

PEOPLE WHO BUILD



STAGING REPORT

PROJECT NAME

**NEW MARSDEN PARK PUBLIC SCHOOL
(NORTHBOURNE PUBLIC SCHOOL)**

SSD NO AND DATE

9809 / 17 JUNE 2020

CLIENT

SCHOOLS INFRASTRUCTURE NSW

PROJECT NO.

**CLIENT PROJECT REFERENCE – SINSW00027/19
ADCO PROJECT NUMBER - 3429**

REVISION

R7 – 01/04/2021

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VERSION CONTROL

Rev. No.	Issue Date	Approved By	Position	Details
R0	07/09/2020	Dean Israel	Project Manager	Preliminary Report for review
R1	14/09/2020	Dean Israel	Project Manager	Submission to Planning Secretary
R2	20/10/2020	Dean Israel	Project Manager	SINSW Compliance Review
R3	01/12/2020	Dean Israel	Project Manager	Temporary School Exempt Development
R4	14/12/2020	Dean Israel	Project Manager	Amendment to incorporate Modification 2 Conditions
R5	11/03/2021	Dean Israel	Project Manager	Amendments to incorporate Stage 2A Main Building Early Use
R6	19.03.2021	Dean Israel	Project Manager	Amendments in response to initial review
R7	01.04.2021	Dean Israel	Project Manager	Amendments in response to DPIE Comments

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ADCO PROJECT PERSONNEL CONSULTATION AND SIGN OFF

We, the undersigned, confirm that we have been consulted on the contents of this document, read and understood the contents of this document.

Name	Position	Signature	Date
Matthew Wilkinson	Construction Manager		
Dean Israel	Project Manager		
Paul Andrews	Site Manger		
Nick Napoli	Site Engineer		

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1. INTRODUCTION

1.1. PURPOSE

The purpose of this Staging Report is to detail the proposed sequence of construction, handover and operation of the New Marsden Park Public School, now formally known as Northbourne Public School in accordance with State Significant Development Approval 9808 and the proposed exempt development package (11 demountables and associated facilities).

This report details:

- (a) 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) 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) how compliance with conditions will be achieved across and between each of the stages of the project; and
- (d) mechanisms for managing any cumulative impacts arising from the proposed staging.

1.2. REPORT SUBMISSION

This document (including any future revisions) will be supplied to the Principal via the projects Aconex portal and uploaded to the project sharefile for submission to the Planning Secretary. A hard copy will also be made available to site personnel, kept in the Site Office.

1.3. REVIEW

This document will be reviewed on a periodic basis, not exceeding 6-monthly, to ensure it remains relevant to actual activities on site and methodologies implemented. Review and updates to this plan will initiate a change to the plan revision number and be recorded in the “Version Control” section of the document. Superseded Plans will be marked as such and will be located within the Management Plan Folder located in the Site Office.

1.4. PROJECT OVERVIEW

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

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Works on site commenced in February 2020 under an 'Early-Works' development application with Blacktown City Council whilst the SSDA assessment was being undertaken. Construction activities during this stage included Site Establishment, site clearing, bulk excavation and some in-ground services. These works were practically complete in May with the site prepared ready for the SSD approved works to commence.

1.4.1. Project Scope

The Northbourne Public School Project will deliver;

- A Temporary 'Pop-Up' School utilising demountable buildings for Administration and Staff Facilities, 28 teaching spaces including 1 Special Needs Unit, Library, Multi-purpose Hall, Canteen and Amenities. In addition, Out of School Hours care facilities will be provided and Covered Outdoor Learning Area and play spaces will be provided.
- New Two Storey permanent public school that will accommodate 1000 students. Facilities will include Reception and Administration, 40 teaching spaces, Multi-purpose Hall, Library, Canteen and Amenities, associated external works including covered outdoor learning areas, Staff Carpark, Sports Fields, play areas and landscaping. The project will also deliver public domain infrastructure including a Bus stop, Parent drop off and pickup and Pedestrian Crossings with associated Street Lighting

1.4.2. Project Commencement Date

SSD Approved works commenced Monday 20 July 2020.

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1.4.3. Project Address

The site is legally described as Lot 2889 in Deposited Plan 1230906. This is the corner of Northbourne Drive (to the east) and Bolwarra Drive (to the north) within the Elara Estate, Marsden Park. (Figure 1.0)

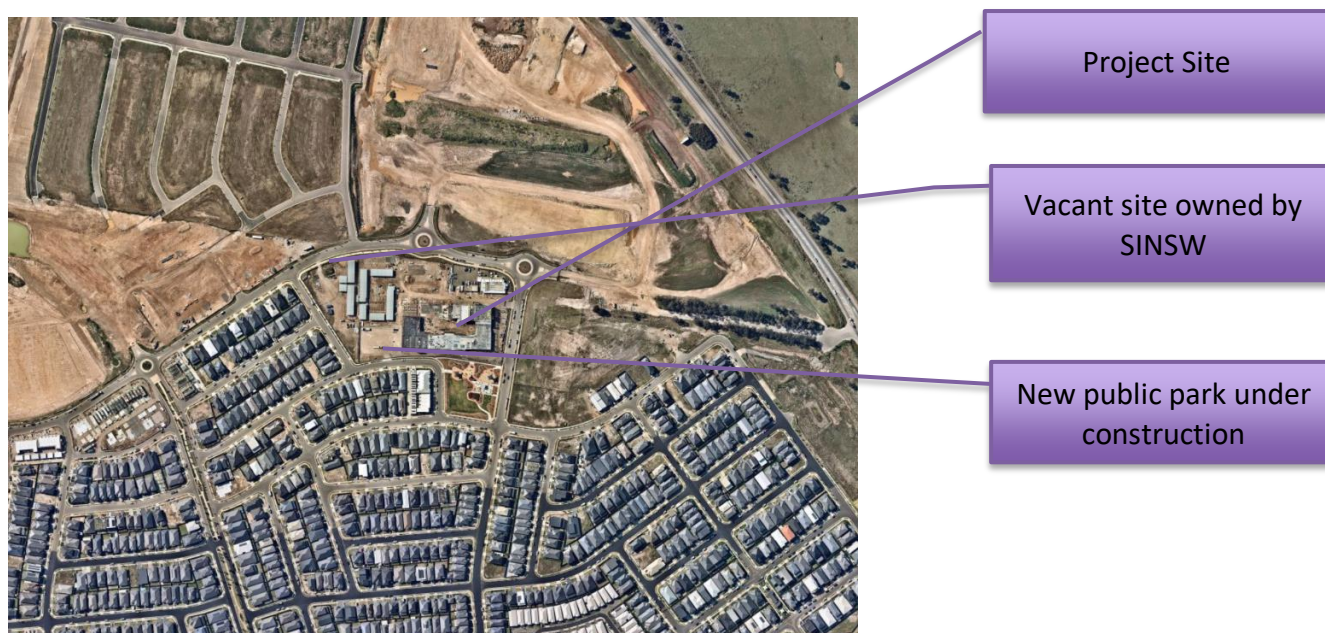


Figure 1.0 – Site location

2. STAGING

2.1 STAGING OVERVIEW

The project is delivering much needed infrastructure to a rapidly growing region of New South Wales. As such the investment and staging is geared towards delivering additional education facilities as soon as possible to ease the burden on existing schools in the Blacktown district.

A key measure is the inclusion of a Temporary ‘Pop-Up’ School provided in the North West corner of site whilst the main permanent school is under construction. A Crown Completion Certificate will be obtained for this temporary portion of the works approved under the SSDA (18 demountable classrooms and associated facilities). 11 additional demountables, 2 temporary staff buildings, and 3 temporary toilet blocks and a temporary elevated deck linking the temporary facilities will be installed via the exempt development pathway to provide a temporary campus for approximately 830 students for Term 1 2021.

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The completion and commencement of operation of the main school is planned to be undertaken in two stages. An early-use portion 2A will be made available to the school for operation for Day 1, Term 2 2021; providing permanent teaching spaces for 275 students. Refer to figure 2.1 below for the extent of area included in the early use area. The remainder of the main building, 2B, and surrounding external works are anticipated to be completed in May 2021, providing permanent teaching spaces for the remaining 725 students. Separate Crown Completion Certificates will be obtained for both stages of the main school works. Following the Main School occupation in stage 2B, the temporary school will be dismantled, and the occupied space transformed into the final landscaped and playing fields spaced for the permanent school with the project coming to completion December 2021 and a third and final Crown Completion Certificate being obtained.

The delivery of the project will be therefore undertaken in the following 4 stages (Refer to Table 1.0 and Figures 2.0 and 2.1) :

STAGE	NAME	COMMENCEMENT	ANTICIPATED OPERATION DATE
STAGE 1	TEMPORARY SCHOOL CONSTRUCTION	JULY 2020	JANUARY 2021
STAGE 2A	MAIN SCHOOL CONSTRUCTION – EARLY USE PORTION	JULY 2020	APRIL 2021
STAGE 2B	MAIN SCHOOL CONSTRUCTION – REMAINDER	JULY 2020	MAY 2021
STAGE 3	TEMPORARY SCHOOL DECANT AND COMPLETE EXTERNAL WORKS	JULY 2021	DECEMBER 2021

Table 1.0 – Staging Schedule

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STAGE 1
DELIVERY OF
TEMPORARY SCHOOL
(SSDA WORKS & 11
DEMOUNTABLES AND
ASSOCIATED WORKS
VIA THE EXEMPT
DEVELOPMENT
PATHWAY



STAGE 2A AND 2B
DELIVERY OF MAIN
SCHOOL (Refer figure
2.1 for split between
sub-stages)



