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URBIS

STAGING REPORT

Mainsbridge School for
Specific Purposes SSD 8792

Prepared for
SINSW
6 April 2021

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DOCUMENT CONTROL

Revision	Date
Final	9 March 2021
Final – Revision 2	6 April 2021

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CONTENTS

1.	Introduction	1
1.1.	Project Overview.....	1
1.1.1.	Date of Commencement of Construction	1
1.1.2.	Submission to Planning Secretary for Approval	2
1.2.	Details of Proposed Staging	2
1.2.1.	Stage 1	2
1.2.2.	Stage 2	3
1.2.3.	Staging Delineation	4
2.	Staging Schedule	5
3.	Condition Staging	6
4.	Management of Cumulative Impacts	7
4.1.	Safety Arrangements	7
4.2.	Children's play area	7
4.3.	Car Park Delivery	8
	Disclaimer	9

Appendix A	Staging Plan
Appendix B	Conditions Staging Matrix
Appendix C	Site Establishment Plan

FIGURES

Figure 1 Staging Delineation	4
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PICTURES

Picture 1 Northern portion of the site	4
Picture 2 Southern portion of the site	4

TABLES

Table 1 Stage 1 Works	3
Table 2 Stage 2 Works	3
Table 3 Staging Schedule.....	5

1. INTRODUCTION

This Staging Report has been prepared on behalf of the NSW Department of Education (DoE) for Mainsbridge School for Specific Purposes (SSD 8792). The Staging Report has been prepared in accordance with conditions A22 – A25 of the State Significant Development Approval SSD 8792 which enable staged construction and operation of the development subject to the approval of a Staging Report by the Planning Secretary.

1.1. PROJECT OVERVIEW

On 27 February 2019, development consent was granted by the Executive Director, Priority Projects Assessments, as delegate for the Minister for Planning and Public Spaces, for the development of the Mainsbridge School for Specific Purposes to facilitate its relocation to Warwick Farm (SSD 8792).

The development consent was granted for:

- The construction of five building blocks comprising one and two-storey buildings including:
 - new learning spaces;
 - administration;
 - library and shared hall; and
 - canteen, amenities and storage facilities.
- Landscaping, including open space improvements, tree removal, covered outdoor learning areas (COLAs), new sports field, fencing and pathways; and
- Vehicular and pedestrian access along Williamson Crescent and a new at-grade car park.

Modification 1

A Section 4.55(1A) Modification Application (SSD 8792 MOD 1) was granted consent on the 19 July 2019 for the following modifications to the condition B31 of the consent:

- Identification of the number of biodiversity credits required to offset vegetation clearing on the site; and
- Amendment to the timing for the retirement credits.

Modification 2

A Section 4.55(1A) Modification Application (SSD 8792 MOD 2) was granted consent on the 22 May 2020 for amendments to condition B44(b) relating to the planting of trees.

Modification 3

A Section 4.55(1A) Modification Application (SSD 8792 MOD 3) was granted consent on the 24 February 2021. The modification sought to enable staged development and remediation of the site through amendments to remediation-related existing conditions and insertion of new conditions. The application also sought to allow amendments to be made to the project Remediation Action Plan (RAP) subject to approval of an NSW Environment Protection Authority (EPA) accredited Site Auditor ('Site Auditor') as an unexpected find was encountered which has necessitated an update to the RAP.

Modification 4

A Section 4.55(1A) Modification Application (SSD 8792 MOD 4) was lodged in February 2021. The modification seeks to make several minor design modifications to the approved development, which have been made following revision of the fence line long the northern boundary and installation of emergency fire safety equipment in the car park as well as further design development and coordination with technical consultants.

1.1.1. Date of Commencement of Construction

The date of commencement of construction was the 12 July 2019.

1.1.2. Submission to Planning Secretary for Approval

This Staging Report responds to conditions A22 – A25 of SSD 8792 to allow staged construction and operation of the development.

The date of submission of the report is 9 March 2021.

1.2. DETAILS OF PROPOSED STAGING

SSD 8792 pertains to the entire package of works. The staging is primarily proposed to account for a significant change in the remediation programme that came about following an expected find of hazardous materials which was encountered during construction works. The unexpected find was confined to the location of the proposed Warwick Farm Public School Oval, located in the south eastern portion of the site.

In recognition of this unexpected find, Modification 3 to SSD 8792 was granted on the 24 February 2021 to allow revisions to the Remediation Action Plan (RAP) to alter the remediation methodology for the oval. In addition, the modification facilitated administrative amendments to the conditions to allow staged remediation as well as staged completion of the contamination related reporting requirements.

Other delays have been encountered throughout the construction phase which have directly impacted the construction programme and delivery schedule. These include design changes as well as restrictions on carrying out remediation activities while the childcare centre is operating.

As the school buildings are not impacted by the change in the remediation programme and have been impacted by other delays to a lesser extent, two discrete construction and operation stages are proposed. This will enable staff and students to occupy and utilise the majority of the new school facilities while some of the open space and landscaping works are being completed.

In summary, the indicative two stage approach includes:

- Stage 1 is the construction and handover of all buildings, majority of the at-grade car park (apart from southern portion), play area between Block C and D and play area north of Block C (along the northern boundary).
- Stage 2 is the construction and handover of all landscaping and associated facilities east of Block C and D, as well as the new shared sports field (Warwick Farm Oval) and southern portion of the at-grade car park.

Reference should be made to the Staging Plan submitted at **Appendix A** which illustrates the works to be delivered in each stage.

1.2.1. Stage 1

Stage 1 construction works commenced on the 23 January 2020.

The works within this stage comprises of all the new school buildings, including:

- Block A – two storey staff and administration building.
- Block B – two storey library and shared hall building.
- Block C – single storey building with learning spaces.
- Block D – two storey building with learning spaces.
- Block E – hydrotherapy pool as well as waste and storage areas.

In addition, stage 1 works comprise the northern courtyard located north of Block C and the middle courtyard between Blocks C and D.

The majority of the at-grade car park is also proposed as part of this stage, the works comprise:

- Construction of 33 car parking spaces (of 43 approved) and 2 bus car parking spaces (of 5 approved).
- Construction of all proposed vehicular entry and exits from Williamson Crescent.
- Construction of all proposed pedestrian entries from Williamson Crescent.

- Construction and operation of proposed hydrant tank.
- Construction and operation of proposed substation (however, located within stage 2 compound).
- Construction and operation of proposed on site detention tank (however, located within stage 2 compound).
- Associated landscaping works.

The proposed arrangement will ensure the car park operates pursuant to the relevant standards and enables all cars to enter and exit the site in a forward direction.

Stage 1 construction works are targeted for completion by Day 1, Term 2 2021 which commences on the 19 April 2021.

Table 1 Stage 1 Works

Indicative Works	Timing
All five building blocks comprising of Block A, Block B, Block C, Block D and Block E. Stage 1 will also encompass a large portion of the western carpark, northern courtyard, and central courtyard.	Commenced 23/01/2020 Completed 19/04/2021 Duration – 13 months approximately

1.2.2. Stage 2

Stage 2 construction works commenced on the 27 February 2021.

Stage 2 is being undertaken at the same time as Stage 1 where possible, and comprises landscaping works east of Block C and Block D, the shared Warwick Farm Oval and southern end of the at-grade car park. More specifically, the works include:

- Landscaping and associated works east of Block C and D, including:
 - Bike path and pedestrian pathway.
 - Farm enclosure and kitchen garden.
- Warwick Farm shared oval and surrounds including walking pathways and landscaping.
- Southern end of the at-grade car park, including:
 - Construction of remaining 10 car parking spaces.
 - Construction of remaining 3 bus parking bays.
 - Associated landscape works.

Stage 2 construction work is targeted for completion on site by June 2021. It is noted off-site works to validate the external areas occupiable could take up to three months as final Site Audit Advice and Validation Reports have to be prepared by relevant consultants and reviewed/approved by the EPA Site Auditor.

Table 2 Stage 2 Works

Indicative Works	Timing
External areas consisting of the eastern playground space which also includes the bike path, the southern sportsfield area and the remainder of the carpark areas.	Commenced 23/01/2020 Completed 30/06/2021 Duration – 15 months approximately

1.2.3. Staging Delineation

Diagrams illustrating the delineation of each stage are provided in the following Figures and submitted at **Appendix A**. Stage 1 works are shown in 'orange' shading and Stage 2 works in 'purple' shading.

It is noted that the delineation of the staging is indicative and may be subject to minor adjustments.

Figure 1 Staging Delineation



Picture 1 Northern portion of the site



Picture 2 Southern portion of the site

2. STAGING SCHEDULE

The relevant construction and operation stages are outlined in Table 3.

The identification of the staging and relevant activities or areas allows each stage to identify the independence of a stage and key interdependences.

