



planning consultants

Staging Report

Updated April 2021

SSD 9095

Redevelopment of Armidale High School

158 Butler Street, Armidale

Prepared for: NSW Department of Education
April 2021

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1 Introduction

1.1 Commission

DFP has been commissioned by School Infrastructure NSW (SINSW) to prepare a Staging Report for the redevelopment of Armidale Secondary College, at 158 Butler Street, Armidale (the site) approved under SSD 9095 (as modified) and in accordance with Conditions A11 – A14 of the consent.

1.2 Purpose of this Report

This report intends to address the requirements of SSD 9095 (as modified) for a Staging Report pursuant to Conditions A11 – A14 of the consent, so as to enable the works approved under the consent to be carried out and occupied in stages, subject to multiple Crown Certificates.

As per the modified conditions of consent in relation to the staging of works, the following is required to be included in this report (condition No. A12):

A12. The Staging Report 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 (refer **Section 3**);
- (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) refer **Section 4**);
- (c) specify how compliance with conditions will be achieved across and between each of the stages of the project (refer **Section 5** and **Appendix 2**); and
- (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging (refer **Section 4.2**).

This Staging Report provides the required details for the staged construction of the SSD.

2 Project Background

2.1 Project Description and Approvals

On 29 May 2019, the (then) Department of Planning and Environment granted development consent to State Significant Development Application (SSDA) No. 9095 for the redevelopment of the existing Armidale High School to establish a new Armidale Secondary College. The application included the following works:

- Site preparation works including excavation works to accommodate new buildings;
- Construction of a new part two (2), part three (3) storey building consisting of three (3) separate buildings linked by an undercroft created by the levels above comprising:
 - Lower Ground Floor – ‘Science’ and ‘General Learning Neighbourhood’;
 - Ground Floor – ‘Science’ and ‘General Learning Neighbourhood’;
 - Ground Floor – ‘Wood and Metal’ and ‘Food and Textiles’;
 - Upper Ground Floor, ‘Wood and Metal’ and ‘Food and Textiles’;
 - Upper Ground Floor ‘General Learning Neighbourhood’ and ‘Support General Learning Neighbourhood’ and ‘Administration’; and
 - Second Floor ‘Administration’;
- Construction of a single storey extension to the existing Gymnasium (Building O) to create a Fitness and Movement wing;
- Consolidation of existing Agriculture facilities into a single custom building with ancillary infrastructure;
- New site fencing;
- Two (2) additional car parks, including a 35 space car park adjacent to the gymnasium and 8 car spaces associated with the administration area and support unit as well as 2 accessible parking spaces on the southern side of the building adjacent to the General Learning Neighbourhood entrance. A total of 45 car parking spaces will be provided as part of the subject application;
- Landscaping works including the planting of new trees, decorative shrubs, grasses and groundcovers around Block B, endemic/ native planting across the broader school and an indigenous garden;
- Removal of 44 trees;
- Installation of new supporting infrastructure, including power substation and communications infrastructure; and
- Minor and major stormwater drainage system with the minor system accommodating a 1 in 5 year ARI via a piped system and OSD, and the major system accommodating a 1 in 20 year ARI via overland flow paths. The stormwater drainage system will incorporate a 240m³ on-site detention (OSD) tank, a new rainwater tank and utilisation of the existing connection into the Council system via a headwall at Mann Street.

The above works commenced shortly after approval of the application.

Furthermore, an early works package was carried out under separate planning pathways, with works commencing prior to the works approved under the SSDA. These works include the following:

- Renovation of Building B to create a Visual Art and Performance Building;
- Car park for 119 vehicles on the southern side of the main building; and
- Removal of 45 trees.

2 Project Background

On the 16 July 2020, the Minister for Planning and Public Spaces granted approval to the Modification No. 1 (Mod 1) of SSDA 9095, which included:

- Modifications to the location and design of the agricultural facility building;
- Deletion of the approved addition to the DEN facility (gym);
- Minor changes to the design of the Main Building and revised canopies to Block B (heritage building);
- Amendments to the basketball courts;
- Relocation of the GA shed;
- Adjustments to the car and bicycle parking areas, provision of a new main pedestrian access from Butler Street;
- Relocation of the gas enclosure and electricity substation;
- Updated signage; and
- Updated landscaping and stormwater drainage infrastructure to reflect proposed amendments.

On 21 January 2021, DPIE approved the Armidale High School Redevelopment Staging Report (Revision 2, dated 23 December 2020) under Condition A11 of SSD 9095.

On 15 March 2021, the Minister for Planning and Public spaces granted approval to Modification No. 2 (Mod 2) of SSDA 9095, which included:

- Construction of a multi-purpose hall, consisting of:
 - Two (2) x basketball courts
 - Stage
 - Movement studio
 - Fitness Lab
 - Male and female change rooms and amenities
 - Two (2) x General Learning Spaces
 - Storage rooms
 - Staff room
 - Kitchen and servery
- Associated landscaping for the multi-purpose hall;
- Amendment to the Ag Building including:
 - Removal of skylights
 - Doors to Ag lab and animal holding area changed to roller shutters
- Fencing modifications around the DEN, AG building and multi-purpose hall; and
- Amendments to the Ag Plot including:
 - Service poles removed;
 - Gravel driveway added; and
 - Location of Chicken shed and greenhouse amended.

