

**Parramatta Public and Arthur Phillip High
School Redevelopment
Project Approval SSD 7237
Consolidated Approval for Information**

[As modified by mod 1 – 24 October 2017]

[As modified by mod 3 – 9 November 2017]

[As modified by mod 4 – 14 December 2018]

[As modified by mod 5 – 2 December 2019]

[As modified by mod 6 – 22 January 2021]

SCHEDULE 1

PART A - TABLE

Application made by:	NSW Department of Education
Application made to:	Minister for Planning
Project Application Number:	SSD 7237
The site:	175 and 80-100 Macquarie Street, Parramatta (Lots 1-3 DP115296, Lot 414 DP 820542, Lot 27A DP 449406, Lots 23-26 DP 7809, Lot 413 DP 820541, Lots 62-65 DP 758829)
Local Government Area	Parramatta
For the carrying out of:	<p>Redevelopment of the existing Arthur Phillip High School and Parramatta Public School campuses, involving:</p> <ul style="list-style-type: none">• remediation, the demolition of existing buildings and structures;• retention and revitalisation of existing heritage items;• construction of a new 17 storey 'vertical' school and two storey sports complex for the Arthur Philip High School; and• construction of a new four storey U-shaped building for Parramatta Public School; and• <u>staged construction and operation of the development.</u>
Type of development:	Project Application
Determination made on:	15 December 2016.

DEFINITIONS

Advisory Notes	Advisory information relating to the consent but do not form a part of this consent
Applicant	NSW Department of Education
Application	The development application and the accompanying drawings, plans and documentation described in Condition A2.
BCA	Building Code of Australia
Construction	Any works, including earth and building works
Council	Parramatta City Council
Certification of Crown Building works	Certification under s109R of the EP&A Act
Certifying Authority	Any physical activity involved in the erection of a building which is above ground level which includes the footings of a building. Means a person who is authorised by or under section 109D of the EP&A Act to issue a construction certificate under Part 4A of the EP&A Act; or in the case of Crown development, a person qualified to conduct a Certification of Crown Building works.
Day time	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Department	Department of Planning and Environment or its successors
Evening	The period from 6 pm to 10 pm
Environmental Impact Statement (EIS)	Environmental Impact Statement titled <i>Arthur Phillip High School and Parramatta Public School, Environmental Impact Statement for State Significant Development</i> , prepared by Mecone Pty Ltd and dated May 2016.
EPA	Environment Protection Authority, or its successor
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation or Regulation	Environmental Planning and Assessment Regulation 2000
Minister	Minister for Planning, or nominee
Night time	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays.
OEH	Office of the Environment and Heritage, or its successor
Reasonable and Feasible	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build
Response to Submissions (RtS)	Response to Submissions report titled <i>Response to submissions to the State Significant Development (SSD 15_7237) for Arthur Phillip High School and Parramatta Public School</i> , prepared by Mecone and dated 6 September 2016.
RMS	Roads and Maritime Services Division, Department of Transport or its successor
Secretary	Secretary of the Department of Planning and Environment, or nominee/delegate
Secretary's approval, agreement or satisfaction	A written approval from the Secretary (or nominee/delegate). Where the Secretary's approval, agreement or satisfaction is required under a condition of this consent, the Secretary will endeavour to provide a response within one month of receiving an approval, agreement or satisfaction request. The Secretary may ask for additional information if the approval, agreement or satisfaction request is considered incomplete. When further information is requested, the time taken for the Applicant to respond in writing will be added to the one month period.
Sensitive receiver	Residence, education institution (e.g. school, university, TAFE college), health care facility (e.g. nursing home, hospital), religious facility (e.g. church) and children's day care facility.
Subject Site	The 175 and 80-100 Macquarie Street, Parramatta (Lots 1-3 DP115296, Lot 414 DP 820542, Lot 27A DP 449406, Lots 23-26 DP 7809, Lot 413 DP

Zone of Influence

820541, Lots 62-65 DP 758829).

The horizontal distance from the edge of the excavation site or any construction zone (including on-site haulage routes) to twice the maximum excavation depth.

FOR INFORMATION ONLY

SCHEDULE 2

A ADMINISTRATIVE CONDITIONS

Development Description

A1. Except as amended by the conditions of this consent, development consent is granted only to carrying out the development as described in Schedule 1.

Development in Accordance with Plans and Documents

A2. The Applicant must carry out the project in accordance with the conditions of consent and generally in accordance with the:

- a) State Significant Development Application SSD 7237;
- b) Arthur Phillip High School and Parramatta Public School, Environmental Impact Statement for State Significant Development, prepared by Mecone Pty Ltd and dated May 2016, except where amended by Response to submissions to the State Significant Development (SSD 15_7237) for Arthur Phillip High School and Parramatta Public School, prepared by Mecone and dated 6 September 2016; and
- c) Section 96(1A) Environmental Impact Statement, prepared by Mecone dated 3 February 2017; and
- d) Section 96(1A) Environmental Impact Statement, prepared by Mecone dated September 2017; and
- e) the conditions of this consent; and
- f) the following drawings, except for:
 - i) any modifications which are Exempt or Complying Development; and
 - ii) otherwise provided by the conditions of this consent.

Architectural (or Design) Drawings prepared by <i>Grimshaw</i> and <i>BVN</i>			
Dwg No.	Rev	Name of Plan	Date
A02-1001	40 <u>12</u>	SITE PLANS CONTEXT PLAN ROOF	22/11/16 <u>1/08/17</u>
A02-1002	9 <u>11</u>	SITE PLANS CONTEXT PLAN UPPER GROUND	22/11/16 <u>1/08/17</u>
A03-1101	10 <u>11</u>	GENERAL ARRANGEMENT FLOOR PLANS PPS-GA-GROUND-CHARLES STREET	26/08/16 <u>8/03/17</u>
A03-1102	10	GENERAL ARRANGEMENT FLOOR PLANS PPS-GA-LEVEL 01	26/08/16
A03-1103	10	GENERAL ARRANGEMENT FLOOR PLANS PPS-GA-LEVEL 02	26/08/16
A03-1104	10	GENERAL ARRANGEMENT FLOOR PLANS PPS-GA-LEVEL 03	26/08/16
A03-1105	<u>10</u> <u>11</u>	GENERAL ARRANGEMENT FLOOR PLANS PPS-ROOF	26/08/16 <u>8/03/17</u>