Table 3 Staging Schedule

Item	Area and activity (scope)	Duration	Relevant Stage	
			1	2
1.	Construction All five building blocks comprising of Block A, Block B, Block C, Block D and Block E. In addition, a large portion of the western carpark, and the entire northern courtyard, and central courtyard.	July 2019 – April 2021	Y	
2.	Construction External areas consisting of the eastern playground space which also includes the bike path, the southern sports field area and the reminder of the carpark areas.	July 2019 – June 2021		Y
3.	Operation All five building blocks comprising of Block A, Block B, Block C, Block D and Block E. In addition, a large portion of the western carpark, and the entire northern courtyard, and central courtyard.	April 2021	Y	
4.	Operation External areas consisting of the eastern playground space which also includes the bike path, the southern sports field area and the reminder of the carpark areas.	June 2021		Y

3. CONDITION STAGING

A staging matrix of the conditions of consent has been prepared and is submitted at **Appendix B**. The matrix specifies how compliance with conditions will be achieved across and between each of the stages of the project.

4. MANAGEMENT OF CUMULATIVE IMPACTS

4.1. SAFETY ARRANGEMENTS

Careful consideration has been given to how each stage will affect the site establishment and school operations through delivery. As Stage 2 construction will be occurring in parallel to the operation of the school, the Contractor has prepared site establishment plans to be followed for the second stage of construction. The establishment plan illustrates a safe and secure compound area which provides sufficient delineation from the new operations at Mainsbridge SSP and the existing Warwick Farm Public School.

Both pedestrian gates leading into the new Mainsbridge SSP site will be fully operational and provide access/egress into the new Mainsbridge SSP in time for operation to commence for Term 2, 2021. Noting that Mainsbridge SSP will be a School for Specific Purposes, the school have specifically highlighted that morning drop offs and afternoon pickups require all students to be driven to school and carefully supervised. Through review of the proposal and areas which will be handed over under Stage 1, the Contractor has confirmed that there will be minimal impact.

The Contractor through consultation with SINSW has confirmed the following:

1. All vehicles will be able to enter/exit the carparking areas proposed to be handed over under Stage 1 in a forward direction.
2. The Stage 1 works enable access into the car park and for students to be dropped off and picked up.
3. All carpark areas will be fenced off with either permanent perimeter fencing works in all areas where works are complete. In areas where works are incomplete, temporary fencing will be in place.
4. Safe access and egress to all building blocks will be possible as no construction works will be occurring in these areas.

The operational areas of the site would be clearly separated from ongoing construction activities through the installation of secure perimeter fencing and there will be no conflict with ongoing school operations. This has been confirmed through collaborative meetings with SINSW, who have reviewed and confirmed that the staging plan and proposal put forward by the Contractor is both safe and suitable.

To ensure, the project team will meet with the school to assess the above arrangements after the first week of operation to identify any issues arising. Then if all is working as planned, this will default to a monthly meeting basis, unless any major incidents/issues arise between meetings.

Please see the associated site establishment plans submitted at **Appendix C** for further detail of how construction and operational areas will be managed to ensure safety of staff, students and the public.

4.2. CHILDREN'S PLAY AREA

Careful consideration to the children's play areas has been given when setting the staging.

Block C and Block D comprise the learning spaces for the children, and include:

- Block C comprises high school students. Approximate numbers of high school students are 40 students.
- Block D comprises primary school students. Approximate numbers of primary school students are 80 students.

Stage 1 includes the delivery of the middle external courtyard between Blocks C and D and northern courtyard north of Block C.

The northern courtyard will be used by high school students and comprises approximately 600sqm of external play area. Having regard to the open space requirements contained in SI NSW's Educational Facilities Standards and Guidelines (EFSG), open space provision is calculated at 10sm per student. The proposed northern courtyard complies with this requirement.

The middle courtyard will be used by primary school students and comprises approximately 1,050sqm of external play area. In accordance with the EFSG, the proposed open space provision complies with these requirements.

Therefore, despite the external play space east of Block C and D and shared Warwick Farm Oval being delivered under Stage 2, sufficient open space area in accordance with the relevant guidelines will be delivered under Stage 1.

4.3. CAR PARK DELIVERY

The southern end of the car park is required to be delivered under Stage 2 to enable construction access to service the Warwick Farm Oval and other open space and landscaping works being delivered within this stage.

Due to the following site constraints, construction access for Stage 2 cannot be relocated elsewhere:

- Northern boundary – An existing childcare centre is located on the boundary of the Mainsbridge SSP site. There is a small access road behind the childcare, however the access road is owned and operated by Liverpool City Council and is not a public or shared road. Access would not be possible from the northern boundary.
- Eastern boundary – No road access exists on the eastern side.
- Southern boundary – An existing school (Warwick Farm Public School) sits south of the Mainsbridge SSP site. Access via the southern portion of the site would not be possible.
- Western boundary – The western boundary of the site provides direct access/egress to Williamson Crescent. To minimise disruption to the new school (Mainsbridge SSP) and the existing school (Warwick Farm Public School), the access/egress route proposed would minimise impact to the existing two schools whilst serving the works under Stage 2.

The proposed temporary reduction of car parking spaces during Stage 1 is considered acceptable for the following reasons:

- The reduction of spaces is limited to 10 car parking spaces and 3 bus car parking spaces. 33 car parking spaces and 2 bus car parking spaces will be available for use by staff and visitors in Stage 1.
- The site is highly accessible to public transport including 800m walking distance from Warwick Farm Train Station and several bus routes.
- A Green Travel Plan (GTP) will be prepared prior to commencement of operation in accordance with condition D8 of the consent and includes initiatives to encourage active and sustainable travel to/ from the School.
- The reduction of spaces is temporary and is for a minimal period of time being approximately 2 months.
- The carpark has been designed in accordance with AS2890.1:2004.
- All vehicles will continue to be able to enter and exit the site in a forward motion until stage 2 works are completed.
- There will be no changes to routes for vehicles into and out of the site.
- There will be no impact to the pickup or drop off locations within the school compound.
- Consideration has been made to ensure no adverse impact on the surrounding community during the reduced carparking until stage 2 is completed. It is noted that the following has been considered and will be implemented:
 - Staff will be encouraged to pursue alternative travel such as public transport, carpooling or the like to mitigate carparking on the surrounding streets due to the reduced parking capacity.
 - Mainsbridge SSP staff will look to park at the existing Warwick Farm PS before utilising street carparking.
 - Buses that are not able to be parked on the school grounds will be parked at either the existing Mainsbridge SSP school which is approximately a 10 minute drive from the new school or will be driven back to a suitable bus depot by the bus driver.

Overall, without this access arrangement the proposed staging will not be possible. Having regard to the discussion above, the proposed arrangements are considered to be satisfactory.

DISCLAIMER

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Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