STAGE 3
TEMPORARY SCHOOL
DECANT AND
COMPLETE ETERNAL
WORKS

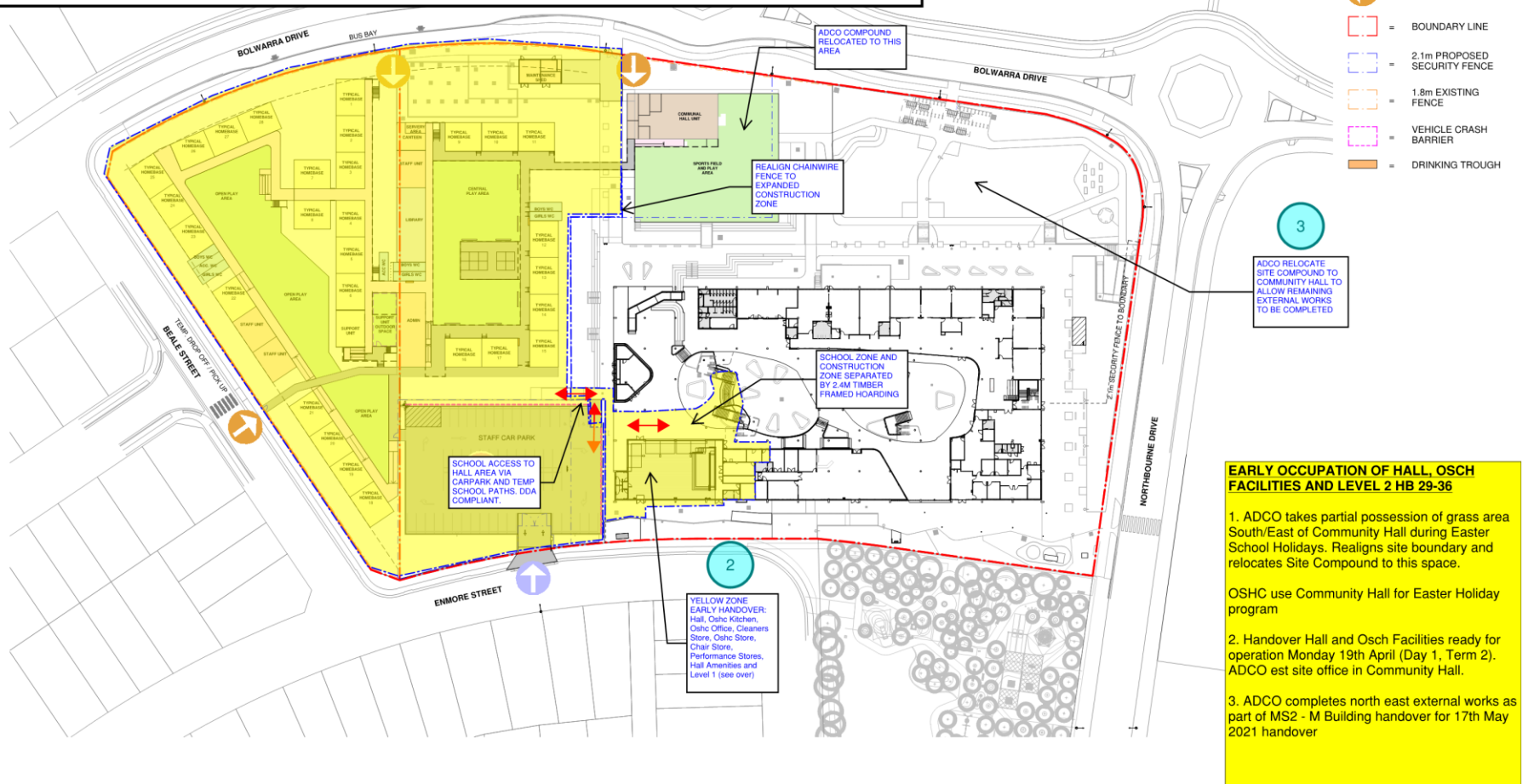
Figure 2.0 – Staging Diagrams

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Figure 2.1 – Stage 2A and 2B staging plans

Milestone 02A - Main Building Early Use Portion (Yellow)

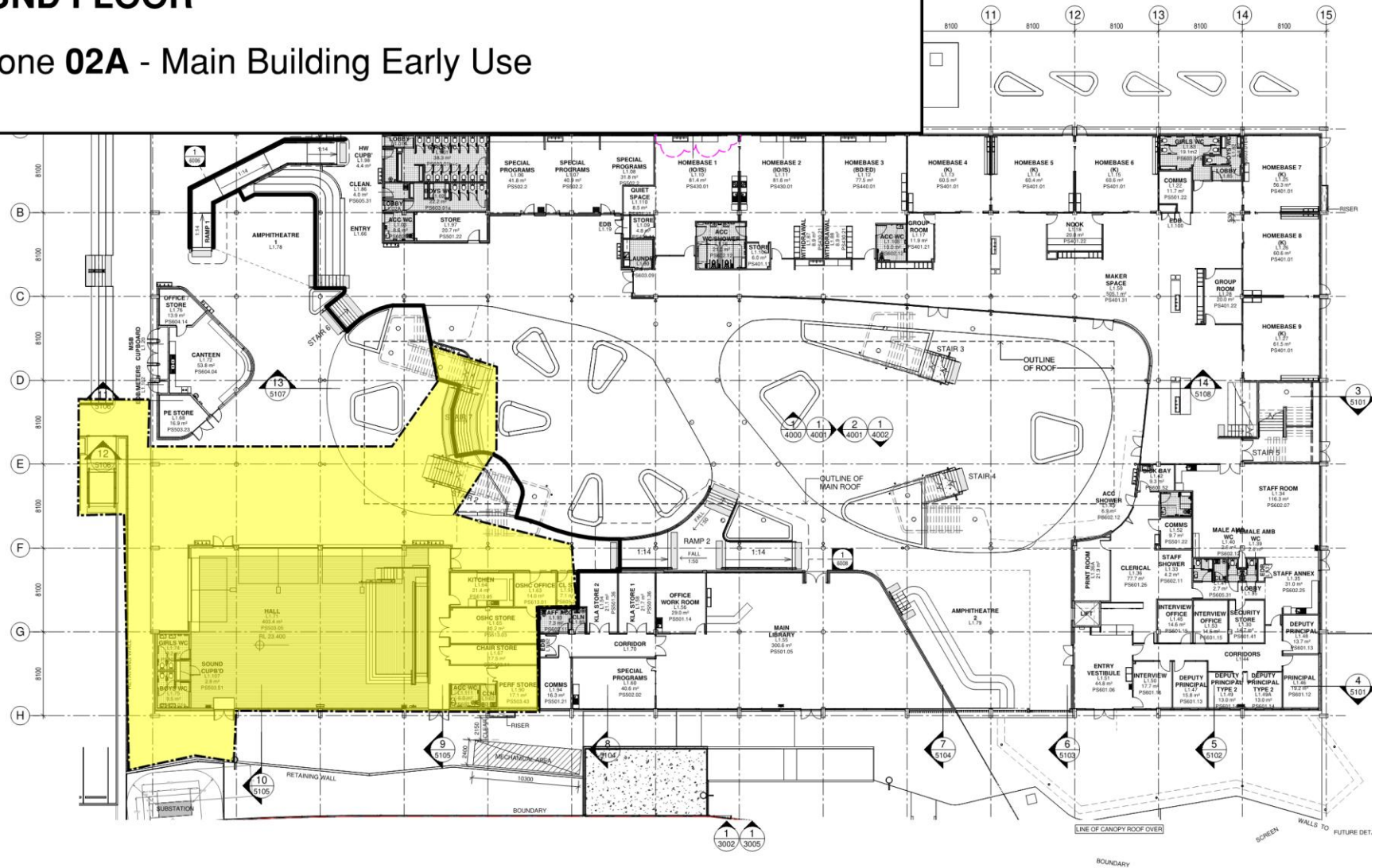
Temporary School still in Operation.

