

Staging Report

Greystanes Public School
SSD 8778

August 2020



Education

Document Control

Version no.	Description	Prepared by	Reviewed by	Date
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02	FINAL	Daniel Smith	Olivia Hirst	11/08/2020
03	Updated for DPIE Comments			

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1 Introduction

This Staging Report has been prepared by Johnstaff Projects on behalf of the NSW Department of Education (DoE) for Greystanes Public School (SSD 8778). The Staging Report has been prepared in accordance with the conditions of the State Significant Development Approval SSD 8778.

This Staging Report accompanies a Section 4.55(1A) modification to State Significant Development Approval SSD-8778 to allow staged construction and operation of the development.

1.1 Project Overview

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

The Greystanes Public School redevelopment project aims to provide 24 new permanent teaching spaces accommodating over 184 additional students. This will produce a net gain of 8 teaching spaces taking the total capacity up to 897 students, which represents an increase of 184 students. The project will also provide a new administration building and external infrastructure.

1.1.1 Date of Commencement of Construction

Construction of Stage 1 commenced in March 2020.

1.1.2 Submission to Planning Secretary for Approval.

This Staging Report accompanies a Section 4.55(1A) modification to State Significant Development Approval SSD-8778 to allow staged construction and operation of the development.

The date of submission of the report is 14 August 2020.

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 the works and as a result of site access restrictions the works must be staged. An indicative 3 stage approach is proposed as follows:

- Stage 1 is the construction and handover of the new Administration building (Block L), COLA and car park.
- Stage 2 is the refurbishment and handover of administration facilities (Block A)
- Stage 3 is the construction and handover of the new homebase building (Block M)

Stage 1

Indicative works	Indicative timing
Construction of new administration building (Block L), new COLA and associated landscaping and parking area	11 months

Stage 1 works have been selected to provide the school with the new playing area as a priority. The school is experiencing significant restrictions in available play space and as such have requested that Stage 1 focus on reducing the total construction area such that additional external space becomes available sooner.

Block L will become the new administration facilities and will become the new entrance for the school. As such, the existing Block A (Stage 2) services will be transferred to Block L once complete. This means though, that Stage 2 works comprising the refurbishment of Block A cannot commence until Stage 1 is completed so the school can maintain operational continuity.

Stage 1 is completely independent of Stage 3 (Block M). Stage 3 works will be undertaken concurrently with Stage 1; however, Stage 3 will be completed and handed over later than Stage 1. Stage 1 will be completed in its entirety prior to Stage 2 commencing.

See Appendix A for details regarding condition compliance for delivery.

Stage 2

Indicative works	Indicative timing
Refurbishment of administration facilities Block A	1 months

As already noted, Stage 2 cannot commence until Stage 1 is completed.

See Appendix A for details regarding condition compliance for delivery.

Stage 3

Indicative works	Indicative timing
Construction of New 2 storey building homebase building Block M	19 months

Stage 3 is completely independent works to Stages 1 and 2. The construction and delivery of the new homebase building (Block M) can commence and be completed without any predecessors or successors. In order to hand this section over to the school it should not be linked to the completion of the other stages.

See Appendix A for details regarding condition compliance for delivery.

