

Staging Report

Incorporating staged strategies, plans, programs or drawings

Santa Sophia Catholic College

SSD 9772

April 2021

Document Control

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1 Introduction

This Staging Report has been prepared by Buildcorp for Santa Sophia Catholic College (SSD 9772). The Staging Report has been prepared in accordance with the conditions of the State Significant Development Approval SSD 9772.

This has been prepared to meet the requirements of condition A11 of the development consent and will be submitted to the Department of Planning Industry and Environment (DPIE) for approval.

1.1 Project Overview

Construction and operation of a new school, named Santa Sophia Catholic College, comprising:

- construction of a new four - six storey school with 15,087.74sqm of gross floor area, accommodating:
 - a centre-based childcare facility for the establishment of a Catholic Early Learning Centre (CELC) for 60 students
 - general learning spaces, creative hub, performance hubs, open space, sporting facilities and out-of-school hours (OOSH) care for a maximum 1860 Kindergarten to Year 12 students.
- 130 full-time equivalent staff.
- associated site landscaping and open space, including fencing and recreation facilities.
- establishment of a bus zone on future Fontana Drive adjoining the western boundary of the site.
- establishment of student drop-off /pick-up zones on future Road B and Fontana Drive (south of Red Gables Road).
- provision of 10 short-term parking for drop-off /pick-up car spaces on the site with access from Red Gables Road.
- landscaping and stormwater management works.
- installation of digital and non-digital school signage.

The School site within the precinct will be prepared and handed to the Catholic Education Diocese of Parramatta (CEDP) as a 'greenfield' site free of any existing structures or services within the site boundary. New Infrastructure services will be located at the site boundary for connection of the future development.

1.1.1 Indicative Date of Commencement of Construction

The indicative date of commencement of construction is 2 June 2020.

1.1.2 Submission to Planning Secretary for Approval.

In accordance with Condition A11, this staging report must be submitted to the Planning Secretary at least ONE MONTH prior to the date of Commencement of the construction.

The date of submission of the report is 1 May 2020

1.2 Details of Proposed Staging

1.2.1 Construction

Construction works for the whole project shall be undertaken in two (2) construction stages: Construction of the school (the main works), and construction of a temporary carpark adjacent to the school.

Construction of the new school is anticipated to commence in June of 2020 and will target completion by July of 2021. The overall duration of the project is expected to take approximately 12 months.

Construction of the carpark is anticipated to take place between July 2021 and August 2021.

Target milestone dates for completion of the Construction stages are listed below:

Staging & Overall Project Milestones	Target Milestone Completion Date
Stage 1 – Construction of School (Main Works) (SSD 9772)	July 2021
Stage 2 – Construction of Temporary Carpark (by others) (in relation to SSD 9772, condition A7)	October 2021

1.2.2 Operation

Operation of the project will also occur in two (2) operational stages and will coincide with the handover of the preceding construction stages.

Operation of the school will formally commence on the first day of Term 4 2021, being Tuesday the 5th of October 2021. In preparation of this, CEDP will undertake operational readiness activities commencing in July 2021, such as the fit out and installation of furniture, fittings and equipment for the school, and commence training and familiarisation for staff and stakeholders.

Target milestone dates for completion of the handover and Operation stages are listed below:

Staging & Overall Project Milestones	Target Milestone Completion Date
Stage 3 – Handover (Staged OC) of School (Main Works)	July 2021
Stage 4 – Handover (Final OC) of Temporary Carpark / Operation of School and Temporary Carpark	October 2021 (Day 1, Term 4, 2021)

A site plan visually delineating each stage is annexed to this Staging Report as “**Appendix A**”.

1.2.3 Strategy, Plan or Program

Condition A15 allows for the staging of a Strategy, Plan or Program required by the consent.

Other than the four (4) stages (and relevant sub-stages) outlined in Section 2, there will be no further staging propositions.

Any specific strategies, plans or programs associated with or relating to the stages outlined in Section 2 will be identified and/or described in this Section 1.2.3 below.

