

Staging Report

Picton High School

SSD 8640

March 2021



Education

Document Control

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1 Introduction

This Staging Report has been prepared by Mace on behalf of the NSW Department of Education (DoE) for Picton High School (SSD 8640). The Staging Report has been prepared in accordance with the conditions of the State Significant Development Approval SSD 8640.

1.1 Project Overview

Replacement of the existing Picton High School with a new high school for 1580 students with core facilities for 2000. The new school will have specialist facilities to support Science, Industrial arts, Hospitality and Agricultural studies.

The redevelopment allows for the demolition of 39 permanent teaching spaces, with a total of 65 new teaching spaces delivered at the completion of the project.

In addition to this, the project will also upgrade via a refurbishment of 11 existing teaching spaces. At the completion of the project there will be a total of 13 demountable teaching spaces that would have been removed from site.

1.1.1 Date of Commencement of Construction

Construction commenced on the works associated with SSD8640 in February 2019.

1.1.2 Submission to Planning Secretary for Approval.

In accordance with Condition A12A the Staging Report is being submitted to the Planning Secretary for approval and has been prepared in accordance with Condition A12B.

1.2 Details of Proposed Staging

1.2.1 Staging

The SSD pertains to the delivery of the entire package of works. To maintain operational continuity throughout construction of the works and to enable Picton High School to transition from the Temporary School to the New Facilities the works must be staged. An indicative 3 stage approach is proposed as follows:

- Stage 1 is the construction and handover of Building I and the COLA surrounding the existing basketball court.
- Stage 2 is the refurbishment of four existing buildings, the construction of new administration facilities, upgrade of existing core facilities, construction of new core facilities and an upgrade to the existing bus pickup and drop-off area.
- Stage 3 is the disassembly and removal of all Temporary School demountable buildings, installation of a sports field and surrounding infrastructure, landscaping, and fencing works alongside the refurbishment of the agricultural plot and associated buildings.

Stage 1

Indicative works	Indicative timing
Construction of Building I and a new COLA above the existing basketball court and all the associated surrounding works.	4 months

Stage 1 works have been requested by Picton High School to provide the school with available outdoor playing areas. The school is experiencing significant restrictions in available play space and have requested that Stage 1 be implemented to allow for additional external spaces to become available sooner. Stage 1 works are minor in nature, involving light touch refurbishments and construction of ancillary buildings and a Covered Outdoor Learning Area (COLA).

- Stage 1 works will commence in December 2020
- Stage 1 works will complete in March 2021
- Stage 1 works will be undertaken concurrently with Stage 2 works.

Note: Building H has been removed from the staging report in this revision as additional works to Building H (the existing hall) are required by Picton High School. The Building H Refurbishment will be undertaken by the Department of Education Asset Management Unit (AMU).

This is consistent with the Environmental Impact Statement (EIS) which notes that refurbishment of Building H (the existing hall) is to be undertaken via a separate planning approval. Please refer to Section 4.12 of the EIS-

“Consent for the construction of the temporary school to accommodate the existing school population during the construction of the main works is separate to this SSD application. A subsequent stage regarding the refurbishment of the existing hall is to occur after this main works package and will be subject to a separate consent.”

See Appendix A for details regarding condition compliance for delivery.

Stage 2

Indicative works	Indicative timing
The works involve a major upgrade to Picton High School to include for core facilities for 1,580 students. <ul style="list-style-type: none">• Refurbishment of various existing buildings• Construction of new administration facility• Expansion of various existing core facilities• Construction of various new core facilities• Upgrade to existing bus pickup and drop-off area	27 months

Stage 2 encompasses the majority of the redevelopment works. At the completion of Stage 2 the school will be able to operate from within the newly completed spaces.

- Stage 2 works commenced in February 2019
- Stage 2 works will complete in April 2021
- Stage 2 works must be completed to allow Picton High School to transition over to the new School and enable the Project to commence Stage 3 which begins with the removal of the temporary School facilities

See Appendix A for details regarding condition compliance for delivery.

Stage 3

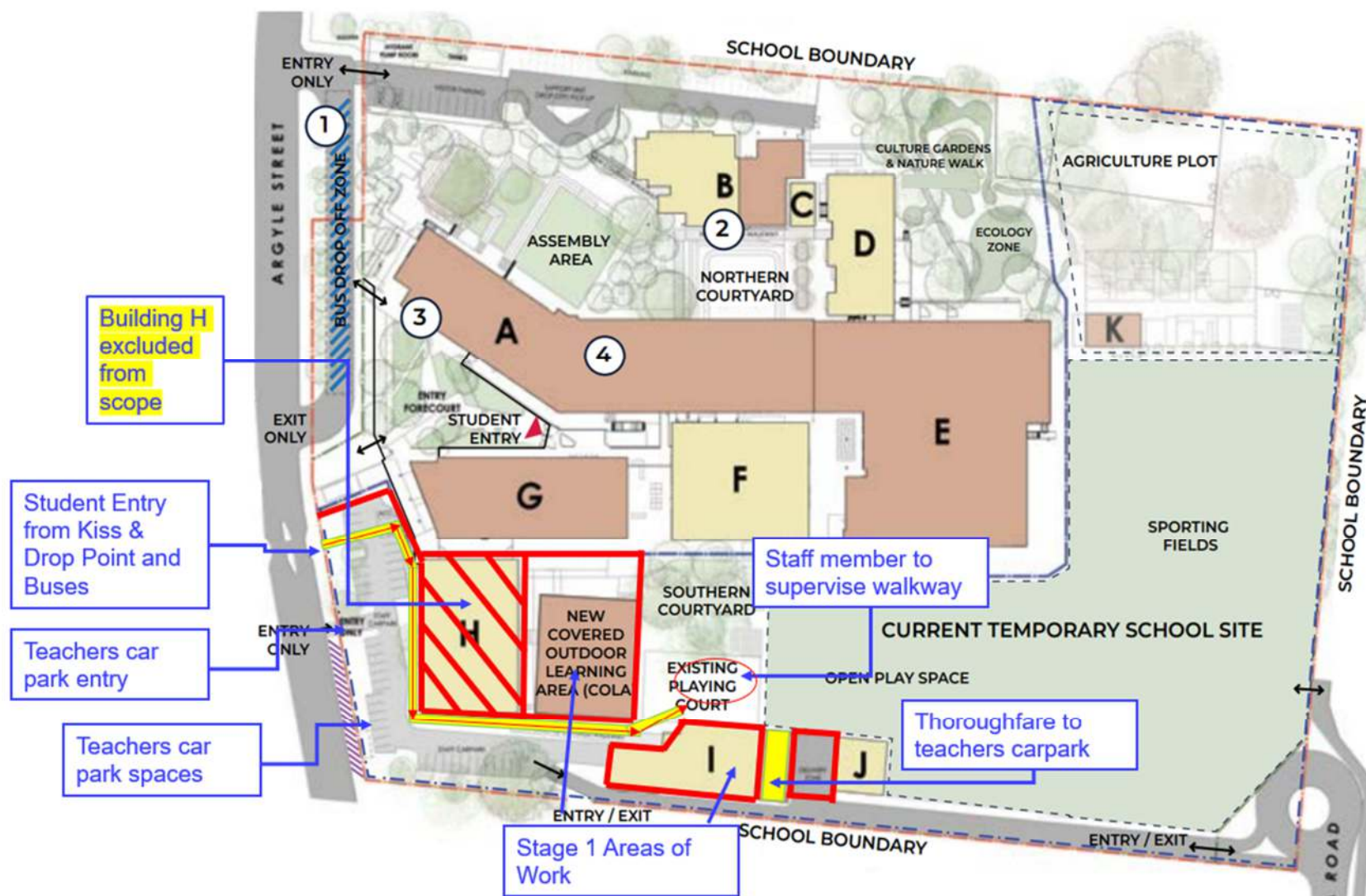
Indicative works	Indicative timing
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Disassembly and removal of all Temporary School demountable buildings. Installation of a sports field and surrounding infrastructure. Landscaping and fencing works alongside the refurbishment of the Agricultural plot and associated buildings.	5 months
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- Stage 3 works will commence in May 2021
- Stage 3 works will complete in September 2021
- Stage 3 is dependent on the completion of Stage 2
- Stage 3 completion will result in Practical Completion for the Project