3 Staging of the SSD Construction

2. Site access to enable HSC exams to take place within Building B in October and November 2020, as follows:
 - a. Students will be commencing HSC exams within Building B from 20 October 2020 (maximum of 131 students at any one time);
3. Site access for student familiarisation program throughout Term 4 to enable existing students and Year 6 students to be provided with orientation for the new school facilities ahead of commencement of school operations on Day 1 Term 1 2021, as follows:
 - a. Students and staff will be visiting the site for student familiarisation from 13 October 2020 through to 11 December 2020 (maximum of 200 students at any one time, with 8-10 staff supporting students with each visit);

These activities would take place within the areas of the site excluding those identified in black and yellow in **Figure 1** and **Appendix 1**.

3.3 Stage 2 – Commencement of School Operations

The school commencement stage has been identified as a separate stage to allow for occupation for the entire student body by the first day of the school term in January 2021, being Day 1, Term 1 2021.

The only element of the site that will not be ready for occupation will be the Agricultural Facility (Stage 4), which will be fenced off from students and staff. The only external works that will not be ready for occupation is the completion of the external pedestrian works on the corner of Mann and Butler Streets (Stage 3). This is indicated in yellow in **Figure 1** and **Appendix 1**.

3.4 Stage 3 – External Works – Pedestrian Works near Railway Crossing

Stage 3 involves the completion of the external works that are subject to Condition No. B28(g) which requires *“the redesign of pedestrian crossing at the Butler/Mann Street intersection”*. This pedestrian crossing links to the railway crossing to the north-east of the school campus. It is estimated that these works associated with condition no. B28(g) will occur mid-to-late February 2021. The extent and location of these works is demonstrated in **Appendix 1**.

3.5 Stage 4 – Occupation of Agricultural Facility

Stage 4 involves the completion of the Agriculture facilities, which will include the following:

- AG Lab, seminar room and GLS;
- Communication room, amenities and storage/cleaners rooms;
- Staff room;
- Animal holding areas; and
- Associated external works

Occupation of the agricultural facilities is forecast for some time after Day 1 Term 1 2021. At this stage, the whole of the site will be accessible to students and staff.

3.6 Stage 5 – Occupation of Multi-Purpose Hall

Stage 5 involves the completion of the multi-purpose hall, which will include the following:

- Two (2) x basketball courts;
- Performance Stage;
- Storage Rooms;
- Showers and Bathrooms;
- Staff Room;

3 Staging of the SSD Construction

- Fitness Lab and Movement Studio;
- General Learning Spaces; and
- Associated landscaping.

Occupation of the multi-purpose hall is anticipated to be ready for quarter 1 2022.

4 Operation and Completion Timing & Impacts

4.1 Timing

Indicative occupation dates for each stage are set out in the table below:

Summary of Timing		
Stage	Description	Indicative Date
Stage 1	Preliminary Activities	October 2020
Stage 2	Commencement of School Operations	Day 1 Term 1 2021 (January 2021)
Stage 3	External Pedestrian crossing works at the corner of Butler and Mann Streets.	Commence mid to late February 2021
Stage 4	Occupation of Agricultural Facility	After Day 1 Term 1 (February 2021)
Stage 5	Occupation of Multi-Purpose Hall	Quarter 1 2022

The above indicative dates are set out as the earliest estimated dates of handover and occupation of each stage.

This Staging Report does not preclude the completion of Stage 3, 4 or 5 earlier than identified.

This Staging Report contemplates the conditions under Part D of the development consent to be satisfied prior to the occupation and commencement of the use at the completion of Stages 1, 2, 3, 4 and 5. Further discussion on conditions of approval is carried out in **Section 5**.

4.2 Cumulative Impacts

The occupation of the project will be carried out in five (5) stages in accordance with the Staging Plan as shown in **Appendix 1** and **Figure 1**.

Details of site access and safety of students are discussed further below, however the safety procedures and fencing required to facilitate the proposed staging will not result in any cumulative impacts compared to delivering the project through a single stage. All environmental outcomes assessed, mitigated and conditioned by the terms of SSD 9095 will remain as approved.

All on-site management measures arising from the carrying out of the works over stages have been addressed. There are no cumulative impacts that require further assessment.

4.3 Site Access and Safety

Below is a summary of the site access and safety details across each stage.

4.3.1 Stage 1 – Preliminary Activities

There are three (3) separate components of use under Stage 1, each being subject to separate site access and safety procedures as discussed in the table below.

Stage 1 Site Access and Safety Assessment	
Component of Preliminary Use	Assessment
Administrative and Operational Readiness Activities	<u>Access:</u> Staff travelling to the site will utilise the staff car park in the south of the site. Internal access is available via footpaths, stairs and ramps to the remainder of the accessible campus. <u>Safety:</u> Vehicle/pedestrian conflicts will be avoided through the use of designated driveway and parking areas for vehicles, and designated pedestrian walkways and crossings for pedestrians.