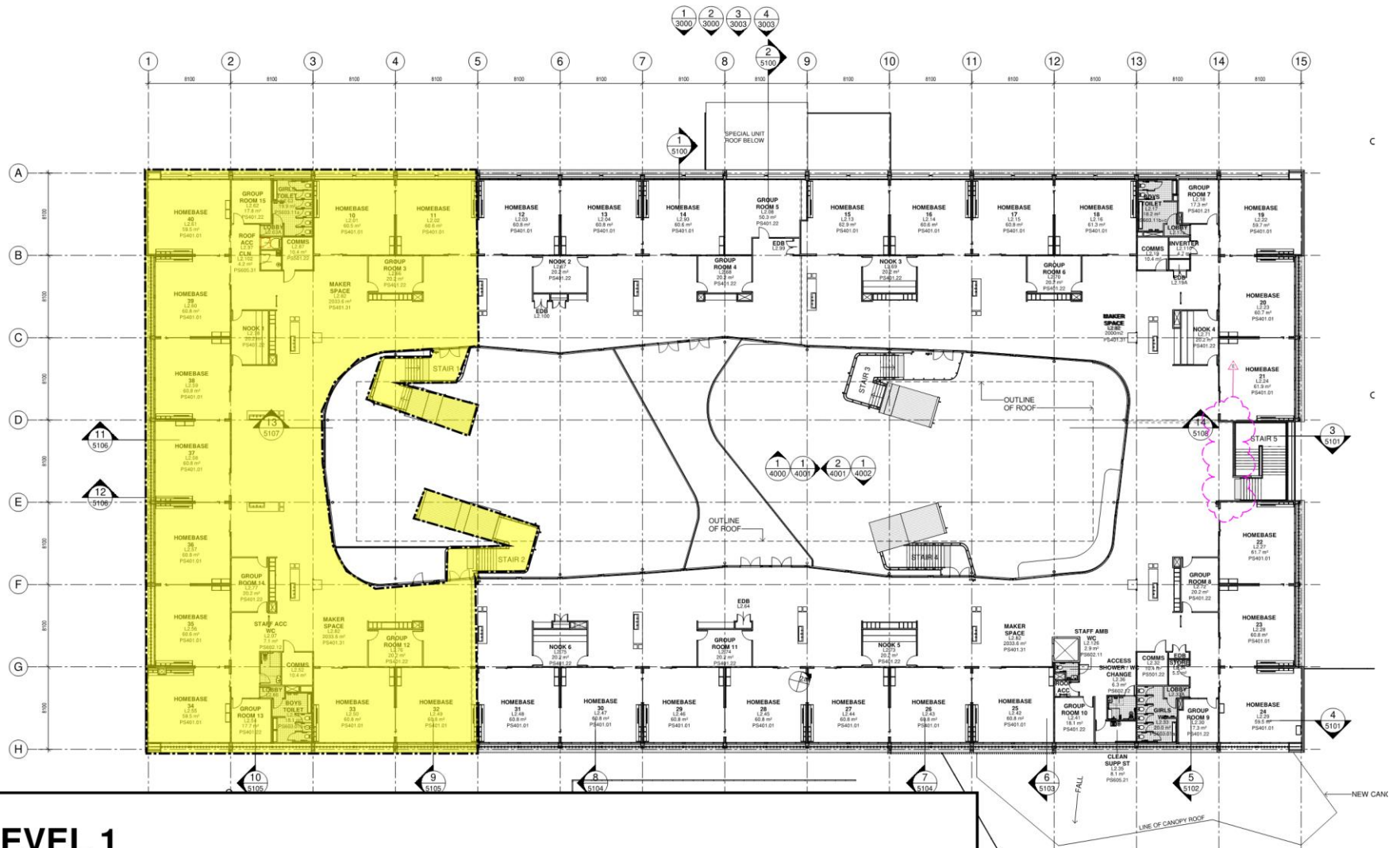


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GROUND FLOOR

Milestone 02A - Main Building Early Use



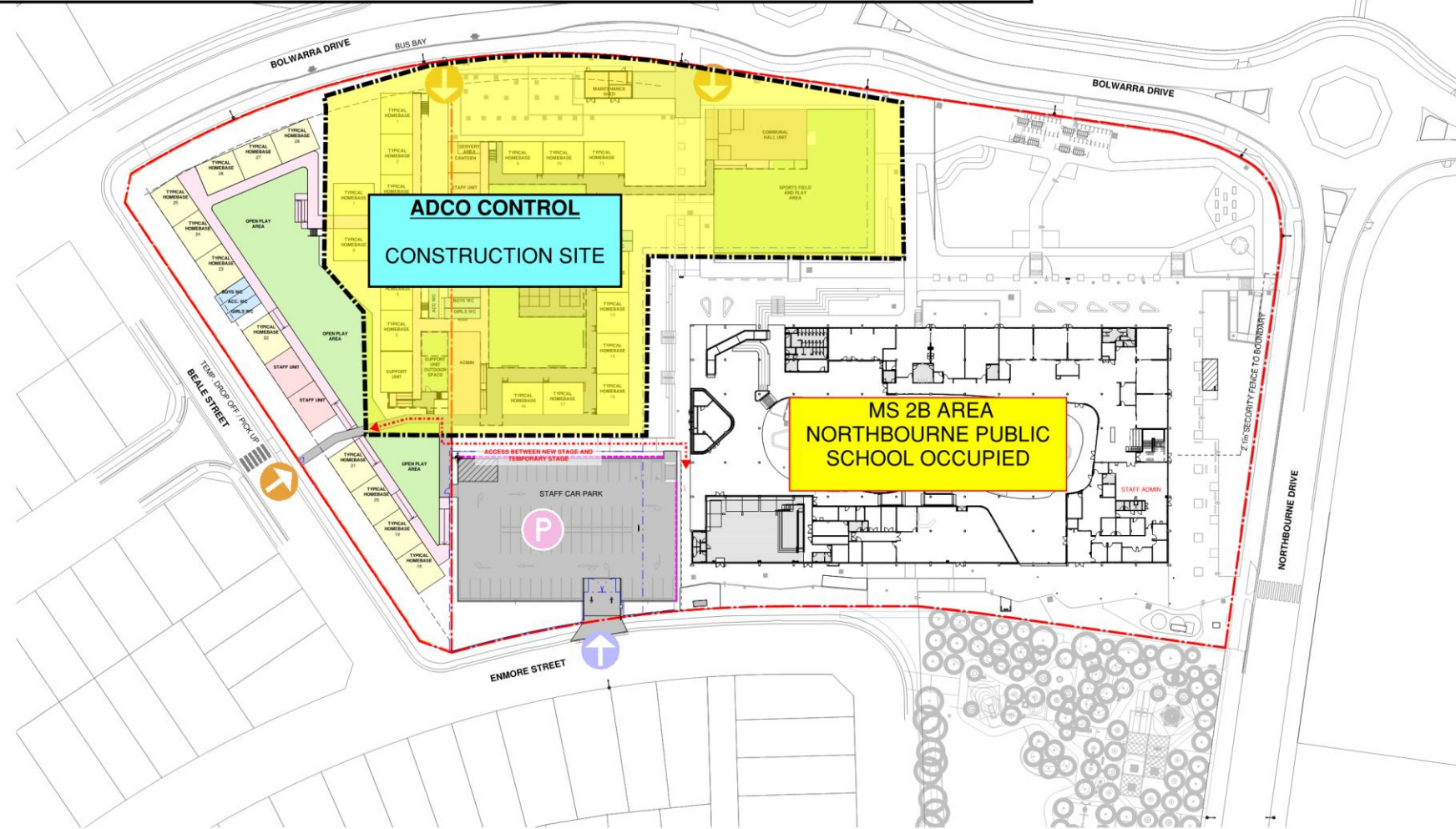


LEVEL 1

Milestone 02A - Main Building Early Use

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Milestone 02B -
Entire Main Building and North East Landscaping complete



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2.2 CONSTRUCTION ACTIVITIES

The relevant construction activities and their sequence is outlined in the following table 2.0:

Table 2.0 – Construction Sequence

Item	Area / Activity	Period
STAGE 1 – TEMPORARY SCHOOL (830 Student Capacity)		
1.1	Site clearing and groundworks	July 2020
1.2	In ground services	August 2020
1.3	Sub-Structure; footings and brick piers	August – September 2020
1.4	Demountable unit installation via mobile craneage	September 2020
1.5	Services Connections and Fit off	September – October 2020
1.6	Carpentry Works; Timber ramp, stairs, walkways and awnings	October – November 2020
1.7	External works and landscaping	November – December 2020
1.8	Staff Carpark construction	August - December 2020
1.9	Public Domain works; Pedestrian Crossing and Bus Stop	January 2021
1.10	Commissioning	December 2020 – January 2021
STAGE 2A and 2B – MAIN SCHOOL (1000 Student Capacity)		
2.1	Foundations (Screw Piles) and Concrete Footings	August – September 2020

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2.2	Concrete Structure; Ground and First Floor slabs	August – October 2020
2.3	Roof Structure	September – November 2020
2.4	Building envelope works; Roofing, Cladding and Glazing	October – February 2020
2.5	Internal fit out works	November 2020 – April 2021
2.6	External works; concrete pavements, landscaping and play areas	January – May 2021
2.7	Public Domain works; Parent Drop-Off and Pick-up, Raised Pedestrian Crossings	February – March 2021
2.8	Building Commissioning	April - May 2021
STAGE 3 – TEMPORARY SCHOOL DECANT AND COMPLETE EXTERNAL WORKS		
	Demolition and Decanting	June 2021
	Hard landscaping; tiered seating, paths etc	August – September 2021
	Playing field and Netball Court construction	September – October 2021
	Soft Landscaping	November 2021
	Commissioning	December 2021

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3. SSD CONDITION COMPLIANCE

This Staging Report to detail how compliance with the SSD conditions will be achieved across and between each of the stages of the project. The proposed strategy differs between the five Parts A to E and is outlined in detail below.

3.1 PART A - ADMINISTRATIVE CONDITIONS

The conditions detailed in Part A of the SSD Consent outline the administrative requirements of the project and are considered relevant to all stages. Compliance is expected throughout the project as required.

Table 3.0 - Part A Conditions relevance to operation staging

PART A ADMINISTRATIVE CONDITIONS				
Cond No	Description	Stage	Phase Applicable	Comment
A1	Obligation to Minimise Harm to the Environment In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	ALL	Throughout	
A2	Terms of Consent The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS, RtS and the RRAI; and (d) in accordance with the approved plans in the table below (except as may be amended by the conditions of consent):	ALL	Throughout	

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A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	ALL	<i>Throughout</i>	
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). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	ALL	<i>Throughout</i>	
A5	Limits of Consent This consent lapses five years after the date of consent unless work is physically commenced.	ALL	<i>Throughout</i>	
A6	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	ALL	<i>Throughout</i>	
A7	Planning Secretary as Moderator In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's	ALL	<i>Throughout</i>	

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	resolution of the matter must be binding on the parties.			
A8	Evidence of Consultation Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: i) the outcome of that consultation, matters resolved and unresolved; and ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	ALL	<i>Throughout</i>	
A9	Staging The project may be constructed and operated in stages in accordance with the Staging Plan prepared by ADCO and dated 16 December 2020, except for the noise monitoring requirements contained in Condition E9 which must be satisfied following commencement of use of Stages 1 and 3. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of	ALL	<i>Throughout</i>	

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	operation of the first of the proposed stages of operation).			
A10	A Staging Report prepared in accordance with condition A9 must: (a) 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); (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	<i>Throughout</i>	

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A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	ALL	<i>Throughout</i>	
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a each specific stage identified in the Staging Plan prepared by ADCO and dated 16 December 2020 must be complied with at all times the relevant time for that stage as identified in the Staging Report.	ALL	<i>Throughout</i>	
		ALL	<i>Throughout</i>	
A13	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including	ALL	<i>Throughout</i>	

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	management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).			
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	ALL	<i>Throughout</i>	
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	ALL	<i>Throughout</i>	
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that	ALL	<i>Throughout</i>	

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	requires the strategy, plan, program or drawing.			
A17	Structural Adequacy All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	ALL	<i>Throughout</i>	
A18	External Walls and Cladding The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	ALL	<i>Throughout</i>	
	Applicability of Guidelines			
A19	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	<i>Throughout</i>	
A20	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	<i>Throughout</i>	

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A21	Monitoring and Environmental Audits Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.	ALL	Throughout	
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A22	Access to Information At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	ALL	Throughout	
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A23	Compliance The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	ALL	<i>Throughout</i>	
	Incident Notification, Reporting and Response			
A24	The Planning Secretary 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	<i>Throughout</i>	
A25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	ALL	<i>Throughout</i>	
	Non-Compliance Notification			
A26	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	ALL	<i>Throughout</i>	
A27	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	<i>Throughout</i>	
A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	ALL	<i>Throughout</i>	

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	Revision of Strategies, Plans and Programs			
A29	Within three months of: (a) the submission of a compliance report under condition B23; (b) the submission of an incident report under condition A25; (c) the submission of an Independent Audit under condition C35 or C36; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	ALL	<i>Throughout</i>	
A30	If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	ALL	<i>Throughout</i>	

3.2 PART B - PRE-COMMENCEMENT CONDITIONS

The conditions detailed in Part B of the SSD Consent outline documentation required to be prepared and approved by the relevant Authority prior to commencement of any construction or in some cases an individual component of the project which might be undertaken at a later date e.g. Landscaping, Public Domain works

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Part B also outlines the need for where consultation with an external stakeholder or authority is required prior to works being undertaken e.g. Public Domain works and consultation with Blacktown City Council

The key documentation relevant to all stages is the preparation and approval of the Construction Environment Management Plan and its various sub plans. All works are to be conducted in accordance with these management plans and reviewed and amended (if required) throughout the project.

Table 4.0 - Part B Conditions relevance to operation staging

PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Cond No	Description	Stage	Phase	Comment
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	ALL	Prior to Construction	This has been issued prior to commencement of SSD works (without staging)
B2	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	ALL	Prior to Construction	This will be submitted prior to commencement of construction or operation of all stages.
B3	Certified Drawings Prior to the commencement of construction, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Stage 1 and 2	Prior to Construction	This condition has been satisfied prior to commencement of construction of SSD works (prior to any staging) and the submission addresses the entire development. No Structural elements will be constructed in Stage 3. Landscaping and external works only
B4	External Walls and Cladding Prior to the commencement of construction of external walls and cladding, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Stage 1 and 2	Prior to Construction of external walls and cladding	This condition has been satisfied prior to commencement of construction of SSD works (prior to any staging) and the submission addresses the entire development. No External Walls or Cladding elements will be constructed in Stage 3. Landscaping and external works only

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B5	Protection of Public Infrastructure Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	Stage 1 and 2	Prior to Construction	<i>This condition has been satisfied prior to commencement of construction of SSD works (prior to any staging) and the submission addresses the entire development.</i>
B6	Pre-Construction Dilapidation Report Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, and Council assets that are likely to be impacted by the proposed works.	Stage 1 and 2	Prior to Construction	<i>This condition has been satisfied prior to commencement of construction of SSD works (prior to any staging) and the submission addresses the entire development.</i>
B7	Unexpected Contamination Procedure Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B13 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the Site.	Stage 1 and 2	Prior to Construction	<i>This condition has been satisfied prior to commencement of construction of SSD works (prior to any staging) and the submission addresses the entire development.</i>
B8	Community Communication Strategy No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the	Stage 1 and 2	48 hours Prior to Construction	<i>This condition has been satisfied prior to commencement of construction of SSD works (prior to any staging) and the submission addresses the entire development.</i>

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	design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; NSW Government 11 Marsden Park New Primary School Department of Planning, Industry and Environment (SSD 9809) (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. (e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.			
B9	Ecologically Sustainable Development Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by: (a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier or seeking approval from the Planning Secretary for an alternative certification process; or (b) including water sensitive urban design measures in the design, such as: i) consideration for water monitoring systems to identify leaks or the like; and ii) use of water efficient fixtures and fittings.	Stage 1 and 2	Prior to Construction	<i>This condition has been satisfied prior to commencement of construction of SSD works (prior to any staging) and the submission addresses the entire development. (Extension granted)</i> <i>SINSW Alternate ESD pathway proposed</i>

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B10	Rainwater Harvesting Within three months of the commencement of construction the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.	Stage 1 and 2	<i>Within 3 months of construction</i>	<i>This condition has been satisfied prior to commencement of construction of SSD works (prior to any staging) and the submission addresses the entire development.</i>
B11	Outdoor Lighting Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Stage 1 and 2	<i>Prior to lighting installation</i>	<i>This condition has been satisfied prior to commencement of construction of SSD works (prior to any staging) and the submission addresses the entire development. No external lighting installed in stage 3</i>
B12	Environmental Management Plan Requirements Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data; (b) details of: i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); ii) any relevant limits or performance measures and criteria; and iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: i) impacts and environmental performance of the development; ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; NSW Government 12 Marsden Park New Primary School	ALL	<i>Throughout</i>	<i>Applies to all EMPs required by this consent</i>