Such strategies, plans or programs are *un-staged* and are wholly incorporated into one of the four construction or operational stages to which they relate.

Strategies/ activities associated with completing each of the stages outlined in Section 2 will include the following:

- (a) Stage 1 Construction of School (main works)
 - i. Issue of Construction Certificates(s)
- (b) Stage 2 Construction of Temporary Carpark
- (c) Stage 3 Handover of School (main works)
 - i. Handover (staged OC) and Completion of Stage 1
 - ii. Pre-operational activities
- (d) Stage 4 Handover (final OC) of Temporary Carpark / Operation of School and Temporary Carpark

Name of Strategy

Issue of Construction Certificate(s)

Description of staging

To formally trigger the commencement of Stage 1, being the construction of the Santa Sophia Catholic College, construction certificates must be obtained from the nominated private certifying authority for the following categories of construction work:

1. Substructure (below ground) works including piling, in-ground services and slabs on ground;

Following the formal trigger of Stage 1 and commencement of construction, further construction certificates need to be obtained for the following categories of construction work to ensure the completion of Stage 1. These are as follows:

2. Superstructure (above ground) works including the building's structure, associated services and facades; and
3. Internal and external works including interior fit-out and landscaping & public domain works (such as driveway crossovers and the like) respectively.

To obtain the above Construction Certificates (CC) satisfaction of all development consent conditions associated with Part B ('Prior to Issue of a Construction Certificate') and Part C ('Prior to Construction') of SSD 9772 is required. This includes as noted in the relevant conditions:

- (a) Providing design statements, certificates, and reports from consultants as applicable;
- (b) Providing endorsement and/or approval from relevant authorities; and
- (c) Providing submissions and notification to the relevant parties as required.

Relationship to other stages

N/A

Trigger for updating

N/A

Name of Strategy

Handover (staged OC) / Completion of Stage 1 and pre-operational activities

Description of staging

Completion of works associated with construction Stage 1, being the construction of the Santa Sophia Catholic College, triggers the commencement of the sequential handover stage – (Stage 3).

Stage 3 (Handover of School) includes a pre-operational phase in which the following operational readiness activities take place, such as:

1. Placement of furniture, fittings and equipment within the school;
2. Training and familiarisation procedures prior to formal commencement of operation (opening) of the school at the target date of Day 1 Term 4, 2021

To formally commence activities associated with this pre-operational phase, and formally trigger the commencement of Stage 3, the following is required:

1. Formal handover of Stage 1 including the satisfaction of the development consent conditions associated with Part E ('Prior to the Issue of Occupation Certificate / Commencement of Operation') of SSD 9772; and
2. The issue of a staged Occupation Certificate (OC);

Relationship to other stages

This strategy or activity triggers the commencement of the first operational stage, being Stage 4 'Handover of Temporary Carpark / Operation of School and Temporary Carpark'

Trigger for updating

N/A

2 Staging

Condition A12 (a) requires identification of relevant construction and operational stages being proposed. These are outlined in Table 1.

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

Table 1 Staging Schedule

Item	Area and activity (scope)	Timing / Duration	Relevant Stage			
			1	2	3	4
1	Construction of School	June 2020 to July 2021	X			
2	Construction of Temporary Carpark (by others)	July to October 2021		X		
3	Handover of School	July to October 2021			X	
3a	<i>School Handover (Staged Occupation Certificate)</i>	<i>July 2021</i>			X	
3b	<i>Operational Readiness (pre-operational phase)</i>	<i>July to October 2021</i>			X	
4	Handover and Operation of Temporary Carpark	July 2021				X
4a	<i>Carpark Handover (Final Occupation Certificate)</i>	<i>October 2021</i>				X
4b	<i>School Operation Commencement</i>	<i>5 October 2021 Day 1, Term 4</i>				X
4c	<i>Operation of Carpark</i>	<i>October 2021</i>				X

3 Conditions

Conditions A11 to A18 inclusive, A24, C2 and all conditions in Part E of SSD-9772 are the relevant conditions in relation to construction and operational stages being proposed. These are outlined in Table 2.