Stage 1 Site Access and Safety Assessment	
Component of Preliminary Use	Assessment
Access for HSC Exams	<u>Access:</u> Students attending the site for HSC exams will park off-site in Butler Street, Mossman Street and Hargrave Streets, and will then enter via the pedestrian entry at Gate 1 to the administration building and then on to Building B. All pedestrian access will be sign-posted, and HSC students will receive a specific orientation trip before tests commence to ensure access arrangements are clearly understood by students. <u>Safety:</u> Students will not be accessing or walking through any part of the site that is excluded under Stage 1, including the area surrounding the Den (hall) and the agricultural facilities. Student safety will be maintained through the briefing of students, use of way-finding signage and monitoring of movements to/from Building B by teaching/examination staff. First aid kits will be taken on site. In the case of an accident, the parent (and ambulance as required) will be called per regular protocols. The Senior Executive staff member on site will meet the parent/emergency services at the public reception area and guide them into the school campus. All staff have access to student contacts via the school's 'Sentral' app. If a student becomes sufficiently ill to warrant going home, the parent will be called and met at reception. If the child is mildly unwell, they will be moved to the staff study and monitored on site by a member of staff.
Student Familiarisation Program	<u>Access:</u> All students and staff travelling to the site for the familiarisation program will arrive and depart by bus, parking either on Butler Street (access via pedestrian entry Gate 1) or in the main car park. Access will only be provided to the areas not excluded from Stage 1 (refer Appendix 1) and will not be allowed access to Building B (due to HSC examinations taking place), or staff common room facilities or behind front-desk administration facilities. <u>Safety:</u> All student movements to, from and within the site will be under staff supervision. Staff groups of up to 8-10 will be supporting each group of students and this will ensure student safety, wellbeing and coordination is maintained. First aid kits will be taken on site. In the case of an accident, the parent (and ambulance as required) will be called per regular protocols. The Senior Executive staff member on site will meet the parent/emergency services at the public reception area and guide them into the school campus. All staff have access to student contacts via the school's 'Sentral' app. If a student becomes sufficiently ill to warrant going home, the parent will be called and met at reception. If the child is mildly unwell, they will be moved to the staff study and monitored on site by a member of staff.

The Department of Education has been able to safely and effectively implement Stage 1.

4.3.2 Stage 2 – Commencement of School Operations

At Stage 2, the near-full school operations will commence and all regular movement, operation, management and safety procedures will be in place. These access and safety arrangements were approved as per the terms of SSD 9095.

The only aspect of the site that will not be accessible or subject to continued work is the Agricultural facility, which will be fenced off to which student access will be denied. This arrangement presents no issues in terms of access across the site, and does not represent a safety issue given all works will take place within the fenced-off area of the site (refer **Appendix 1**).

4.3.3 Stage 3 - External Works – Pedestrian Works near Railway Crossing

This stage is limited to external works in the public domain outside of the school campus and does not impact the internal movements within the school. The main access to the school is not in this location, with the main access to the school being on the eastern boundary at Butler Street.

During the period of the works, appropriate pedestrian and traffic control measures will be in place to ensure student safety. These access and safety arrangements, in particular for public domain works were approved as per the terms of SSD 9095.

4.3.4 Stage 4 – Occupation of Agricultural Facility

At Stage 4, near-full school operations will commence and all regular movement, operation, management and safety procedures will be in place. These access and safety arrangements were approved as per the terms of SSD 9095.

4.3.5 Stage 5 – Occupation of Multi-Purpose Hall

At Stage 5, full school operations will commence and all regular movement, operation, management and safety procedures will be in place. These access and safety arrangements were approved as per the terms of SSD 9095.

5 Addressing Conditions of Approval

5.1 Consistency Across Stages

SSD 9095 sets out a range of conditions which apply to the works at various stages of the works, including:

- Part A: Administrative Conditions;
- Part B: Prior to Commencement of Works;
- Part C: During Construction;
- Part D: Prior to Occupation or Commencement of Use; and
- Part E: Post Occupation.

This Staging Report details how the works approved under SSD 9095 can be carried out over five (5) stages. As the various conditions of consent will apply to the work differently depending on the stage the works are up to, it is necessary to address how the conditions of approval will be approached so that there is consistency across all stages of the work so that the original intent of the consent is achieved.

5.2 Condition Compliance

A Staging Matrix for conditions of approval has been prepared (**Appendix 2**) which outlines how each condition will be implemented across each stage of work (as outlined in this Staging Report).

It is intended that the Staging Matrix for conditions of approval will be utilised by a Crown Certifier for the purpose of issuing Crown Certificates (for each Stage of work) and fulfilling the requirements of each condition as Stages are completed.

[End]

Appendix 1 - Staging Plan

■ = Areas excluded from Stage 1

■ = Area excluded from Stages 1, 2, 3 and 4

▨ Stage 3 works

□ Stage 5 works



● EXTERNAL LIGHT
External light to basketball courts (Dusk - 10pm). To electrical engineers specification."