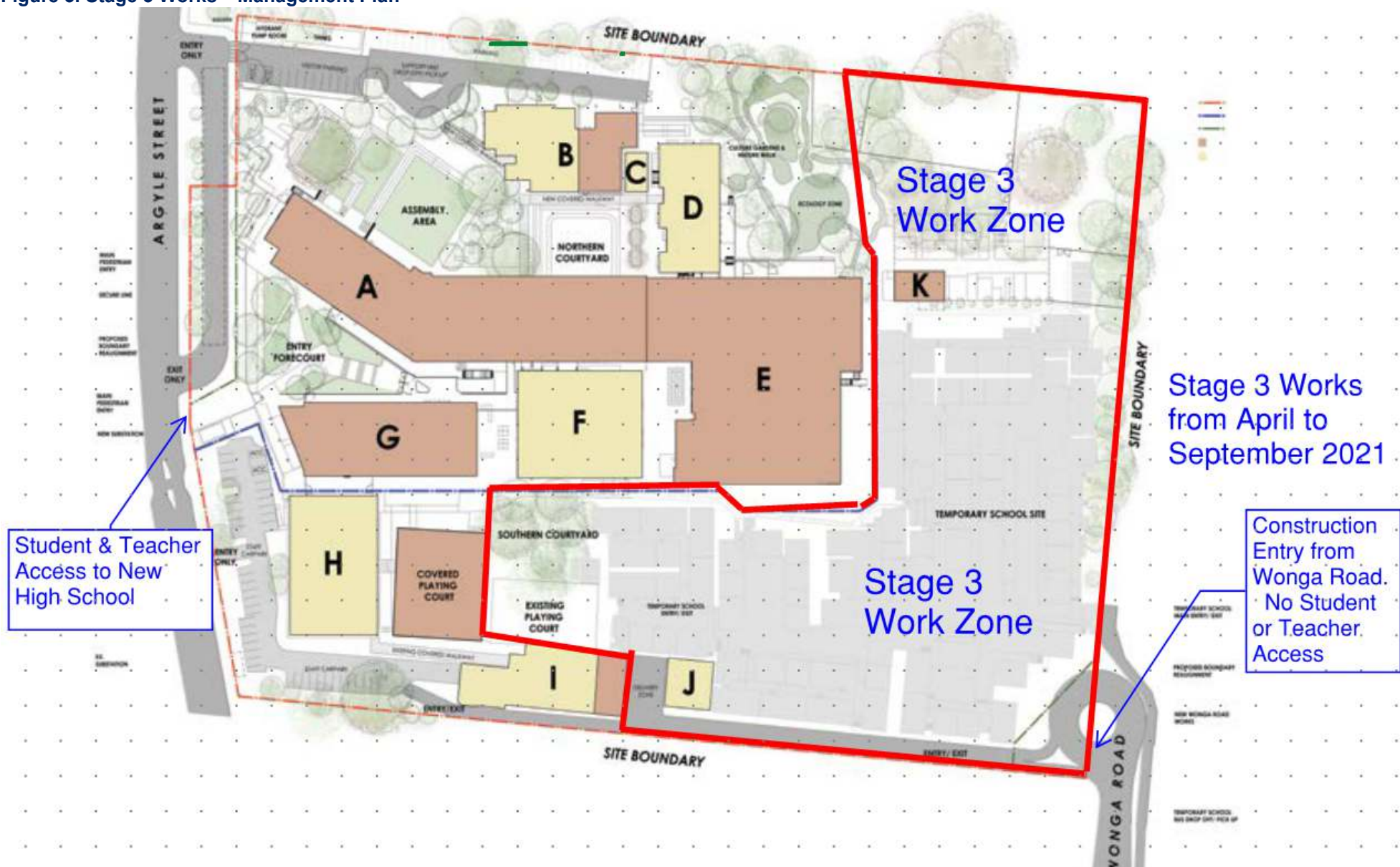
See Appendix A for details regarding condition compliance for delivery.

Figure 1. Stage 1 Works – Management Plan



The site plan for Picton High School shows a complex of buildings labeled A through K. Buildings A, B, C, D, E, F, G, and H are colored brown, while buildings I, J, K, and the area labeled 'Stage 2 Works' are colored yellow. The plan includes several courtyards: 'NORTHERN COURTYARD', 'SOUTHERN COURTYARD', and 'EXISTING PLAYING COURT'. There are also 'ENTRY COURTS' and 'ENTRY EXITS' marked. A 'SITE ACCOMMODATION' building is located at the top. The site is bounded by 'ARGYLE STREET' to the west, 'WONGA ROAD' to the south, and a 'SITE BOUNDARY' line. A 'TEMPORARY SCHOOL SITE' is shown to the east. Annotations include 'Students exit buses & follow Pathway outside Construction Hoarding' pointing to a path on the left, 'Teachers Carpark' pointing to an area near building H, and 'Thoroughfare to Teachers Carpark' pointing to a path near building I. A blue arrow points from the text 'Stage 2 Hoarding' to the 'Stage 2 Works' area.

Figure 3. Stage 3 Works – Management Plan



2 Staging

Condition A12A allows the Department of Education to stage the construction and operation of the development in line with a Staging Report prepared in accordance with Condition A12B. The details of works and other activities to be carried out and the general timing of each stage is outlined in Table 1.

The identification of the staging and relevant construction works allows each stage to identify the independence of a stage and key interdependencies.

Table 1 Staging schedule

Item	Area and activity (scope)	Duration	Relevant Stage		
			1	2	3
1	Construction Building I, COLA basketball court Activities include installing foundations, construction of the new administration building, COLA, external landscaping, power and services commissioning.	December 2020 to March 2021	1		
2	Operation At the completion of Stage 1 all of the related construction works will be handed over and fully operational.	March 2021	1		
3	Construction The refurbishment of existing buildings, the construction of new administration facilities, upgrade of existing core facilities, construction of new core facilities and an upgrade to the existing bus pickup and drop-off area.	February 2019 to April 2021		2	
4	Operation At the completion of Stage 2 all of the related construction works will be handed over and fully operational.	April 2021		2	

5	Construction Disassembly and removal of all Temporary School demountable buildings. Installation of a sports field and surrounding infrastructure. Landscaping and fencing works alongside the refurbishment of the Agricultural plot and associated buildings.	May 2021 to September 2021			3
6	Operation Complete delivery of all works under the SSD.	September 2021			3

3 Site Access and Safety

Below is a summary of the site access details through the stages.

- Stage 1 (Covered Playing Court and Building I):
 - Student and Staff Access to the current Demountable School
 - Student access to the school from the Argyle “Kiss & Drop” area will be through a temporary gate adjacent to the Teachers entry to the carpark. Students will walk along the outside of the Construction Hoarding, around Building H and past the Covered Playing Courts. Taylor Construction will have a Traffic Controller manning the area adjacent Building I to safely control any construction traffic and student passage.
 - Teachers and Staff will access the carpark from Argyle Street. They will alight from the vehicles and travel along the carpark to Building I. The Taylor Construction Traffic Controller will manage all pedestrian and Construction Traffic.
 - All other access to the school will be via Wonga Road entrance as per current arrangements with buses and drop off’s.
 - At the end of Stage 1, the Covered Outdoor Play Area and Building I will be commissioned and handed over to the school. The Taylor Hoarding will be removed and access to this area will revert to current arrangements.
- Stage 2 – Current Works on Main School.
 - The current traffic and pedestrian arrangement will continue until the completion of Stage 2 works.
 - All construction traffic will enter and exit from Argyle Street as directed by the full time Traffic Controller.
- Stage 3 – Removal of Demountables and restoration of sports areas.
 - At the commencement of Stage 3 works, all Pedestrian traffic will be diverted to the new entrance from Argyle Street – between the new Buildings A and G where the new admin area will be found.
 - Teachers and staff will have entrance to the new carparks on the Northern area of stage 2 and the current staff parking on the South West of the site. All entry will be from Argyle Street.
 - Buses will be directed to the new bus bay off Argyle street. The kiss and drop area will continue from a modified Argyle Street.
 - An operational plan will be devised to assist in this process.
 - The new construction area will be from Wonga Road and there will be no school access at all.