Figure 1 Stage 1 Delineation

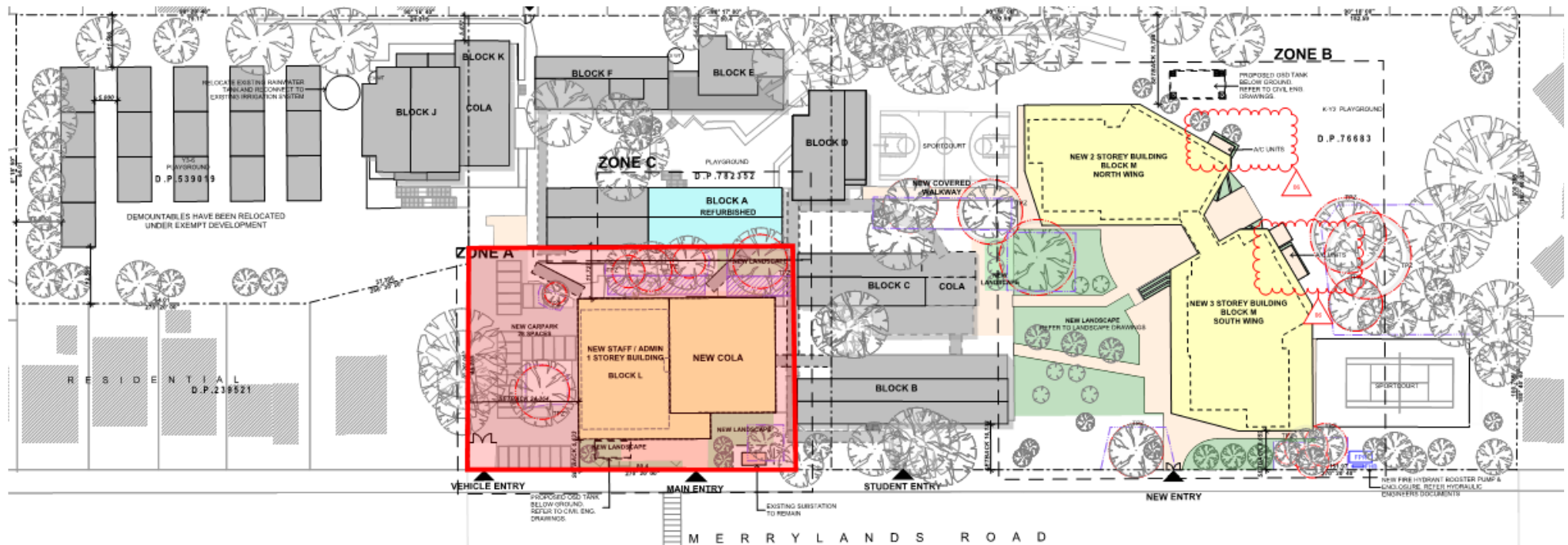
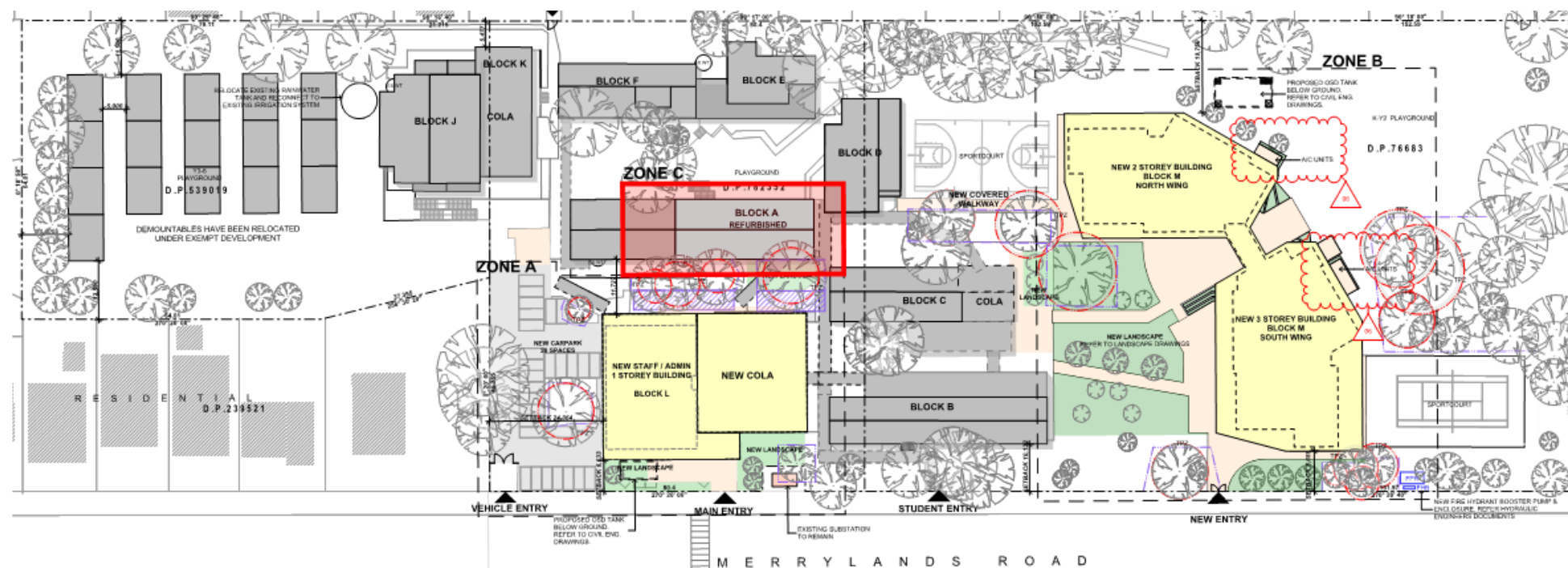