▲ SITE SIGNAGE
TYPE B & C

▲ ELECTRONIC
SITE SIGNAGE
TYPE A

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SECURITY
DEPARTMENT OF EDUCATION NSW

Issue	No.	Date	Description	CHK
E	19.07.2019	REVISED FENCE LOCATION, NOTE ADDED		
F	05.09.2019	NOTE ADDED: LANDSCAPING ADJUSTED AROUND ZONE 8 CROSSING		
G	08.11.2019	AG UPDATED		
H	10.06.2020	REMOVAL OF DEN WORKS		

Architect
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Drawn: Andrew O'Brien
Date: 10/06/2020

Project
ARMIDALE SECONDARY COLLEGE

at BUTLER STREET, ARMIDALE, NSW, 2350
for NSW Department of Education

Drawing Title
SITE PLAN

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Drawing Reference
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Revision
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Appendix 2 – Staging Matrix for Conditions of Approval

Cond.	Description	Stage Triggered	Phase	Comment
Administrative Conditions				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	All	Throughout	Applies to all stages throughout development
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table below:	All	Throughout	Applies to all stages throughout development
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in (a) above.	All	Throughout	Applies to all stages throughout development
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	All	Throughout	Applies to all stages throughout development
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	All	Throughout	Applies to all stages throughout development
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	All	Throughout	Applies to all stages throughout development
A7	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	Applies to all stages throughout development
A8	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	All	Throughout	Applies to all stages throughout development
A9	Any advice or notice to the consent authority must be served on the Planning Secretary.	All	Throughout	Applies to all stages throughout development
A10	A10. 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	Applies to all stages throughout development
A11	The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation) unless otherwise agreed to by the Planning Secretary.	All	Throughout	Applies to all stages throughout development
A12	The Staging Report Must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	All	Throughout	Applies to all stages throughout development
A13	The project must be staged in accordance with the Staging Report, as submitted to the Planning Secretary.	All	Throughout	Applies to all stages throughout development
A14	Where staging is proposed, the terms of this approval 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.	All	Throughout	Applies to all stages throughout development
A15	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	Applies to all stages throughout development
A16	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	Applies to all stages throughout development
A17	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	Applies to all stages throughout development
A18	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. <i>Notes:</i> • <i>Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>	All	Throughout	Applies to all stages throughout development
A19	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	All	Throughout	Applies to all stages throughout development
A20	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	Applies to all stages throughout development

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Appendix 2 – Staging Matrix for Conditions of Approval

Cond.	Description	Stage Triggered	Phase	Comment
A21	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	Applies to all stages throughout development
A22	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, Site audit report and independent auditing. <i>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.</i>	All	Throughout	Applies to all stages throughout development
A23	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: i) the documents referred to in condition A2 of this consent; ii) all current statutory approvals for the development; iii) all approved strategies, plans and programs required under the conditions of this consent; iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; vi) a summary of the current stage and progress of the development; vii) contact details to enquire about the development or to make a complaint; viii) a complaints register, updated monthly; ix) audit reports prepared as part of any independent audit of the development and the Applicant’s response to the recommendations in any audit report; x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	All	Throughout	Applies to all stages throughout development
A24	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	Applies to all stages throughout development
Advisory Notes				
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	All	Throughout	Noted
Prior to Commencement of Works				
B1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	All	Prior to Construction	Condition already satisfied prior to construction of Stage 1.
B2	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	Prior to Construction	Condition will be satisfied prior to construction of remaining stages.
B3	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority.	1	Prior to Construction	Condition already satisfied prior to construction of Stage 1 and applies to entire development
B4	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the BCA; and (b) this development consent.	1,5	Prior to Construction	Condition already satisfied prior to construction of Stage 1 and applies to entire development. Condition to be satisfied for Stage 5 works.
B5	Prior to the commencement of construction (excluding earthworks), the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	1,5	Prior to Construction	Condition already satisfied prior to construction of Stage 1 and applies to entire development. Condition to be satisfied for Stage 5 works.
B6	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.	Stage 1	Prior to Construction	Condition already satisfied prior to construction of Stage 1 and applies to entire development
B7	Prior to the commencement of construction, 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 B20 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	1	Prior to Construction	Condition already satisfied prior to construction of Stage 1 and applies to entire development
B8	Prior to commencement of construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	1	Prior to Construction of Utility Works	All approvals from service providers have been obtained prior to construction of utility works in Stage 1
B9	Prior to the commencement of construction of any utility works associated with the development, 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.	1	Prior to Construction of Utility Works	All approvals from service providers have been obtained prior to construction of utility works in Stage 1
B10	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;	1	Prior to Construction	Condition already satisfied prior to construction of Stage 1 and applies to entire development