STAGING PLAN

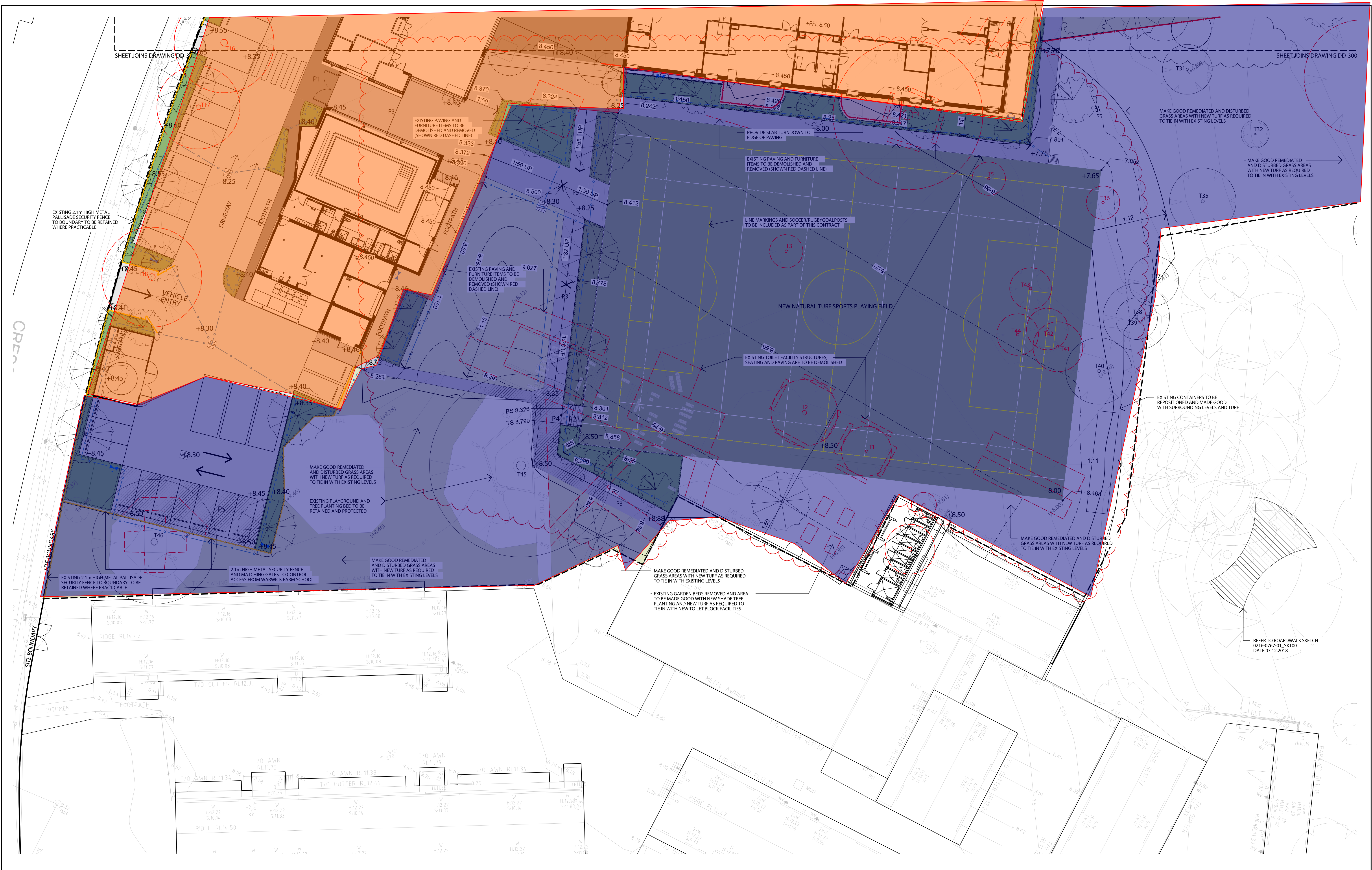
APPENDIX B

CONDITIONS STAGING MATRIX

APPENDIX C

SITE ESTABLISHMENT PLAN





REVISIONS				
REV	DESCRIPTION	DATE	DRAWN	CHKD
C0	ISSUE FOR CC	23.09.2019	DH	LH
C1	ISSUE FOR REVIEW	14.01.2020	LL	LH
C2	REVISED LANDSCAPE PLAN	21.02.2020	LL	LH
C3	RESUB FOR REVIEW & CO-ORDINATION	12.11.2020	DH	ME
C4	FENCE AND PAVING AMENDMENTS	20.11.2020	DH	ME
C5	REVISIONS TO GRADING, OVAL & SURROUNDS	04.12.2020	MN	ME

GENERAL NOTES

- DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS HAVE PREFERENCE OVER SCALED DIMENSIONS.
- ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE SUPERINTENDENT.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE DETAILS, SPECIFICATIONS AND ENGINEERING DOCUMENTS.
- LOCATE AND PROTECT ALL UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION. MAKE GOOD ALL DAMAGE TO EXISTING WORKS CAUSED BY THE ACTIVITY OF THESE WORKS.
- THESE DRAWINGS ARE TO BE PRINTED IN COLOUR

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ADDITIONAL NOTES

- ALL PROPOSED LANDSCAPE WORKS SHALL COMPLY WITH ALL RELEVANT STATUTORY DOCUMENTS INCLUDING: AS 1428.1, AS 1428.2, BCA (2016), DDA (1992), NSW DOE-EDUCATIONAL FACILITY STANDARDS AND GUIDELINES
- A LUMP SUM SHOULD BE ALLOCATED IN THE TENDER FOR JUNIOR AND HIGH SCHOOL PLAY EQUIPMENT AS THESE ITEMS SHALL BE CONFIRMED AT LATER DEVELOPMENT STAGE.
- PROPOSED LANDSCAPE WORKS ARE TO BE COORDINATED WITH CIVIL WORKS AND LANDSCAPE DOCUMENTATION SHOULD BE READ IN CONJUNCTION WITH CIVIL AND STRUCTURAL ENGINEERS DOCUMENTATION.

PROJECT
WESTERN SYDNEY AND WOLLONGONG SCHOOLS - MAINSBRIDGE SSP

CLIENT
NSW DEPT OF EDUCATION

**GENERAL ARRANGEMENT PLAN
SHEET 2 OF 2**

DRAWING No. 0216-0767-01 DD-301	REV C5	DRN JR/BH	CHKD JR	APPD LH
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SCALE 1:200 @ A1
0 2 4 10m

DATE
04.09.2018

Schedule 2

Part A - Administrative Conditions

#	Consent heading	Consent Condition	Stage	Phase	Action	Comments
A1	Obligation to Minimise Harm to the 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 EIS and Response to Submissions; (d) in accordance with the approved plans	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) 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) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	All	Throughout	Note	Applies to all stages throughout development
A5	Limit of Consent	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	All	Throughout	Note	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	Long Service Levy	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Stage 1	Pre construction	Note	This condition has been satisfied for the entire development prior to commencement of Stage 1.

A9	Legal Notices	Any advice or notice to the consent authority must be served on the Planning Secretary.	All	Throughout	Note	Applies to all stages throughout development
A10	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
A11	Staging, Combining and Updating Strategies, Plans or Programs	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, 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 or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and 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).	All	Throughout	Note	Applies to all stages throughout development
A12	Staging, Combining and Updating Strategies, Plans or Programs	If the Planning Secretary agrees, a strategy, 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
A13	Staging, Combining and Updating Strategies, Plans or Programs	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	All	Throughout	Note	Applies to all stages throughout development
A14	Demolition	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 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 Certifying Authority before the commencement of works.	All	Throughout	Note	Applies to all stages throughout development

A15	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. Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	All	Throughout	Note	Applies to all stages throughout development
A16	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
A17	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
A18	Applicability of Guidelines	However, 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

A19	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, noncompliance notification, compliance reporting 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
A20	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 environmental 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
A21	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

A22	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 of the first of the proposed stages of construction unless another time is otherwise agreed in writing by the Planning Secretary (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	All	Prior to occupation of Stage 1	Note	Staging report to be submitted prior to occupation of Stage 1
A23	Staging	A Staging Report prepared in accordance with condition A22 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 or residual arising from the proposed staging.	All	Throughout	Note	Applies to all stages throughout development
A24	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
A25	Staging	Where construction or operation is being staged in accordance with an approved 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
AN1	Advisory Notes	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	All	Throughout	Note	Applies to all stages throughout development

Schedule 2

Part B - Prior to commencement of construction

#	Consent heading	Consent Condition	Stage	Phase	Action	Comments
B1	Notification of commencement	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. If the construction or operation of the development is to be staged, the Department 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	Pre-construction and Pre operation	Note	This condition has been satisfied for Stage 1 Construction and Stage 2 Construction. Notice to be provided prior to commencement of Stage 1 operation and Stage 2 operation.
B2	Certified drawings	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the BCA; and (b) this development consent.	All	Pre-construction	Note	This condition has been satisfied for the entire development prior to commencement of Stage 1
B3	External walls & cladding	Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	All	Pre-construction	Note	This condition has been satisfied for the entire development prior to commencement of Stage 1
B4	Protection of public infrastructure	Before 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, Certifying Authority and Council.	All	Pre-construction	Note	This condition has been satisfied for the entire development prior to commencement of Stage 1
B5	Site Contamination	Prior to the commencement of remediation, a data gap investigation (DGI) must be undertaken to better inform the extent of contamination of the site, including asbestos, lead and other contaminants. The Remediation Action Plan (RAP) and Validation Sampling and Analysis Quality Plan (VSAQP) must be updated to consider any new contamination finds. The updated VSAQP must be provided to the accredited site auditor for review and endorsed prior to remediation commencing.	All	Prior to remediation	Note	This condition has been satisfied for the entire development prior to commencement of remediation
B6	Site Contamination	The Applicant must ensure that an appropriate marker layer is installed above any emplaced contaminated fill material contained on the development site.	All	Throughout	Note	This condition has been satisfied for the entire development prior to commencement of remediation
B7	Site Contamination	Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the educational establishment land use and be provided to the satisfaction of the Certifying Authority.	Stage 2	Completion of remediation works	Note	Remediation of the entire development will be completed in Stage 2, the interim audit advice required under Condition C49 will confirm Stage 1 is suitable for operation. This is consistent with the Departments' Assessment Report for Mod 3.

B8	Unexpected Contamination procedure	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B18 and must ensure any material identified as contaminated and remaining on-site be managed in accordance with the Long Term Environmental Management Plan (LTEMP) as required by Condition D36 and D37.	All	Pre-construction	Note	To be satisfied prior to commencement of earthworks associated with each stage
B9	Utilities and Services	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	All	Pre-construction	Note	To be satisfied prior to construction of utility works associated with each stage
B10	Utilities and Services	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	All	Pre-construction	Note	To be satisfied prior to commencement of above ground works associated with each stage
B11	Utilities and Services	Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.	All	Throughout	Note	Applies to all stages throughout development
B12	Community Communication Strategy	A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.	All	Pre- construction	Note	This condition has been satisfied for the entire development prior to commencement of Stage 1

B13	Community Communication Strategy	The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work. Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	All	Pre- construction	Note	This condition has been satisfied for the entire development prior to commencement of Stage 1
B14	Ecologically Sustainable Development	Prior to the commencement of construction, the Applicant must register for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority, unless otherwise agreed by the Planning Secretary.	All	Pre- construction	Note	This condition has been satisfied for the entire development prior to commencement of Stage 1
B15	Outdoor Lighting	Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	All	Pre- construction	Note	This condition has been satisfied for the entire development prior to commencement of Stage 1

B16	Access for People with Disabilities	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	All	Pre- construction	Note	This condition has been satisfied for the entire development prior to commencement of Stage 1
B17	Environmental Management Plan Requirements	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data; (b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (h) a protocol for periodic review of the plan. Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	All	Throughout	Note	This condition has been satisfied for the entire development prior to commencement of Stage 1. Where reports are to be updated to reflect the proposed staging, they must comply with this condition.
B18	Construction Environmental Management Plan	Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it 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; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B20); (c) Construction Noise and Vibration Management Sub-Plan (see condition B21); (d) Construction Waste Management Sub-Plan (see condition B22); (e) Construction Soil and Water Management Sub-Plan (see condition B23); (f) Biodiversity Management Sub-Plan (see condition B24); (g) Bush Fire and Flood Emergency Response (see condition B25); (h) an unexpected finds protocol for contamination and associated communications procedure; (i) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (j) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site; and	All	Pre- construction	Note	This condition has been satisfied for the entire development prior to commencement of Stage 1. The CEMP is to be updated to reflect the proposed staging prior to operation of Stage 1.
B19	Construction Environmental Management Plan	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.	All	Pre- construction	Note	This condition has been satisfied for the entire development prior to commencement of Stage 1. The CEMP is to be updated to reflect the proposed staging prior to operation of Stage 1.