Table 2 Condition Staging table

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
PART A ADMINISTRATIVE CONDITIONS									
A11		The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the Planning Secretary for information. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).					1 May 2020	CEDP/TSA Buildcorp	
A12		A Staging Report prepared in accordance with condition A11 must							

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
	(a)	if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;	X	X				Buildcorp	Refer to Section 1.2.3
	(b)	if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);			X	X		CEDP/TSA Buildcorp	Refer to Section 1.2.3
	(c)	specify how compliance with conditions will be achieved across and between each of the stages of the project;	X	X	X	X		CEDP/TSA Buildcorp	By satisfaction of SSD 9772 conditions of consent with the Principal Certifying Authority and any other relevant authorities
	(d)	set out mechanisms for managing any cumulative impacts arising from the proposed staging.	X	X	X	X			N/A, Refer to Section 4

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
A13		Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as submitted to the Planning Secretary.	X	X	X	X		CEDP/TSA Buildcorp	Note
A14		Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	X	X	X	X		CEDP/TSA Buildcorp	Note
A15		With the approval of the Planning Secretary, 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	X	X	X	X			Note No further staging required. Refer to Section 1.2.3

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
		(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);	X	X	X	X			Note
	(c)	update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	X	X	X	X			Note
A16		Any strategy, plan or program prepared in accordance with condition A15, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	X	X	X	X			Note

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
A17		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.	X	X	X	X			Note
A18		Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	X	X	X	X			Note
A24		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:							Notification Requirement
	(a)(vi)	make the following information and documents (as they are obtained or approved) publicly available on its website: (vi) a summary of the current stage and progress of the development;	X				By 31 May 2020	CEDP	The current stage of the development will be identified (i.e. Stage 1 Construction of

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
									School, Stage 3 Handover, etc)

PART B PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

PART C PRIOR TO COMMENCEMENT OF CONSTRUCTION

C2		If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the intended date of commencement and the development to be carried out in that stage	X	X	X	X	Various dates for construction / operation stages. Refer to <i>Table 1 Staging Schedule</i> in Section 2 for timing of all stages.	CEDP/TSA Buildcorp	Notification Requirement
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PART D DURING CONSTRUCTION

PART E PRIOR TO THE ISSUE OF OCCUPATION CERTIFICATE / COMMENCEMENT OF OPERATION

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
E1		At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage			X	X		CEDP/TSA	Notification requirement
E2		Prior to the occupation of the school building, a Section 7.12 levy totalling \$1,232,511.11 (1% of the CIV of the proposal), is to be paid to Council in accordance with Section 7.12 of the EP&A Act and The Hills Development Contributions Plan. Prior to payment Council can provide the value of the indexed levy.			X			CEDP	
E3		At least two months prior to the commencement of operation, the Applicant must provide the satisfaction of the Planning Secretary evidence of the following:				X		CEDP	

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
	(a)	a copy of a signed deed or use agreement between the Catholic Education Diocese of Parramatta and Celestino Developments Pty Limited (or any other land owner of Lot 2 DP 1237552, being the Box Hill North Town Centre) confirming that a minimum of 110 car parking spaces would be provided within the future Box Hill North Town Centre for exclusive use by the staff of Santa Sophia Catholic College and the CELC; and				X		CEDP	
	(b)	a copy of the signed deed or use agreement between the Catholic Education Diocese of Parramatta and Celestino Developments Pty Limited allowing the continued use of the 110 car space car park approved under DA 29-2020 HA, by the Santa Sophia Catholic College and the CELC staff, located on Lot 2 DP 1237552, on school days, until access to car parking infrastructure referred to in E3(a) is delivered within the future Box Hill North Town Centre; and				X		CEDP	
	(c)	a signed Share Use Agreement between the Catholic Education Diocese of Parramatta, The Hills Shire Council and				X		CEDP	

