAGE 1 CONSTRUCTION AREA

NOTE:
DRAWING TO BE PRINTED IN COLOUR

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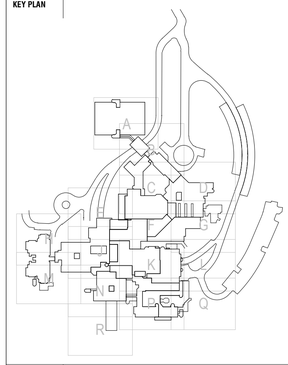
Figured dimensions take preference to scale readings. Verify all dimensions on site. Report any discrepancies to the Architect for decision before proceeding with the work.

Nominated Architects

Sandeep Amin 7337 | Ian Armstrong 7260 | Richard Does 8126 Cathryn Drew-Bredin 7269 | Mary Anne McGirr 10946 |

No	DATE	REVISIONS	BY
A	15/05/2020	ISSUE FOR TENDER	PA

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Architecture Urban Design Interiors

CLIENT

SCHOOL INFRASTRUCTURE NSW

PROJECT

LINDFIELD LEARNING VILLAGE
100 ETON RD, LINDFIELD NSW 2070

TITLE

SITE SETUP PLAN

DRAWN BY	TG, CS, HC, RK
SCALES	As indicated @ A1
PLOT DATE	29/03/2017
PROJECT Nº.	P19-006
REVISION	A
DRAWING Nº.	AR-2-2060

DRAWING STATUS	REVIEWED BY	SIGNATURE	DATE
FOR TENDER	PA		

QUALITY CERTIFIED ISO 9001

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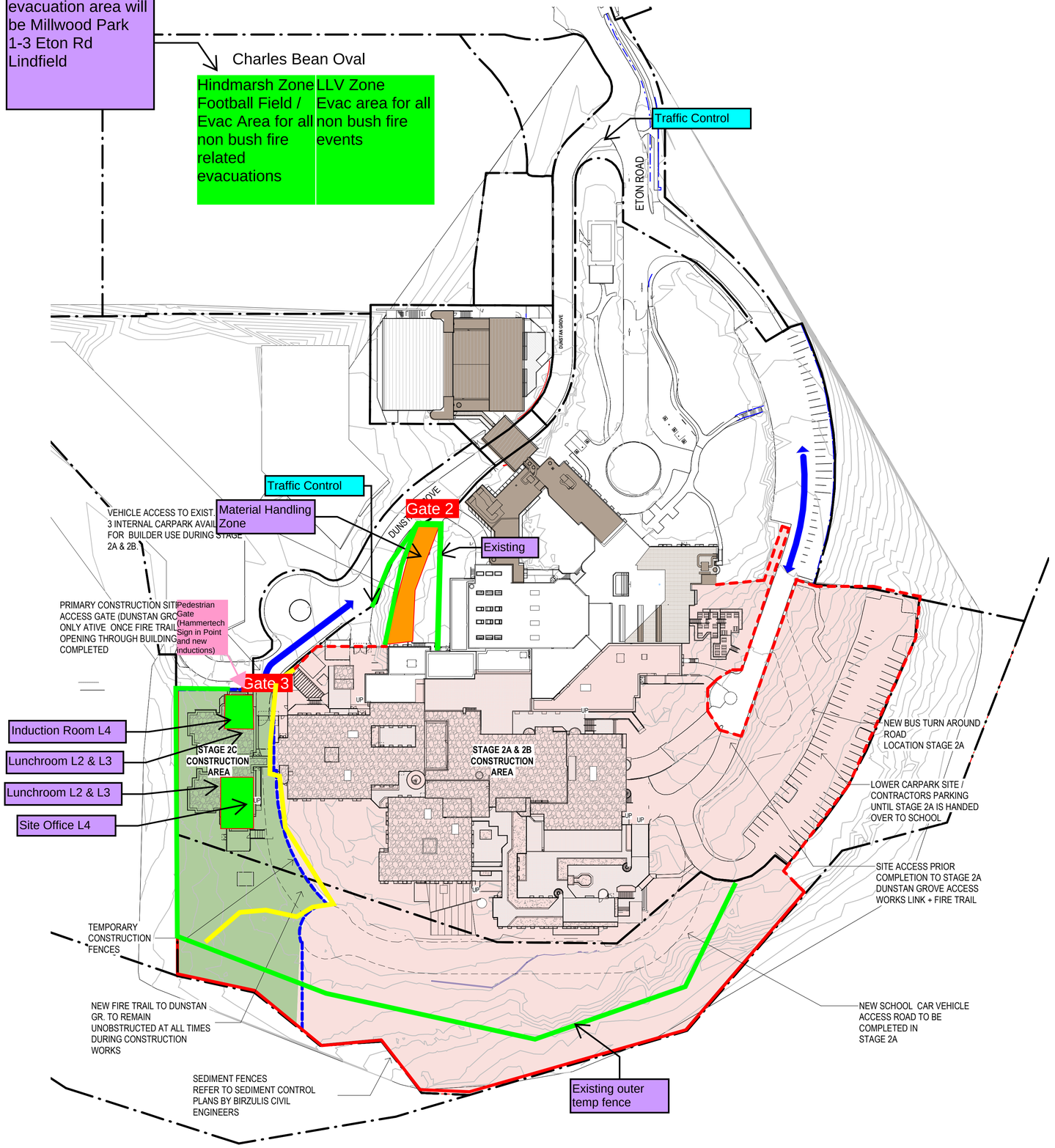
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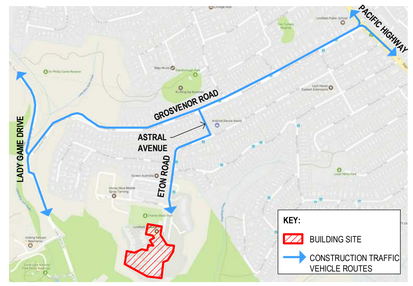
Stage 2A2, 2B & 2C- Site Establishment Plan