B20	Construction Environmental Management Plan	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must 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 RMS; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (d) detail heavy vehicle routes, access and parking arrangements; (e) include a Driver Code of Conduct to: (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	All	Pre- construction	Note	This condition has been satisfied for the entire development prior to commencement of Stage 1. The CTPMSP is to be updated to reflect the proposed staging prior to operation of Stage 1.
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B21	Construction Environmental Management Plan	B21. 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 B21(d); and (f) include a complaints management system that would be implemented for the duration of the construction.	All	Pre- construction	Note	This condition has been satisfied for the entire development prior to commencement of Stage 1
B22	Construction Environmental Management Plan	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (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 any building works.	All	Pre- construction	Note	This condition has been satisfied for the entire development prior to commencement of Stage 1.
B23	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) describe all erosion and sediment controls to be implemented during construction; (c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (d) detail all off-Site flows from the Site; and (e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).	All	Pre- construction	Note	This condition has been satisfied for the entire development prior to commencement of Stage 1
B24	Construction Environmental Management Plan	The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following: (a) provide information and maps that define the biodiversity values across the site; (b) outline priority investment area on-site where biodiversity will benefit from active management and restoration; (c) map potential areas for management of threatened and significant species; (d) measures to minimise the loss of key fauna habitat, including tree hollows; (e) measures to minimise the impacts on fauna on site, including conducting fauna preclearance surveys prior to vegetation clearing, building/structure demolition; (f) engagement of an appropriately qualified ecologist with experience in capturing native wildlife to be on site for all vegetation removal activities; (g) controlling weeds and feral pests; (h) an Unexpected Finds Procedure detailing procedures and management measures to be implemented in the event that flora and fauna is uncovered in any area not identified in the updated Biodiversity Assessment (BAR); (i) measures to ensure biodiversity values not intended to be impacted are protected, including barriers and mapping of protected/ 'no-go' areas; and (j) a program to monitor the effectiveness of the measures in the BMSP.	All	Pre- construction	Note	This condition has been satisfied for the entire development prior to commencement of Stage 1
B25	Construction Environmental Management Plan	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the Floodplain Risk Management Guideline (OEH, 2007); (c) include details of: (i) flood emergency responses for both construction and operation phases of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and students.	All	Pre- construction	Note	This condition has been satisfied for the entire development prior to commencement of Stage 1.
B26	Construction Parking	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	All	Pre- construction	Note	To be satisfied prior to commencement of construction of each stage
B27	Stormwater Management System	Prior to the commencement of construction, the Applicant must design a stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; (d) 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; (e) divert existing clean surface water around operational areas of the site; (f) prevent cross-contamination of clean and sediment laden water.	All	Pre- construction	Note	This condition has been satisfied for the entire development prior to commencement of Stage 1

B28	Flood Management	Prior to the commencement of construction, the Certifying Authority must be satisfied that all the floor levels of all habitable rooms must be no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard.	All	Pre- construction	Note	This condition has been satisfied for the entire development prior to commencement of Stage 1
B29	Flood Management	Prior to the commencement of construction, the Certifying Authority must be satisfied that any structures below the 1% Annual Exceedance Probability plus 500mm of freeboard must be constructed from flood compatible building components.	All	Pre- construction	Note	This condition has been satisfied for the entire development prior to commencement of Stage 1
B30	Operational Noise – Design of Mechanical Plant and Equipment	Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the Noise Impact Assessment prepared by Acoustic Logic, dated 29 August 2018, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Noise Impact Assessment.	All	Pre- construction	Note	This condition has been satisfied for the entire development prior to commencement of Stage 1
B31	Biodiversity	Prior to any vegetation clearing or tree removal, the Applicant must purchase and retire Biodiversity credits specified in Table 1 below. The retirement of credits must be carried out in accordance with the offset rules of the Biodiversity Conservation Act 2016 (BC Act). This can be achieved by: (a) under a Biodiversity Stewardship Agreement under the BC Act; or (b) making payments unto an offset fund that has been established by the NSW Government; or (c) providing suitable supplementary measures.	All	Pre- construction	Note	This condition has been satisfied for the entire development prior to commencement of Stage 1
B32	Construction and Demolition Waste Management	The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.	All	Pre- construction	Note	This condition has been satisfied for the entire development prior to commencement of Stage 1
B33	Operational Waste Storage and Processing	Prior to the commencement of construction, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council.	All	Pre- construction	Note	This condition has been satisfied for the entire development prior to commencement of Stage 1
B34	Mechanical Ventilation	All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings– Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction.	Stage 1	Pre- construction	Note	Mechanical ventilation systems only applicable to Stage 1. This condition has been satisfied prior to commencement of Stage 1
B35	Rainwater Harvesting	Prior to the commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.	All	Pre- construction	Note	To be satisfied prior to commencement of each construction stage
B36	Roadworks and Access	Prior to the commencement of construction, the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of an 8.8m medium rigid vehicle.	All	Pre- construction	Note	To be satisfied prior to commencement of each construction stage
B37	Car Parking and Service Vehicle Layout	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: (a) all vehicles must enter and leave the Site in a forward direction; (b) minimum of 43 on-site car, and five bus parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1; (c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS; and (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	All	Pre- construction	Note	This condition has been satisfied for the entire development prior to commencement of Stage 1
B38	Bicycle Parking and End-of-Trip Facilities	Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: (a) the provision of a minimum 22 staff bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements 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 in accordance with the ESD Design & As Built rating tool; (d) appropriate pedestrian and cyclist advisory signs are to be provided; and (e) all works/regulatory signposting associated with the proposed developments must be at no cost to the relevant roads’ authority.	All	Pre- construction	Note	This condition has been satisfied for the entire development prior to commencement of Stage 1
B39	Public Domain Works	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority 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 Certifying Authority.	All	Prior to footpath or public domain works		Approvals to be obtained prior to commencement respective construction stage
B40	Compliance Reporting	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department of Planning and Environment 2018) must be submitted to the Department and the Certifying Authority.	All	Pre- construction	Note	This condition has been satisfied for the entire development prior to commencement of Stage 1
B41	Compliance Reporting	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department of Planning and Environment 2018).	All	Throughout	Note	Applies to all stages throughout development
B42	Compliance Reporting	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	All	Throughout	Note	Applies to all stages throughout development
B43	Compliance Reporting	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department of Planning and Environment 2018), 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	Applies to all stages throughout development

B44	Landscaping	Prior to occupation of the building, the Applicant must prepare a Landscape Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must: (a) detail the species to be planted on-site; (b) provide for the planting of 67 locally endemic trees including 36 trees of intermediate mature size up to 12m and 22 larger native trees with a minimum mature size of 15m and 9 trees with a potential mature size of 25m; (c) native trees to be planted on site must consist of advanced and established local native tree species with a minimum tree height of 2-2.5m and/or plant container pot size of 100 litres; (d) native trees to be removed from the site shall be salvaged, including tree hollows and tree trunks (greater than 25-30cm in diameter and 3m in length) and used to enhance habitat at the site and the riparian corridor along Brickmakers Creek; (e) seed from endemic vegetation to be removed shall be collected and used in the site landscaping and along the riparian corridor; (f) landscaping of the site, including the rehabilitation of the riparian corridor where required, must use a diversity of local provenance species (trees, shrubs and groundcovers from the native vegetation community (or communities) that occur, or once occurred on the site (rather than use exotic plant species or non-endemic native species); (g) turf areas must be located outside the riparian corridor and less invasive grass (instead of kikuyu) must be used along the eastern boundary of the site in proximity to the riparian corridor; (h) be consistent with the Applicant's Management and Mitigation Measures at RtS; and (i) comply with the principles of Appendix 5 of Planning for Bush Fire Protection 2006.	Stage 1	Prior to occupation	Note	Landscape Management Plan to be submitted for approval for entire site prior to occupation of stage 1.
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Schedule 2
Part C - During Construction