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
		Hockey NSW allowing the shared use of public open space and the associated playing fields located on the southern side of Red Gables Road in Box Hill North, to ensure suitable access to recreational space is provided for the development.							
E4		To ensure that appropriate car parking infrastructure is provided for the future use of the school and CELC staff, a positive covenant or restriction-as-to-user under section 88B of the Conveyancing Act 1919, must be created on the title of the allotment accommodating the temporary car park approved by DA 29-2020 HA. The restriction-as-to-user must specify that a total of 110 car spaces would be provided within the allotment, for exclusive use by Santa Sophia Catholic College and the CELC, located on Lot 1 DP 1237552, on school days (between 6am and 6:30pm), until access to a permanent car parking infrastructure referred to in E3(a) is delivered within the future Box Hill North Town Centre.				X		CEDP	
E5		At least two months prior to the commencement of operation of the school,				X		CEDP	

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
		evidence must be submitted to the Planning Secretary demonstrating compliance with condition E4.							
E6		The restriction-as-to-user on the temporary car park, as specified in E4, must not be revoked or lifted unless permanent car parking (with 110 spaces) is delivered for the exclusive use of Santa Sophia School and CELC, on school days (between 6am and 6:30pm), within the Box Hill North Town Centre and information in this regard is submitted to the satisfaction of the Planning Secretary.						CEDP	Note. Post operation condition relating to a <i>permanent</i> car park
E7		Prior to the operation of the permanent car park within the Box Hill North Town Centre by Santa Sophia School and CELC, a positive covenant or restriction-as-to-user under section 88B of the Conveyancing Act 1919, must be created on the title of that allotment accommodating the 110 car spaces for permanent and exclusive use of Santa Sophia Catholic College and the CELC, on school days (between 6am and 6:30pm). The restriction-as-to-user must specify that a total of 110 car spaces would be provided within that allotment, for						CEDP	Relates to permanent car park operation. Post operation condition.

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
		exclusive use by Santa Sophia Catholic College and the CELC (located on Lot 1 DP 1237552) on school days (between 6am and 6:30pm), and in perpetuity.							
E8		At least two months prior to the commencement of operation of the permanent car park within the future Box Hill North Town Centre by Santa Sophia School and CELC, evidence must be submitted to the Planning Secretary demonstrating compliance with condition E7.						CEDP	Ditto E7 above. Post operation condition.
E9		Following compliance with condition E7, the restriction-as-to-user on the allotment for the temporary car park (required by E4) may be extinguished.						CEDP	Post operation condition.
E10		External Walls and Cladding Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.			X			Buildcorp	

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
E11		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.			X			CEDP / TSA	
E12		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:			X			Buildcorp	
	(a)	to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;			X			Buildcorp	
	(b)	to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:			X			Buildcorp	
	(b)(i)	compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and			X			Buildcorp	
	(b)(ii)	have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.			X			Buildcorp	
	(c)	to be forwarded to Council.			X			Buildcorp	

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
E13		<p>Protection of Public Infrastructure</p> <p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by condition E2 of this consent.</p>			X			Buildcorp	
	(a)	repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and			X			Buildcorp	
	(b)	relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.			X			Buildcorp	
E14		<p>Protection of Property</p> <p>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.</p>			X			Buildcorp	

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
E15		Utilities and Services 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.			X			Buildcorp	
E16		Roadworks, Access and car parking provisions Within 3 months of issue of the Occupation Certificate and prior to the attendance of students (including CELC students), the Applicant must submit information to the Planning Secretary demonstrating that the following works have been completed and are operational:				X		CEDP	
	(a)	including construction of future Fontana Drive extension on the western frontage of the site,				X		CEDP	
	(b)	future Road B on the northern frontage of the site;				X		CEDP	
	(c)	drop-off / pick-up zone with 12 cars on future Road B and a bus zone (for five buses) on future Fontana Drive (adjoining the site); and				X		CEDP	

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
	(d)	temporary car park on the eastern side of the site as approved by DA 29-2020 HA.				X		CEDP	
	(e)	provision of the required vehicular crossings on future Fontana Drive and future Road B; and				X		CEDP	
	(f)	evidence of necessary approvals from Council and / or relevant roads authorities (if applicable).				X		CEDP	
E17		Works as Executed Plans Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.			X			Buildcorp	
E18		Green Travel Plan Prior to the commencement of operation, a final 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:				X		CEDP	