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	Department of Planning, Industry and Environment (SSD 9809) (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 / update of the plan and any updates in response to incidents or matters of non-compliance. Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans			
	Construction Environmental Management Plan			
B13	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for Stage 1 and 2. The CEMP must include, but not be limited to, the following: (a) Details of: i) hours of work; ii) 24-hour contact details of site manager; iii) management of dust and odour to protect the amenity of the neighbourhood; iv) stormwater control and discharge; v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; vi) groundwater management plan including measures to prevent groundwater contamination; vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; viii) community consultation and complaints handling; and ix) procedures and commitments for the removal, without additional impacts, of temporary facilities, including any hoarding, barriers, toilet facilities, soil erosion control measure and site access.	Stage 1 and 2	Prior to Construction	<i>This condition has been satisfied prior to commencement of construction of SSD works (prior to any staging) and the submission addresses the entire development.</i>

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	(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B14); (c) Construction Noise and Vibration Management Sub-Plan (see condition B16); (d) Construction Waste Management Sub-Plan (see condition B17); (e) Construction Soil and Water Management Sub-Plan (see condition B18); (f) Flood Emergency Response Sub-Plan (see condition B19); (g) an unexpected finds protocol for contamination and associated communications procedure; (h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and (i) 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.			
B14	A Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (d) detail heavy vehicle routes; include location of all proposed work zones; NSW Government 13 Marsden Park New Primary School Department of Planning, Industry and Environment (SSD 9809) (e) details of the haulage routes and the construction hours; (f) details of estimated number and type of construction vehicle movements including morning and afternoon peak and off-peak movements for each stage of construction; (g) details of the construction program highlighting details of peak construction	Stage 1 and 2	Prior to Construction	<i>This condition has been satisfied prior to commencement of construction of SSD works (prior to any staging) and the submission addresses the entire development.</i>

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	activities and proposed construction staging; and (h) details of the measures that are to be implemented to mitigate the potential impacts associated with the construction of Stage 2 while Stage 1 is in operation including scheduling truck movements outside drop-off and pick-up times for the temporary school.			
B15	A Traffic Control Plan (TCP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s) and satisfy the requirements of AS 1742.3 – 2009; (b) be prepared in consultation with Council; (c) detail the traffic control devices and facilities (i.e. barricades, signs, lights, etc.); (d) ensure suitably qualified and experienced person(s) undertaking the control of traffic through or around work sites on Council controlled roads; (e) the coordination, communication and cohesion between adjacent traffic control systems shall be addressed by the Applicant and must satisfy all the requirements of AS 1742.3 - 2009. (f) where the TCP may change during the course of construction to facilitate new works, a revised traffic control plan shall be prepared and certified by a suitably qualified and experienced person(s) to prepare a Work Zone Traffic Management Plan. This Plan must satisfy all the requirements of AS 1742.3 – 2009 and the current version of the RMS Traffic Control at Work Sites manual and shall be submitted to Council prior to implementation.	Stage 1 and 2	Prior to Construction	<i>This condition has been satisfied prior to commencement of construction of SSD works (prior to any staging) and the submission addresses the entire development.</i>

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B16	The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) hours of construction in accordance with conditions C3 to C8; (d) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (e) include strategies that have been developed with the community for managing high noise generating works; (f) describe the community consultation undertaken to develop the strategies in condition B16(e); (g) include a complaints management system that would be implemented for the duration of the construction; and (h) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition B12(d). (i) detail the measures to be implemented to mitigate the potential noise impacts associated with the construction of Stage 2 while Stage 1 is in operation.	Stage 1 and 2	Prior to Construction	<i>This condition has been satisfied prior to commencement of construction of SSD works (prior to any staging) and the submission addresses the entire development.</i>
B17	The Construction Waste Management Sub-Plan (CWMSMP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in NSW Government 14 Marsden Park New Primary School Department of Planning, Industry and Environment (SSD 9809) accordance with the requirements of the relevant legislation, codes, standards and	Stage 1 and 2	Prior to Construction	<i>This condition has been satisfied prior to commencement of construction of SSD works (prior to any staging) and the submission addresses the entire development.</i>

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	guidelines, prior to the commencement of construction.			
B18	The Applicant must prepare a Construction Soil and Water Management Plan Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert; (b) be consistent with Council's sediment and erosion controls policies listed in Blacktown City Council's Engineering Guide to Development (2005) and Civil works specification; (c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'. The erosion and sediment controls must be consistent with the Council approved Bulk Earthworks Modifications Plan for the site (Council Reference MOD-20-00079); (d) provide a plan of how all construction works will be managed in wet-weather events (i.e. storage of equipment, stabilisation of the Site); (e) detail all off-Site flows from the Site; and (f) describe the measures that 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 and 1 in 5-year ARI.	Stage 1 and 2	Prior to Construction	<i>This condition has been satisfied prior to commencement of construction of SSD works (prior to any staging) and the submission addresses the entire development.</i>

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B19	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s) in consultation with the SES; (b) address the provisions of the Floodplain Risk Management Guidelines (EESG); (c) include details of: i) the flood emergency responses for both construction phases of the development; ii) predicted flood levels; iii) flood warning time and flood notification; iv) assembly points and evacuation routes; v) evacuation and refuge protocols; and vi) awareness training for employees and contractors.	Stage 1 and 2	Prior to Construction	<i>This condition has been satisfied prior to commencement of construction of SSD works (prior to any staging) and the submission addresses the entire development.</i>
B20	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes.	Stage 1 and 2	Prior to Construction	<i>This condition has been satisfied prior to commencement of construction of SSD works (prior to any staging) and the submission addresses the entire development.</i>
B21	Construction Parking Prior to the commencement of construction of Stage 1 and Stage 2, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier: (a) all vehicles must be able to enter and leave the Site in a forward direction; (b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and (c) the safety of vehicles and pedestrians accessing adjoining properties and the temporary school in Stage 1 has been addressed.	Stage 1 and 2	Prior to Construction	<i>This condition has been satisfied prior to commencement of construction of SSD works (prior to any staging) and the submission addresses the entire development.</i>
	Compliance Reporting			

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B22	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	ALL	<i>Throughout</i>	<i>Applies to compliance reporting throughout all stages</i>
B23	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	ALL	<i>Throughout</i>	<i>Applies to compliance reporting throughout all stages</i>
B24	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	ALL	<i>Throughout</i>	<i>Applies to compliance reporting throughout all stages</i>
B25	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	ALL	<i>Operation</i>	<i>Applies to compliance reporting throughout all stages</i>
B26	Landscaping Prior to the commencement of landscaping works, the Applicant must prepare a Landscape Plan to the satisfaction of the Certifier. The plan must: (a) be prepared in consultation with Council; (b) be generally in accordance with the conceptual design in the EIS; (c) detail the location, species, maturity and height at maturity of plants to be planted; (d) include species (trees, shrubs and groundcovers) indigenous to the local area and incorporate component species of Shale Gravel Transition Forest; and (e) prior to the commencement of landscape works incorporate Aboriginal cultural heritage into the design of landscaping on-site.	Stage 2	<i>Prior to commencement of landscaping works</i>	<i>Landscaping works are planned to be undertaken in the 12 weeks of stage 2. Necessary documentation and records of consultation is expected to be submitted by December 2020</i>
	Public Domain Works			

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B27	Prior to the commencement of public domain works, the Applicant must prepare a Public Domain Works Plan to the satisfaction of the Certifier. The plan must: (a) be prepared in consultation with Council; (b) detail the location and width of all footpaths, drop-off / pick up zone and bus zone and the integration of landscaping and hardstand areas. Alternative solutions are to be considered to accommodate the required width of the shared path along the western side of Northbourne Drive. If there are no satisfactory arrangements, the Applicant may dedicate a portion of the site to accommodate the shared path; and (c) prior to the commencement of public domain works detail the location of street lighting including around the pedestrian crossings to meet the requirements of TfNSW and Council.	Stage 1 and 2	<i>Prior to commencement of public domain works</i>	<i>Public domain works are proposed to be constructed in stage 1 and 2.</i> <i>The staging of the Public Domain works is detailed in part 5 of this Report.</i> <i>The design for the public domain works was submitted to Blacktown City Council and endorsed by its Traffic Committee on 6 October 2020. The bus bay on Bolwarra Drive, the temporary pedestrian crossing on Beale Street and the raised wombat crossing and associated street lighting on Northbourne Drive approved under the section 138 approval obtained under Condition D10 of this consent will be installed prior to students using the site on Day 1 Term 1, 2021 as approved under SSD 9809 MOD 2. A supplementary public domain drawing has been provided to identify the timing for completing the Bolwarra Drive bus bay, Beale Street and Northbourne Drive pedestrian works approved under SSD 9809 MOD 2 (see Annexure B).</i>
B28	In relation to any dedications required by Condition B27(b), Council has the authority to release, vary or modify the easement(s) or restriction(s). The form of any easement or restriction created as a result of this consent must be in accordance with Council's standard recitals for Terms of Easements and Restrictions and the standard format for easements and restrictions as accepted by the Land Registry Services. This dedication cannot be extinguished or altered except with the consent of Council.	Stage 1 and 2	<i>Throughout</i>	<i>Note</i>
	Stormwater Management System			

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B29	Prior to the commencement of construction of Stage 1 and Stage 2, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The design of the system, preparation of required plans, and the certification of relevant designs must: (a) be in accordance with the stormwater and drainage requirements contained in Council's submission dated 12 June 2020, unless otherwise agreed to by the Planning Secretary, following consultation with Council; (b) be designed, where required, by a suitably qualified and experienced person(s); (c) be certified, where required, by a suitably qualified and experienced person(s) NSW Government 16 Marsden Park New Primary School Department of Planning, Industry and Environment (SSD 9809) (d) be generally in accordance with the Civil Drawings provided by Henry & Hymas referenced in condition A2, as amended by condition B28; (e) be generally in accordance with the BCCGC DCP 2016, Council's Engineering Guide for Development 2005 and Council's WSUD Developer Handbook 2019; (f) be in accordance with applicable Australian Standards; and (g) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines. Include on-site stormwater detention storage volume of 530m³, to be provided generally in accordance with the Council's requirements; and (h) demonstrate that the development will maintain the water quality system to achieve the following minimum pollutant removal targets of Blacktown City Council Growth Centre Precincts Development Control Plan for the entire site:	Stage 1 and 2	Prior to construction	<i>Condition satisfied prior to commencement of Stage 1 and 2, documents submitted to Certifier</i> <i>All stormwater infrastructure works are proposed to be completed by the end of Stage 2</i>
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B30	Prior to the commencement of construction of Stage 1 and Stage 2, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: (a) Include rainwater tank storage volume of 75kL, to be provided generally in accordance with the Civil Drawings provided by Henry & Hymas referenced in condition A2 to the satisfaction of the certifier. (b) Stormwater tank storage volume of 75kL is to be provided generally in accordance with the Civil Drawings provided by Henry & Hymas referenced in condition A2 to the satisfaction of the certifier (c) Civil Drawings referenced in Condition A2 of the consent are to be amended as follows: (i) Detail Confined space entry warning signs on the drainage plans adjacent to all entries into the rainwater tanks. Jellyfish and detention tank in accordance with Council's Engineering Guide for Development 2005. (ii) Provide on-site detention (OSD) warning signs as per the Upper Parramatta River Catchment Trust guidelines. (iii) Provide galvanised or equivalent step irons or ladders for all entry points to the tanks. (iv) On drawing C212 (04) for sections C provide 2 sets of 600mm x 1200mm sealed access to the stormwater tank over the pumps. (v) On drawing C212 (04) for sections E show the Jellyfish baffle extending 300 mm below the weir.	Stage 1 and 2	Prior to construction	<i>Condition satisfied prior to commencement of Stage 1 and 2, documents submitted to Certifier</i> <i>All stormwater infrastructure works are proposed to be completed by the end of Stage 2</i>
B31	Drainage from the site must be connected into Council's existing drainage system. Any overland or stormwater flows must be intercepted at the property boundary, conveyed through the site in a piped or channelled drainage system and discharged in a satisfactory manner.	ALL	Throughout	Note

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3.3 PART C – DURING CONSTRUCTION CONDITIONS

Similar to Part A conditions, the Part C conditions set out the rules, protocols and expectations for how all construction phases will occur to ensure the impact on the local community is minimised. Compliance is required for all stages.