A03-1106	8	GENERAL ARRANGEMENT FLOOR PLANS PPS-HERITAGE BUILDING A EXISTING AND DEMOLITION	26/08/16
A03-1201	11	GENERAL ARRANGEMENT FLOOR PLANS APHS-GA-LOWER GROUND	22/11/16
A03-1202	11	GENERAL ARRANGEMENT FLOOR PLANS APHS-GA-GROUND FLOOR	22/11/16
A03-1203	11	GENERAL ARRANGEMENT FLOOR PLANS APHS-GA-LEVEL 1	22/11/16
A03-1204	10	GENERAL ARRANGEMENT FLOOR PLANS APHS-GA-LEVEL 2	25/08/16
A03-1205	10	GENERAL ARRANGEMENT FLOOR PLANS APHS-GA-LEVEL 3	25/08/16
A03-1206	10	GENERAL ARRANGEMENT FLOOR PLANS APHS-GA-LEVEL 4	25/08/16
A03-1207	10	GENERAL ARRANGEMENT FLOOR PLANS APHS-GA-LEVEL 5	25/08/16
A03-1208	10	GENERAL ARRANGEMENT FLOOR PLANS APHS-GA-LEVEL 6	25/08/16
A03-1209	10	GENERAL ARRANGEMENT FLOOR PLANS APHS-GA-LEVEL 7	25/08/16
A03-1210	10	GENERAL ARRANGEMENT FLOOR PLANS APHS-GA-LEVEL 8	25/08/16
A03-1211	11	GENERAL ARRANGEMENT FLOOR PLANS APHS-GA-LEVEL 9	22/11/16
A02-1020	9 <u>10</u>	SITE PLANS APHS-GA-ROOF	22/11/16 <u>1/08/17</u>
A06-1001	11 <u>12</u>	ELEVATIONS CONTEXT-PPS & APHS-EAST AND WEST ELEVATION	25/08/16 <u>8/03/17</u>
A06-1002	11 <u>12</u>	CONTEXT-PPS & APHS-NORTH AND SOUTH ELEVATION	25/08/16 <u>8/03/17</u>
A06-1101	8 <u>9</u>	ELEVATIONS PPS-STREET ELEVATIONS	26/08/16 <u>8/03/17</u>
A06-1102	8 <u>9</u>	ELEVATIONS PPS-COURTYARD ELEVATIONS & SECTIONS	26/08/16 <u>8/03/17</u>
A06-1201	11 <u>13</u>	ELEVATIONS APHS-EAST ELEVATION	25/08/16 <u>1/08/17</u>
A06-1202	11 <u>13</u>	ELEVATIONS APHS-SOUTH ELEVATION	25/08/16 <u>1/08/17</u>
A06-1203	11 <u>13</u>	ELEVATIONS APHS-WEST ELEVATION	25/08/16 <u>1/08/17</u>
A06-1204	11 <u>13</u>	ELEVATIONS APHS-NORTH ELEVATION	25/08/16 <u>1/08/17</u>

A06-1221	8	ELEVATIONS SOUTH ELEVATION-INNER FACADE	25/08/16
A06-1222	8	ELEVATIONS WEST ELEVATION-INNER FACADE	25/08/16
A06-1223	7	ELEVATIONS EAST ELEVATION-INNER FACADE	25/08/16
A06-1224	8	ELEVATIONS NORTH ELEVATION-INNER FACADE	25/08/16
A07-1201	10	SECTIONS APHS-SECTION A-A NORTH SOUTH	25/08/16
A07-1201	10 <u>11</u>	SECTIONS APHS-SECTION A-A NORTH SOUTH	25/08/16 <u>8/03/17</u>
A07-1202	9 <u>10</u>	SECTIONS APHS-SECTION B-B NORTH SOUTH	25/08/16 <u>8/03/17</u>
A07-1203	9 <u>10</u>	SECTIONS APHS-SECTION C-C EAST WEST	25/08/16 <u>8/03/17</u>
A07-1204	9 <u>11</u>	SECTIONS APHS-SECTION D-D EAST WEST	25/08/16 <u>1/08/17</u>
AR-A01-1102	2	EXISTING HERITAGE BUILDING B - DEMOLITION	02/05/16
<u>AR-SK R 0274</u>	<u>1</u>	<u>APHS ARCHAEOLOGY IMPACTS 02</u>	<u>26/06/17</u>
<u>AR-SK R 0270</u>	<u>3</u>	<u>APHS WEST BOUNDARY AND BARRACK LANE INTEGRATION</u>	<u>13/07/17</u>
<u>S-SK-176</u>	<u>3</u>	<u>ADJUSTED BEAM LAYOUT FOR SERVICE ROAD NEXT TO HERITAGE WALL</u>	<u>29/06/17</u>
<u>AR-SI-A01-204</u>	<u>C</u>	<u>STAGE 3 GRADING AND FINISHES PLAN</u>	<u>20/11/20</u>
Landscape (or Design) Drawings prepared by Aspect Studios			
Dwg No.	Rev	Name of Plan	Date
LA_DA-02	06	Site Plan	22/11/16
LA_DA-03	06	Arthur Phillip High School Detail Plan	22/11/16
LA_DA-04	06	Parramatta Public School Detail Plan	22/11/16
LA_DA-05	05	Parramatta Public School Rooftop Plan	20/04/16
LA_DA-06	05	Shared Open Space Detail Plan	20/04/16
LA_DA-07	05	Arthur Phillip High School Section 1+2	20/04/16
LA_DA-08	05	Arthur Phillip High School Section 3	20/04/16
LA_DA-12	05	Shared Open Space Section 1	20/04/16
LA_DA-13	06	Fence and Boundary Conditions	22/11/16
LA_DA-14	06	Fence and Boundary Conditions	22/11/16
LA_DA-15	05	Planting Palette	20/04/16
LA_DA-16	05	Planting Palette	20/04/16
LA_DA-17	05	Materials Palette	20/04/16

Inconsistency between documents

- A3. If there is any inconsistency between the plans and documentations referred to above, the most recent document shall prevail to the extent of the inconsistency. However, conditions of this consent prevail to the extent of any inconsistency. Where there is an inconsistency between approved elevations and plans, the elevations prevail.