4 Condition Compliance

The Department of Education has identified relevant conditions in relation to construction and operational stages being proposed. These are outlined in ***Appendix A***.

5 Management of Cumulative Impacts

The Department of Education notes that the staging is not likely to lead to cumulative impacts and as detailed in previous sections, the Stages will be completed in distinct phases with no overlapping of delivery. The school is wholly operational with no outstanding functional amenities. As such, no cumulative impacts are anticipated for this development.

6 Appendix A

CONDITONS OF CONSENT – Compliance Table

SSD 8640 - Picton High School Redevelopment

Picton High School
Lot 2, DP 520158, 480 Argyle Street, Picton

<u>Unique ID</u>	<u>Compliance Requirement</u>	<u>Stage</u>	<u>Phase</u>	<u>Action</u>	<u>Comments</u>
	SCHEDULE 2				
	PART A ADMINISTRATIVE CONDITIONS				
	Obligation to Minimise Harm to the Environment				
A1	A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	All	Throughout	Note	Applies to all stages throughout development
	Terms of Consent				
A2	A2. The development may only be carried out:	All	Throughout	Note	Applies to all stages throughout development
	(a) in compliance with the conditions of this consent;				
	(b) in accordance with all written directions of the Planning Secretary;				
	(c) generally in accordance with the EIS and Response to Submissions;				
	(d) in accordance with the approved plans in the table below:				
A3	A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	All	Throughout	Note	Applies to all stages throughout development
	(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and				
	(b) the implementation of any actions or measures contained in any such document referred to in (a) above.				
A4	A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	All	Throughout	Note	Applies to all stages throughout development
	Limits of Consent				
A5	A5. This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	All	Throughout	Note	Applies to all stages throughout development
	Prescribed Conditions				
A6	A6. The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	All	Throughout	Note	Applies to all stages throughout development
	Planning Secretary as Moderator				
A7	A7. In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	All	Throughout	Note	Applies to all stages throughout development
	Long Service Levy				
A8	A8. For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	All	Pre-construction	Note	Applies to all stages throughout development
	Legal Notices				
A9	A9. Any advice or notice to the consent authority must be served on the Planning Secretary.	All	Throughout	Note	Applies to all stages throughout development

	Student Numbers				
A10	A10. The student number is not to exceed 1,580 as referenced in the Environmental Impact Statement (V5) prepared by Ethos Urban dated 18 October 2018 and Traffic and Accessibility Impact Assessment prepared by TDG dated August 2018.	All	Throughout	Note	Applies to all stages throughout development
	Evidence of Consultation				
A11	A11. Where conditions of this consent require consultation with an identified party, the Applicant must:	All	Throughout	Note	Applies to all stages throughout development
	(a) consult with the relevant party prior to submitting the subject document for information or approval; and				
	(b) provide details of the consultation undertaken including:				
	(i) the outcome of that consultation, matters resolved and unresolved; and				
	(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.				
	Staging, Combining and Updating Strategies, Plans or Programs				
A12	A12. With the approval of the Planning Secretary, the Applicant may:				
	(a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);	All	Throughout	Note	Applies to all stages throughout development
	(b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and				
	(c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).				
	Staging				
A12A	A12A. The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	All	Throughout	Note	Applies to all stages throughout development
A12B	A12B. A Staging Report prepared in accordance with condition A12 must:				
	(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;	All	Throughout	Note	Applies to all stages throughout development
	(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);				
	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and				
	(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.				
A12C	A12C. Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved to the Planning Secretary.	All	Throughout	Note	Applies to all stages throughout development

A12D	A12D. Where staging is proposed, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.	All	Throughout	Note	Applies to all stages throughout development
A13	A13. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	All	Throughout	Note	Applies to all stages throughout development
A14	A14. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	All	Throughout	Note	Applies to all stages throughout development
	Demolition				
A15	A15. Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. <u>The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.</u>	All	Pre-construction	Note	Applies to all stages throughout development
	Structural Adequacy				
A16	A16. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA and any additional requirements of the Subsidence Advisory NSW where the building or structure is located on land within a declared Mine Subsidence District.	All	Pre-construction	Note	Applies to all stages throughout development
	Notes:				
	• Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District.				
	External Walls and Cladding				
A17	A17. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	All	Pre-construction	Note	Applies to all stages throughout development
	Design and Construction for Bush Fire				
A18	A18. The construction of entire science and mathematics wing, up to an internal fire rated wall must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 Construction of buildings in bushfire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section A3.7 Addendum Appendix 3 of Planning for Bush Fire Protection 2006.	All	Pre-construction	Note	Applies to all stages throughout development
A19	A19. Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.	All	Pre-construction	Note	Applies to all stages throughout development
	Applicability of Guidelines				
A20	A20. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	All	Throughout	Note	Applies to all stages throughout development

	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.				
	Monitoring and Environmental Audits				
A21	A21. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.	All	Throughout	Note	Applies to all stages throughout development
	Access to Information				
A22	A22. 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:	All	Pre-construction	Note	Applies to all stages throughout development
	(a) make the following information and documents (as they are obtained or approved) publicly available on its website:				
	(i) the documents referred to in condition A2 of this consent;				
	(ii) all current statutory approvals for the development;				
	(iii) all approved strategies, plans and programs required under the conditions of this consent;				
	(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;				
	(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;				
	(vi) a summary of the current stage and progress of the development;				
	(vii) contact details to enquire about the development or to make a complaint;				
	(viii) a complaints register, updated monthly;				
	(ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report;				
	(x) any other matter required by the Planning Secretary; and				
	(b) keep such information up to date, to the satisfaction of the Planning Secretary.				
	Compliance				
A23	A23. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	All	Throughout	Note	Applies to all stages throughout development
	ADVISORY NOTES				
AN1	AN1. All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	All	Throughout	Note	Applies to all stages throughout development
	Notification of Commencement				
B1	B1. The Department must be notified in writing of the dates of commencement of physical work and operation <u>at least 48 hours before</u> those dates.	Stage 2	Pre-commencement	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	Certified Drawings				

B2	B2. Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:	Stage 2	Pre-commencement	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	(a) the relevant clauses of the BCA; and				
	(b) this development consent.				
	External Walls and Cladding				
B3	B3. Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Stage 2	Pre-commencement	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	Landscaping				
B4	B4. Prior to the commencement of construction, the Applicant must	Stage 2	Pre-commencement	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	(a) revise the landscape plan to include additional 14 super advanced canopy trees, with a minimum 100L pot size. The location of the additional canopy trees is to be planted at the edges of the site boundaries. The tree species must be selected from the Grey Box – Forest Red Gum Grassy woodland on flats of the Cumberland Plain vegetation.				
	(b) Revise the landscape plan to include soft landscaping on either side of the proposed security fence.				
B5	B5. The revised landscape plan must be submitted to the Planning Secretary and the Certifying Authority for information.	Stage 2	Pre-commencement	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	Protection of Public Infrastructure				
B6	B6. Before the commencement of construction, the Applicant must:	Stage 2	Pre-commencement	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	(a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;				
	(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and				
	(c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.				
	Unexpected Contamination Procedure				
B7	B7. Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B15 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	Stage 2	Throughout	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	Utilities and Services				
B8	B8. Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Stage 2	Prior to construction of utility works	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.