All ‘During Construction’ conditions will be complied with for the duration of all construction works and hence this report does not propose any staging of ‘during construction’ conditions.

Table 5.0 - Part C Conditions relevance to operation staging

PART C DURING CONSTRUCTION				
Cond No	Description	Stage	Phase Applicable	Comment
C1	A site notice(s): (a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements; (b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (c) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	ALL	During Construction	
C2	Operation of Plant and Equipment All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	ALL	During Construction	
	Construction Hours			

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C3	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. (c) No work may be carried out on Sundays or public holidays.	ALL	During Construction	
C4	Notwithstanding condition C3, provided noise levels do not exceed the existing background noise level plus 5 dB, works may also be undertaken during the following hours: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays.	ALL	During Construction	
C5	Construction activities may be undertaken outside of the hours in condition C3 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; (c) where the works are inaudible at the nearest sensitive receivers; and (d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	ALL	During Construction	
C6	Notification of such construction activities as referenced in condition C4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	ALL	During Construction	
C7	Written notification of works must be submitted to Council prior to the commencement of any engineering works required by this consent. This must be submitted a minimum 5 business days prior to commencement of engineering works.	ALL	During Construction	
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	

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C9	Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	ALL	During Construction	
C10	Construction Traffic All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	ALL	During Construction	
C11	Hoarding Requirements The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	ALL	During Construction	
C12	No Obstruction of Public Way The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	ALL	During Construction	
C13	Construction Noise Limits The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved CNVMP.	ALL	During Construction	
C14	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 C3.	ALL	During Construction	

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C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	ALL	During Construction	
	Vibration Criteria			
C16	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	
C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	ALL	During Construction	
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B16 of this consent.	ALL	During Construction	
C19	Tree Protection For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees immediately adjacent to the property boundaries, where they may be impacted by the development, must be protected at all times during construction in NSW Government 19 Marsden Park New Primary School Department of Planning, Industry and Environment (SSD 9809) accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council.	ALL	During Construction	
	Air Quality			

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C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	ALL	During Construction	
C21	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	
C22	Erosion and Sediment Control All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'. The erosion and sediment controls must be consistent with the Council approved Bulk Earthworks Modifications Plan for the site (Council Reference MOD-20-00079).	ALL	During Construction	
C23	Imported Soil The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request.	ALL	During Construction	

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C24	Disposal of Seepage and Stormwater Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	ALL	During Construction	
	Unexpected Finds Protocol – Aboriginal Heritage	ALL		
C25	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.	ALL	During Construction	
C26	Construction works shall be carried out in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment – Lot 2889 DP1230906 – Marsden Park New Primary School at Appendix P of the EIS, dated September 2019 and prepared by AMAC Archaeological and Street Archaeological Services.	ALL	During Construction	

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C27	Unexpected Finds Protocol – Historic Heritage If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage NSW contacted. Depending on the possible NSW Government 20 Marsden Park New Primary School Department of Planning, Industry and Environment (SSD 9809) significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage NSW.	ALL	During Construction	
	Waste Storage and Processing			
C28	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	ALL	During Construction	
C29	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	
C30	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	
C31	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	ALL	During Construction	

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C32	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	ALL	During Construction	
C33	Outdoor Lighting The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	ALL	During Construction	
	Independent Environmental Audit			
C34	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	ALL	Throughout	Approval sought in accordance with Post Approval Requirements 2020
C35	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	ALL	Throughout	Audits in accordance with Post Approval Requirements 2020
C36	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice to the applicant of the date or timing upon which the audit must be commenced.	ALL	Throughout	Audits in accordance with Post Approval Requirements 2020

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C37	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C35 of this consent, or condition C36 where notice is given by the Planning Secretary; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	ALL	Throughout	Audits in accordance with Post Approval Requirements 2020
C38	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	ALL	Throughout	Audits in accordance with Post Approval Requirements 2020
C39	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	ALL	Throughout	Audits in accordance with Post Approval Requirements 2020

3.4 PART D – PRIOR TO COMMENCEMENT OF OPERATION CONDITIONS

Conditions set out in Part D do require more consideration of their relevance to each stage of “Operation”. The temporary nature of the Stage 1 and progressive completion of works will render some conditions relevant at the completion of multiple stages, or only the final stage. The proposed compliance of the Part D conditions are set out below in Table 3.0

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Table 6.0 – Part D Conditions relevance to operation staging

PART D PRIOR TO COMMENCEMENT OF OPERATION				
Cond No	Description	Stage	Phase Applicable	Comment
	Notification of Occupation			
D1	D1. At least one month before students using the site, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before students using the site, of the date of commencement and the development to be carried out in that stage.	1, 2A, 2B and 3	Students using the site	Notice of operation to be submitted prior to operation of each stage.
	External Walls and Cladding			
D2	D2. Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	1 and 2A	Prior to operation	Completion of external walls and cladding to be verified by Architect Certificate and accompanying documentation Submission for stage 2A will also cover stage 2B No External walls will be constructed in Stage 3
D3	D3. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	1 and 2A	Prior to operation	Completion of external walls and cladding to be verified by Architect Certificate and accompanying documentation and submitted. Submission for stage 2A will also cover stage 2B No External walls will be constructed in Stage 3
	Post-construction Dilapidation Report			
D4	D4. Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:	3	Prior to operation	Photographic record to be compiled and submitted to Blacktown City Council (BCC) for review. Return correspondence will be sought from BCC confirming whether there is any

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	a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. c) to be forwarded to Council. Protection of Public Infrastructure			<i>rectification work required as a result of construction activities.</i> <i>Proposed delineation of areas to be inspected and signed off by BCC for each stage:</i> <i>Stage 2: Northbourne Drive, Enmore Street and Beale Street</i> <i>Stage 3: Bolwarra Drive</i> <i>No post construction survey for Stage 1 as works still ongoing and school in this stage is temporary.</i> <i>Report will be finalised prior to commencement of operation of the final stage.</i>
D5	D5. 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. <i>Note: This condition does not apply to any damage to roads caused as a result of general road usage</i>	3	Prior to operation	Pending review of report submitted in accordance with D4 above.
D6	D6. Public areas must be maintained in a safe condition at all times. Restoration of disturbed road and footway areas for the purpose of connection to public utilities, including repairs of damaged infrastructure as a result of the construction works associated with this development site, must be undertaken by the Applicant in accordance with Council's standards and specifications, and DCP 2014 Part 8.5 Public Civil Works, to the satisfaction of Council. Council's	1, 2A, 2B, 3	Prior to operation	Pending review of report submitted in accordance with D4 above. Any damage to be repaired.

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	standards and specifications are available on the Council website.			
	Note: Prior to the commencement for construction of footway crossings and driveways a clearance shall be obtained from the relevant telecommunications carriers and where relevant Endeavour Energy. The clearance shall notify that all necessary ducts have been provided under the proposed crossing			
	Protection of Property			
D7	D7. Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	1, 2A & 2B, 3	Prior to operation	Pending review of report submitted in accordance with D4 above. Any damage to be repaired.
	Utilities and Services			
D8	D8. Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	1	Prior to operation	S73 Certificate to be provided to Certifier prior to operation of Stage 1 COMPLETED STAGE 1
	Boundary Levels			
D9	D9. Any construction at the property boundary, including but not limited to fences, retaining walls and driveways shall not be carried out until boundary alignment levels have been fixed.	1, 2A, 2B and 3	Prior to operation	Noted
	Roadworks and Access			
D10	D10. Prior to the students using the site on Day 1, Term 1 2021, the Applicant must complete all works within the road reserve to the satisfaction of the relevant roads authority. The Applicant must obtain approval for the works under section 138 of the Roads Act 1993.	1 and 2B	Students using the site	S138 Approval and BCC inspection reports to be provided of completed works. As shown in the Staging Diagrams completion of the North-Eastern corner of the site will not be possible until Stage 2B, therefore public domain works will be completed in accordance, providing access from

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				the North-Eastern corner through to the school building. No Public Domain works will be constructed in Stage 3
D11	D11. Prior to the implementation of any road line marking and traffic signage required by this development the applicant shall acquire an approval for the line marking and traffic signage plan arrangement. In this regard, the applicant shall provide evidence to the certifying authority in order to demonstrate that the proposed line marking, and traffic signage plan has approval from the local traffic committee and has been adopted by Ordinary Council Meeting.	1	Prior to operation	Evidence of BCC Local traffic committee approval and visual inspection on completion to be provided prior to occupation of stages 1 and 2. No Public Domain works will be constructed in Stage 3 COMPLETED STAGE 1
	Note: all recommendations by the local traffic committee and Ordinary Council Meeting shall be reflected within the plans for line marking and traffic signage.			
D12	D12. Prior to the commencement of operation, the Applicant must detail heavy vehicle routes, access, parking arrangements and commercial and industrial vehicular crossing to Council's standard A(BS)103S;	1	Prior to operation	Carpark operational Stage 1 and modified during stage 2. Design documentation to be submitted to BCC for review. COMPLETED STAGE 1
	Note: Under Section 138 of the Roads Act 1993 an approval for engineering work is required. These works include but are not Limited to any works within Council's road reserve and vehicular crossings			
	Works as Executed Plans			

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D13	D13. Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage, finished ground levels and public domain works have been constructed as approved, must be submitted to the Certifier and a copy provided to Council. Works-as-executed drawings must be prepared in accordance with Council's Engineering Guide for Development 2005.	2B and 3	<i>Prior to operation</i>	WAE Drawings and evidence of correspondence to BCC and certifier to be provided As shown in the Staging Diagrams completion of the North-Eastern corner of the site will not be possible until Stage 2B, with relevant plans available upon completion of this item. A revised submission will be provided on completion of stage 3 updating the finished ground levels of the remaining external works All civil works servicing stage 1 will be temporary.
D14	D14. The works-as-executed drawings must include:	2B	<i>Prior to operation</i>	OSD to be constructed in stage 2 As shown in the Staging Diagrams completion of the North-Eastern corner of the site will not be possible until Stage 2B, with relevant plans available upon completion of this item.
	(a) Demonstration that the On-Site Detention system identification plate has been installed in accordance with the Upper Parramatta River Catchment Trust Guidelines;			Certificate to be provided by Civil Engineer
	(b) certification from a Registered Surveyor, to be lodged with Council, that all finished surface levels for lot(s) required by this consent have been achieved and/or have been maintained in accordance with those established at the time of creation of the lot. The certificate must acknowledge that works have been complete. All levels must be to Australian Height Datum;			Certificate to be provided by Surveyor
	(c) certification from a Registered Engineer, to be lodged with Council, verifying that the structures associated with the On-Site Detention System(s) have been constructed to			Certificate to be provided by Civil Engineer