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- REPURPOSING STAGE 1 CONSTRUCTION AREA

NOTE:
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SCALE BAR - 1:100

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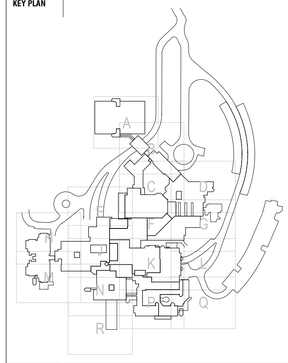
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PLOT DATE	29/03/2017
PROJECT Nº.	P19-006
REVISION	A
DRAWING Nº.	AR-2060

DRAWING STATUS	REVIEWED BY	SIGNATURE	DATE
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Stage 2A2, 2B & 2C- Site Establishment Plan

Bush Fire evacuation area will be Millwood Park 1-3 Eton Rd Lindfield

Charles Bean Oval

Hindmarsh Zone Football Field / Evac Area for all non bush fire related evacuations

LLV Zone Evac area for all non bush fire events

Traffic Control

ETON ROAD

DUNSTAN GROVE

Traffic Control

Material Handling Zone

VEHICLE ACCESS TO EXIST. 3 INTERNAL CARPARK AVAIL. FOR BUILDER USE DURING STAGE 2A & 2B.

Gate 2

Existing

PRIMARY CONSTRUCTION SITE ACCESS GATE (DUNSTAN GRO ONLY ATIVE ONCE FIRE TRAIL OPENING THROUGH BUILDING COMPLETED

Pedestrian Gate (Hammertech Sign in Point and new inductions)

Gate 3

Induction Room L4

Lunchroom L2 & L3

Lunchroom L2 & L3

Site Office L4

STAGE 2C CONSTRUCTION AREA

STAGE 2A & 2B CONSTRUCTION AREA

NEW BUS TURN AROUND ROAD LOCATION STAGE 2A

LOWER CARPARK SITE / CONTRACTORS PARKING UNTIL STAGE 2A IS HANDED OVER TO SCHOOL

SITE ACCESS PRIOR COMPLETION TO STAGE 2A DUNSTAN GROVE ACCESS WORKS LINK + FIRE TRAIL

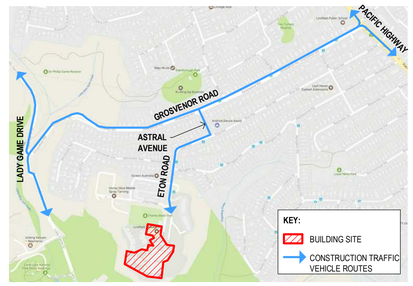
TEMPORARY CONSTRUCTION FENCES

NEW FIRE TRAIL TO DUNSTAN GR. TO REMAIN UNOBSTRUCTED AT ALL TIMES DURING CONSTRUCTION WORKS

NEW SCHOOL CAR VEHICLE ACCESS ROAD TO BE COMPLETED IN STAGE 2A

SEDIMENT FENCES REFER TO SEDIMENT CONTROL PLANS BY BIRZULIS CIVIL ENGINEERS

Existing outer temp fence



LOCATION PLAN & CONSTRUCTION VEHICLE ROUTES

CONSTRUCTION TRAFFIC MANAGEMENT PLAN NOTES

Construction Activity:

1. Builders site offices to be setup within stage 2C parts of the building.
2. The Contractor's compound will be set up within the existing building.
3. During stage 2A construction works sections to the southern site areas and lower carpark will be available for site drop off, loading and deliveries. Once stage 2A works are completed and in operation main construction vehicle access will be from Dunstan Grove and sections to the south west of the site will be available for site drop off, loading and deliveries.
4. The lower and internal carpark will be available for Contractors onsite parking. Lower carpark will be handed over to the school once stage 2A works are completed and active by the school.

Access:

1. Site Access: Primary Vehicular Access to and from the site shall be from Dunstan Grove. The site access gate will be set up at the end of Dunstan Grove within the Site. Access to Dunstan Grove and Shout Ridge Road shall be unaffected.
2. Road Access: The main arterial road to the North East of the site is the Pacific Highway and to the South West is Lady Game Drive, with Grosvenor Road used as the main link road between the two. See the Construction traffic vehicle route diagram.
3. Existing and new fire trail access to Dunstan Grove must be kept clear and unobstructed at all times during construction.

Traffic Management:

1. Local Impact: The site is accessed by the existing road network and no significant impact to the local traffic or the local environment is envisaged.
2. Traffic Control: Disruption to all road users during the construction period would be kept to a minimum.

For further information see Arup Traffic and Transport Assessment dated August 2019 - Construction Traffic Management Plan. construction traffic management plan must be developed and managed by contractor.

SITE NOTES

1. SITE FENCE TO ENCOMPASS FULL SITE BOUNDARY.
2. ALL ACCOMMODATION / CRANEAGE TO BE CONTAINED WITHIN THE SITE.
3. TRAFFIC CONTROLS IN PLACE FOR TRUCKS ENTERING / EXITING THE SITE.
4. SPECIFIC TPZ/ MEASURES TO BE IDENTIFIED FOR TREES TO BE RETAINED.

LEGEND

- TEMPORARY SITE FENCE STAGE 2A
- TEMPORARY SITE FENCE STAGE 2C
- SITE ACCESS
- STAGE 2A & 2B CONSTRUCTION AREA
- STAGE 2C CONSTRUCTION AREA
- REPURPOSING STAGE 1 CONSTRUCTION AREA

NOTE:
DRAWING TO BE PRINTED IN COLOUR

0 1000 2000 3000 4000 5000 mm

SCALE BAR - 1:100

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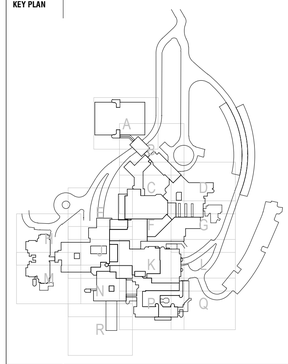
Figured dimensions take preference to scale readings. Verify all dimensions on site. Report any discrepancies to the Architect for decision before proceeding with the work.

Nominated Architects

Sandeep Amin 7337 | Ian Armstrong 7260 | Richard Does 8126 Cathryn Drew-Bredin 7269 | Mary Anne McGirr 10946 |

No	DATE	REVISIONS	BY
A	15/05/2020	ISSUE FOR TENDER	PA

KEY PLAN



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FIRE ENGINEER	STEPHEN GRUBITS & ASSOC. Ph: (02) 92471444
CIVIL AND STRUCTURAL ENGINEER	BIRZULIS ASSOCIATES Ph: (02) 9555 7230
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ARCHITECT

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CLIENT

SCHOOL INFRASTRUCTURE NSW

PROJECT

LINDFIELD LEARNING VILLAGE
100 ETON RD, LINDFIELD NSW 2070

TITLE

SITE SETUP PLAN

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