B9	B9. Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Stage 2	Prior to construction of utility works	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	Community Communication Strategy				
B10	B10. A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must:	Stage 2	Pre-commencement	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	(a) identify people to be consulted during the design and construction phases;				
	(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;				
	(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;				
	(d) set out procedures and mechanisms:				
	(i) through which the community can discuss or provide feedback to the Applicant;				
	(ii) through which the Applicant will respond to enquiries or feedback from the community; and				
	(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.				
	The Community Communication Strategy must be <u>submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.</u>				
	Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.				
	Ecologically Sustainable Development				
B11	B11. Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in ESD report (Rev 4) Ref 167053-ESD01 prepared by Northrop Consulting Engineers dated 04.04.2018 to achieve a minimum 5 Star Green Star rating.	Stage 2	Pre-commencement	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	Outdoor Lighting				
B12	B12. Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	Stage 2	Pre-commencement	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	Access for People with Disabilities				
B13	B13. The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	Stage 2	Pre-commencement	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.

	Environmental Management Plan Requirements				
B14	B14. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	Stage 2	Pre-commencement	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	(b) details of:				
	(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);				
	(ii) any relevant limits or performance measures and criteria; and				
	(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;				
	(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;				
	(d) a program to monitor and report on the:				
	(i) impacts and environmental performance of the development;				
	(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;				
	(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;				
	(f) a program to investigate and implement ways to improve the environmental performance of the development over time;				
	(g) a protocol for managing and reporting any:				
	(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);				
	(ii) complaint;				
	(iii) failure to comply with statutory requirements; and				
	(h) a protocol for periodic review of the plan.				
	Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans				
	Construction Environmental Management Plan				
B15	B15. Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:	Stage 2	Pre-commencement	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	(a) Details of:				
	(i) hours of work;				
	(ii) 24-hour contact details of site manager;				
	(iii) management of dust and odour to protect the amenity of the neighbourhood;				
	(iv) stormwater control and discharge;				
	(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;				
	(vi) groundwater management plan including measures to prevent groundwater contamination;				
	(vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;				
	(viii) community consultation and complaints handling;				
	(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B17);				
	(c) Construction Noise and Vibration Management Sub-Plan (see condition B18);				
	(d) Construction Waste Management Sub-Plan (see condition B19);				
	(e) Construction Soil and Water Management Sub-Plan (see condition B20);				

	(f) Aboriginal Cultural Heritage Management Sub-Plan (see condition B21);				
	(g) an unexpected finds protocol for contamination and associated communications procedure;				
	(h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;				
	(i) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site; and				
B16	B16. The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.	Stage 2	Pre-commencement	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
B17	B17. The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:	Stage 2	Pre-commencement	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	(a) be prepared by a suitably qualified and experienced person(s);				
	(b) be prepared in consultation with Council and RMS;				
	(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;				
	(d) detail heavy vehicle routes, access and parking arrangements;				
	(e) include a Driver Code of Conduct to:				
	(i) minimise the impacts of earthworks and construction on the local and regional road network;				
	(ii) minimise conflicts with other road users;				
	(iii) minimise road traffic noise; and				
	(iv) ensure truck drivers use specified routes;				
	(f) include a program to monitor the effectiveness of these measures; and				
	(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.				
B18	B18. The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	Stage 2	Pre-commencement	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	(a) be prepared by a suitably qualified and experienced noise expert;				
	(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);				
	(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;				
	(d) include strategies that have been developed with the community for managing high noise generating works;				
	(e) describe the community consultation undertaken to develop the strategies in condition B18(d); and				
	(f) include a complaints management system that would be implemented for the duration of the construction.				
B19	B19. The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:	Stage 2	Pre-commencement	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;				

	(b) removal of hazardous materials including asbestos, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.				
B20	B20. The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:	Stage 2	Pre-commencement	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	(a) be prepared by a suitably qualified expert, in consultation with Council;				
	(b) describe all erosion and sediment controls to be implemented during construction;				
	(c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);				
	(d) detail all off-Site flows from the Site; and				
	(e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).				
B21	B21. The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following:	Stage 2	Pre-commencement	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	(a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties; and				
	(b) be submitted to the satisfaction of the Planning Secretary prior to construction of any part of the development.				
	Construction Parking				
B22	B22. Prior to the commencement of construction, the Applicant must provide sufficient parking facilities for heavy vehicles on-site (unless alternative parking is agreed to in writing from the relevant road authority), and ensure that construction traffic associated with the development minimises on-street parking or the use of public parking facilities.	Stage 2	Throughout	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	Road Design and Traffic Facilities				
B23	B23. All roads and traffic facilities must be designed to meet the requirements of Council or RMS (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	Stage 2	Pre-commencement	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	Stormwater Management System				
B24	B24. Prior to the commencement of construction, the Applicant must design a stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:	Stage 2	Pre-commencement	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	(a) be designed by a suitably qualified and experienced person(s);				
	(b) be generally in accordance with the conceptual design in the EIS;				
	(c) be in accordance with applicable Australian Standards;				
	(d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines;				
	Operational Noise – Design of Mechanical Plant and Equipment				

B25	B25. Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the Acoustic Assessment Report Rev 1 prepared by GHD dated April 2018, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Acoustic Assessment Report Rev 1 prepared by GHD dated April 2018.	Stage 2	Pre-commencement	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	Biodiversity				
B26	B26. Prior to any clearing or construction works, the Applicant must purchase and retire 10 ecosystem credits to offset the removal of native vegetation on site. The ecosystem credits must be determined in accordance with the OEH's Framework for Biodiversity Assessment (FBA) and the Biobanking Assessment Methodology 2014 (BBAM).	Stage 2	Pre-commencement	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	Construction and Demolition Waste Management				
B27	B27. The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.	Stage 2	Throughout	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	Operational Waste Storage and Processing				
B28	B28. Prior to the commencement of construction, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council.	Stage 2	Throughout	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	Mechanical Ventilation				
B29	B29. All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings–Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction.	Stage 2	Pre-commencement	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	Rainwater Harvesting				
B30	B30. Prior to the commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.	Stage 2	Pre-commencement	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	Roadwork's and Access				
B31	B31. Prior to the commencement of construction, the Applicant must submit design plans to the satisfaction of the Certifying Authority which demonstrates that the proposed internal roads comply with section 4.2.7 of Planning for Bush Fire Protection 2006.	Stage 2	Pre-commencement	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
B32	B32. Prior to the commencement of construction, the Applicant must prepare plans in consultation with Council to include:	Stage 2	Pre-commencement	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	(a) a plan (including swept path analysis) for the Argyle Street bus bay that allows for buses to 'leap frog', avoid conflict with other buses and prevent queuing on Argyle Street;				
	(b) signage and line-markings for the proposed changes to the Argyle Street kerb-side parking restrictions; and				

	(c) design details for the Wonga Road extension including bus bays. The Applicant must obtain approval for the works under section 138 of the Roads Act 1993.				
	Plans must be submitted to the satisfaction of Planning Secretary.				
B33	B33. Prior to the commencement of construction, the Applicant must prepare an updated Road Safety Evaluation (RSE) as per the NSW Centre for Road Safety Guidelines for Road Safety Audit Practices and Austroads Guide to Road Safety Part 6: Road Safety Audit) for all relevant sections of road utilised for bus and private vehicle pick-up and drop-off in consultation with Council. The Applicant must submit the plans to Planning Secretary for information.	Stage 2	Pre-commencement	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	Car Parking and Service Vehicle Layout				
B34	B34. Compliance with the following requirements must be submitted to the satisfaction of the Planning Secretary prior to the commencement of construction:	Stage 2	Throughout	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	(a) all vehicles must enter and leave the Site in a forward direction;				
	(b) minimum of 141 on-site car parking spaces (including 4 accessible parking spaces) for use during operation of the development and designed in accordance with the latest version of AS2890.1				
	(c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS;				
	(d) amended plans demonstrating the swept path of the waste collection vehicle and the manoeuvrability through the Site, must be designed in accordance with AS2890.1 – 2004 and AS20890.2 – 2002; and				
	(e) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.				
	Bicycle Parking and End-of-Trip Facilities				
B35	B35. Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:	Stage 2	Pre-commencement	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	(a) the provision of a minimum 27 bicycle parking spaces;				
	(b) the provision of 4 motorcycle parking spaces;				
	(c) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;				
	(d) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool;				
	(e) appropriate pedestrian and cyclist advisory signs are to be provided; and				
	(f) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.				
	Public Domain Works				
B36	B36. Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority.	Stage 2	During construction	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	Compliance Reporting				