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	withstand all loads likely to be imposed on them during their lifetime;			
	(d) The applicant is to submit the certified line marking and traffic signage plan as required by this consent. This will require evidence to demonstrate that approvals have been obtained from the Local Traffic Committee and adoption by Council Ordinary Meeting. A final inspection report is to be included noting that all line marking, and traffic signage works are complete; and			<i>Evidence of BCC Local traffic committee approval and visual inspection on completion to be provided prior to occupation of stages 1 and 2.</i> <i>No Public Domain works will be constructed in Stage 3</i>
	(e) a final inspection report is to be included noting that all works are complete.			<i>Inspection report by BCC to be provided</i>
	Note: When Council has been nominated or defaulted as the nominee for engineering compliance. Final inspections can be arranged through Council's Coordinator of Engineering Approvals contactable on (02) 9839 6263. A final inspection checklist must be completed by the applicant prior to the final inspection.			
	Green Travel Plan			
D15	D15. Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the satisfaction of the Planning Secretary to promote the use of active and sustainable transport modes. The plan must:	2B	Prior to operation	<i>Permanent infrastructure (i.e. end of trip facilities) to be completed Stage 2B</i> <i>GTP to be prepared by a suitably qualified consultant in accordance with D15 prior to operation of stage 2B.</i>
	(a) be prepared by a suitably qualified traffic consultant in consultation with Council and TfNSW;			
	(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			

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	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 users of the development.			
	Operational Transport and Access Management Plan (OTAMP)			
D16	D16. Prior to students using the site on Day 1, Term 1 2021, an OTAMP is to be prepared by a suitably qualified person, in consultation with Council and TfNSW, and submitted to the satisfaction of the Planning Secretary. The OTAMP must address the following:	1	<i>Students using the site</i>	<i>OTAMP prepared by a suitably qualified consultant in accordance with D15. To be submitted prior to operation of stage 1 and cover entire development.</i> <i>COMPLETED STAGE 1</i>
	(a) detailed pedestrian analysis including the identification of safe route options – to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish;			
	(b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.);			
	(c) the location and operational management procedures of the pick-up and drop-off parking located within Northbourne Drive, 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 on Bolwarra Drive including staff management/traffic controller arrangements;			

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	(e) delivery and services vehicle and bus access and management arrangements;			
	(f) management of approved access arrangements;			
	(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 in Northbourne Drive;			
	(h) car parking arrangements and management associated with the proposed use of school facilities by community members; and			
	(i) a monitoring and review program.			
	School Zones			
D17	D17. Prior to students using the site on Day 1 Term 1 2021, all required School Zone signage, speed management signage and associated pavement markings along Northbourne Drive and Bolwarra Drive must be installed, inspected by TfNSW(RMS) and handed over to TfNSW(RMS).	1	<i>Students using the site</i>	<i>Inspection report to be provided by TfNSW. No additional school zones proposed for stage 3.</i> <i>COMPLETED STAGE 1</i>
	<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>			
D18	D18. The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	1 and 2A AND 2B	<i>Prior to operation</i>	<i>Site Diary and Photographic evidence to be provided</i>
	Mechanical Ventilation			
D19	D19. Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:	1 and 2A AND 2B	<i>Prior to operation</i>	<i>Certificate provided by Mechanical Services Contractor to be provided. No AS1668 MV provided for stage 3.</i>
	(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical			

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	ventilation in buildings and other relevant codes; and			
	(b) any dispensation granted by Fire and Rescue NSW.			
	Operational Noise – Design of Mechanical Plant and Equipment			
D20	D20. Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the <i>New Marsden Park Public School Noise & Vibration Impact Assessment</i> dated 18 July 2019 and prepared by Acoustic Logic Consultancy Pty Ltd have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Environmental Noise Assessment.	2B	<i>Prior to operation</i>	<i>Statement from Architect confirming recommendations have been incorporated into the design of the building. Only limited to stage 2B as stage 1 is temporary and stage 3 have no structures.</i> <i>Recommendations made within the plan relate to the construction of the building and commissioning of PA/bell system. Will not be possible to prove all recommendations have been met until completion of Stage 2B.</i>
	Bicycle Parking and End-of-Trip Facilities			
D21	D21. Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifier:	2B	<i>Prior to operation</i>	<i>Design documentation and photographic evidence of the infrastructure installed to be submitted to the Certifier</i> <i>Permanent infrastructure of such facilities to be completed Stage 2B</i> <i>As shown in the Staging Diagrams completion of the North-Eastern corner of the site will not be possible until Stage 2B, with secure bicycle parking and relevant plans available upon completion of this item.</i>
	a) the provision of a minimum of 4 staff and 148 visitor/student bicycle parking spaces;			
	b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i> , and be located in easy to access, well-lit areas that incorporate passive surveillance;			
	c) the provision of end-of-trip facilities for staff;			
	d) appropriate pedestrian and cyclist advisory signs are to be provided; and			
	e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.			
	Road Damage			

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D22	D22. Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Site as a result of construction works associated with the approved development must be met in full by the Applicant.	3	<i>Prior to operation</i>	<i>All damage and repairs to be confirmed prior to operation of final stage.</i>
	Fire Safety Certification			
D23	D23. Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	1 and 2A AND 2B	<i>Prior to operation</i>	<i>FSC to be submitted prior to operation of stage 1 and 2A AND 2B buildings.</i> <i>No additional fire safety measures installed in Stage 3 (no buildings).</i>
	Structural Inspection Certificate			
D24	D24. Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:	1 and 2A	<i>Prior to operation</i>	<i>Certificate to be provided by Structural Engineer.</i> <i>Certificate to be issued for Stage 2A will also cover Stage 2B.</i> <i>No structural works undertaken in Stage 3</i>
	(a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and			
	(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.			
	Compliance with Food Code			
D25	D25. Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas (where provided) have been fitted in accordance with	2B	<i>Prior to operation</i>	<i>Statement to be provided by suitably qualified tradesperson confirming construction of Permanent Canteen in Stage 2B is in accordance with AS4674.</i> <i>No canteens in stage 2A or 3.</i>

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	the AS 4674 <i>Design, construction and fit-out of food premises</i> and provide evidence of receipt of the certificate to the satisfaction of the Certifier.			
	Stormwater Quality Management Plan			
D26	D26. Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Certifier along with evidence of compliance with the OMP. The OMP must be prepared having regard to the requirements of Council's WSUD Inspection and Maintenance Guidelines, and ensure the proposed stormwater quality measures remain effective and contain the following:	2B	<i>Prior to operation</i>	<i>QMP to be prepared by Civil Engineer.</i> <i>Permanent stormwater infrastructure completed & operational in Stage 2B</i>
	(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.			
D27	D27. Prior to the issue of any Occupation Certificate, the Certifier shall ensure that the stormwater management systems, overland flow path work and flood control works:	2B	<i>Prior to operation</i>	<i>Site Inspection and Certificate to be provided by Civil Engineer.</i> <i>Permanent infrastructure completed in Stage 2B, no structures in stage 3.</i>
	(a) have been satisfactorily completed in accordance with the approved Construction Certificate and the conditions of this consent;			<i>As shown in the Staging Diagrams completion of the North-Eastern corner of the site will not be possible until Stage 2B, with relevant plans available upon completion of this item.</i>
	(b) have met the design intent with regard to any construction variations to the approved design; and			
	(c) any remedial works required to be undertaken have been satisfactorily completed.			
	Details of the approved and constructed system/s shall be provided as part of the works-as executed drawings.			
D28	D28. Prior to commencement of operation a chartered civil engineer is to certify that:	2B	<i>Prior to operation</i>	<i>Certificate to be provided by Civil Engineer</i>

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	(a) any proprietary water quality devices have been installed for the site as per the manufacturer's recommendations;			Relevant works not complete until Stage 2B
	(b) all the requirements of the approved drainage plan have been undertaken;			
	(c) the minimum detention storage of 530m3 has been provided below the 2-year ARI emergency overflow weir;			
	(d) the orifice size matches the approved construction certificate plans;			
	(e) the rainwater and stormwater tanks have been provided as per the approved construction certificate plans;			
	(f) all (other) signage and warning notices have been installed;			
	(g) any proprietary water quality devices have been installed for the site as per the manufacturer's recommendations.			
	(h) a copy of the certification and the works-as-executed drainage plan has been provided to the certifier, who shall provide it to Council.			
	Warm Water Systems and Cooling Systems			
D29	D29. The installation of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Not Applicable	Prior to operation	No such systems will be installed in this project. To be marked as "Not triggered" in IEA.
	Outdoor Lighting			

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D30	D30. Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:	1, 2A and 2B	Prior to operation	Certificate to be issued by Electrical Engineer for works applicable to each stage. No additional lighting installed in Stage 3
	(a) complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and			
	(b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.			
	Signage			
D31	D31. Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	1 and 2B	Prior to operation	Photo evidence to be submitted or visual inspection by Certifier demonstrating installation. Staff car park signage to be delivered at Stage 2B as permanent Admin commences operation.
D32	D32. Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	2B	Prior to operation	Photo evidence to be submitted or visual inspection by Certifier demonstrating installation. As shown in the Staging Diagrams completion of the North-Eastern corner of the site will not be possible until Stage 2B, with secure bicycle parking and relevant plans available upon completion of this item. Bicycle parking delivered at Stage 2B. Permanent bicycle storage not completed in Stage 1
	Operational Waste Management Plan			
D33	D33. Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the	1	Prior to operation	Operational Waste Management Plan to be issued by a qualified waste consultant for entire

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	development and submit it to the Certifier. The Waste Management Plan must:			<i>development. Plan be updated under A13 if required.</i>
	(a) detail the type and quantity of waste to be generated during operation of the development;			COMPLETE STAGE 1
	(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009);			
	(c) detail the materials to be reused or recycled, either on or off site; and			
	(d) include the Management and Mitigation Measures included within the <i>Marsden Park New Primary School – Waste Management Plan</i> dated July 2019 and prepared by GHD.			
	Landscaping			
D34	D34. Prior to the commencement of operation, all landscaping (including hard and soft landscaping, all open spaces, fencing, paths, footpaths, lighting and the like) must be installed in accordance with the Landscape Plan approved under condition B26.	3	<i>Prior to operation</i>	<i>Completion certificate to be issued by Installer and Landscape Architect.</i> <i>Landscaping will be completed in accordance with the landscape plan for final completion after demo of the temporary school. Landscaping works will be finalised in stage 3.</i>
D35	D35. Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan (OLMP) to manage the revegetation and landscaping on-site. The OLMP must:	2B	<i>Prior to operation</i>	<i>Plan to be issued by suitably qualified consultant in stage 2 and covered entire development. May be updated under A13 if required.</i> <i>No permanent landscaping works in Stage 1. Majority of Landscaping works completed in Stage 2B and landscape will be completed in stage 3.</i>
	(a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and			
	(b) be consistent with the Applicant's management and mitigation measures contained within the <i>Landscape Strategy Report for Marsden Pak Public School</i> dated 17 February 2020 and NRBS Architecture			

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	Landscape as amended by the Landscape Plan approved under condition B26.			
	(c) be consistent with the Applicants Biodiversity Assessment as prepared by Eco Logical Australia (19SYD-13574), including making use of Local Provenance Species included in Attachment A of the assessment.			
D36	D36. The Applicant must not commence operation until the OLMP has been submitted to the Certifier.	2B	<i>Prior to operation</i>	<i>Note</i>
	Public Domain			
D37	Prior to the commencement of operation students using the site on Day 1, Term 1 2021, the Stage 1 public domain works must be installed in accordance with the Public Domain Works Plan approved under condition B27. All remaining public domain works for the permanent school must be installed in accordance with the Staging Plan prepared by ADCO and dated 16 December 2020. Where construction or operation is being staged in accordance with a Staging Plan, relevant public domain works must be installed in each specific stage.	1 and 2B	<i>Students using the site</i>	<i>Public domain works are proposed to be constructed in stage 1 and 2.</i> <i>The staging of the Public Domain works is detailed in part 5 of this Report.</i> <i>The proposed design was submitted to Blacktown City Council and endorsed by its Traffic Committee on 6 October 2020. The bus bay on Bolwarra Drive, the temporary pedestrian crossing on Beale Street and the raised wombat crossing and associated street lighting on Northbourne Drive approved under the section 138 approval obtained under Condition D10 of this consent will be installed prior to students using the site on Day 1 Term 1, 2021 as approved under SSD 9809 MOD 2. A supplementary public domain drawing has been provided to identify the timing for completing the Bolwarra Drive bus bay, Beale Street and Northbourne Drive pedestrian works approved under SSD 9809 MOD 2 (see Annexure B).</i>

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3.5 PART E – POST OCCUPATION CONDITIONS

Similar to the Part D conditions, the relevance of those prescribed in Part E need to be considered for each of the 3 stages of occupation. Generally, it is proposed that compliance with Part E conditions is required post occupation of stage 2 and 3.