#	Consent heading	Consent Condition	Stage	Phase	Action	Comments
C1	Approved Plans to be On-site	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	All	Construction	Note	Applies to all stages of construction
C2	Site Notice	A site notice(s): (a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. (b) is to satisfy all but not be limited to, the following requirements: (i) 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; (ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (iii) 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 (iv) 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 stages of construction
C3	Operation of Plant and Equipment	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	All	Construction	Note	Applies to all stages of construction
C4	Demolition	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 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 Certifying Authority before the commencement of works.	All	Construction	Note	Applies to all stages of construction
C5	Construction Hours	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7:00am and 6:00pm, Mondays to Fridays inclusive; and (b) between 8:00am and 1:00pm, Saturdays. No work may be carried out on Sundays or public holidays.	All	Construction	Note	Applies to all stages of construction

C6	Construction Hours	Activities may be undertaken outside of the hours in condition 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 her nominee if appropriate justification is provided for the works.	All	Construction	Note	Applies to all stages of construction
C7	Construction Hours	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	All	Construction	Note	Applies to all stages of 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) 9:00am to 12:00pm, Monday to Friday; (b) 2:00pm to 5:00pm Monday to Friday; and (c) 9:00am to 12:00pm, Saturday.	All	Construction	Note	Applies to all stages of 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 stages of construction
C10	Construction Traffic	All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	All	Construction	Note	Applies to all stages of construction
C11	Road Occupancy Licence	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	All	Construction	Note	Applies to all stages of construction
C12	SafeWork Requirements	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	All	Construction	Note	Applies to all stages of construction
C13	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; (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; and (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	All	Construction	Note	Applies to all stages of construction

C14	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 and circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	All	Construction	Note	Applies to all stages of construction
C15	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 stages of construction
C16	Construction Noise Limits	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C5.	All	Construction	Note	Applies to all stages of construction
C17	Construction Noise Limits	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	All	Construction	Note	Applies to all stages of construction
C18	Construction Noise Limits	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	All	Construction	Note	Applies to all stages of construction
C19	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 stages of construction
C20	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 C19.	All	Construction	Note	Applies to all stages of construction
C21	Vibration Criteria	The limits in conditions C19 and C20 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B21 of this consent.	All	Construction	Note	Applies to all stages of construction

C22	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 must be protected at all times during construction. Any tree on the footpath, 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 recommendations of the Aboricultural Impact Assessment Report prepared by Paul Shearer Consulting dated 30 August 2018; (d) native trees to be retained on the site, including Tree 30 must be clearly identified on the ground by protective fencing prior to any works commencing on the site and the fencing maintained for the duration of construction works; and (e) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	All	Construction	Note	Applies to all stages of construction
C23	Dust Minimisation	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	All	Construction	Note	Applies to all stages of construction
C24	Dust Minimisation	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 stages of construction
C25	Air Quality Discharges	The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.	All	Construction	Note	Applies to all stages of construction
C26	Erosion and Sediment Control	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	All	Construction	Note	Applies to all stages of construction
C27	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 Certifying Authority upon request.	All	Construction	Note	Applies to all stages of construction
C28	Disposal of Seepage and Stormwater	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997.	All	Construction	Note	Applies to all stages of 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 OEH 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 OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.	All	Construction	Note	Applies to all stages of 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 OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.	All	Construction	Note	Applies to all stages of construction

C31	Waste Storage and Processing	Waste 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 stages of 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 stages of construction
C33	Waste Storage and Processing	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	All	Construction	Note	Applies to all stages of construction
C34	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 of artificial watercourse.	All	Construction	Note	Applies to all stages of construction
C35	Handling of Asbestos	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.	All	Construction	Note	Applies to all stages of construction
C36	Community Engagement	The Applicant must consult with the community regularly throughout construction, including NSW Government 21 Mainsbridge School for Specific Purposes Department of Planning and Environment (SSD 8792) consultation with the nearby sensitive receivers identified on Figure 1 in the Noise Impact Assessment prepared by Acoustic Logic dated 29 August 2018, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.	All	Construction	Note	Applies to all stages of 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.	All	Construction	Note	Satisfied prior to the commencement of construction of both stages
C38	Independent Environmental Audit	No later than four weeks before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018) and must be submitted to the Department and the Certifying Authority.	All	Construction	Note	Satisfied prior to the commencement of construction of both stages
C39	Independent Environmental Audit	Table 1 of the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018) is amended so that the frequency of audits required in the construction phase is: (a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and (b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	All	Throughout	Note	Applies to all stages of construction
C40	Independent Environmental Audit	In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks’ notice to the applicant of the date upon which the audit must be commenced.	All	Throughout	Note	Applies to all stages of construction

C41	Independent Environmental Audit	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C37 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018).	All	Throughout	Note	Applies to all stages of construction
C42	Independent Environmental Audit	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018), the Proponent must: (a) review and respond to each Independent Audit Report prepared under condition C37 of this consent; (b) submit the response to the Department and the Certifying Authority; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	All	Throughout	Note	Applies to all stages of construction
C43	Independent Environmental Audit	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018), 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	Applies to all stages of operation
C44	Incident Notification, Reporting and Response	The Department must be notified in writing to compliance@planning.nsw.gov.au 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. Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	All	Construction	Note	Applies to all stages of construction
C45	Non-Compliance Notification	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance. 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. 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 of construction
C46	Revision of Strategies, Plans and Programs	Within three months of: (a) the submission of a compliance report under condition B40; (b) the submission of an incident report under condition C44; (c) the submission of an Independent Audit under condition C41; (d) 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 Department and the Certifying Authority must be notified in writing that a review is being carried out.	All	Construction	Note	Applies to all stages of construction

C47	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 and Certifying Authority. Where revisions are required, the revised document must be submitted to the Planning Secretary and Certifying Authority for information within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	All	Construction	Note	Applies to all stages of construction
C48	Revision of Strategies, Plans and Programs	Remediation of the site must be carried out in accordance with the Remediation Action Plan prepared by Environmental Investigation Services dated October 2018 and any variations to the Remediation Action Plan approved by an NSW EPA-accredited Site Auditor.	All	Remediation	Note	Applies to remediation work carried out in both stages
C49	Revision of Strategies, Plans and Programs	Where remediation is carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s) prior to the use / operation of the relevant remediated area(s). The Interim Audit Advice(s) must confirm that: (a) remediation and validation of the sub-portion of the site has been completed satisfactorily in accordance with: i. the endorsed Remediation Action Plan including addenda; and ii. guidelines made or approved under section 105 of the Contaminated Land Management Act 1997; and (b) an interim Environmental Management Plan which has been prepared for the remediated sub-portion of the site to the satisfaction of the Site Auditor.	All	Remediation	Note	Applies to remediation work carried out in both stages
C50	Revision of Strategies, Plans and Programs	The interim Environment Management Plan required under condition C49 must be implemented until the Section A Site Audit Statement is issued by the NSW EPA-accredited Site Auditor. Note: The Site Auditor must consider compatibility of land uses during the staged development to ensure that sections of the site that have been certified as remediated are not re-contaminated by ongoing works or adjacent contamination.	All	Prior to occupation of each stage	Note	Interim Environmental Management Plan to be implemented for Stage 1. Site Audit Statement to be issued prior to occupation of Stage 2.

Schedule 2
Part D - Prior to Occupation or Commencement of use

#	Consent heading	Consent Condition	Stage	Phase	Action	Comments
D1	Notification of Occupation	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department 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.	All	Pre-operation	Note	SINSW to issue letter to DPIE minimum one month prior to occupation of each stage.
D2	External Walls and Cladding	Prior to the occupation of the building, 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.	Stage 1	Pre-operation	Note	Contractor to issue report with evidence that products/systems used in external walls comply with BCA/NCC to CA for approval. Only the buildings in Stage 1 have external wall and cladding applicable. This is not applicable to Stage 2 as this relates to landscaping works only.
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.	Stage 1	Pre-operation	Note	Contractor to issue report with evidence that products/systems used in external walls comply with BCA/NCC to CA for approval. Only the buildings in Stage 1 have external wall and cladding applicable. This is not applicable to Stage 2 as this relates to landscaping works only.
D4	Post-construction Dilapidation Report	Prior to occupation of the building, 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. <i>(c) to be forwarded to Council.</i>	Stage 2	Pre-operation	Note	Contractor to engage qualified consultant to undertake post-construction dilapidation report, ascertain structural damage, submit to CA 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 last stage to be completed.
D5	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 or otherwise addressed by contributions required by A1 of this consent.	All	Pre-operation	Note	Applies to damage sustained throughout all stages
D6	Utilities and Services	Prior to occupation of the building, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	Stage 1	Pre-operation	Note	Section 73 will be obtained prior to operation of stage 1 and address the entire development.