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	(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.			
B11	The Community Communication Strategy must be submitted to the Planning Secretary for information no later than 48 hours before the commencement of any work.	1	Prior to Construction	Condition already satisfied prior to construction of Stage 1 and applies to entire development
B12	Prior to the commencement of construction (excluding earthworks), 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 an alternate certification process is agreed to by the Planning Secretary.	1	Prior to Construction	Planning Secretary's approval for alternate ESD certification currently under assessment by DPIE. This application was submitted during construction of Stage 1 and covers entire development.
B13	The Applicant must ensure that the design of all outdoor lighting associated with the operation of the school complies 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 of the lighting design with these requirements must be submitted to the satisfaction of the Certifying Authority prior to commencement of construction (excluding earthworks).	1,5	Prior to Construction	Condition already satisfied prior to construction of Stage 1 and applies to entire development. Condition to be satisfied for Stage 5 works..
B14	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 (excluding earthworks), 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.	1,5	Prior to Construction	Condition already satisfied prior to construction of Stage 1 and applies to entire development. Condition to be satisfied for Stage 5 works.
B15	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. <i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i>	All	Prior to Construction	Condition already satisfied prior to construction of Stage 1 EMPs and will continue to be applicable for any subsequent EMPs required.
B16	Prior to the commencement of works within and adjacent to the rail corridor, a Demolition and Construction Risk Assessment/Management Plan and Safe Work Method Statement be submitted to John Holland Rail for review and to the Planning Secretary for information.	1	Prior to Construction	Condition already satisfied prior to construction of Stage 1 and applies to entire development
B17	If excavation in, above, below, or adjacent to rail corridors is to be undertaken, a Geotechnical Assessment is required to be undertaken and confirming no adverse impact would be had on the stability of the rail corridor during construction.	All	Prior to Construction	Condition already satisfied prior to construction of Stage 1 and applies to entire development in the event any further excavation in proximity to rail corridor is required.
B18	Prior to the commencement of works within and adjacent to the rail corridor, a safety assessment of any potential intrusion works necessary for the proposal on the Danger Zone be undertaken and submitted to John Holland Rail for review and to the Planning Secretary for information.	All	Prior to Construction	Condition already satisfied prior to rail corridor works of Stage 1 and applies to entire development in the event any further excavation in proximity to rail corridor is required.
B19	No works shall commence within the Danger Zone until the safety assessment has been submitted to John Holland Rail and the Planning Secretary. Any works be undertaken in the Danger Zone are to be done by a qualified Protection Officer.	All	Prior to Construction	Condition already satisfied prior to rail corridor works of Stage 1 and applies to entire development in the event any further excavation in proximity to rail corridor is required
B20	Prior to the 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; i) 24-hour contact details of site manager; ii) management of dust and odour to protect the amenity of the neighbourhood; iii) stormwater control and discharge; iv) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; v) groundwater management plan including measures to prevent groundwater contamination; vi) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; vii) community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B21); (c) Construction Noise and Vibration Management Sub-Plan (see condition B23); (d) Construction Waste Management Sub-Plan (see condition B24); (e) Construction Soil and Water Management Sub-Plan (see condition B25); (f) an unexpected finds protocol for contamination and associated communications procedure; (g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and (h) 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.	1,5	Prior to Construction	Condition already satisfied prior to construction of Stage 1 and CEMP applies to entire development. Any changes or additions to approved CEMP or sub-plans for Stage 5 will be submitted under Condition A15.
B21	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.	1	Prior to Construction	Condition already satisfied prior to construction of Stage 1 and applies to entire development

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B22	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; (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 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.	1	Prior to Construction	Condition already satisfied prior to construction of Stage 1 and applies to entire development
B23	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 B24(b); and (f) include a complaints management system that would be implemented for the duration of the construction.	1	Prior to Construction	Condition already satisfied prior to construction of Stage 1 and applies to entire development
B24	The Construction Waste Management Sub-Plan (CWMSPP) 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. (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).	1	Prior to Construction	Condition already satisfied prior to construction of Stage 1 and applies to entire development
B25	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;	1	Prior to Construction	Condition already satisfied prior to construction of Stage 1 and applies to entire development
B26	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	Prior to Construction	Condition already satisfied prior to construction of Stage 1 and applies to entire development
B27	All roads and traffic facilities must be designed to meet the requirements of Council or RMS (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	All	Prior to Construction	Condition applies to all stages of construction where traffic facilities are proposed.
B28	Within six months of the commencement of construction, the Applicant must provide written evidence to the satisfaction of the Planning Secretary demonstrating that approval pursuant to Section 138 of the Roads Act 1993 has been obtained from Armidale Regional Council for the detailed design and construction of the following infrastructure works: (a) replacement footpath along the entire length of the western side of Butler Street and partially along Mann Street with a minimum width of 1500mm; (b) align the pedestrian crossing kerb ramps on the northern and southern sides of Kentucky Street west of Butler Street; (c) enhance the pedestrian refuge in Kentucky Street for visibility; (d) crown the lower area of the tree on the north western corner of Butler and Kentucky Street to improve vehicle/pedestrian visibility; (e) removal of concrete blisters on Butler Street between Manns Street and Hargrave Street; (f) redesign of pedestrian facilities on Butler Street to best suit pedestrian access to the school; (g) redesign of pedestrian crossing at Butler/Mann Street intersection; and (h) assessment and installation of appropriate Street lighting for pedestrian crossing facilities in Butler Street and at the Butler/Mann Street intersection.	1	Prior to Construction	Condition already satisfied prior to construction of Stage 1 and applies to entire development Note: construction of B28(g) will occur in Stage 3
B29	Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the 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; and (f) prevent cross-contamination of clean and sediment or leachate laden water.	1	Prior to Construction	Condition already satisfied prior to construction of Stage 1 and applies to entire development
B30	Prior to commencement of construction (excluding earthworks), the Applicant must incorporate the noise mitigation recommendations in the Environmental Noise Assessment prepared by Day Design Pty Ltd dated 3 September 2020, 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 Environmental Noise Assessment Noise Assessment prepared by Day Design Pty Ltd dated 3 September 2020.	1,5	Prior to Construction	Condition already satisfied prior to construction of Stage 1 and applies to entire development. Condition to be satisfied for Stage 5 works.
B31	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	Prior to Construction	Condition will apply throughout construction of all stages.
B32	Prior to the commencement of construction (excluding earthworks), the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council.	1	Prior to Construction	Condition already satisfied prior to construction of Stage 1 and applies to entire development
B33	All mechanical ventilation systems must be designed in accordance with Part F 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 (excluding earthworks).	1,5	Prior to Construction	This condition has been satisfied prior to construction of Stage 1 and certification submitted applies to entire development. Condition to be satisfied for Stage 5 works.