B37	B37. No later than <u>two weeks before the date notified for the commencement of construction</u> , a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	All	Operation	Note	The Compliance Monitoring and Reporting Program was submitted prior to staging and compliance reporting will be carried out in accordance with the PARs 2018 and each compliance report will be made publicly available 60 days after submission to DPIE
	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).				
	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.				
B38	B38. Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	All	Operation	Note	Not triggered until all Stages operational
	Sydney Water Approval				
B39	B39. The approved plans must be checked online with Sydney Water Tap in TM to determine whether the development would affect any Sydney Water infrastructure, and if further requirements are to be met. A copy of this approval must be submitted to the Principal Certifying Authority prior to works commencing. Please refer to the Sydney Water Tap inTM website for details.	Stage 2	During construction	Note	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
	PART C DURING CONSTRUCTION				
	Approved Plans to be On-site				
C1	C1. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	All	Construction	Note	Applies to all stages of construction
	Site Notice				
C2	C2. A site notice(s):	All	Construction	Note	Applies to all stages of construction
	(a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.				
	(b) is to satisfy all but not be limited to, the following requirements:				
	(i) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;				
	(ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period;				
	(iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and				
	(iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.				
	Operation of Plant and Equipment				
C3	C3. All plant and equipment used on site, or to monitor the performance of the development must be:	All	Construction	Note	Applies to all stages of construction
	a) maintained in a proper and efficient condition; and				
	b) operated in a proper and efficient manner. Demolition				

C4	C4. Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	All	Construction	Note	Applies to all stages of construction
	Construction Hours				
C5	C5. Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:	All	Construction	Note	Applies to all stages of construction
	(a) between 7:00 am and 6:00 pm, Mondays to Fridays inclusive; and				
	(b) between 8:00 am and 1:00 pm, Saturdays.				
	No work may be carried out on Sundays or public holidays.				
C6	C6. Activities may be undertaken outside of the hours in condition C5 if required:	All	Construction	Note	Applies to all stages of construction
	(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or				
	(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or				
	(c) where the works are inaudible at the nearest sensitive receivers; or				
	(d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works. Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.				
C7	C7. Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:	All	Construction	Note	Applies to all stages of construction
	(a) 9am to 12pm, Monday to Friday;				
	(b) 2pm to 5pm Monday to Friday; and				
	(c) 9am to 12pm, Saturday.				
	Implementation of Management Plans				
C8	C8. The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	All	Construction	Note	Applies to all stages of construction
	Construction Traffic				
C9	C9. All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	All	Construction	Note	Applies to all stages of construction
	Road Occupancy Licence				
C10	C10. A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	All	Construction	Note	Applies to all stages of construction
	SafeWork Requirements				
C11	C11. To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	All	Construction	Note	Applies to all stages of construction
	Hoarding Requirements				
C12	C12. The following hoarding requirements must be complied with:	All	Construction	Note	Applies to all stages of construction
	(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;				

	(b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and				
	(c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.				
	No Obstruction of Public Way				
C13	C13. The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	All	Construction	Note	Applies to all stages of construction
	Construction Noise Limits				
C14	C14. The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and	All	Construction	Note	Applies to all stages of construction
	Vibration Management Plan.				
C15	C15. The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C5.	All	Construction	Note	Applies to all stages of construction
C16	C16. The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	All	Construction	Note	Applies to all stages of construction
C17	C17. Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site	All	Construction	Note	Applies to all stages of construction
	Vibration Criteria				
C18	C18. Vibration caused by construction at any residence or structure outside the site must be limited to:	All	Construction	Note	Applies to all stages of construction
	(a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and				
	(b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).				
C19	C19. Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C18.	All	Construction	Note	Applies to all stages of construction
C20	C20. The limits in conditions C18 and C19 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B18 of this consent.	All	Construction	Note	Applies to all stages of construction
	Detailed Site Investigation				

C21	C21. Following the relocation or demolition of any existing structures, infrastructure and in ground utilities, the Applicant is to carry out further investigation of soil contamination (including within the footprint and immediate surrounds of those structures, infrastructures and utilities prior to undertaking any construction) to address any contamination with regard to the following:	All	Construction	Note	Applies to all stages of construction
	(a) NSW EPA Sampling Design Guidelines;				
	(b) Guidelines for the NSW Site Auditor Scheme (3rd edition) 2017;				
	(c) Guidelines for Consultants Reporting on Contamination Sites, 2011; and				
	(d) The National Environment Protection (Assessment of Contamination) Measure.				
	Tree Protection				
C22	C22. For the duration of the construction works:	All	Construction	Note	Applies to all stages of construction
	(a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;				
	(b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;				
	(c) all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Arboricultural Assessment and Tree Management Plan prepared by Horticultural Management Services dated 12 February 2018 and Arboricultural Assessment and Tree Management Plan Addendum prepared by Horticultural Management Services dated 19 October 2018; and				
	(d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.				
	Dust Minimisation				
C23	C23. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	All	Construction	Note	Applies to all stages of construction
C24	C24. During construction, the Applicant must ensure that:	All	Construction	Note	Applies to all stages of construction
	(a) exposed surfaces and stockpiles are suppressed by regular watering;				
	(b) all trucks entering or leaving the site with loads have their loads covered;				
	(c) trucks associated with the development do not track dirt onto the public road network;				
	(d) public roads used by these trucks are kept clean; and				
	(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.				
	Air Quality Discharges				
C25	C25. The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.	All	Construction	Note	Applies to all stages of construction
	Erosion and Sediment Control				

C26	C26. All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	All	Construction	Note	Applies to all stages of construction
	Imported Soil				
C27	C27. The Applicant must:	All	Construction	Note	Applies to all stages of construction
	(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;				
	(b) keep accurate records of the volume and type of fill to be used; and				
	(c) make these records available to the Department/Certifying Authority upon request.				
	Disposal of Seepage and Stormwater				
C28	C28. Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997.	All	Construction	Note	Applies to all stages of construction
	Unexpected Finds Protocol – Aboriginal Heritage				
C29	C29. In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.	All	Construction	Note	Applies to all stages of construction
	Unexpected Finds Protocol – Historic Heritage				
C30	C30. If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.	All	Construction	Note	Applies to all stages of construction
	Waste Storage and Processing				
C31	C31. Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	All	Construction	Note	Applies to all stages of construction
C32	C32. All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	All	Construction	Note	Applies to all stages of construction
C33	C33. The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	All	Construction	Note	Applies to all stages of construction
C34	C34. The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	All	Construction	Note	Applies to all stages of construction

	Handling of Asbestos				
C35	C35. The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.	All	Construction	Note	Applies to all stages of construction
	Incident Notification, Reporting and Response				
C36	C36. The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident. Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	All	Construction	Note	Applies to all stages of construction
	Non-Compliance Notification				
C37	C37. The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance. The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	All	Construction	Note	Applies to all stages of construction
	Independent Environmental Audit				
C38	C38. Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Stage 2	Construction	Audit program to be confirmed prior to commencing construction	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
C39	C39. <u>No later than four weeks after the date notified for the commencement of construction</u> , an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Stage 2	Construction	Audit program to be confirmed prior to commencing construction	This condition has been satisfied prior to any staging and the submitted documentation applied to the entire development.
C40	C40. Table 1 of the Independent Audit Post Approval Requirements (Department 2009) is amended so that the frequency of audits required in the construction phase is:	All	Construction	Audit program to be confirmed prior to commencing construction	Applies to all stages of construction
	(a) An initial construction Independent Audit must be undertaken within 8 weeks of the notified commencement date of construction; and				
	(b) A subsequent Independent Audit of construction must be undertaken no later than 6 months from the date of the initial construction Independent Audit.				