D7	Works as Executed Plans	Prior to occupation of the building, 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 Certifying Authority.	All	Pre-operation	Note	Contractor to ensure registered surveyor undertakes work as executed drawings of stormwater drainage and finished levels constructed as approved and submit to CA <u>prior to the occupation of each stage.</u>
D8	Green Travel Plan	Prior to the commencement of operation, a Green Travel Plan (GTP), must be prepared and be submitted to the Secretary to promote the use of active and sustainable transport modes. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with Liverpool Council and (Sydney Coordination Office) Transport for NSW; (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; (c) include specific tools and actions to help achieve the objectives and mode share targets; (d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and (e) 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 students and staff to and from both schools at appropriate times throughout the academic year.	Stage 1	Pre-operation	Note	To be submitted prior to operation of Stage 1. Document to address entire development.
D9	Operational Transport and Access Management Plan (OTAMP)	An OTAMP is to be prepared for the school by a suitably qualified person, in consultation with Council, Transport for NSW and RMS, to the satisfaction of the Secretary, and must address the following: (a) 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; (b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.); (c) the location and operational management procedures of the pick-up and drop-off parking located within the school, including staff management/traffic controller arrangements; (d) delivery and services vehicle and bus access and management arrangements; (e) management of approved access arrangements; particularly in relation to the protrusion of the carparks on either side of the secondary pedestrian accessway, into the secondary pedestrian accessway; (f) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing pick-up and drop-off parking within the school accessed from Williamson Crescent; (g) car parking arrangements and management associated with the proposed use of school facilities by community members; and (h) a monitoring and review program.	Stage 1	Pre-operation	Note	To be submitted prior to operation of Stage 1. Document to address entire development.
D10	Operational Transport and Access Management Plan (OTAMP)	The OTAMP(s) must be submitted to the Secretary for approval prior to operation of the development.	Stage 1	Pre- operation	Note	To be submitted prior to operation of Stage 1. Document to address entire development.

D11	Operational Transport and Access Management Plan (OTAMP)	The OTAMP(s) (as revised from time to time) must be implemented by the Applicant for the life of the development.	All	Operation	Note	Applicable to all stages
D12	Evacuation and Emergency Planning	No later than six weeks prior to the commencement of operation, an Operational Flood Evacuation and Emergency Management Plan (OFEMP) must be prepared by a suitably qualified person in consultation with the NSW SES and Council and in accordance with Floodplain Risk Management Guideline (OEHL, 2007). The plan should detail 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 and include measures to manage flood impacts outside the site to ensure accessibility is maintained. The plan must include details of: (a) predicted flood levels; (b) flood warning time and flood notification; (c) assembly points and evacuation routes; (d) evacuation and refuge protocols; and (e) awareness training for employees and contractors. A copy of the Plan must be submitted to the NSW SES, Council and the Planning Secretary.	Stage 1	Pre-operation	Note	To be submitted prior to operation of Stage 1. Document to address entire development.
D13	Evacuation and Emergency Planning	No later than six weeks prior to the commencement of operation, an Operational Bush Fire Evacuation and Emergency Management and Evacuation Plan must be prepared in consultation with RFS and in accordance with section 4.2.7 of Planning for Bush Fire Protection 2006, Development Planning – A Guide to Developing a Bush Fire Emergency and Evacuation Management and Excavation Plan December 2014 (or equivalent) and Australian Standard AS 3745-2010 Planning for Emergencies in Facilities. The Plan must address evacuation risk with regard to the multi-level configuration of the school, incorporate provisions to address access into the site, the level of available firefighting assistance, and the blockage of evacuation escape routes. The plan must be updated on an annual basis following an audit of bush fire protection measures, including maintenance of APZs, water supplies and access roads on and off site. A copy of the Plan must be submitted to the NSW RFS, Council and the Planning Secretary.	Stage 1	Pre-operation	Note	This condition has been satisfied for the entire development prior to operation of Stage 1
D14	School Zones	Installation or relocation of all required School Zone signage, speed management signage and associated pavement markings along Williamson Crescent is to be completed prior to commencement of occupation of the development. Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.	Stage 1	Pre-operation	Note	This condition will be will be satisfied for the entire development prior to operation of Stage 1
D15	School Zones	Following installation or relocation of School Zone signage, speed management signage and associated pavement markings along Williamson Crescent, as required by condition D14, the Applicant must arrange an inspection with RMS for formal handover of assets. The handover of assets must occur prior to commencement of use of the development.	Stage 1	Pre-operation	Note	This condition will be will be satisfied for the entire development prior to operation of Stage 1
D16	School Zones	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	Stage 1	Pre-operation	Note	This condition will be will be satisfied for the entire development prior to operation of Stage 1
D17	Mechanical Ventilation	Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with: (a) the BCA; (b) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; (c) the development consent and any relevant modifications; and (d) any dispensation granted by the NSW Fire Brigade.	Stage 1	Pre-operation	Note	This condition will be will be satisfied for the entire development prior to operation of Stage 1
D18	Car Parking Arrangements	Unless otherwise agreed by the Planning Secretary, occupation or commencement of use of the educational establishment must not occur until evidence to the satisfaction of the Certifying Authority is submitted demonstrating construction works associated with the proposed car park, as approved is operational.	Stage 1 and 2	Pre- operation	Note	A portion of the car park is required to be delayed to Stage 2 to facilitate construction access for the works being carried out within Stage 2. The proposed staging for the delivery of the car park includes: - Stage 1- 33 car parking spaces and 2 bus bays. - Stage 2 - 10 car parking spaces and 3 bus bays. Refer to further discussion at Section 4.3 of the Staging Report regarding the physical site limitations for locating construction access for Stage 2 elsewhere.

D19	Road Damage	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 is to be met in full by the Applicant prior to commencement of use of any stage of the development.	All	Prior to occupation	Note	Applies to all damage sustained throughout the development
D20	Fire Safety Certification	Prior to the final 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.	Stage 1	Prior to occupation	Note	No essential services in stage 2 (landscaping only)
D21	Structural Inspection Certificate	A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. 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 Certifying Authority 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.	All	Prior to occupation	Note	This condition will be satisfied prior to occupation of both stages
D22	Compliance with Food Code	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. The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to occupation.	Stage 1	Prior to occupation	Note	Food preparation area to be completed in Stage 1
D23	Stormwater Quality Management Plan	Prior to occupation of the building, an Operation and Maintenance Plan (OMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The OMP must 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.	Stage 1	Prior to occupation	Note	To be submitted prior to occupation of Stage 1
D24	Stormwater Quality Management Plan	Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.	Stage 1	Prior to occupation	Note	This condition will be will be satisfied for the entire development prior to operation of Stage 1

D25	Rainwater Harvesting	A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building.	Stage 1	Prior to occupation	Note	This condition will be will be satisfied for the entire development prior to operation of Stage 1
D26	Warm Water Systems and Cooling Systems	The installation, 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 Parts 1 and 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.	Stage 1	Prior to occupation	Note	This condition will be will be satisfied for the entire development prior to operation of Stage 1
D27	Outdoor Lighting	The Applicant must ensure the installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must: (a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the <u>public road network</u> .	All	Prior to occupation	Note	This condition will be satisfied prior to occupation of both stages
D28	Outdoor Lighting	Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifier evidence from a <u>qualified practitioner demonstrating compliance in accordance with this condition</u> .	All	Prior to occupation	Note	This condition will be satisfied prior to occupation of both stages
D29	Signage	Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.	Stage 1	Prior to occupation	Note	This condition will be will be satisfied for the entire development prior to operation of Stage 1