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
	(a)	be prepared by a suitably qualified traffic consultant in consultation with Transport for NSW (TfNSW);				X		CEDP	
	(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, being consistent with the draft GTP within Transport and Accessibility Impact Assessment Report prepared by Ason Group dated 15/05/2019 and including the amended staff mode share targets estimated in Table 17 of the Transport and Accessibility Impact Assessment Report prepared by Ason Group dated 15/05/2019 (being 75% car drivers, 10% car passengers, 5% each for walking / cycling / other, and no mode share for bus).				X		CEDP	
	(c)	include specific tools and actions to help achieve the objectives and mode share targets;				X		CEDP	
	(d)	include measures to promote and support the implementation of the plan, including financial and human resource				X		CEDP	

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
		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.				X		CEDP	
E19		Private School Bus Service Prior to the commencement of operation evidence must be submitted to the satisfaction of the Planning Secretary that a private bus service has been established with adequate capacity to meet the demand generated by the development in the interim, if suitable public transport services for the Box Hill North precinct, are not established at this time,				X		CEDP	
E20		Fontana Drive Drop-off and Pick-up Zone The drop-off / pick-up zone on future Fontana Drive, south of Red Gables Road,						CEDP	Post operation condition.

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
		with a capacity to accommodate 20 cars, must be established within 12 months of the commencement of operation of the school or prior to the school student population exceeding 900 students, wherever occurs first.							
E21		Operational Management Plan Prior to the commencement of operation, the Applicant must prepare an Operational Management Plan (OMP) for the school. The plan must include:				X		CEDP	
	(a)	measures to ensure all wayfinding signage, security measures (i.e. access control), and landscaping are managed to maintain their effectiveness;				X		CEDP	
	(b)	measures to allow for the illumination and lighting of signage to be adjusted to ensure no adverse off-site glare or light spill impacts arise;				X		CEDP	
	(c)	measures to manage the operation and use of the development;				X		CEDP	
	(d)	the operating hours of the school, the Out-of-hours care (OOSH) and the CELC (as amended by the conditions of this consent);				X		CEDP	

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
	(e)	details of the community use of the school facilities and the hours of such use;				X		CEDP	
	(f)	proposed mitigation measures to maintain the security and safety of the school when community use of school facilities occur;				X		CEDP	
	(g)	details of use of the café / canteen outside of school hours and the associated access control measures;				X		CEDP	
	(h)	measures to manage the use and access to recreation areas, including any staggered play times for the Years and age groups with details of the programme of use;				X		CEDP	
	(i)	measures to manage the use and access to off-site Council owned hockey fields throughout the school term (south of Red Gables Road);				X		CEDP	
	(j)	details of all out-of-hours events and measures to manage these events and mitigate against any potential adverse impacts on the security of the school due to these events;				X		CEDP	

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
	(k)	details of times when the waste collection vehicles would access the site so that there is no conflict with the peak drop-off / pick-up times for CELC (both AM and PM);				X		CEDP	
	(l)	include an Emergency Management Plan that details all measures and procedures to ensure the safety of all on-site occupants in the event of any emergency including evacuation measures; and				X		CEDP	
	(m)	include measures to manage operational noise impacts, particularly from outdoor playground and recreational areas, to ensure the use of the development does not result in exceedances of the project noise trigger levels in accordance with the report titled Noise and Vibration Impact Assessment for Santa Sophia Catholic College, prepared by JHA Acoustics and dated 12 September 2019.				X		CEDP	
E22		The Operational Management Plan (OMP) must be submitted to the Certifier for approval.				X		CEDP	
E23		Operational Transport and Access Management Plan (OTAMP)				X		CEDP	