Regarding Stage 1 – Temporary School, and subject to the approval by the Planning Secretary, only the following Part E conditions are considered relevant bearing in mind;

- a) There is no intention for the Temporary School facilities to be used for communal use or external parties
- b) Construction of relevant permanent works and infrastructure will not be complete by when Stage 1 becomes operational.

Table 7.0 - Part E condition compliance relevant to Stage 1:

PART E PRIOR TO COMMENCEMENT OF OPERATION				
Cond No	Description	Stage	Phase Applicable	Comment
	Out of Hours Event Management Plan			
E1	Prior to the commencement of out of hours events (community use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary. The plan must include the following: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) 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 multipurpose hall, where applicable, restricting use before 7am and after 10pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	ALL	Operation	

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E2	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.	ALL	Operation	
E3	Operational Restrictions The following restrictions apply to the use of the school facilities by external parties (i.e. for communal use of the school): (a) if the operation of the multipurpose hall for community use includes the use of amplified music, singing or powered tools all windows and doors shall be kept closed; and (b) the operation of the multipurpose hall for communal use is restricted to 10pm.	ALL	Operation	
E4	Operation of Plant and Equipment All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	ALL	Operation	
E5	Warm Water Systems and Cooling Systems The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	All	Operation	No such system is proposed to be installed. Marked as "Not Triggered"
E6	Community Communication Strategy The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	ALL	Operation	
E7	Operational Transport and Access Management Plan (OTAMP) The OTAMP(s) approved under condition D16 as revised from time to time) must be implemented by the Applicant for the life of the development.	ALL	Operation	
	Operational Noise Limits			

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E8	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits within the New Marsden Park Public School Noise & Vibration Impact Assessment dated 18 July 2019 and prepared by Acoustic Logic Consultancy Pty Ltd.	ALL	Operation	
E9	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 of use of each stage of the development to verify that operational noise NSW Government 28 Marsden Park New Primary School Department of Planning, Industry and Environment (SSD 9809) levels do not exceed the recommended noise levels for mechanical plant and for the use of the multipurpose hall outside of school hours identified within the New Marsden Park Public School Noise & Vibration Impact Assessment dated 18 July 2019 and prepared by Acoustic Logic Consultancy Pty Ltd. 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.	3	Operation	Noise monitoring to be undertaken following handover of final stage as that will be the complete development.
E10	Unobstructed Driveways and Parking Areas All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	ALL	Operation	

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E11	Green Travel Plan The Green Travel Plan required by condition D15 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary. A copy of the updated Green Travel Plan must be provided to the Planning Secretary within one month of being updated.	Stage 2A	Operation	<i>Permanent infrastructure will not be installed for the Temporary School to satisfy a Green Travel Plan during Stage 1 and there are no building works during Stage 3.</i>
Ecologically Sustainable Development				
E12	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification (or an alternative solution under condition B9) must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B9, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	Stage 2B	Operation	SINSW propose an alternate ESD pathway in lieu of Greenstar. All building work will be completed at Stage 2B.
E13	The Applicant must implement the rainwater re-use plan required by condition B10 for the duration of the development.	ALL	Operation	
E14	Outdoor Lighting Notwithstanding condition D30, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	ALL	Operation	
E15	Landscaping The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Operational Landscape Management Plan required by condition D35 for the duration of occupation of the development.	ALL	Operation	

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E16	Erosion, Sediment control and water quality The Applicant must demonstrate that the development will at all times maintain the water quality system to achieve the following minimum pollutant removal targets of Blacktown City Council Growth Centre Precincts Development Control Plan for the entire site: (refer condition for table)	ALL		
E17	Asset Protection Zones Prior to the commencement of operation, the entire property must be managed as an inner protection zone (IPA) as outlined within section 4.1.3 and Appendix 5 of the Planning for Bush Fire Protection 2006 and the NSW RFS document Standards for asset protection zones.	ALL		

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4. MANAGEMENT OF CUMULATIVE IMPACTS

The project is located in the northern outskirts of the Elara Residential Estate where development works are still in the construction phase. The site faces vacant land to the East and North, a public park to the south (currently under construction) and a limited number of occupied and unoccupied newly constructed homes to the South and South West. Pedestrian and Resident Vehicle traffic on the surrounding streets is minimal. Overall, the impact of the project to the local community is considered 'low' and will be managed through the measures outlined in the Construction Environment Management Plan and associated sub-plans.

Regarding impacts as a result of the proposed staging table 5.0 outlines the following potential impacts and mitigation measures:

Table 8.0 – Cumulative Impact Mitigation

Item	Potential Impact	Mitigation
1	Safety of Staff and Students during occupation of Stage 1 – Temporary School	- Traffic management plans outlining direct and single access route for all construction related vehicles to the site that avoid Enmore Street and Beale Street used to access the Temporary school - 2.1m fixed fencing with banner mesh separating the Temporary School from the ongoing construction works for Stage 2A and 2B. 2.4m high timber hoardings will also be employed to segregate Stage 2B works from Stage 2A when operational. - Co-ordinated emergency evacuation plans between the Principal Contractor and the School with communication protocols in place - Revised induction material for construction workers to consider adjacent operating school - Mandatory working with children checks for workers need to visit the temporary school - Additional warning signage installed highlighting no unauthorised access to construction site

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2	Construction Noise impacting Temporary School Operation	- Implementation of the Construction Noise and Vibration Management Plan. Note: The nature of specific Stage 2A and 2B works at time of Temporary School operation is not expected to generate impacting noise. - Similarly, the nature of specific Stage 2B works at time of Stage 2A operation is not expected to generate impacting noise. - Regular consultation with School Senior Leadership team on current and upcoming activities. - Environmental impacts to the Temporary School generally such as dust, stormwater management, traffic management, waste management will be mitigated through the implementation of the Construction Environment Management Plan.
3	Services interruptions	Target program for the connection of all permanent services including Power, Communications, Water and Sewer planned to occur prior to the Operation of Stage 1.
4	Staff Parking	Early completion of the permanent carpark as part of Stage 1. Approximately 75% of the carpark will be available for staff use during the occupation the Temporary School bearing in mind the carpark has been designed to accommodate staff for a 1000 student school. On completion of Stage 2A, the entire carpark will be available for use.
5	ADCO Site Compound Relocation to Temporary School Space	Consultation with School Principal prior, to confirm proposed location does not adversely impact the operation of the temporary school or OSHC. Establish appropriate segregation measures between the compound and school occupied areas to eliminate the risk of interaction between staff/students and construction workers. Locate the site compound to an area where minimal final works are needed to be done following demobilisation.

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5. PUBLIC DOMAIN WORKS STAGING

5.1 INTRODUCTION

The Project includes the provision of new infrastructure within the surrounding public domain to accommodate Pedestrian Access, a student 'Kiss n Drop' bay and Public Bus Transport to the school. The construction for each component is proposed to be staged to reflect the needs of the operational staging of the school between the Temporary School and Main School. The staging of construction is also intended to assist in promoting safe access to the temporary school and maintain delineation between 'construction zones' and 'school zones'.

5.2 PUBLIC DOMAIN WORKS SCOPE AND STAGING

Subject to final endorsement from Blacktown City Council, the public domain works consist of the following components:

Table 9.0 – Public Domain scope and staging

Item	Description	Location	Stage
1	Bus Bay	Bolwarra Drive near the north west entry to Main School	Completed prior to Students using the site on Day 1 Term 1 2021 (i.e. Stage 1)
2	Pedestrian Crossing (Temporary)	Beale Street aligned with main entry to the Temporary School	Completed prior to Students using the site on Day 1 Term 1 2021 (i.e. Stage 1)
3	Raised 'Wombat' Pedestrian Crossing and associated street lighting	Enmore Street aligned with the southern entry to the Main School	Completed prior to Students using the site on Day 1 Term 1 2021 in (i.e. Stage 1)
4	Raised 'Wombat' Pedestrian Crossing and associated street lighting	Northbourne Drive aligned with the Main School primary entry	Completed prior to Students using the site in Stage 2B
5	Kiss n' Drop	Northbourne Drive along eastern elevation of Main school	Completed prior to Students using the site in Stage 2B

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- | | | | |
|---|--|---|---|
| 6 | Raised 'Wombat' Pedestrian Crossing and associated street lighting | Bolwarra Drive aligned with the entry to the entry of the Main School's Northern Bike Store | Completed prior to Students using the site in Stage 2B |
|---|--|---|---|

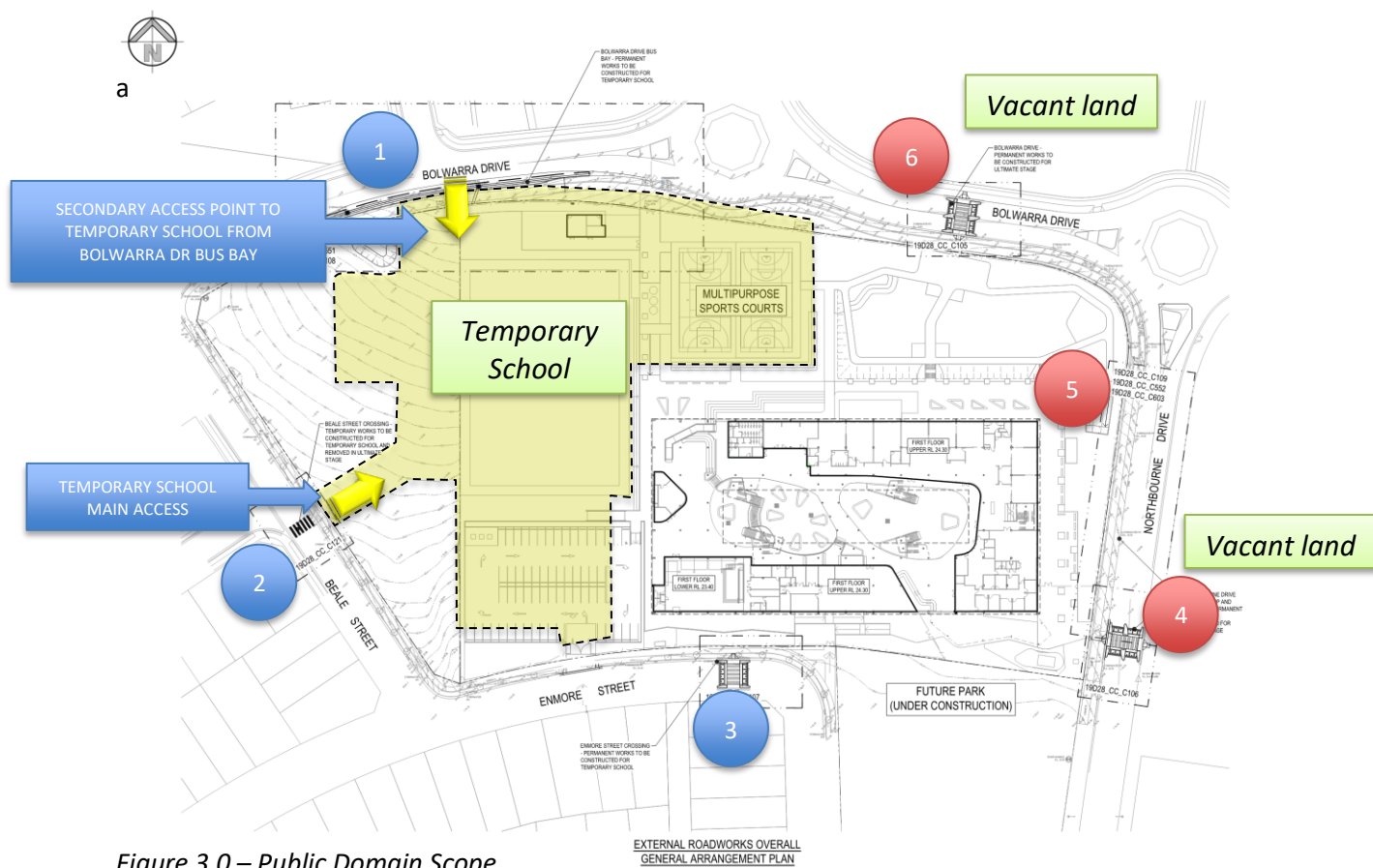


Figure 3.0 – Public Domain Scope

5.3 STAGING RATIONALE AND ACCESS ARRANGEMENTS

The rationale for the staging of the public domain works is based on providing only the necessary infrastructure for the temporary school whilst promoting a designated route that minimises the potential for the interaction of 'construction' and 'school' related traffic whilst Stage 2 works continue.