Design Quality Excellence

- A4. In order to ensure the design quality excellence of the development is retained:
- a) the design architects (*Grimshaw, BVN and Aspect Studios*) are to have direct involvement in the design documentation, contract documentation and construct stages of the project;
 - b) the design architect is to have full access to the site and is to be authorised by the Applicant to respond directly to the consent authority where information or clarification is required in the resolution of the design issues throughout the life of the project; and
 - c) evidence of the design architect's commission is to be provided to the Department prior to certification of any Crown building works, except for site preparatory works.
- A5. The design architects for the project are not to be changed without prior notice and approval of the Secretary.

Parramatta Light Rail

- A6. To ensure that the operation of a potential future Parramatta Light Rail on Macquarie Street is not adversely impacted on, the Applicant shall continue to consult with Transport for NSW to ensure the approved development is appropriately integrated with any future light rail.

A6A Should the Parramatta Light Rail works not have substantially commenced by January 2026, the Public Domain works (as approved under Conditions B15 and B16) on Macquarie Street must be finalised by the Applicant within 13 months of the commencement of works, being not later than January 2026.

Development Expenses

- A7. It is the responsibility of the Applicant to meet all expenses incurred in undertaking the development, including expenses incurred in complying with conditions imposed under this consent.

Café Use – Separate Development Application Required

- A8. A separate development application for the fitout and use of the café must be submitted and approved by Council prior to its fitout or use commencing.

Lapsing of approval

- A9. This consent will lapse five years from the date of consent unless the works associated with the development have physically commenced.

Prescribed Conditions

- A10. The Applicant shall comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the Regulation.

Dispute Resolution

A11. In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this consent or relevant matter relating to the Development, either party may refer the matter to the Secretary for resolution. The Secretary's resolution of the matter shall be binding on the parties.

Long Service Levy

A12. For work costing \$25,000 or more, a Long Service Levy shall be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.

Legal Notices

A13. Any advice or notice to the consent authority shall be served on the Secretary.

Staging

A14. The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary.

A15. The Staging Report must:

- (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage;
- (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 to support each stage of operation of the school;
- (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.

A16. The project must be staged in accordance with the Staging Report, approved by the Planning Secretary.

A17. Where staging is proposed, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.

Staging, Combining and Updating Strategies, Plans, Programs or Drawings.

A18. With the approval of the Planning Secretary, the Applicant may:

- (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan, program or drawing applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);

- (b) combine any strategy, plan, program or drawing required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and
- (c) update any strategy, plan, program or drawing required by this consent (to ensure the strategies, plans, programs and drawings required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).

A19. If the Planning Secretary agrees, a strategy, plan, program or drawing may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent where adequate justification has been demonstrated by the Applicant.

A20. If approved by the Planning Secretary, updated strategies, plans, programs or drawings supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.

B PRIOR TO COMMENCEMENT OF WORKS

Certified Plans

- B1. Plans certified in accordance with section 109R of the EP&A Act are to be submitted to the Certifying Authority and the Department prior to commencement of each stage of the works and shall include details as required by any of the following conditions.

Demolition

- B2. All demolition work shall comply with the provisions of Australia Standard AS2601: 2001 *The Demolition of Structures*. The demolition work plans required by AS2601: 2001 shall be accompanied by a written statement from a suitably qualified person that the proposals contained in the demolition work plan comply with the safety requirements of the Standard. The demolition work plans and the statement of compliance shall be submitted to the satisfaction of the Certifying Authority prior to the commencement of demolition works.
- B3. The Applicant must prepare a register of hazardous materials (including asbestos and polychlorinated biphenyl capacitors (PCBs)) and ensure that asbestos and PCB capacitors are removed and validated by an appropriately qualified occupational hygienist prior to demolition works. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to the commencement of demolition works and remedial works.

Archaeological Investigations

- B4. Prior to the commencement of any works (not including the demolition of existing buildings and structures), the Applicant shall update the Historical Archaeological Research Design (ARD) in consultation with the NSW Heritage Council to ensure research questions clearly address matters that are expected to be addressed through archaeological investigation of the sites.
- B5. Prior to the commencement of any works (not including the demolition of existing buildings and structures and remedial action works performed to the extent of avoiding state significant archaeological deposits and substantially intact archaeological evidence), archaeological testing shall be undertaken across areas of proposed harm to inform the detailed design for this site. Avoidance of state significant archaeological deposits and substantially intact archaeological evidence should be employed by the works.

Archaeological excavation shall be undertaken in accordance with the ARD (updated in accordance with condition B4), an excavation methodology and be directed by a suitably qualified and experienced excavation director who fulfils the Heritage Council's Excavation Director Criteria for the excavation of State significant archaeological sites. Areas of state significant archaeology and substantially intact archaeological evidence shall be appropriately managed and avoided wherever possible in the design.

- B6. A final excavation report shall be prepared within 12 months of the completion of archaeological works on site. It should include details of any artefacts recovered, where they are located and details of their ongoing conservation and protection in perpetuity by the land owner. Copies are to be provided to the Department, the Heritage Council and to the Parramatta Local studies unit.

~~B7. An Interpretation strategy shall be prepared and provided to the Heritage Council of NSW for review and comments incorporated within 18 months of the completion~~

~~of archaeological excavations on site. This strategy shall include details of the archaeological investigation of the site and how the results will be incorporated into the completed development.~~

The Applicant shall submit the draft Interpretation Strategy to the Heritage Council of NSW prior to the occupation of stage 1. The strategy will require updating to incorporate the final excavation results and relevant artefacts and comments from the Heritage Council of NSW on the draft Interpretation Strategy as a final/consolidated version of the Interpretation Strategy prior to completion and the final occupation of the development. This strategy shall include the following details:

- B8. overarching themes to confirm a consistent messaging across all quadrants linked to key phases of Parramatta's development (including historical and Aboriginal archaeological results), proposed approach to wayfinding, signage, ground inlays, digital curriculum content and archaeological and graphic displays across all quadrants;
- B9. the final/consolidated version must address the content identified from the final excavation report including relevant authentic artefacts, which are deemed to be most suitable for the designated installation space/s set aside for archaeological display and graphics and linked to the final archaeological excavation report and its results;
- B10. identification of any further need to later retrofitting to incorporate any major changes from the final reporting, which may be appropriate if the results are significantly different and relevant to understanding the site's history and development. Should retrofitting be required, a commitment to a timeframe for its delivery and the proposed locations will be required;
- B11. delivery of all parts of the final/consolidated Interpretation Strategy as submitted must be achieved within six months of submission of the final/consolidated Interpretation Strategy.
- B12. Prior to the commencement of building works (not including demolition of existing buildings and structures) and to ensure that Aboriginal cultural heritage is appropriately managed across the site and impacts are avoided, archaeological investigations shall be undertaken across the site in accordance with the report titled *Arthur Philip High School and Parramatta Public School, Integrated Aboriginal Cultural Heritage and Archaeological Assessment Report*, prepared by GML Heritage and dated 12 October 2016.

Site Contamination

B13.

- a) Remediation approved as part of this development consent, and any further investigations required following the demolition of existing buildings and structures, shall be carried out in accordance with the Remediation Action Plan, Arthur Phillip High School and Parramatta Public School, Macquarie Street, Parramatta prepared by Douglas Partners and dated November 2016, except where required to be amended by the Auditor's Comments contained in the Interim Advice No.3 (page No.4), prepared by Zoic Environment Pty Ltd, dated 23 November 2016. **To facilitate the implementation of the Remediation Action Plan and to protect Archaeology,**

a Method Statement (or similar) shall be prepared in accordance with Condition B5, and approved by the Site Auditor by issuing of Interim Advice, prior to commencement of each stage of remediation.

- b) Where the preferred remedial method for friable asbestos involves a covering layer, a subsurface marking layer must be installed to highlight the existence of asbestos contaminated material, and a long-term Environmental Management Plan prepared for the development site to mitigate against risks in relation to any future intrusive maintenance work in the impacted area. The Applicant must ensure that Council is formally notified of the Environmental Management Plan for inclusion in its records and on certificates it may issue under section 149(5) of the EP&A Act.
- ~~B14.~~ Upon completion of remedial works, the Applicant shall submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site, or staged where relevant, prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement shall verify the relevant part of the site is suitable for the education land use and be provided to the satisfaction of the Certifying Authority ~~prior to the commencement of works (not including the demolition of existing buildings and structures).~~ **following the completion of remediation works for the relevant part of the site, or stage.**

Design Modifications – Public Domain and Materials and Finishes

- B15. Prior to the commencement of above ground works (not including demolition of existing buildings and structures), the Applicant shall present to the satisfaction of the Design Competition Jury (DCJ)/Design Integrity Panel (DIP) design modifications to the development that address the following:
- a) a revised perimeter fencing and landscape design that demonstrates:
 - i) provision of seating, planting and folded edges to Macquarie Street and Barrack Lane;
 - ii) the fence line setback back inside the landscape planter; and
 - iii) greater accessibility and permeability that promotes use outside of school operating hours, particularly the western shared open space on the PPS site, located west of the existing Infant School Building and between the Macquarie Street frontage and Lancer Barracks boundary;
 - b) further refinement to the design of the Barrack Lane elevation to ensure the laneway's public domain is appropriately activated; and
 - c) further details relating to the final materials and façade treatment, particularly the treatment of the western façade of the APHS tower building lifts.

- B16. Evidence of the DCJ/DIP's agreement to the design modifications required by condition B11 shall be submitted to the satisfaction of the Secretary prior to the commencement of above ground works.

Design Modifications – Little Street Pick-up/Drop-off Parking

- B17. The final design and layout of additional car parking spaces to be provided in Little Street is to be undertaken in consultation with Council, the NSW Police Force and

Transport for NSW and submitted to the satisfaction of the Certifying Authority prior to the commencement of the associated works.

Ecologically Sustainable Development

- B18. Prior to the commencement of the building works (excluding site preparatory works), the Applicant shall submit details of all design measures to the Certifying Authority demonstrating that the proposed new buildings incorporate ecologically sustainable development initiatives comparable to projects of a 4 star Green Star Education v1 tool rating.

Public Domain Works

- B19. Prior to the commencement of any footpath or public domain works, the Applicant shall consult with Council and Transport for NSW and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of these authorities, including addressing pedestrian management. The Applicant shall submit documentation of approval for each stage from Council and Transport for NSW to the Certifying Authority.
- B20. Prior to the commencement of any footpath or public domain works, the Applicant shall consult with Council to prepare a Public Domain Lighting Plan and demonstrate to the Certifying Authority that the plan addresses Council's requirements.

Notice of Commencement of Works

- B21. The Certifying Authority and Council shall be given written notice, at least 48 hours prior to the commencement of each stage of works on the subject site.

Design of Food Premises

- B22. The fitout of the food premises shall be carried out in accordance with AS 4674 *Design, construction and fit-out of food premises*. Details of compliance with the relevant provisions of the food code shall be prepared by a suitably qualified person and submitted to the satisfaction of the Certifying Authority prior to the commencement of works, except site preparatory works.

Reflectivity

- B23. The building materials used on the facades of the buildings must have a maximum normal specular reflectivity of visible light of 20 per cent and must be designed so as not to result in glare that causes any discomfort or threatens the safety of pedestrians or drivers. A statement demonstrating compliance with these requirements or where compliance cannot be met a report that demonstrates that the exceedance would not result in glare that causes any discomfort or threatens the safety of pedestrians or drivers is to be submitted to the satisfaction of the Certifying Authority prior to the commencement of works, except for site preparatory works.

Outdoor Lighting

- B24. All outdoor lighting within the site shall comply with, where relevant, *AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting* and *AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting*. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to commencement of works, except for site preparatory works.

Access for People with Disabilities

- B25. The building must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. The Certifying Authority must

ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any construction drawings.

Erosion and Sedimentation Control

B26. A soil erosion and sediment control plan must be developed in accordance with the document *Managing Urban Stormwater–Soils & Construction Volume 1* (2004) by Landcom. Details are to be submitted to the satisfaction of the Certifying Authority prior to commencement of works involving vegetation removal or soil disturbance.