	In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice to the applicant of the date upon which the audit must be commenced.				
C41	C41. Independent Audits of the development must be carried out in accordance with:	All	Throughout	Audit program to be confirmed prior to commencing construction	Applies to all stages of construction
	(a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C38 of this consent; and				
	(b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).				
C42	C42. In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:	All	Throughout	Audit program to be confirmed prior to commencing construction	Applies to all stages of construction
	(a) review and respond to each Independent Audit Report prepared under condition C40 of this consent;				
	(b) submit the response to the Department and the Certifying Authority; and				
	(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.				
C43	C43. Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	All	Operation	Audit program to be confirmed prior to commencing construction	Not triggered until all Stages operational
	Revision of Strategies, Plans and Programs				
C44	C44. Within three months of:	All	Throughout	Note	Applies to all stages of construction
	(a) the submission of a compliance report under condition B37;				
	(b) the submission of an incident report under condition C36;				
	(c) the submission of an Independent Audit under condition C40;				
	(d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.				
C45	C45. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.	All	Throughout	Note	Applies to all stages of construction
	Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.				
	Archaeological Work Method Statement				

C46	C46. An Archaeological Work Method Statement for the works on the alignment of the Hume Highway (Argyle Street) is to be prepared by a qualified archaeologist and be in place at the site for the duration of excavation works.	All	Construction	Note	Applies to all stages of construction
	PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE				
	Notification of Occupation				
D1	D1. The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	1,2 and 3	Pre-occupation	Note	Letter to be issued to DPIE minimum one month prior to occupation of each stage
	External Walls and Cladding				
D2	D2. Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	1,2 and 3	Pre-occupation	Note	Contractor to provide compliance documentation prior to the operation of each stage.
D3	D3. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	1,2 and 3	Pre-occupation	Note	Letter to be issued to DPIE within 7 days of PCA acceptance prior to the operation of each stage.
	Protection of Public Infrastructure				
D4	D4. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:	All	Pre-occupation	Note	Contractor to confirm with relevant authority that repairs/relocations to public infrastructure have been completed and paid. To be finalised for all stages prior to the occupation of the last stage to be completed (Stage 3) as heavy vehicles associated with the construction of Stage 3 will be utilising public roads until the operation of Stage 3.
	(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and				
	(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.				
	Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by D9 of this consent.				
	Post-construction Dilapidation Report				
D5	D5. Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:	3	Pre-occupation	Note	To be finalised prior to the occupation of the last stage (Stage 3) as heavy vehicles associated with the construction of Stage 3 will be utilising public roads until the operation of Stage 3.
	a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure.				
	b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must:				
	i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and				
	ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.				
	c) to be forwarded to Council.				
	Dedication of Public Road				

D6	D6. The Wonga Road extension including roundabout and associated land on approved plans (Site Context Plan prepared by Billard Leece Partnership dated 30.08.2018) must be dedicated to Wollondilly Shire Council as a 'public road' at no cost to Council.	3	Pre-occupation	Note	Contractor to provide documentation for dedication to Wollondilly Shire Council. Prior to the occupation of Stage 3. Stage 1 works are only a minor portion of the development and are completely internal to the School boundary, there are no interface works with external roads for Stage 1. The Wonga Road extension works are programmed for Stage 2 This extension is now operational and complete. As the dedication itself is a lengthy process through legal and administration process, this will be completed in time for Stage 3. The process of dedicating the land to the council is currently ongoing (as of March 2021).
	Roadwork's and Access				
D7	D7. Prior to the commencement of operation of the development, the Applicant must complete the construction of the Wonga Road extension including roundabout to the satisfaction of Council.	2	Pre-occupation	Note	Contractor to provide compliance documentation. Prior to the occupation of Stage 2. Stage 1 works are only a minor portion of the development and are completely internal to the School boundary, there are no interface works with external roads for Stage 1. The Wonga Road extension works are programmed for Stage 2.
D8	D8. Prior to the commencement of operation of the development, the Applicant must implement detailed signage and line-marking plan in accordance with condition B32.	2 and 3	Pre-occupation	Note	Stage 1 incorporates no road and access works. Relevant works on Argyle street are completed as part of Stage 2 (line marking, northern pedestrian crossing and footpaths) and 3 (proposed southern pedestrian crossing) works. D8 works are not associated with other stages and are not required to allow stages 1 and 2 to operate.
	Works as Executed Plans				
D9	D9. Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.	1,2 and 3	Pre-occupation	Note	Contractor to provide compliance documentation. Prior to the occupation of all Stages
	Utilities and Services				
D10	D10. Prior to occupation of the building, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994	2	Pre-occupation	Note	Not relevant to Stage 1 or 3. There are no water and sewerage infrastructure works within these Stages
	Road Safety Evaluation				
D11	D11. Any recommendations of the RSE as required by condition B33, must be implemented on all relevant sections of Argyle Street and Wonga Road utilised for bus and private vehicle drop-off and pick-up.	2 and 3	Pre-occupation	Note	Stage 1 incorporates no road and access works. Relevant works on Argyle street are completed as part of Stage 2 (line marking, northern pedestrian crossing and footpaths) and 3 (proposed southern pedestrian crossing) works. Contractor to provide compliance documentation at completion of Argyle Street works in Stage 3. As all associated road works on Argyle Street, Wonga Road and the bus bay, pick/up and drop will only be completed and

					operating in their permanent state at the completion of Stage 3.
	Green Travel Plan				
D12	D12. Prior to the commencement of operation, a revised Green Travel Plan (GTP), must be prepared and be submitted to the Secretary to promote the use of active and sustainable transport modes. The plan must:	2	Pre-occupation	Note	Contractor to provide compliance documentation. Documentation to be provided prior to the occupation of the new School at the completion of Stage 2. Stage 1 is only minor works and temporary school and associated infrastructure will still be utilised. The school capacity will not be increased in Stage 1 and the associated traffic impacts of the school would therefore be consistent with the existing situation.
	(a) be prepared by a suitably qualified traffic consultant in consultation with Council and (Sydney Coordination Office) Transport for NSW;				
	(b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;				
	(c) include specific tools and actions to help achieve the objectives and mode share targets;				
	(d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and				
	(e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of students and staff to and from both schools at appropriate times throughout the academic year.				
	Operational Transport and Access Management Plan (OTAMP)				
D13	D13. An OTAMP is to be prepared for the school (or separately for each school) by a suitably qualified person, in consultation with Council, Transport for NSW and RMS, to the satisfaction of the Secretary, and must address the following:	2	Pre-occupation	Note	Contractor to provide compliance documentation. Documentation to be provided prior to the occupation of the new School at the completion of Stage 2. Stage 1 is only minor works and temporary school and associated infrastructure will still be utilised. The school capacity will not be increased in Stage 1 and the associated traffic impacts of the school would therefore be consistent with the existing situation.
	(a) detailed pedestrian analysis including the identification of safe route options – to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish;				
	(b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.);				
	(c) the location and operational management procedures of the pick-up and drop-off parking located within Argyle Street, including staff management/traffic controller arrangements;				
	(d) the location and operational management procedures for the pick-up and drop-off of students by buses and coaches for excursions and sporting activities during the hours of bus lane operations, including staff management/traffic controller arrangements;				
	(e) delivery and services vehicle and bus access and management arrangements;				
	(f) management of approved access arrangements;				
	(g) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing pick-up and drop-off parking;				
	(h) car parking arrangements and management associated with the proposed use of school facilities by community members; and				
	(i) a monitoring and review program.				
	The OTAMP(s) must be submitted to the Secretary for approval prior to operation of the development.				
	The OTAMP(s) (as revised from time to time) must be implemented by the Applicant for the life of the development.				