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
		Prior to the commencement of operation, an OTAMP is to be prepared by a suitably qualified person, in consultation with Council, TfNSW and TfNSW (RMS), and submitted to the satisfaction of the Planning Secretary. The OTAMP must address the following:							
	(a)	detailed pedestrian analysis including the identification of safe route options – to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the site in a safe and efficient manner during school start and finish;				X		CEDP	
	(b)	the location of and access to all car parking spaces on the school campuses and off-site and their allocation (i.e. staff, visitor, accessible, emergency, etc.);				X		CEDP	
	(c)	the location and operational management procedures of the drop-off /pick-up zones located within future Road B and future Fontana Drive, including access procedures (for the Fontana Drive zone) and staff management / traffic controller				X		CEDP	

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
		arrangements, generally in accordance with the recommendations contained in the Technical Note prepared by Ason Group and dated 19 December 2019, which accompanied the Applicant's Response to Submissions Addendum;							
	(d)	the location and operational management procedures for the Fontana Drive bus zone for daily school drop-off /pick-up operations, for excursions and sporting activities, including staff management/traffic controller arrangements;				X		CEDP	
	(e)	the location and operational management procedures for the Fontana Drive bus zone for daily school drop-off /pick-up operations, for excursions and sporting activities, including staff management/traffic controller arrangements;				X		CEDP	
	(f)	details of parking arrangements for drop-off / pick-up of children using the OOSH;				X		CEDP	
	(g)	delivery and services vehicle and bus access and management arrangements;				X		CEDP	
	(h)	management of approved access arrangements;				X		CEDP	

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
	(i)	potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off / pick up zones;				X		CEDP	
	(j)	car parking arrangements and management associated with the proposed use of school facilities by community members and events; and				X		CEDP	
	(k)	a monitoring and review program; and				X		CEDP	
	(l)	a plan to ensure safe reversing movements by trucks accessing the substation on future Fontana Drive (including delivery / loading times restricted outside of school hours).				X		CEDP	
E24		School Zones Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement markings along future Fontana Drive, future Road B and Red Gables Road must be installed, inspected by TfNSW (RMS) and handed over to TfNSW (RMS).				X		CEDP	

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
		Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.							
E25		All bus zones and drop-off and pick-up zones must be installed and incorporate signs and pavement markings, where required, in accordance with TfNSW (RMS) approval / authorisation, guidelines and specifications.				X		CEDP	
E26		The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.				X		CEDP	
E27		Mechanical Ventilation Prior to commencement of operation, the Applicant must provide evidence to the Certifier that the installation and performance of the mechanical ventilation systems complies with:			X			Buildcorp	
	(a)	AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and			X			Buildcorp	

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
	(b)	any dispensation granted by Fire and Rescue NSW.			X			Buildcorp	
E28		Operational Noise – Design of Mechanical Plant and Equipment Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the Noise and Vibration Impact Assessment for Santa Sophia Catholic College, prepared by JHA Acoustics and dated 12 September 2019 have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Environmental Noise Assessment.			X			Buildcorp	
E29		CELC Operational Plan Prior to the commencement of operation of the CELC, an operational plan for the use of the CELC must be submitted to the Certifier for approval and a copy submitted to the Planning Secretary for information. The operational plan must include:				X		CEDP	

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
	(a)	details confirming that the operating hours of the premises would be between 6.00am and 6:30pm, Monday to Friday;				X		CEDP	
	(b)	outdoor play times for the CELC children are restricted between 7am and 6pm;				X		CEDP	
	(c)	a playtime programme with specific reference to management measures during the use of the outdoor play space that would be integrated with the Level 1 play space of the school;				X		CEDP	
	(d)	details confirming that the windows on the south-western elevation must not be open prior to 7am and later than 6pm; and				X		CEDP	
	(e)	access control measures for the CELC child and separation from the school use.				X		CEDP	
E30		Road Damage Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.				X		Buildcorp	

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
E31		Fire Safety Certification Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.			X			Buildcorp	
E32		Structural Inspection Certificate Prior to the occupation of the relevant parts of the building, a Structural Inspection Certificate or a Compliance Certificate must be submitted to 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:			X			Buildcorp	
	(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			X			Buildcorp	