Pre-Construction Dilapidation Reports

B27. The Applicant is to engage a qualified structural engineer to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all existing heritage significant items, retained existing and adjoining buildings, infrastructure and roads within the 'zone of influence' or public domain areas adjoining the site. The report must be submitted to the satisfaction of the Certifying Authority prior to the commencement of any works.

Service Vehicle Layout

B28. Plans demonstrating compliance with the following requirements shall be submitted to the satisfaction of the Certifying Authority prior to the commencement of relevant above ground works:

- a) all vehicles should enter and leave the Arthur Philip High School site in a forward direction;
- b) all operational vehicles accessing the Arthur Philip High School and Parramatta Public School sites, including the loading dock, are to be limited to Medium Rigid Vehicles or smaller only;
- c) all demolition and construction vehicles are to be contained wholly within the Arthur Philip High School and Parramatta Public School sites and vehicles must enter the site before stopping;
- d) appropriate pedestrian advisory signs are to be provided at the Barrack Lane and Macquarie Street egress points from the Arthur Philip High School service lane;
- e) all works/ regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority;
- f) the swept path of the longest vehicle entering and exiting the Arthur Philip High School and Parramatta Public School sites in association with the new work, as well as manoeuvrability through the sites, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement; and
- g) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.

Bicycle Parking

B29. Plans demonstrating compliance with the following bicycle parking requirements shall be submitted to the satisfaction of the Certifying Authority prior to commencement of works, except for site preparatory works:

- a) the provision of a minimum 121 bicycle parking spaces (102 student spaces and 19 staff spaces) for the Arthur Philip High School and 94 bicycle parking spaces (86 student spaces and 8 staff spaces) for the Parramatta Public School and the provision of associated end-of-trip facilities in accordance with the Green Star Education v1 tool;
- b) the layout, design and security of bicycle facilities must comply with the minimum requirements of *Australian Standard AS 2890.3 Bicycle Parking Facilities*, and be located in easy to access, well-lit areas that incorporate passive surveillance;
- c) appropriate pedestrian and cyclist advisory signs are to be provided; and
- d) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.

Noise Management Measures

B30. Prior to commencement of building works, the Applicant must incorporate the noise mitigation recommendations in the *Department of Education, Redevelopment of Arthur Philip High School & Parramatta Public School, Noise and Vibration Planning Report*, prepared by ARUP, dated 21 September 2016, in the detailed design drawings and submit to the Department documentation demonstrating that the noise impacts have been adequately mitigated to not exceed the recommended operational noise levels for mechanical plant identified in the report.

Structural Details

B31. Prior to the commencement of building works, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:

- a) the relevant clauses of the BCA; and
- b) the development consent.

Mechanical Ventilation

B32. All mechanical ventilation systems must be installed in accordance with Part F4.5 of the BCA and must comply with the Australian Standards *AS1668.2* and *AS3666 Microbial Control of Air Handling and Water Systems of Building*, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of building works.

Stormwater and Drainage Works Design

B33. Final design plans of the stormwater drainage systems, prepared by a qualified practicing professional and in accordance with the requirements of Council must be submitted to the Certifying Authority prior to the commencement of building works, except for site preparatory works. The hydrology and hydraulic calculations must be based on models described in the current edition of Australian Rainfall and Runoff.

Construction Environmental Management Plan (CEMP)

B34.

- a) Prior to the commencement of works on the Subject Site, a CEMP that addresses those works must be submitted to the satisfaction of the Certifying Authority. The Plan must address, but not be limited to, the following matters where relevant:

- i) hours of work;
 - ii) 24 hour contact details of site manager;
 - iii) traffic management, in consultation with the local Council, including a designated off-street car parking area for construction related vehicles;
 - iv) construction noise and vibration management, prepared by a suitable qualified person;
 - v) management of dust to protect the amenity of the neighbourhood;
 - vi) erosion and sediment control;
 - vii) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site;
 - viii) external lighting in compliance with AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting;
 - ix) an Unexpected Finds Protocol (UFP) and associated communications procedure, that also considers potential for finds associated with defence use of the land and measures for acid soil management; and
 - x) waste classification (for materials to be removed) and validation (for materials to remain) during construction to confirm the contamination status in these areas of the site.
- c) The CEMP must not include works that have not been explicitly approved in the development consent. In the event of any inconsistency between the consent and the CEMP, the consent shall prevail.
 - d) The Applicant must submit a copy of the CEMP to the Department and to the Council, prior to commencement of work.

B35. The CEMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.

Construction Noise and Vibration Management Plan (CNVMP)

B36. The Applicant must prepare a CNVMP and the plan must:

- a) be prepared by a suitably qualified expert and submitted to the satisfaction of the Certifying Authority;
- b) be prepared in consultation with all noise sensitive receivers where noise levels exceed the construction noise management level, in accordance with EPA guidelines;
- c) describe the measures that would be implemented to ensure:
 - i) best management practice is being employed; and
 - ii) compliance with the relevant conditions of this consent;
- d) describe the proposed noise and vibration management measures in detail;

- e) identify the selection of alternative construction appliances to avoid the generation of excessive noise levels;
- f) include strategies that have been developed to address impacts to noise sensitive receivers, including Parramatta Public School, where noise levels exceed the construction noise management level, for managing high noise generating works;
- g) implement intra-day respite periods for construction activities identified as annoying;
- h) implement noise reducing site/work practices and require regular noise checks of equipment;
- i) describe the consultation undertaken to develop the strategies in b) above;
- j) evaluates and reports on the effectiveness of the noise and vibration management measures; and
- k) include a complaints management system that would be implemented for the duration of the project.

B37. The CNVMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.

Construction Waste Management Plan (CWMP)

B38.

- a) Prior to the commencement of works on the Subject Site, a CWMP, prepared by a suitably qualified person in consultation with the Council, must be submitted to the satisfaction of the Certifying Authority. The CWMP must address, but not be limited to, the following matters:
 - i) recycling of demolition materials including concrete; and
 - ii) removal of hazardous materials and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.
- b) Details demonstrating compliance with the relevant legislative requirements, associated with the removal of hazardous waste, particularly the method of containment and control of emission of fibres to the air, are to be submitted to the satisfaction of the Certifying Authority prior to the removal of any hazardous materials.
- c) The Applicant must submit a copy of the plan to the Department and to the Council prior to the commencement of work.
- d) The Applicant must notify the Roads and Maritime Authority's Traffic Management Centre (TMC) of the truck route(s) to be followed by trucks transporting waste material from the Subject Site, prior to the commencement of the removal of any waste material from the Subject Site.