	Evacuation and Emergency Planning				
D14	D14. Prior to the operation of the development, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014.	2	Pre-occupation	Note	Contractor to provide compliance documentation. Documentation to be provided prior to the occupation of the new School at the completion of Stage 2. Stage 1 is only minor works and temporary school and associated infrastructure will still be utilised. The school capacity will not be increased in Stage 1 and the associated traffic impacts of the school would therefore be consistent with the existing situation. The temporary school will still be operational during stage 1.
	School Zones				
D15	D15. Installation of all required School Zone signage, speed management signage and associated pavement markings is to be completed prior to commencement of occupation of the development.	2 and 3	Pre-occupation	Note	Stage 1 incorporates no road and access works. All School Zone signage is currently installed. Contractor to provide compliance documentation. Relevant works on Argyle street are completed as part of Stage 2 (line marking, northern pedestrian crossing and footpaths) and 3 (proposed southern pedestrian crossing) works.
	Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.				
D16	D16. Following installation of School Zone signage, speed management signage and associated pavement markings, as required by condition D15, the Applicant must arrange an inspection with RMS for formal handover of assets. The handover of assets must occur prior to commencement of use of the development.	2 and 3	Pre-occupation	Note	Stage 1 incorporates no road and access works. All School Zone signage is currently installed. Contractor to provide compliance documentation. Relevant works on Argyle street are completed as part of Stage 2 (line marking, northern pedestrian crossing and footpaths) and 3 (proposed southern pedestrian crossing) works. Contractor to arrange an inspection with relevant authority for formal handover of assets in Stage 2 and 3.
D17	D17. The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	2 and 3	Pre-occupation	Note	Contractor to provide compliance documentation if required. Stage 1 is only minor works and temporary school and associated infrastructure will still be utilised. The school capacity will not be increased in Stage 1 and the associated traffic impacts of the school would therefore be consistent with the existing situation. The temporary school will still be operational during stage 1.
	Mechanical Ventilation				
D18	D18. Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with:	2 and 3	Pre-occupation	Note	Contractor to provide compliance documentation at completion of Stages 2 and 3. No mechanical ventilation systems included in Stage 1 works
	(a) the BCA;				
	(b) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes;				
	(c) the development consent and any relevant modifications; and				
	(d) any dispensation granted by the NSW Fire Brigade.				

D19	D19. 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.	1, 2 and 3	Pre-occupation	Note	This condition applies to any damage to Council and other public authority assets at all stages.
	Fire Safety Certification				
D20	D20. Prior to the final occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	1, 2 and 3	Pre-occupation	Note	Contractor to provide compliance documentation for all buildings to be occupied.
	Structural Inspection Certificate				
D21	D21. A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:	1, 2 and 3	Pre-occupation	Note	Contractor to provide compliance documentation for all buildings to be occupied
	(a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and				
	(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.				
	(c) person/s authorised to, for the life of the development.				
	Compliance with Food Code				
D22	D22. The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises. The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to occupation.	1 and 2	Pre-occupation	Note	Contractor to provide compliance documentation. No kitchen facilities included within Stage 3 works
	Stormwater Quality Management Plan				
D23	D23. Prior to occupation of the building, an Operation and Maintenance Plan (OMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The OMP must contain the following:	2	Pre-occupation	Note	Contractor to provide compliance documentation. All stormwater management works completed within Stage 2
	(a) maintenance schedule of all stormwater quality treatment devices;				
	(b) record and reporting details;				
	(c) relevant contact information; and				
	(d) Work Health and Safety requirements.				
D24	D24. Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.	2	Pre-occupation	Note	Contractor to provide compliance documentation
	Rainwater Harvesting				
D25	D25. A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building.	2	Pre-occupation	Note	Contractor to provide compliance documentation. All rainwater harvesting works to be completed within Stage 2
	Warm Water Systems and Cooling Systems				

D26	D26. The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires’ Disease.	1, 2 and 3	Pre-occupation	Note	Contractor to provide compliance documentation.
	Outdoor Lighting				
D27	D27. The Applicant must ensure the installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must:	1, 2 and 3	Pre-occupation	Note	Contractor to provide compliance documentation for all external lighting works included within Stage 1, 2 and 3
	(a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and				
	(b) be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.				
	Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifying Authority evidence from a qualified practitioner demonstrating compliance in accordance with this condition.				
	Signage				
D28	D28. Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.	2 and 3	Pre-occupation	Note	Existing signage is retained for Stage 1. Contractor to provide compliance documentation. Stage 1 is a minor portion of development and the temporary school will still be operational. Final signage to be implemented in Stage 2 and 3 as all footpaths, parking, road works are completed.
D29	D29. ‘No vehicular entry’ signage must be installed to direct vehicles not to enter the southern staff car park on Argyle Street from the Wonga Road entry.	3	Pre-occupation	Note	Stage 1 is a minor portion of development and the temporary school will still be operational. Final signage to be implemented in Stage 3 as this is when southern car park works will be completed.
D30	D30. Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.	2	Pre-occupation	Note	Stage 1 is a minor portion of development and the temporary school will still be operational. Final signage to be implemented in Stage 2 as this is when bicycle parking will be occupied.
D31	D31. ‘Do not drink’ signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site prior to occupation.	2 and 3	Pre-occupation	Note	Contractor to provide compliance documentation. No works related to non-potable water will be undertaken in Stage 1
	Operational Waste Management Plan				
D32	D32. Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Department/Certifying Authority. The Waste Management Plan must:	2	Pre-occupation	Note	Waste management plan to be in place prior to occupation at the completion of Stage 2 which addresses the operation of the entire development. Minor portion of development will be completed in Stage 1 and temporary school is still in operation at this stage and will continue to utilise the existing operational waste management plan. Therefore, D32 not required for Stage 1.
	(a) detail the type and quantity of waste to be generated during operation of the development;				
	(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);				
	(c) detail the materials to be reused or recycled, either on or off site; and				
	(d) include the Management and Mitigation Measures included in EIS.				

	Validation Report				
D33	D33. The Applicant must prepare a Validation Report for the development. The Validation Report must:	3	Pre-occupation	Note	To be finalised prior to the occupation of the last stage (Stage 3) as there will still be earthworks completed at Stage 3.
	(a) be prepared by an EPA accredited Site Auditor;				
	(b) be submitted to EPA, the Planning Secretary and the Certifying Authority for information one month after the completion of remediation works;				
	(c) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011);				
	(d) include, but not be limited to:				
	(i) comment on the extent and nature of the remediation undertaken;				
	(ii) describe the location, nature and extent of any remaining contamination on site;				
	(iii) sampling and analysis plan and sampling methodology;				
	(iv) results of sampling of treated material, compared with the treatment criteria;				
	(v) details of the volume of treated material emplaced within the containment cell and its location;				
	(vi) results of any validation sampling, compared to relevant guidelines/criteria;				
	(vii) discussion of the suitability the remediated areas for the intended land use; and				
	(viii) any other requirement relevant to the project.				
	Site Audit Report and Site Audit Statement				
D34	D34. Prior to occupation of the building, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use(s).	1,2 and 3	Pre-occupation	Note	Contractor to provide compliance documentation prior to the operation of all stages.
D35	D35. Within 3 months of submission of the Validation Report required by condition D33, the Applicant must demonstrate to the satisfaction of the Certifying Authority that the Site Auditor has submitted a Site Audit Report and Site Audit Statement to EPA in accordance with the requirements of EPA's Guidelines for the NSW Site Auditor Scheme (DEC, 2006).	3	Pre-occupation	Note	To be finalised prior to the occupation of the last stage (Stage 3) as all earthworks will be complete at Stage 3.
	Landscaping				
D36	D36. Prior to occupation of the building, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Planning Secretary. The plan must:	2	Pre-occupation	Note	Contractor to provide compliance documentation. Management plan in place prior to occupation of the new School at completion of Stage 2 which will address the entire development.
	(a) Include revised landscape plan as per condition B4 to include planting in accordance with the approved Softscape Tree Size Specification & Formal Softscape Areas (issue B) prepared by Arcadia Landscape Architecture dated February 2018 and at least 14 additional canopy trees;				
	(b) detail the species to be planted on-site;				
	(c) include details of the area surrounding the education trail is to be rehabilitated with local native plants;				
	(d) include details that the native trees to be removed from the site are to be salvaged, including tree hollows and tree trunks (greater than 25cm in diameter and 3m in length) and used to enhance habitat at the site;				
	(e) include details of the installation of artificial nest boxes which are suitable to native fauna;				
	(f) detail that the seeds from native plants to be removed is collected and used in the landscape area;				
	(g) provide an ongoing weed control and maintenance program to maintain the existing and new remnant native vegetation's;				
	(h) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and				