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B34	Prior to the commencement of construction (excluding earthworks), the Applicant must ensure that a rainwater reuse/harvesting system for the development is designed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.	1,5	Prior to Construction	This condition has been satisfied prior to construction of Stage 1 and certification submitted applies to entire development. Condition to be satisfied for Stage 5 works.
B35	Prior to the commencement of construction (excluding earthworks), 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.	1	Prior to Construction	This condition has been satisfied prior to construction of Stage 1 and certification submitted applies to entire development.
B36	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction (excluding earthworks): (a) all vehicles must enter and leave the Site in a forward direction; (b) minimum of 185 on-site car 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.	1	Prior to Construction	This condition has been satisfied prior to construction of Stage 1 and certification submitted applies to entire development.
B37	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 (excluding earthworks): (a) the provision of a minimum 100 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 shall be at no cost to the relevant roads authority.	1	Prior to Construction	Condition already satisfied prior to construction of Stage 1 and applies to entire development
B38	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 Construction	This condition has been satisfied for public domain works proposed for the entire development. Should any additional public domain works be required, further consultation under this condition will be undertaken.
B39	No later than 48 hours 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 2018) must be submitted to the Department and the Certifying Authority.	1	Prior to Construction	Condition already satisfied prior to construction of Stage 1 and applies to entire development
B40	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	All	Prior to Construction	Compliance reporting will be undertaken in accordance with PAR 2018 throughout all stages.
B41	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	Prior to Construction	Compliance reporting will be undertaken in accordance with PAR 2018 throughout all stages.
B42	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 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	Request may be made to Secretary during operation of all stages.
During Construction				
C1	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	During Construction	Applies to all stages of construction
C2	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	During Construction	Applies to all stages of construction
C3	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	During Construction	Applies to all stages of construction
C4	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001).	All	During Construction	Applies to all stages of construction
C5	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	All	During Construction	Applies to all stages of construction
C6	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	During Construction	Applies to all stages of construction
C7	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	All	During Construction	Applies to all stages of construction

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C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	All	During Construction	Applies to all stages of construction
C9	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	During Construction	Applies to all stages of construction
C10	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	During Construction	Applies to all stages of construction
C11	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	All	During Construction	Applies to all stages of construction
C12	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	During Construction	Applies to all stages of construction
C13	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	During Construction	Applies to all stages of construction
C14	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances unless agreed to by the relevant roads' authority.	All	During Construction	Applies to all stages of construction
C15	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	During Construction	Applies to all stages of construction
C16	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	During Construction	Applies to all stages of construction
C17	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	During Construction	Applies to all stages of construction
C18	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	During Construction	Applies to all stages of construction
C19	The Applicant must schedule intra-day 'respite periods' for construction activities identified in the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009) as being particularly annoying or intrusive to noise sensitive receivers. These activities are to be carried out after 8 am only and over continuous periods no exceeding three hours (with at least a one hour respite every three hours).	All	During Construction	Applies to all stages of construction
C20	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	During Construction	Applies to all stages of construction
C21	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 C20.	All	During Construction	Applies to all stages of construction
C22	The limits in conditions C20 and C21 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B20 of this consent.	All	During Construction	Applies to all stages of construction
C23	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 Tree Assessment Report prepared by McArdle and Sons Pro Tree Services dated 16 October 2018; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	All	During Construction	Applies to all stages of construction
C24	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	All	During Construction	Applies to all stages of construction
C25	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	During Construction	Applies to all stages of construction
C26	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	During Construction	Applies to all stages of construction
C27	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	During Construction	Applies to all stages of construction

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C28	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 Department and Certifying Authority upon request.	All	During Construction	Applies to all stages of construction
C29	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal certifying authority. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	All	During Construction	Applies to all stages of construction
C30	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	During Construction	Applies to all stages of construction
C31	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	During Construction	Applies to all stages of construction
C32	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	During Construction	Applies to all stages of construction
C33	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	During Construction	Applies to all stages of construction
C34	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	During Construction	Applies to all stages of construction
C33	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	During Construction	Applies to all stages of construction
C33	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	During Construction	Applies to all stages of construction
C35	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	All	During Construction	Applies to all stages of construction
C36	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	During Construction	Applies to all stages of construction
C37	The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers identified on Figure 1 in the Environmental Noise Assessment prepared by Day Design Pty Ltd dated 3 September 2020, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.	All	During Construction	Applies to all stages of construction
C38	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	During Construction	Applies to all stages of construction
C39	Within four weeks of commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	All	During Construction	Applies to all stages of construction
C40	Table 1 of the Independent Audit Post Approval Requirements (Department 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. 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	During Construction	Applies to all stages of construction
C41	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 C38 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	All	During Construction	Applies to all stages of construction
C42	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant/Proponent must: (a) review and respond to each Independent Audit Report prepared under condition C38 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	During Construction	Applies to all stages of construction
C43	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 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	During Construction	Applies to all stages of construction
C44	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.	All	During Construction	Applies to all stages of construction
C45	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	All	During Construction	Applies to all stages of construction
C46	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.	All	During Construction	Applies to all stages of construction
C47	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	All	During Construction	Applies to all stages of construction
C48	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	All	During Construction	Applies to all stages of construction