Figure 2 Stage 2 Delineation



The site plan for MERRYLANDS ROAD is divided into three main zones:

- ZONE A:** Located in the bottom left, featuring a new staff/admin 1 storey building (Block L), a new cola building, and a new carpark. It includes a vehicle entry and a main entry.
- ZONE B:** Located in the top right, featuring a new 2 storey building (Block M North Wing) and a new 3 storey building (Block M South Wing). It includes a new entry and a student entry.
- ZONE C:** Located in the center, featuring a new cola building, a new staff/admin 1 storey building (Block L), and a new carpark. It includes a main entry and a student entry.

Other features include:

- Blocks:** Blocks A through K, including Block A (refurbished), Block B, Block C, Block D, Block E, Block F, Block G, Block H, Block I, Block J, and Block K.
- Buildings:** New 2 storey building (Block M North Wing), New 3 storey building (Block M South Wing), New staff/admin 1 storey building (Block L), and New cola building.
- Entrances:** Vehicle entry, Main entry, Student entry, and New entry.
- Other:** A red dashed line outlines a specific area, and a yellow dashed line outlines another. The plan includes a scale bar and a north arrow.

2 Staging

Condition A11 requires Department of Education to prepare and submit a strategy, plan or program required by the consent on a staged basis. This 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	<p>Construction</p> <p>New Block L, COLA, car park and landscaping.</p> <p>Activities include installing foundations, construction of the new administration building, COLA, external landscaping, power and services commissioning.</p>	March 2020 to April 2020	1		
2	<p>Operation</p> <p>At the completion of Stage 1, the new administration building, COLA and associated facilities will be handed over and be fully operational.</p>	April 2021	1		
3	<p>Refurbishment</p> <p>Delivery of a refurbishment of the existing administration building Block A.</p> <p>Activities include internal clearance and refurbishment.</p>	May 2021 to June 2021		2	
4	<p>Operation</p> <p>At the completion of Stage 3, Block A will be handed over and fully operational.</p>	June 2021		2	
5	<p>Construction</p> <p>Delivery of the new permanent teaching spaces (Block M), landscaping and make good.</p> <p>Activities include installing foundations, construction of the new building wing, external landscaping, power and services commissioning.</p>	March 2020 to November 2021			3

Item	Area and activity (scope)	Duration	Relevant Stage		
			1	2	3
6	Operation Complete delivery of all works under the SSD.	November 2021			3

3 Site Access and Safety

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

- Stage 1 (Block L and COLA):
 - Student and Staff access to the school will be diverted to a few places while this stage is being constructed.
 - A designated entry point off Merrylands Road about halfway along the school boundary will be used for students, staff and visitors. This opens to an undercover walkway that leads to the administration building and greater campus area. This access is completely segregated from the site through class A hoarding.
 - A shared access way will be established using the Merrylands Road driveway at the western corner of the site. This will be for disabled access as it leads to access ramps which have been installed from the driveway to the existing administration building and greater campus area. This access point will be monitored with traffic control to ensure segregation between construction traffic and any student, staff and visitors. The driveway itself is separate from the site area through Class A hoarding.
 - An existing access way leading from Bradman Street will continue to be used for access to the school by any student, staff and visitors.
 - Construction traffic will use the Merrylands Road driveway to access the site. Barriers and fencing have been installed to segregate anyone accessing the school from the site so there is complete separation between construction and operation. Traffic Controllers are also stationed there for assistance.
 - At the end of Stage 1, the new Administration building Block L will be commissioned and handed over to the school. This will then become the new Main Entry point for the school.
- Stage 2 (Block A refurbishment):
 - The New Main Entrance through to Block L will be commissioned and handed over prior to Stage 2 commencing. This will be the main entry for the school for Student and Staff access.
 - Student Pedestrian access from Bradman Street will continue.
 - Construction vehicles and construction workers will enter the site from the existing Merrylands Road driveway. As this is a refurbishment there is very little traffic expected, however traffic control will continue to assist in traffic flow.
- Stage 2 (Block M):
 - Block M is independent from Block L (Stage 1) and Block A (Stage 2).
 - Student and Staff access to the school will be as per the above while the two stages are running concurrently. Once Block L is complete, this will then become the new Main Entry point for the school.
 - Block M has no effect on access to the school is completely segregated from the rest of the school.