B39. The CWMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.

Construction Traffic and Pedestrian Management Plan (CTPMP)

B40.

- a) Prior to the commencement of works on the Subject Site, a CTPMP prepared by a suitably qualified person must be submitted to the satisfaction of the Certifying Authority. The Plan must be prepared in consultation with the Council, CBD Coordination Office within Transport for NSW and RMS.
- b) The CTPMP must address, but not be limited to, the following matters:
 - i) ingress and egress of vehicles to the Subject Site, including Swept path analysis;
 - ii) impacts on cyclists and pedestrians and bus services;
 - iii) cumulative construction impacts of projects;
 - iv) loading and unloading, including construction works zones;
 - v) predicted traffic volumes, types and haulage routes;
 - vi) pedestrian and traffic management methods;
 - vii) construction hours and program;
 - viii) cumulative construction impacts of surrounding construction projects and coordination of activities to manage and minimise road network impacts; and
 - ix) details of impacts identified, duration and proposed mitigation measures.
- c) Any alterations to the public road, involving traffic and parking arrangements, must be referred to and approved by the relevant traffic committee.
- d) The Applicant must submit a copy of the final plan to the Council, prior to the commencement of works.

B41. The CTMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.

Utility Services

B42. Prior to the commencement of building work the Applicant is to negotiate with the utility authorities (e.g. Ausgrid and Telecommunications Carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the building structure.

B43. Prior to the commencement of works, except for site preparatory works, written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.

C DURING CONSTRUCTION

Hours of Work

C1. The hours of construction, including the delivery of materials to and from the subject site, shall be restricted as follows:

- a) between 7 am and 6 pm, Mondays to Fridays inclusive;
- b) between 7.30 am and 3.30 pm, Saturdays; and
- c) no work on Sundays and public holidays.

Works may be undertaken outside these hours where:

- i) the delivery of materials is required outside these hours by the Police or other authorities; or
- ii) it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm; or
- iii) variation is approved in advance in writing by the Secretary or her nominee.

(iv) where the works are inaudible at the nearest sensitive receivers; or

(v) works are carried out during the following hours ('the extended construction hours') subject to the requirements of Condition C1A:

- 1. between 6 pm to 10 pm Mondays to Fridays
- 2. between 3.30 pm and 5 pm, Saturdays.

Extended Construction Hours

C1A. During the extended construction hours outlined in condition C1(v), the following requirements must be met:

- a) No deliveries of materials to the site or collection of materials from the site are to be made;
- b) Construction works between the hours of 6 pm to 8 pm, Mondays to Fridays shall be limited to low-noise power and battery hand-held tools only and shall exclude the use of the following tools:
 - i) angle grinders;
 - ii) hammer drills;
 - iii) jackhammers;
 - iv) circular saws; and
 - v) any tool that generates a noise level equal to, or louder than any of the above listed tools.
- c) Construction works between the hours of 8 pm and 10 pm, Mondays to Fridays shall be limited to no-noise generating tools or equipment and:
 - i) be undertaken internally, within the fully completed and weatherproof external façade of the building with all external windows and doors fully installed and closed during works;
 - ii) be limited to internal fitout works only, such as the installation of ceilings and partition walls, finishes and services; and
 - iii) not involve the operation or use of the southern external hoist on the Arthur Phillip High School site adjacent to Macquarie Street.
- d) All workers during the extended hours are to be informed of the following requirements and the builder is to ensure the following practices are adhered to:

- i) access to the site during the extended hours is restricted to site personnel only;
- ii) workers are not to loiter or take breaks in any external areas of the site during the extended construction hours; and
- iii) workers entering or exiting the site or within any external areas are to take care not to speak in raised voices, talk on mobile phones, use any radio including car radio, cause noise disturbance through the transportation of tools or any other activity.
- e) All construction works shall be carried out in accordance with the requirements of condition B32 and the recommendations of the Extended Hours Construction Noise Impact Assessment prepared by Acoustic Logic and dated 27 February 2018 (as amended by this condition).

C1B. If investigation of complaint(s), through appropriate noise testing, establishes that offensive noise has occurred or works have been carried out during the extended construction hours outlined in condition C1(v) in breach of conditions of approval, and the complaint is justified, then the Department may require by notice to the applicant, that the construction hours be restricted or revert to the approved hours in the original consent.

Protection of Heritage Items

C2. Significant building fabric and elements of existing heritage significant items is to be protected during demolition and construction works from potential damage. Protection systems must ensure historic fabric is not damaged or removed. All tradesmen and workers on site shall be made aware of the significant fabric on site.

Erosion and Sediment Control

C3. All erosion and sediment control measures, are to 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 has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

Disposal of Seepage and Stormwater

C4. Any seepage or rainwater collected on-site during construction or ground water shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.

Approved Plans to be On-site

C5. A copy of the approved and certified plans, specifications and documents incorporating conditions of consent and certification shall be kept on the subject site at all times and shall be readily available for perusal by any officer of the Department, Council or the Certifying Authority.

Site Notice

C6.

- a) A site notice(s) must be prominently displayed at the boundaries of the Subject Site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.

- b) The site notice(s) is to satisfy all but not be limited to, the following requirements:
 - i) minimum dimensions of the notice are to measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30 point type size;
 - ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period;
 - iii) the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and
 - iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the Subject Site is not permitted.

Protection of Trees

C7.

- a) No street trees are to 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 shall be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, shall be replaced, to the satisfaction of Council.
- c) All trees on the Subject Site that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures as necessary are to be provided to protect root system, trunk and branches, during construction.