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C49	Within three months of: (a) the submission of a compliance report under condition B39; (b) the submission of an incident report under condition C44; (c) 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	During Construction	Applies to all stages of construction
C50	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. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	All	During Construction	Applies to all stages of construction
C51	Within 3 months of the commencement of construction, 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: (a) detail the species to be planted on-site; (b) describe the monitoring and maintenance measures to manage revegetation and landscaping works; (c) be consistent with the Applicant's Management and Mitigation Measures in the Tree Impact Assessment Appendix 13 of the EIS; (d) provide for the planting of 242 trees indigenous to the local area including 40 trees of intermediate mature size up to 12m and 50 larger native trees with a minimum mature size of 15m and a potential mature size of 25m; (e) 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; and (f) provide for the planting of street trees along the western side of Butler Street between Manns Road and Kentucky Street. Species and spacing of trees are to be determined in consultation with Council.	All	During Construction	Applies to all stages of construction
Prior to Occupation or Commencement of Use				
D1	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-Occupation	Notice to be submitted prior to occupation of all stages.
D2	Development lighting and external finishes of buildings should not temporarily blind or cause distraction to train drivers in the railway corridor.	All	Pre-Occupation	Applies to all stages of occupation
D3	Use of red and green lights is to be avoided in all signs, lighting or building colour schemes which face the rail corridor.	All	Pre-Occupation	Applies to all stages of occupation
D4	Prior to the occupation of the building, the Applicant must provide the Certifying Authority 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.	1,4,5	Pre-Occupation	Documentation to be submitted prior to occupation of stages 1, 4 and 5.
D5	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.	1,4,5	Pre-Occupation	D4 documents to be submitted prior to operation of stages 1, 4 and 5.
D6	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 Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (c) to be forwarded to Council.	1,4,5	Pre-Occupation	Post-construction dilapidation report to be submitted prior to operation of stages 1, 4 and 5
D7	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.	All	Pre-Occupation	Applies to all stages of prior to occupation
D8	Prior to occupation of the building, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifying Authority.	2,4,5	Pre-Occupation	No applicable water supply or sewer works for Stage 3
D9	The Applicant must complete the infrastructure upgrade works agreed to under Condition B28 prior to operation and to the satisfaction of Council.	4	Pre-Occupation	Remainder of B28 works to be completed as part of Stage 3
D10	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.	4,5	Pre-Occupation	No stormwater drainage works proposed in Stage 2 or Stage 3
D11	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 Armidale Regional Council and 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 the school at appropriate times throughout the academic year.	2	Pre-Occupation	GTP to be submitted prior to occupation of Stage 2 and applies to entire development.
D12	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, including staff management/traffic controller arrangements; (d) the location and operational management procedures for the pick-up and drop-off of students by buses and coaches for excursions and sporting activities, including staff management/traffic controller arrangements; (e) delivery and services vehicle and bus access and management arrangements; (f) management of approved access arrangements;	2	Pre-Occupation	OTAMP to be submitted prior to occupation of Stage 2 and applies to entire development.

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	(g) 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; (h) car parking arrangements and management associated with the proposed use of school facilities by community members; and (i) a monitoring and review program. The OTAMP(s) must be submitted to the Secretary for approval prior to operation of the development. The OTAMP(s) (as revised from time to time) must be implemented by the Applicant for the life of the development.			
D13	Installation of all required School Zone signage, speed management signage and associated pavement markings along Kentucky Street, Butler Street, Lambs Avenue/Mann Street, Mossman Street and Hargrave Street is to be completed prior to commencement of occupation of the development. <i>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</i>	2	Pre-Occupation	D13 requirements to be finalised prior to occupation of Stage 2.
D14	Following installation of School Zone signage, speed management signage and associated pavement markings along Kentucky Street, Butler Street, Lambs Avenue/Mann Street, Mossman Street and Hargrave Street, as required by condition D13, 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.	2	Pre-Occupation	D14 requirements to be finalised prior to occupation of Stage 2.
D15	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	2,3,4,5	Pre-Occupation	Applies to stages 2, 3, 4 and 5 of occupation.
D16	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 Fire and Rescue NSW.	2,4,5	Pre-Occupation	No mechanical ventilation in Stage 3
D17	Unless otherwise agreed by the Planning Secretary, occupation or commencement of use of the school must not occur until evidence to the satisfaction of the Planning Secretary is submitted demonstrating construction works associated with the proposed school, have been completed and that the expanded car parking facility is operational.	2,3,4,5	Pre-Occupation	
D18	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.	2,3,4,5	Pre-Occupation	
D19	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.	All	Pre-Occupation	Applies to all stages of occupation
D20	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	Pre-Occupation	Applies to all stages of occupation
D21	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.	2,4,5	Pre-Occupation	
D22	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.	2,4,5	Pre-Occupation	No stormwater quality measures proposed in Stage 3
D23	Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.	2,3,4,5	Pre-Occupation	
D24	A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building.	2,4,5	Pre-Occupation	No rainwater reuse measures in Stage 3
D25	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.	All	Pre-Occupation	Applies to all stages of occupation
D26	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 public road network. Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifier evidence from a qualified practitioner demonstrating compliance in accordance with this condition.	2,4,5	Pre-Occupation	No outdoor lightning in Stage 3
D27	Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.	All	Pre-Occupation	Applies to all stages of occupation
D28	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.	2,3,4,5	Pre-Occupation	
D29	'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	Pre-Occupation	Applies to all stages of occupation
D30	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Department/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 Appendix 25 if the EIS.	2,3,4,5	Pre-Occupation	The Waste Management Plan for Stage 5 will be consistent with the outcomes of Waste Management Plans for prior stages.