As per the submission for *Condition B21 – Construction Parking*, Staff, Students and Visitors will be encouraged to access the school via Enmore and Beale Street and avoid Northbourne Dr. The pedestrian crossings on Northbourne and Bolwarra Drive are not considered essential or

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appropriate for the safe access to the Temporary School as they are not located in close proximity to the proposed entry on Beale Street and are opposite vacant land and footpaths that experience a low level of pedestrian traffic. This is unlikely to change for the duration of the Temporary School operation.

Access to the Temporary School will be predominantly via Enmore Street, south of the campus, to the main entry located on Beale Street. A Kiss n' Drop bay will be established on Beale street within the existing eastern road reserve. 2.1m high Security fencing and SINSW shade cloth will enclose the Temporary School campus providing a clear delineation between school occupied areas and the ongoing construction works for stage 2. The permanent carpark for the Main school will be made available for reduced staff team needed for the Temporary School with a small portion on the eastern side fenced off for construction purposes.

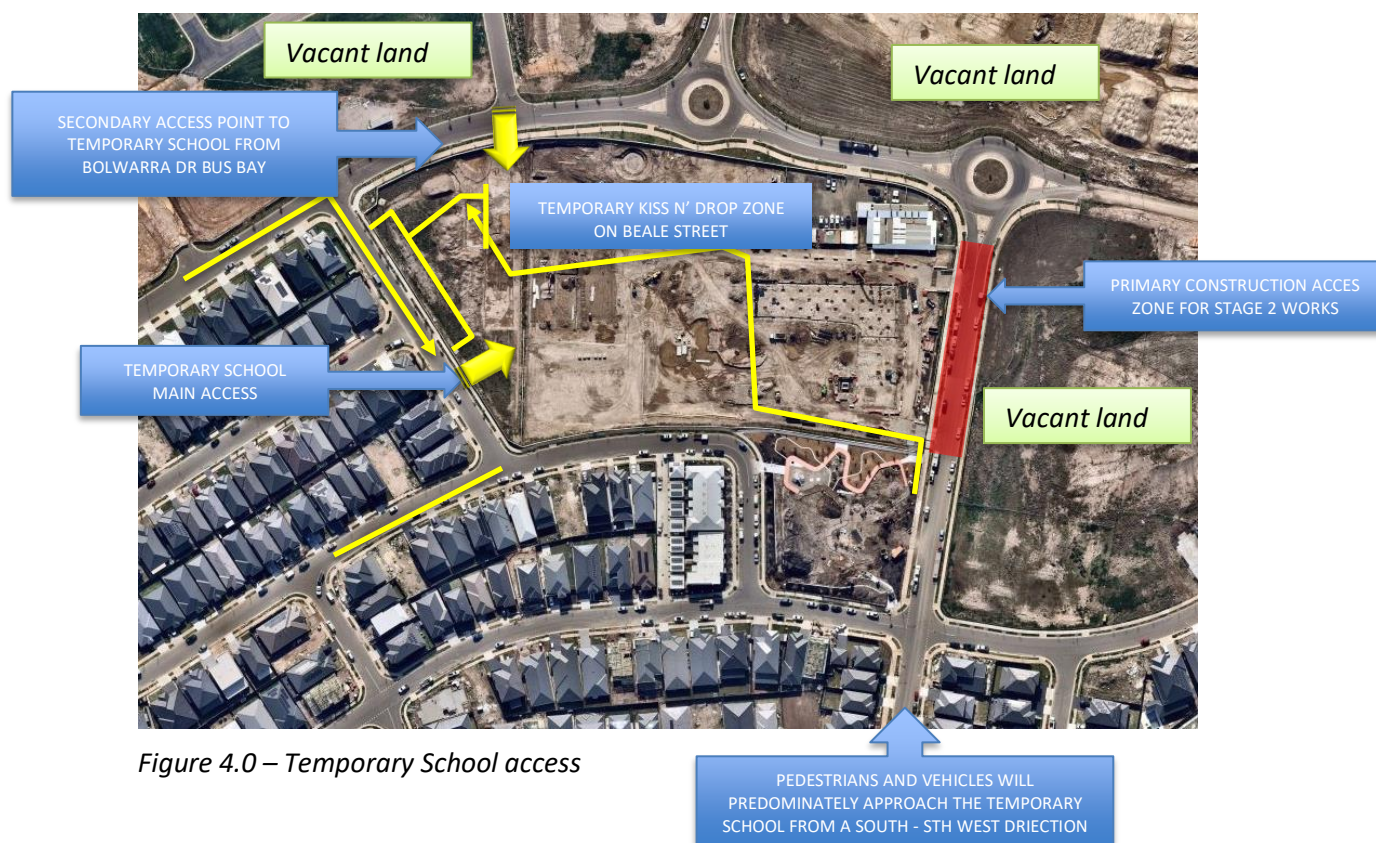


Figure 4.0 – Temporary School access

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ANNEXURE A – SSD 9809 CONSENT CONDITIONS

See the link to the consolidated consent for SSD 9809

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-9809-MOD-2%2120201210T052332.850%20GMT>

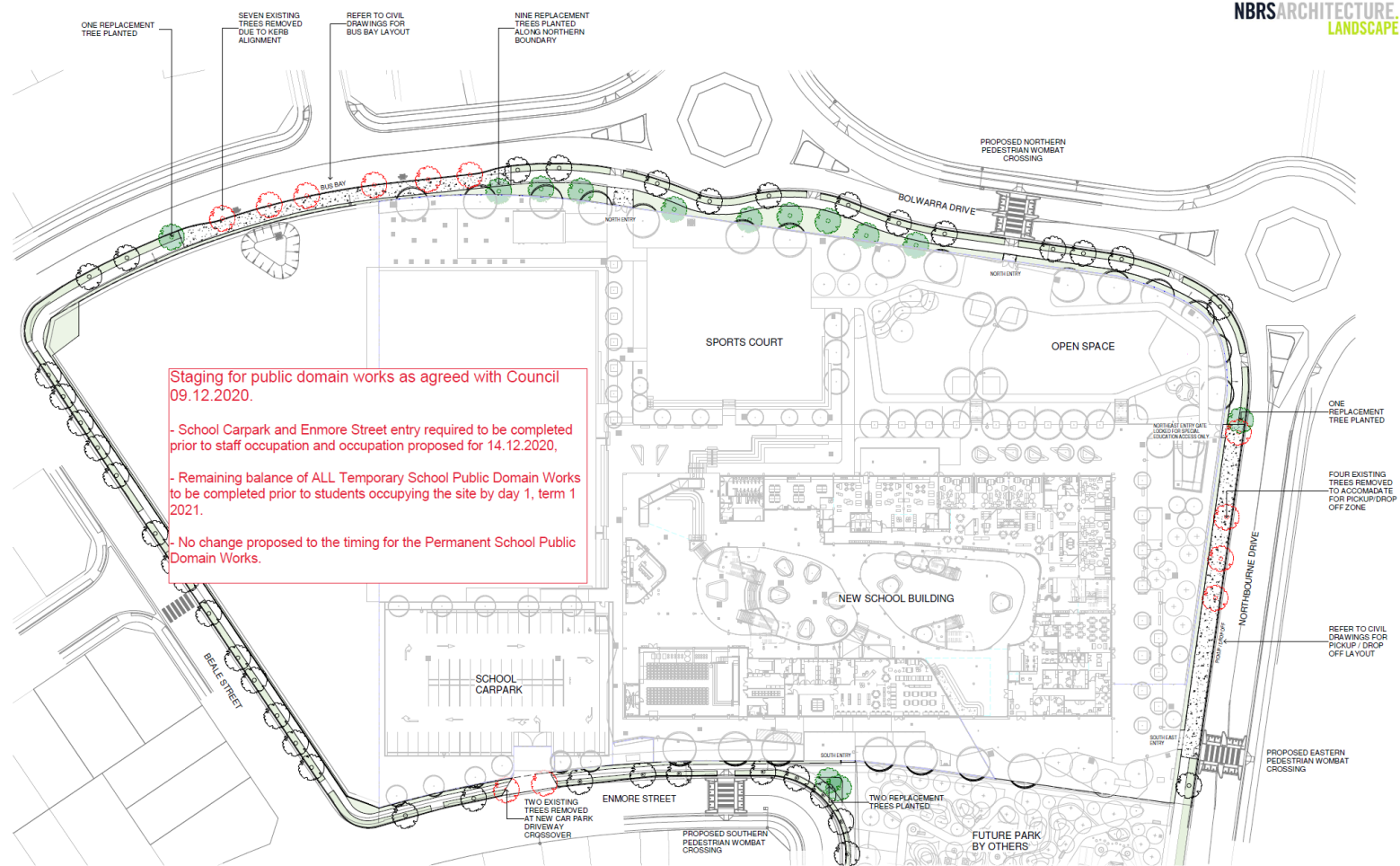
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ANNEXURE B – SUPPLEMENTARY PUBLIC DOMAIN PLAN DRAWING OUTLINING THE TIMING FOR THE
INSTALLATION OF THE BULWARRA ROAD BUS BAY ANDE BEALE ST AND NORTHBOURNE DRIVE
PEDESTRIAN CROSSINGS

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NBRSARCHITECTURE.
LANDSCAPE

Issue	No.	Date	Description	Chgd
1	04/09/2020	FOR INFORMATION	AL	
2	04/09/2020	FOR INFORMATION	AL	
3	04/09/2020	FOR INFORMATION	AL	

DETAILED DESIGN

LEGEND

	REPLACEMENT TREE PLANTING		REVISED PAVING ARRANGEMENT
	EXISTING TREE		PAVING EXISTING
	REMOVED TREE		GRASS VERGE

Drawing Title
LANDSCAPE PUBLIC DOMAIN PLAN

Project
MARSDEN PARK PUBLIC SCHOOL

at
Marsden Park NSW 2705
for
NSW Department of Education

Landscape Architect
NBRSARCHITECTURE.
LANDSCAPE
Sydney
P.O. Box 1234
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Revision
3

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