Construction Noise Management

- C8. The development must be constructed with the aim of achieving the construction noise management levels detailed in the *Interim Construction Noise Guideline* (Department of Environment and Climate Change, 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 Construction Noise and Vibration Management Plan.
- C9. If the noise from a construction activity is substantially tonal or impulsive in nature (as described in Chapter 4 of the NSW *Industrial Noise Policy*), 5 dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise management levels.
- C10. The Applicant must schedule rock breaking, rock hammering, sheet piling, pile driving and any similar activity only between the following hours unless otherwise approved by the Secretary:
 - a) 9 am to 12 pm, Monday to Friday;
 - b) 2 pm to 5 pm Monday to Friday; and
 - c) 9 am to 12 pm, Saturday.

- C11. Wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles. If driven piles are required they must only be installed where outlined in a Construction Noise and Vibration Management Plan.
- C12. Any noise generated during the construction of the development must not be offensive noise within the meaning of the *Protection of the Environment Operations Act, 1997* or exceed approved noise limits for the Subject Site.
- C13. The Applicant must ensure all construction related vehicles do not arrive at the project site or in surrounding residential precincts outside approved hours of work.

Vibration Criteria

- C14. To ensure no adverse structural damage occurs to existing heritage significant items, vibration monitoring, performed by a suitably qualified vibration consultant, is to be carried out on all heritage items in the vicinity of the proposal during demolition and construction works. In the event that harm to heritage items is identified, vibratory activities are to cease and alternative work methods are to be implemented.
- C15. Vibration caused by construction at any residence or structure outside the Subject Site must be limited to:
- a) for structural damage vibration, *German Standard DIN 4150 Part 3 Structural Vibration in Buildings. Effects on Structures*; and
 - b) for human exposure to vibration, the evaluation criteria presented in *British Standard BS 6472 – Guide to Evaluate Human Exposure to Vibration in Buildings* (1 Hz to 80 Hz) for low probability of adverse comment.
- C16. Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified above.
- C17. These limits apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved by the Secretary.

Work Cover Requirements

- C18. To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant Work Cover requirements.

Hoarding Requirements

- C19. 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 shall 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.

No obstruction of public way

- C20. The public way (outside of any construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.

Impact of Below Ground (sub-surface) Works – Non-Aboriginal Relics

C21. If any unexpected archaeological relics are uncovered during the course of the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the Office of Environment and Heritage.

Discovery of Aboriginal Heritage

C22. In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all projects/sites.

D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

Green Travel Plan

D1. Prior to the occupation of any stage of the development, the Applicant shall submit to the Department a copy of a final Green Travel Plan, prepared by suitably qualified person(s) in consultation with Council and Transport for NSW, to promote the use of active and sustainable transport modes.

Access Arrangements and Road Upgrades

D2. To ensure pedestrian safety is maintained, a splay extending two metres from the driveway edge along the property boundary and 2.5 metres from the boundary of the driveway is to be provided. This splay is to comply with Figure 3.3 of AS2890.1 and shall provide clear sight lines of pedestrians from vehicles exiting the Arthur Philip High School site. Details demonstrating compliance are to be submitted to the satisfaction of the Certifying Authority prior to final occupation of the Arthur Philip High School redevelopment.

D3. To ensure pedestrian safety and satisfactory manoeuvring for emergency vehicles is maintained, a left-in/left-out restriction is to be provided at the intersection of Little Street and Charles Street and is to be implemented via signposting only. This is to be implemented in consultation with the NSW Police Force and funded by the Applicant at no cost to Council. Details demonstrating compliance are to be submitted to the satisfaction of the Certifying Authority prior to final occupation of the Parramatta Public School redevelopment.

D4. To ensure traffic congestion on Charles Street is minimised, a peak hour No Parking restriction shall be installed on Charles Street on the northbound approach to Little Street where parking is currently limited to NSW Police Force vehicles only. This is to be undertaken in consultation with the NSW Police Force and funded by the Applicant at no cost to Council. Details demonstrating compliance are to be submitted to the satisfaction of the Certifying Authority prior to final occupation of the Parramatta Public School redevelopment.

- D5. To ensure pedestrian safety if maintained, a pedestrian refuge island shall be provided to facilitate crossing of Little Street at Charles Street. The island is to be designed to accommodate the requirements for the installation of a future pedestrian crossing, in accordance with *AS1742.10-2009* and RMS Australian Standard Supplements *AS1742 Parts 1 – 15*. The design of the island is to be undertaken in consultation with Council and the NSW Police Force and funded by the Applicant at no cost to Council. Details demonstrating compliance are to be submitted to the satisfaction of the Certifying Authority prior to final occupation of the Parramatta Public School redevelopment.

Community Event Management Plan (CEMP)

- D6. The Applicant is to prepare a CEMP for each community event or use held at Arthur Philip High School and/or Parramatta Public School that involves 100 or more people. The CEMP/s must be prepared prior to each relevant event, in consultation with Council, and demonstrate the following:
- a) identifies the number of attendees, time and duration;
 - b) where relevant, includes a schedule of all annual events;
 - c) demonstrate measures to encourage non-vehicular travel to the schools and promote and support the use of alternate travel modes (i.e. public transport); and
 - d) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of an acoustic management plan.
- D7. The CEMP/s must be implemented by the Applicant for the duration of the identified community event or use.

Operational Transport and Access Management Plan (OTAMP)

- D8. An OTAMP is to be prepared for the schools (or separately for each school) by a suitably qualified person, in consultation with Council, Transport for NSW and RMS, and must address the following:
- a) pedestrian safety, particularly measures to manage the safety of students in and around the schools and identification of safe route options;
 - 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 Little Street, including staff management/traffic controller arrangements;
 - d) delivery and services vehicle and bus access and management arrangements;
 - e) management of approved access arrangements;
 - f) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing pick-up and drop-off parking in Little Street;
 - g) car parking arrangements and management associated with the proposed use of school facilities by community members; and
 - h) a monitoring and review program.

- D9. The OTAMP/s must be submitted to the Secretary for approval prior to commencement of use the relevant school.
- D10. The OTAMP/s (as revised from time to time) must be implemented by the Applicant for the life of the development.

Compliance with Food Code

- D11. The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the *AS 4674 Design, construction and fit-out of food premises*. The Applicant shall provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to the commencement of the building(s) or commencement of the use.

Public Domain Works

- D12. Prior to the occupation of each stage the building, the Applicant shall submit to the Council works-as-executed plans for each stage of the public domain works. Prior to occupation of each stage of the building, the Applicant must submit documentation to the Certifying Authority demonstrating that the works have been completed to Council's satisfaction.