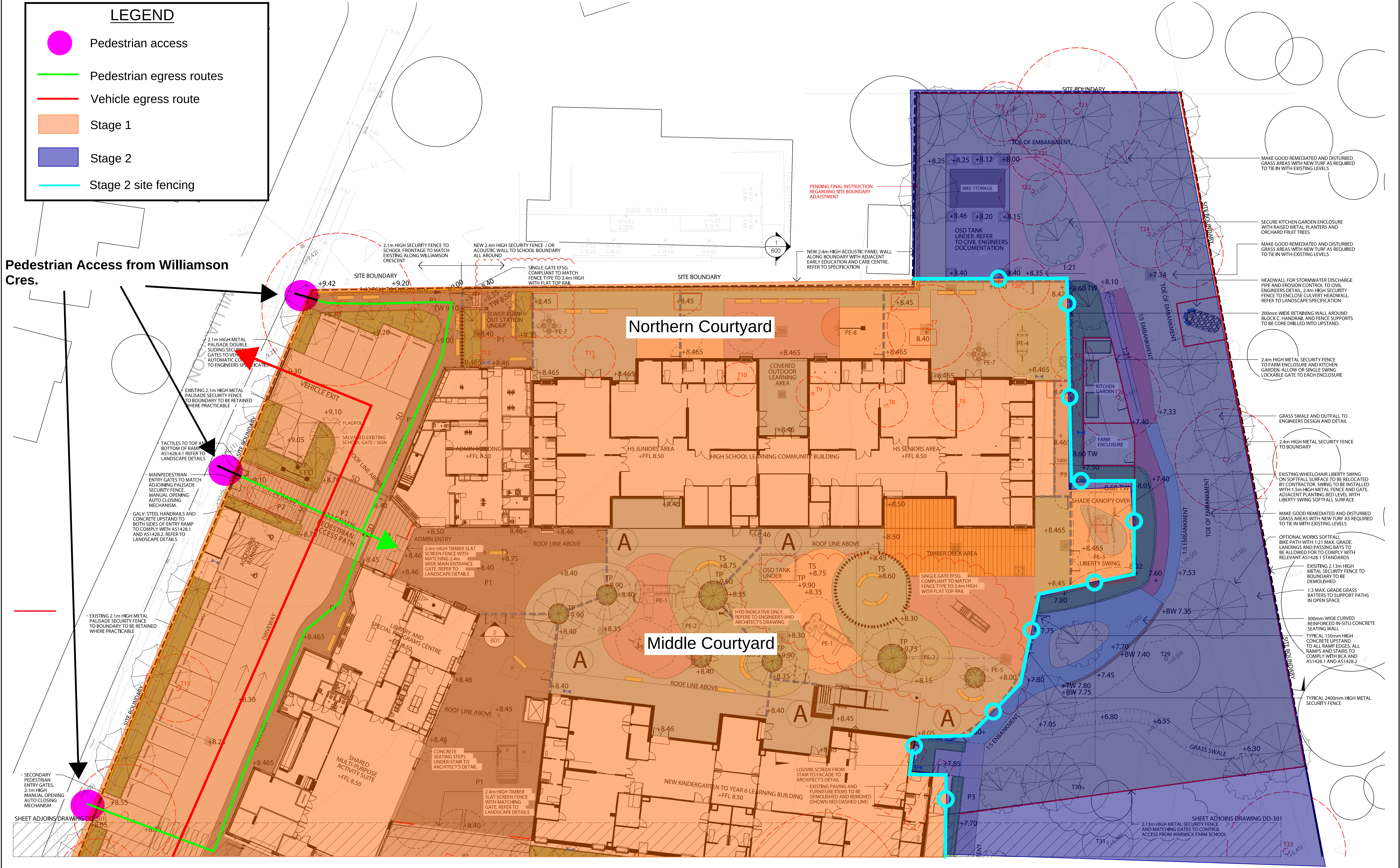
D30	Signage	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.	All	Prior to occupation	Note	This condition will be satisfied prior to occupation of both stages
D31	Signage	'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site prior to occupation.	All	Prior to occupation	Note	This condition will be satisfied prior to occupation of both stages
D32	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 Certifying Authority. 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 Appendix O of the FIS.	Stage 1	Prior to occupation	Note	This condition will be will be satisfied for the entire development prior to operation of Stage 1
D33	Validation Report	The Applicant must prepare a Validation Report for the development. The Validation Report must: (a) be prepared by an appropriately qualified environmental consultant and reviewed by an EPA accredited Site Auditor; (b) be submitted to the Planning Secretary and the Certifying Authority for information three months after the completion of remediation works; (c) be prepared in accordance with the Remediation Action Plan and in accordance with Consultants Reporting on Contaminated Land Guidelines (EPA, 2020) and other relevant guidelines made or approved under section 105 of the Contaminated Land Management Act 1997; (d) include, but not be limited to: (i) comment on the extent and nature of the remediation undertaken; (ii) describe the location, nature and extent of any remaining contamination on site; (iii) sampling and analysis plan and sampling methodology; (iv) results of sampling of treated material, compared with the treatment criteria in the Remediation Action Plan prepared by Environmental Investigation Services dated 10 October 2018 and the Remediation Action Plan Addendum as approved by a NSW EPA-accredited Site Auditor; (v) details of the volume of treated material emplaced within the containment cell and its location; (vi) results of any validation sampling, compared to relevant guidelines/criteria; (vii) discussion of the suitability the remediated areas for the intended land use; and (viii) any other requirement relevant to the project.	Stage 2	3 months after the completion of remediation	Note	This condition will be will be satisfied for the entire development three months after the completion of remediation works in Stage 2, being the last stage of remediation.
D34	Site Audit Report and Site Audit Statement	Prior to occupation of the Warwick Farm Public School oval, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the entire development site is suitable for its intended use.	Stage 2	Prior to occupation	Note	This condition will be satisfied fo the entire development prior to occupation of stage 2 being the stage which the oval is to be delivered
D35	Site Audit Report and Site Audit Statement	Prior to occupation of the Warwick Farm Public School oval, the Applicant must demonstrate to the satisfaction of the Certifying Authority that the Site Auditor has submitted to the Planning Secretary, a Section A1 Site Audit Statement, or a Section A2 Site Audit Statement accompanied by a LTEMP referenced in condition D36.	Stage 2	Prior to occupation	Note	This condition will be satisfied for the entire development prior to occupation of stage 2 being the stage which the oval is to be delivered
D36	Long Term Environmental Management Plan	Upon completion of the remediation works, if it is determined that any contamination is to remain on-site, the Applicant must prepare a LTEMP, to the satisfaction of the Planning Secretary. The plan must: (a) be prepared by a suitably qualified and experienced person; (b) be submitted to a NSW EPA accredited Site Auditor for review and approval; (c) be submitted to the Planning Secretary within three months of the completion of remediation works, unless otherwise agreed by the Planning Secretary; and (d) include, but not be limited to: (i) a description of the nature and location of any contamination remaining on site; (ii) provisions to manage and monitor any remaining contamination, including details of any restrictions placed on the land to prevent development over the containment cell; (iii) a description of the procedures for managing any leachate generated from the containment cell (if applicable), including any requirements for testing, pumping, treatment and/or disposal; (iv) a description of the procedures for monitoring the integrity of the containment cell; (v) a surface and groundwater monitoring program (if applicable); (vi) mechanisms to report results to relevant agencies; (vii) triggers that would indicate if further remediation is required; and (viii) details of any contingency measures that the Applicant is to carry out to address any ongoing contamination.	Stage 2	After completion of remediation works	Note	This condition will be will be satisfied for the entire development following completion of remediation works in Stage 2, being the last stage of remediation.
D37	Long Term Environmental Management Plan	Upon completion of the remediation works, if it is determined that any contamination is to remain on site, then the Applicant must manage the site in accordance with the LTEMP.	Stage 2	After completion of remediation works	Note	This condition will be will be satisfied for the entire development following completion of remediation works in Stage 2, being the last stage of remediation.

D38	Landscaping	Prior to operation, a Landscape Management Plan is prepared for the rehabilitation and ongoing management and maintenance of all landscaping, including the riparian corridor of the site, and includes details on the riparian corridor width, the native vegetation community that occurs, or occurred along the creek at this location, native plant species to be planted, planting densities, weed control, watering and replacement of dead plants.	Stage 1	Prior to occupation	Note	This condition has been satisfied for the entire development prior to operation of Stage 1
D39	Landscaping	Following completion of all demolition work, the Applicant must undertake all landscape works detailed in the Landscape Plan required by condition B44 to the satisfaction of the Certifying Authority.	Stage 2	Prior to occupation	Note	All landscape works will be completed following completion of Stage 2
D40	Landscaping	Prior to occupation of the building, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must describe the monitoring and maintenance measures to manage revegetation and landscaping works.	Stage 1	Prior to occupation	Note	This condition has been satisfied for the entire development prior to operation of Stage 1
D41	Landscaping	The Applicant must not commence operation until the Landscape Management Plan is submitted to the Certifying Authority.	Stage 1	Prior to occupation	Note	This condition has been satisfied for the entire development. The Landscape Management has been submitted to the Certifying Authority
D42	Asset Protection Zones	Prior to the commencement of operation, the entire property must be managed as an inner protection zone (IPA) as outlined within section 4.1.3 and Appendix 5 of the Planning for Bush Fire Protection 2006 and the NSW RFS document Standards for asset protection zones.	Stage 1 and 2	Prior to occupation	Note	To be satisfied prior to occupation of each stage.
D43	Speed Limit Authorisation	The Applicant must submit the following details to RMS, at least eight weeks prior to occupation of the site, and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs: (a) a copy of the Conditions of Consent; (b) the proposed school commencement/opening date; (c) two sets of detailed design plans showing the following: (i) accurate Site boundaries; (ii) details of all road reserves, adjacent to the Site boundaries; (iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use; (iv) all existing and proposed pedestrian crossing facilities on the adjacent road network; (v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and (vi) all existing and proposed street furniture and street trees.	Stage 1	Prior to occupation	Note	This condition has been satisfied for the entire development prior to operation of Stage 1
D44	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 As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.	Stage 1	Within 6 months of operation	Note	To be satisfied within 6 months of commencement of operation of Stage 1

Schedule 2
Part E - Post Occupation

#	Consent heading	Consent Condition	Stage	Phase	Action	Comments
E1	Operation of Plant and Equipment	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	All	Operation	Note	Applicable to all stages
E2	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.	All	Operation	Note	Applicable to all stages
E3	Operational Noise Limits	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Noise Impact Assessment dated 29 August 2018 prepared by Acoustic Logic.	All	Operation	Note	Applicable to all stages
E4	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 the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the Noise Impact Assessment prepared by Acoustic Logic and dated 29 August 2018. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required 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.	Stage 2	Operation	Note	Noting construction of Stage 2 will be ongoing after the occupation of Stage 1, the noise monitoring needs to be undertaken following completion of Stage 2 so construction noise is not observed in the background.
E5	Hours of Operation	Use of the hall, sports field and hydrotherapy pool may only occur between 7:00am and 6:00pm Monday to Friday.	All	Operation	Note	Applicable to all stages
E6	Hours of Operation	Maintenance work may only occur between 7:30am and 6:00pm Monday to Friday	All	Operation	Note	Applicable to all stages
E7	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.	All	Operation	Note	Applicable to all stages