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
	(b)	the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s			X			Buildcorp	
E33		Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the Certifier.			X			Buildcorp	
E34		Stormwater Quality Management Plan Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must include the following:			X			Buildcorp	
	(a)	maintenance schedule of all stormwater devices within the site;			X			Buildcorp	
	(b)	record and reporting details;			X			Buildcorp	
	(c)	relevant contact information; and			X			Buildcorp	
	(d)	Work Health and Safety requirements.			X			Buildcorp	

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
E35		Warm Water Systems and Cooling Systems The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.			X			Buildcorp	
E36		Outdoor Lighting Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:			X			Buildcorp	
	(a)	complies with the latest version of AS 4282-2019 - Control of the obtrusive effects			X			Buildcorp	

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
		of outdoor lighting (Standards Australia, 1997); and							
	(b)	has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.			X			Buildcorp	
E37		Signage Prior to the commencement of operation, all approved signage, including way-finding signage and signage identifying the location of staff car parking must be installed in accordance with the signage details provided in the report title Santa Sophia Catholic College SSDA 9772 – Response to Submissions (Issue C), prepared by BVN and dated 11 February 2020.			X			Buildcorp	
E38		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.			X			Buildcorp	
E39		Prior to the commencement of operation, 'Do not drink' signage on non-potable water used for toilet flushing and to new hose			X			Buildcorp	

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
		taps and irrigation systems for landscaped areas must be installed within the site.							
E40		Operational Waste Management Plan Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:				X		CEDP	
	(a)	detail the type and quantity of waste to be generated during operation of the development;				X		CEDP	
	(b)	describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);				X		CEDP	
	(c)	detail the materials to be reused or recycled, either on or off site; and				X		CEDP	
	(d)	include the Management and Mitigation Measures included in the Waste				X			

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
		Management Plan provided at Appendix G of the EIS, as updated by the Response to Submissions.							
	(e)	details of timing of waste management vehicle access to the site so that there is no conflict with the AM and PM peak drop-off / pick-up times of the CELC.				X		CEDP	
E41		Landscaping Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping on-site, to the satisfaction of the Planning Secretary. The plan must:				X		CEDP	
	(a)	describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping and maintenance; and				X		CEDP	
	(b)	be consistent with the Applicant's Management and Mitigation Measures within the EIS;				X		CEDP	
E42		The Applicant must not commence operation until the Operational Landscape				X		CEDP	

Condition Number	Sub Reference	Condition of Approval	Stage				Timing/Phase	Responsibility	Comment
			1	2	3	4			
		Management Plan is submitted to the Planning Secretary.							
E43		Fence A 1.8m high solid fence must be constructed along the southern boundary of the site, adjoining the outdoor play area for CELC.			X			Buildcorp	
E44		Prior to the commencement of operation of the school, a suitably qualified consultant must provide a letter to the Certifier, certifying that the open space areas of Level 4 and all other trafficable outdoor areas within the site include landscaping and screening measures to reduce adverse impacts of wind effects, as specified in the Pedestrian Wind Environment Statement prepared by Windtech Consultants Pty Ltd dated 10 May 2019 or as modified by the subsequent wind tunnel testing results.			X			Buildcorp	
PART F POST OCCUPATION									

4 Management of Cumulative Impacts

Condition A12 (d) requires identifying whether the staging is likely to lead to cumulative impacts and how such impacts arising from the staging.