Ecologically Sustainable Development

- D13. Prior to the final occupation of the development, the Applicant shall submit details to the Certifying Authority demonstrating that ecologically sustainable development initiatives have been incorporated in the proposed new buildings comparable to projects of a 4 star Green Star Education v1 tool rating.

Mechanical Ventilation

- D14. Following completion, installation and testing of all the mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to commencement of use of stage of the development, that the installation and performance of the mechanical systems complies with:
- a) the BCA;
 - b) Australian Standard AS 1668 and other relevant codes;
 - c) the development consent and any relevant modifications; and
 - d) any dispensation granted by the New South Wales Fire Brigade.

Road Damage

- D15. The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.

Compliance Certificate

- D16. A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the "Your Business" section of the web site www.sydneywater.com.au then follow the "e-Developer" icon or telephone 13 20 92 for assistance.

The Section 73 Certificate must be submitted to the Certifying Authority prior to commencement of use of each stage of the building.

Post-construction Dilapidation Report

D17. Prior to commencement of use of any stage of the development:

- a) the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining heritage significant items, buildings, infrastructure and roads;
- b) the report is to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining heritage significant items, buildings, infrastructure and roads, the Certifying Authority must:
 - i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions;
 - ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads; and
- c) a copy of this report is to be forwarded to the Council.

Fire Safety Certification

D18. Prior to commencement of use of any stage of the development, 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.

Structural Inspection Certificate

D19. A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to commencement of use of any stage of the development. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:

- a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and
- b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.

Signage

D20. Wayfinding signage for pedestrians and cyclists must be installed prior to commencement of use of any stage of the development.

E POST OCCUPATION

Green Travel Plan

- E1. The Green Travel Plan required by condition D1 of this consent must be updated annually and implemented.

Loading and Unloading

- E2. All loading and unloading of service vehicles in connection with the use of the premises shall be carried out wholly within the subject site at all times.

Noise Control – Plant and Machinery

- E3. Noise associated with the operation of any plant, machinery or other equipment on the Subject Site, must not exceed 5 dB(A) above the rating background noise level when measured at the boundary of the sensitive receiver.
- E4. The Applicant must undertake short term noise monitoring in accordance with the *Industrial Noise Policy* 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 Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in *Department of Education, Redevelopment of Arthur Philip High School & Parramatta Public School, Noise and Vibration Planning Report*, prepared by ARUP, dated 21 September 2016.

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.

Storage of Hazardous or Toxic Material

- E5. Any hazardous or toxic materials must be stored in accordance with Workcover Authority requirements and all tanks, drums and containers of toxic and hazardous materials shall be stored in a bunded area. The bund walls and floors shall be constructed of impervious materials and shall be of sufficient size to contain 110 per cent of the volume of the largest tank plus the volume displaced by any additional tanks within the bunded area.

Public Way to be Unobstructed

- E6. The public way must not be obstructed by any materials, vehicles, refuse, skips or the like under any circumstances.

External Lighting

- E7. External Lighting shall comply with *AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting*. Upon installation of lighting, but before it is finally commissioned, the Applicant shall submit to the consent authority evidence from an independent qualified practitioner demonstrating compliance in accordance with this condition.

Fire Safety Certification

- E8. The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.

ADVISORY NOTES

Appeals

AN1 The Applicant has the right to appeal to the Land and Environment Court in the manner set out in the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000* (as amended).

Other Approvals and Permits

AN2 The Applicant must apply to the relevant authority for all necessary permits including crane permits, road opening permits, hoarding or scaffolding permits, footpath occupation permits and/or any other approvals under Section 68 (Approvals) of the *Local Government Act 1993* or *Section 138 of the Roads Act 1993*.

Responsibility for other consents/agreements

AN3 The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

Use of Mobile Cranes

AN4 The Applicant must obtain all necessary permits required for the use of mobile cranes on or surrounding the site, prior to the commencement of works. In particular, the following matters must be complied with:

- a) for special operations including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on-site tower cranes which warrant the on street use of mobile cranes, permits must be obtained from Council:
 - i) at least 48 hours prior to the works for partial road closures which, in the opinion of Council will create minimal traffic disruptions;
 - ii) at least four weeks prior to the works for full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions; and
- b) the use of mobile cranes must comply with the approved hours of construction and must not be delivered to the site prior to 7.30 am without the prior approval of Council.

Temporary Structures

AN5

- a) An approval under State Environmental Planning Policy (Temporary Structures) 2007 must be obtained from the Council for the erection of the temporary structures. The application must be supported by a report detailing compliance with the provisions of the Building Code of Australia.
- b) Structural certification from an appropriately qualified practicing structural engineer must be submitted to the Council with the application under State Environmental Planning Policy (Temporary Structures) 2007 to certify the structural adequacy of the design of the temporary structures.

Disability Discrimination Act

AN6 This application has been assessed in accordance with the *Environmental Planning and Assessment Act 1979*. No guarantee is given that the proposal complies with the

Disability Discrimination Act 1992. The Applicant/owner is responsible to ensure compliance with this and other anti-discrimination legislation. The *Disability Discrimination Act 1992* covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which references AS 1428.1 - *Design for Access and Mobility*. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the *Disability Discrimination Act 1992* currently available in Australia.

Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*

AN7

- a) The *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister.
- b) This application has been assessed in accordance with the *New South Wales Environmental Planning & Assessment Act, 1979*. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the Applicant's responsibility to consult the Department of Sustainability, Environment, Water, Population and Communities to determine the need or otherwise for Commonwealth approval and you should not construe this grant of approval as notification to you that the Commonwealth Act does not have application. The Commonwealth Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.

Asbestos Removal

AN8 All excavation and demolition works involving the removal and disposal of asbestos must be undertaken in consultation with SafeWork NSW and only be undertaken by contractors who hold a current WorkCover Asbestos or "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence and removal must be carried out in accordance with NOHSC: "Code of Practice for the Safe Removal of Asbestos".

Site contamination issues during construction

AN9 Should any new information come to light during demolition or construction works which has the potential to alter previous conclusions about site contamination then the Applicant must be immediately notified and works must cease. Works must not recommence on site until the consultation is made with the Department.