E8	Green Travel Plan	The Green Travel Plan required by condition D8 of this consent must be updated annually and implemented.	All	Operation	Note	Applicable to all stages
E9	Outdoor lighting	Notwithstanding Condition D27, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	All	Operation	Note	Applicable to all stages
E10	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	All	Operation	Note	Applicable to all stages
E11	Landscaping	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D38 for the duration of occupation of the development	All	Operation	Note	Applicable to all stages
E12	Asset Protection Zones	The asset protection zones required by condition D42 shall be maintained for the duration of occupation of the development	All	Operation	Note	Applicable to all stages
E13	Hazards and Risk	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards; and (b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual' if the chemicals are liquids.	All	Operation	Note	Applicable to all stages
E14	Hazards and Risk	In the event of an inconsistency between the requirements of condition E13(a) and E13(b)E13(a), the most stringent requirement must prevail to the extent of the inconsistency.	All	Operation	Note	Applicable to all stages
E15	Bunding	The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual (Department of Environment and Climate Change, 2007).	All	Operation	Note	Applicable to all stages



REVISIONS				
REV	DESCRIPTION	DATE	DRAWN	CHKD
C0	ISSUE FOR CC	23.09.2019	DH	LH
C1	ISSUE FOR REVIEW	14.01.2020	LL	LH
C2	REVISED LANDSCAPE PLAN	21.02.2020	LL	LH
C3	ISSUE FOR REVIEW & CO-ORDINATION	07.10.2020	DH	ME
C4	REISSUE FOR REVIEW & CO-ORDINATION	30.10.2020	MN	ME
C5	REISSUE FOR REVIEW & CO-ORDINATION	12.11.2020	DH	ME
C6	FENCE AND PAVING AMENDMENTS	20.11.2020	DH	ME
C7	RELOCATION OF PLANTER	04.12.2020	MN	ME

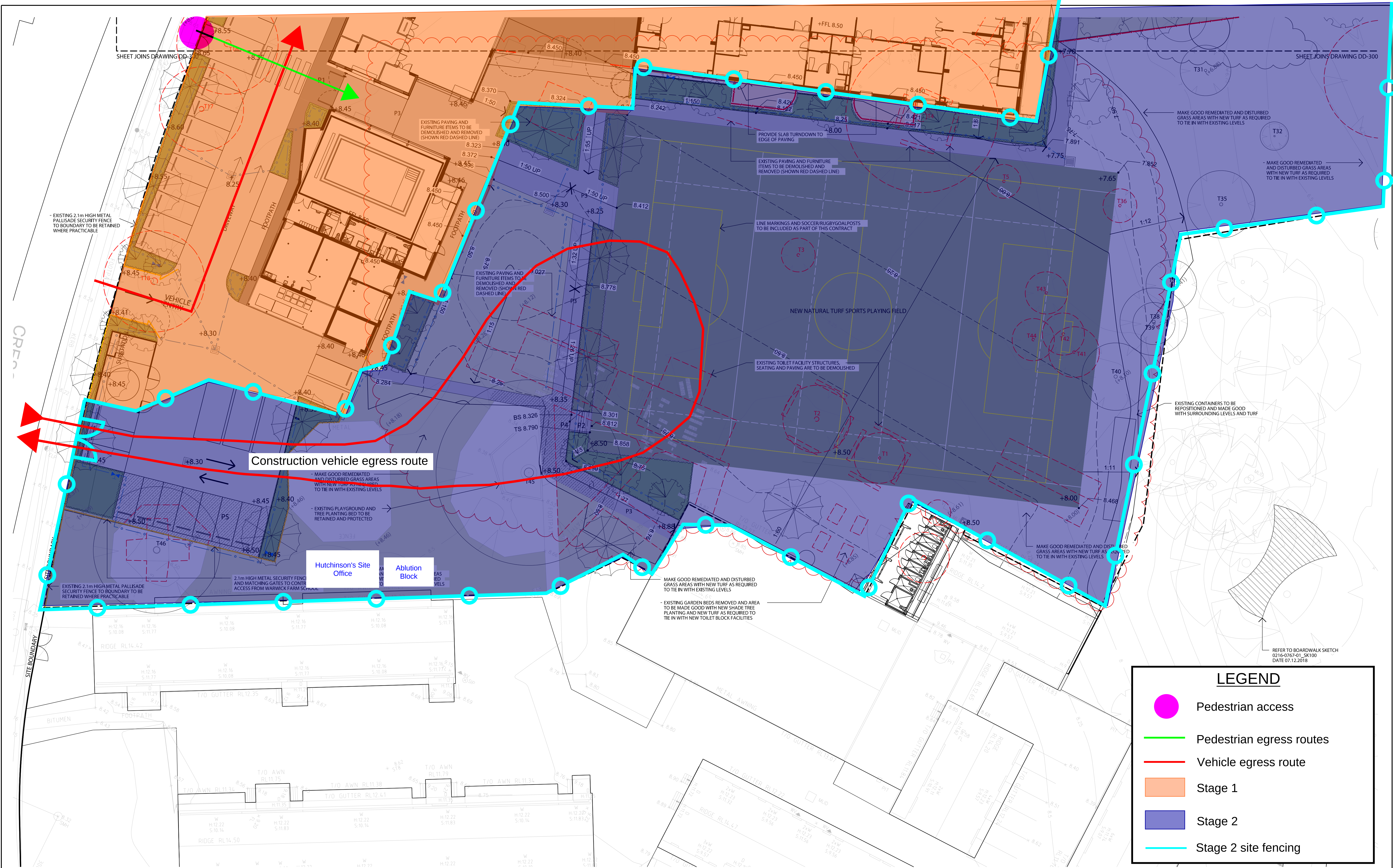
GENERAL NOTES				
1.	DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS HAVE PREFERENCE OVER SCALED DIMENSIONS.			
2.	ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE SUPERINTENDENT.			
3.	THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE DETAILS, SPECIFICATIONS AND ENGINEERING DOCUMENTS.			
4.	LOCATE AND PROTECT ALL UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION. MAKE GOOD ALL DAMAGE TO EXISTING WORKS CAUSED BY THE ACTIVITY OF THESE WORKS.			
5.	THESE DRAWINGS ARE TO BE PRINTED IN COLOUR			
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- | ADDITIONAL NOTES | | | | |
|------------------|--|--|--|--|
| 1. | ALL PROPOSED LANDSCAPE WORKS SHALL COMPLY WITH ALL RELEVANT STATUTORY DOCUMENTS INCLUDING: AS 1428.1, AS 1428.2, BCA (2016), DDA (1992), NSW DOE EDUCATIONAL FACILITY STANDARDS AND GUIDELINES | | | |
| 2. | A LUMP SUM SHOULD BE ALLOCATED IN THE TENDER FOR JUNIOR AND HIGH SCHOOL PLAY EQUIPMENT AS THESE ITEMS SHALL BE CONFIRMED AT LATER DEVELOPMENT STAGE. | | | |
| 3. | PROPOSED LANDSCAPE WORKS ARE TO BE COORDINATED WITH CIVIL WORKS AND LANDSCAPE DOCUMENTATION SHOULD BE READ IN CONJUNCTION WITH CIVIL AND STRUCTURAL ENGINEERS DOCUMENTATION. | | | |

PROJECT
WESTERN SYDNEY AND WOLLONGONG SCHOOLS - MAINSBRIDGE SSP

CLIENT
NSW DEPT OF EDUCATION

GENERAL ARRANGEMENT PLAN SHEET 1 OF 2				
DRAWING No.	REV	DRN	CHKD	APPD
0216-0767-01 DD-300	C7	JR/BH	JR	LH
SCALE 1:200 @ A1				
DATE 04.09.2018				



LEGEND

Pedestrian access

Pedestrian egress routes

Vehicle egress route

Stage 1

Stage 2

Stage 2 site fencing

REVISIONS				
REV	DESCRIPTION	DATE	DRAWN	CHKD
C0	ISSUE FOR CC	23.09.2019	DH	LH
C1	ISSUE FOR REVIEW	14.01.2020	LL	LH
C2	REVISED LANDSCAPE PLAN	21.02.2020	LL	LH
C3	RESUB FOR REVIEW & CO-ORDINATION	12.11.2020	DH	ME
C4	FENCE AND PAVING AMENDMENTS	20.11.2020	DH	ME
C5	REVISIONS TO GRADING, OVAL & SURROUNDS	04.12.2020	MN	ME

GENERAL NOTES

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GENERAL ARRANGEMENT PLAN
SHEET 2 OF 2

DRAWING No.
0216-0767-01 DD-301

REV
C5

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SCALE 1:200 @ A1
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DATE
04.09.2018

Tract

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