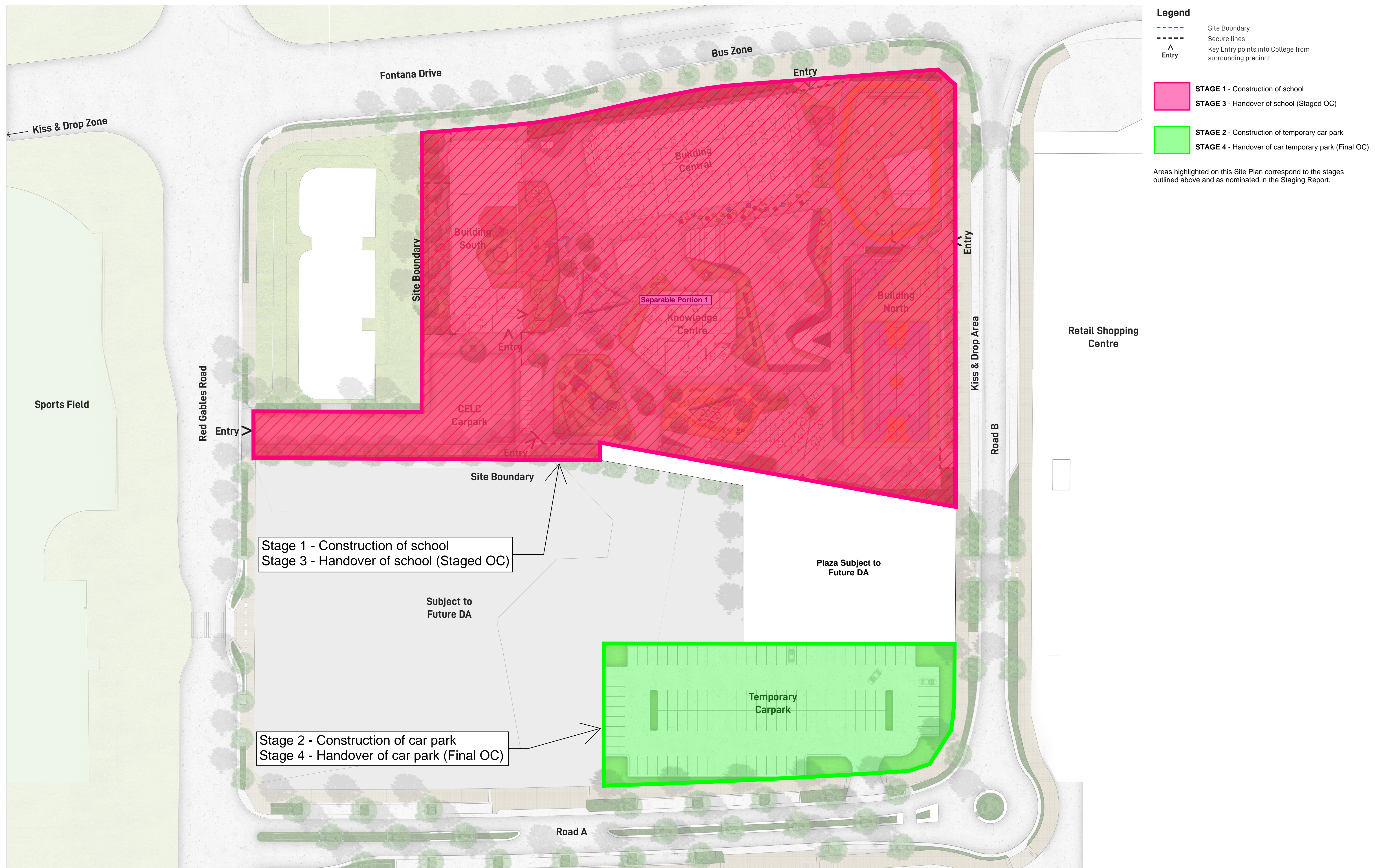
The construction and operational staging proposed in this staging report is sequential in nature and as such there will be no cumulative impacts arising from the outlined staging.

5 Staging of Strategy, Plan or Program

Condition A15 requires the Applicant to identify whether a Strategy, Plan or Program is to be staged.

As noted in Section 1.2.3, any Strategies, Plans or Programs will not in themselves be staged but be wholly incorporated into the relevant Construction and/or Operational Stages to which they relate.

6 Appendix A – Overall Site Plan of Staging



SEPARABLE PORTION DELINEATION - OVERALL SITE PLAN

1:400 / A1
 0 2 4 6 8 10m
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SANTA SOPHIA COLLEGE
 The Gables, Box Hill NSW