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Cond.	Description	Stage Triggered	Phase	Comment
D31	Prior to the commencement of operation, the Applicant must submit to the EPA, Planning Secretary and Certifying Authority for information a Validation report for the remediation works undertaken under the Review of Environmental Factors issued on 21 December 2018.	2,4,5	Pre-Occupation	No remediation works undertaken in Stage 3 as it is public domain
D32	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.	2,3,4,5	Pre-Occupation	
D33	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.	2,4,5	Pre-Occupation	No building components in Stage 3
D34	The Applicant must not commence operation until the Landscape Management Plan is submitted to the Planning Secretary and Certifying Authority for information.	2	Pre-Occupation	Landscape Management Plan to be submitted prior to occupation of Stage 2 and applies to entire development.
Post Occupation				
E1	The Applicant is to prepare an Out of Hours Event Management Plan (School Use) for out of hours events run by the school that involve 100 or more people. The plan must be prepared in consultation with Council, and include the following: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) details of the use of the school hall, agricultural facilities, sports fields and courts, where applicable, restricting use before 8 am and after 10 pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	All	Occupation	OOHMP (School Use) to be submitted prior to the first event of Stages 2, 4 or 5 that involves 100 or more people.
E2	The Applicant must submit a copy of the Out of Hours Event Management Plan to the Department and to the Council, prior to commencement of the first event.	All	Occupation	OOHMP (School Use) to be submitted for operation of stages 2, 4 and 5 that involves 100 or more people .
E3	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.	All	Occupation	OOHMP (School Use) to be submitted for operation of stages 2, 4 and 5 to be implemented for the duration of events.
E4	The Applicant is to prepare an Out of Hours Event Management Plan (Community Use) for out of hours events run by external parties that involve 100 or more people. The plan must be prepared prior to each relevant event, and include the following: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) details of the use of the school hall, agricultural facilities, sports fields and courts, where applicable, restricting use before 8 am and after 10 pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	All	Occupation	OOHMP (Community Use) to be submitted prior to the first event of Stages 2, 4 or 5 run by external parties that involve 100 or more people.
E5	The Applicant must submit a copy of the Out of Hours Event Management Plan to the Department and to the Council, prior to commencement of the first community event or use.	All	Occupation	OOHMP (Community Use) to be applicable to operation of stages 2, 4 and 5 run by external parties that involve 100 or more people.
E6	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.	All	Occupation	OOHMP (Community Use) to be applicable to operation of stages 2, 4 and 5 to be implemented for the duration of events.
E7	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	Occupation	Applicable to all stages
E8	The Community Communication Strategy, must be implemented for a minimum of 12 months following the completion of construction.	All	Occupation	Applicable to all stages
E9	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Environmental Noise Assessment for the Redevelopment of Armidale Secondary College, Butler Street, Armidale prepared by Day Design Pty Ltd, and dated 3 September 2020.	All	Occupation	Applicable to all stages
E10	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the Environmental Noise Assessment for the Redevelopment of Armidale Secondary College, Butler Street, Armidale prepared by Day Design Pty Ltd, and dated 3 September 2020.	2,5	Occupation	Condition to be satisfied within 2 months of commencement of operation of Stages 2 and 5.
E11	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.	2,5	Occupation	Subject to noise monitoring undertaken during Stages 2 and 5.
E12	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	Occupation	Applicable to all stages

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Cond.	Description	Stage Triggered	Phase	Comment
E13	The GTP required by condition D11 of this consent must be updated annually and implemented.	All	Occupation	Applicable to all stages
E14	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.	2	Occupation	Green star or alternate certification to be submitted within 6 months of operation of Stage 2.
E15	The illumination of the sign and LED screens must be switched off between 6pm and 7am, unless otherwise agreed by Council.	All	Occupation	Applicable to all stages
E16	The lighting to be used in connection with the sign must comply with AS4282 - Control of the Obtrusive Effects of Outdoor Lighting, to protect the amenity of the locality.	All	Occupation	Applicable to all stages
E17	The sign must not: (a) dazzle or distract drivers due to their colouring; (b) be able to be mistaken for a traffic signal because they have, for example, red, amber or green circles, octagons, crosses or triangles; (c) be able to be mistaken as an instruction to drivers; (d) display advertising or messages which contain fully animated or video/movie style advertising or images; or (e) be used for any live television, satellite, internet or similar broadcast E18. The sign must not emit sound.	All	Occupation	Applicable to all stages
E18	N/A		Occupation	Applicable to all stages
E19	Notwithstanding Condition D26, 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	Occupation	Applicable to all stages
E20	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	Occupation	
E21	The Applicant must maintain the landscaping and vegetation on the site in accordance with the Landscape Management Plan required by condition C51 for the duration of occupation of the development.	All	Occupation	Applicable to all stages