	(l) comply with the principles of Appendix 5 of Planning for Bush Fire Protection 2006.				
D37	D37. The Applicant must not commence operation until the Landscape Management Plan is submitted to the Certifying Authority.	2	Pre-occupation	Note	Contractor to provide compliance documentation. Management plan in place prior to occupation of the new School at completion of Stage 2 which will address the entire development.
	Asset Protection Zones				
D38	D38. Prior to the commencement of operation, the entire property must be managed as an inner protection zone (IPA) as outlined within section 4.1.3 and Appendix 5 of the Planning for Bush Fire Protection 2006 and the NSW RFS document Standards for asset protection zones.	3	Pre-occupation	Note	Contractor to provide compliance documentation. Cannot be completed until completion of Stage 3 due to the Temporary School removal, the current Temporary School location is within the asset protection zone of the new buildings, due to this the project will continue to function under the Temporary School asset protection zone until the completion of Stage 3.
	Speed Limit Authorisation				
D39	D39. The Applicant must submit the following details to RMS, at least eight weeks prior to occupation of the site, and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs:	2 and 3	Pre-occupation	Note	. Stage 1 incorporates no road and access works. All School Zone signage is currently installed. Contractor to provide compliance documentation. Relevant works on Argyle street are completed as part of Stage 2 (line marking, northern pedestrian crossing and footpaths) and 3 (proposed southern pedestrian crossing) works. Contractor to arrange an inspection with relevant authority for formal handover of assets in Stage 2 and 3.
	(a) a copy of the Conditions of Consent;				
	(b) the proposed school commencement/opening date;				
	(c) two sets of detailed design plans showing the following:				
	(i) accurate Site boundaries;				
	(ii) details of all road reserves, adjacent to the Site boundaries;				
	(iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use;				
	(iv) all existing and proposed pedestrian crossing facilities on the adjacent road network;				
	(v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and				
	(vi) all existing and proposed street furniture and street trees.				
	PART E POST OCCUPATION				
	Out of Hours Event Management Plan				
E1	E1. The Applicant is to prepare an Out of Hours Event Management Plan for out of hours events run by the school that involve 100 or more people. The plan must be prepared in consultation with Council, and include the following:	2	Occupation	Note	To be completed prior to occupation of the new School at completion of Stage 2. Stage 1 is a minor portion of the development. During Stage 1, temporary school and associated infrastructure is still utilised.
	(a) the number of attendees, time and duration;				
	(b) arrival and departure times and modes of transport;				
	(c) where relevant, a schedule of all annual events;				
	(d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);				
	(e) measures to minimise localised traffic and parking impacts; and				
	(f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.				
	The Applicant must submit a copy of the Out of Hours Event Management Plan to the Department and to the Council, prior to commencement of the first event.				

	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.				
E2	E2. The Applicant is to prepare an Out of Hours Event Management Plan for out of hours events run by external parties that involve 100 or more people. The plan must be prepared prior to each relevant event, in consultation with Council, and include the following:	2	Occupation	Note	To be completed prior to occupation of the new School at completion of Stage 2. Stage 1 is a minor portion of the development. During Stage 1, temporary school and associated infrastructure is still utilised.
	(a) the number of attendees, time and duration;				
	(b) arrival and departure times and modes of transport;				
	(c) where relevant, a schedule of all annual events;				
	(d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);				
	(e) measures to minimise localised traffic and parking impacts; and				
	(f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.				
	The Applicant must submit a copy of the Out of Hours Event Management Plan to the Department and to the Council, prior to commencement of each relevant event.				
	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.				
	Operation of Plant and Equipment				
E3	E3. All plant and equipment used on site, or to monitor the performance of the development must be:	All	Occupation	Note	Applicable to all stages
	(a) maintained in a proper and efficient condition; and				
	(b) operated in a proper and efficient manner.				
	Community Communication Strategy				
E4	E4. The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	All	Occupation	Note	Applicable to all stages
	Operational Noise Limits				
E5	E5. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Acoustic Assessment Report prepared by GHD dated April 2018.	All	Occupation	Note	Applicable to all stages
E6	E6. Noise associated with the operation of any plant, machinery, School public address system, School bell or other equipment on the Subject Site and community use of the School hall outside of school hours, must not exceed 5 dB(A) above the background noise level when measured at the boundary of any sensitive receiver.	All	Occupation	Note	Applicable to all stages
E7	E7. The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in Acoustic Assessment Report dated April 2018. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	3	Occupation	Note	Noise monitoring to commence at completion of final stage (Stage 3) as this will be a true reflection of full capacity and intensity of use i.e. noise monitoring is measured off background noise. Background noise monitored will be adversely affected from Construction noise in Stage 1 and 2 rendering test results invalid. Completion of Stage 1 and Stage 3 is a only 6 month period.

E8	E8. Use of the school hall, performance, fitness and music facilities are not to be used between 10.00 pm and 8:00 am.	All	Occupation	Note	Applicable to all stages
E9	E9. The waste collection services are not to be undertaken outside the hours of 7:30 am to 6:00 pm Monday to Friday.	All	Occupation	Note	Applicable to all stages
E10	E10. The sports field and outdoor sports courts are not made available for community use	All	Occupation	Note	Applicable to all stages
	(a) During weekday mornings;				
	(b) Later than 6:00 pm on weeknights; and				
	(c) Other than between the hours of 8:00 am and 6:00 pm on Saturdays; and during Sundays and public holidays.				
	Unobstructed Driveways and Parking Areas				
E11	E11. All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	All	Occupation	Note	Applicable to all stages
	Green Travel Plan				
E12	E12. The Green Travel Plan required by condition D12 of this consent must be updated annually and implemented.	2	Occupation	Note	Applicable to all stages
	Outdoor Lighting				
E13	E13. Notwithstanding Condition D27, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	All	Occupation	Note	Applicable to all stages
	Fire Safety Certificate				
E14	E14. The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	All	Occupation	Note	Applicable to all stages
	Landscaping				
E15	E15. The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D36 for the duration of occupation of the development.	3	Occupation	Note	To commence at completion of final stage (Stage 3) as the landscaping works will not be finalised until the completion of Stage 3.
E16	E16. To allow for diversity of local provenance native trees, shrubs and groundcover species to rehabilitate, mowing is not to occur in the eastern side of the site with the remaining native remnant vegetation.	All	Occupation	Note	Applicable to all stages
	Asset Protection Zones				
E17	E17. The asset protection zones required by condition D38 shall be maintained for the duration of occupation of the development.	3	Occupation	Note	To commence at completion of final stage (Stage 3) as the asset protection zone in its permanent state will not be in place until the removal of the Temporary school and the completion of Stage 3. The project will continue to function under the Temporary School asset protection zone.

	Ecologically Sustainable Development				
E18	E18. Within six months of commencement of operation, unless otherwise agreed by the Planning Secretary, confirmation that the completed development achieves ecologically sustainable design outcomes to achieve an equivalent of a minimum 4 star green star rating must be submitted to the satisfaction of the Planning Secretary.	3	Occupation	Note	To commence at completion of final stage (Stage 3) as all ESD related works will be complete prior to operation of Stage 3.