- Construction vehicles enter the site from a new temporary access point on Merrylands Road with traffic controllers established to assist in traffic flow and will be completely segregated from school access.

Site establishment plans for each stage are provided in Appendix B.

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

#	Consent heading	Consent Condition	Stage	Phase	Action	Comments
A1	Obligation to minimise harm to environment	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
A2	Terms of Consent	A2. The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table below:	All	Throughout	Note	Applies to all stages throughout development
A3	Terms of Consent	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in (a) above.	All	Throughout	Note	Applies to all stages throughout development
A4	Terms of Consent	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
A5	Limit of Consent	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
A6	Prescribed Conditions	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	All	Throughout	Note	Applies to all stages throughout development
A7	Planning Secretary as Moderator	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	All	Throughout	Note	Applies to all stages throughout development
A8	Long service levy	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
A9	Legal Notices	Any advice or notice to the consent authority must be served on the Planning Secretary.	All	Throughout	Note	Applies to all stages throughout development
A10	Evidence of Consultation	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary or Certifying Authority for approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	All	Throughout	Note	Applies to all stages throughout development

A11	Staging, Combining and Updating Strategies, Plans or Programs	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development)	All	Pre-construction	Note	Applies to all stages throughout development
A12	Staging, Combining and Updating Strategies, Plans or Programs	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	Pre-construction	Note	Applies to all stages throughout development
A13	Staging, Combining and Updating Strategies, Plans or Programs	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	Pre-construction	Note	Applies to all stages throughout development
A14	Demolition	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	Pre-construction	Note	Applies to all stages throughout development
A15	Structural Adequacy	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Notes: • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. • 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	All	Pre-construction	Note	Applies to all stages throughout development
A16	External Walls and Cladding	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	All	Pre-construction	Note	Applies to all stages throughout development
A17	Applicability of Guidelines	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. 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 respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	All	Throughout	Note	Applies to all stages throughout development

A18	Monitoring and Environmental Audits	<p>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.</p> <p>Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</p>	All	Throughout	Note	Applies to all stages throughout development
A19	Access to Information	<p>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:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> (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 <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	All	Pre-construction	Note	Applies to all stages throughout development
A20	Compliance	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	All	Throughout	Note	Applies to all stages throughout development
AN1	Advisory Notes	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

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Schedule 2
Part B - Prior to commencement of construction

#	Consent heading	Consent Condition	Stage	Phase	Action	Comments
B1	Notification of commencement	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	All	Pre-commencement	Note	Notice of commencement to be submitted prior to commencement of all stages.
B2	Certified drawings	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: (a) the relevant clauses of the BCA; and (b) this development consent.	Stage 1	Pre-commencement	Note	This condition has been satisfied for entire development prior to commencement of Stage 1.
B3	External walls & cladding	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. 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.	Stage 1	Pre-commencement	Note	This condition has been satisfied for entire development prior to commencement of Stage 1.
B4	Protection of public infrastructure	Before the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Certifying Authority and Council	Stage 1	Pre-commencement	Note	This condition has been satisfied for entire development prior to commencement of Stage 1.
B5	Site contamination	Remediation approved as part of this development consent must be carried out in accordance with the Remediation Action Plan dated 7 September 2018 and prepared by Environmental Investigation Services.	Stage 1	Pre-commencement	Note	This condition has been satisfied for entire development prior to commencement of Stage 1.
B6	Site contamination	Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for continued primary school land use and be provided to the satisfaction of the Certifying Authority.	Stage 1	Pre-commencement	Note	Remediation under Condition B5 has been completed, however additional remediation is required as instructed by the Site Auditor. The additional remediation strategy has been agreed and will be undertaken through the construction and development process. A Site Audit Report will be prepared once this work is completed in accordance with Condition D21.
B7	Unexpected Contamination Procedure	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the Construction Environmental Management Plan (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 1	Throughout	Note	This condition has been satisfied for entire development prior to commencement of Stage 1. Unexpected finds procedure will be implemented throughout the development.
B8	Utilities & services	Before the construction of any utility works associated with the development, the applicant must obtain relevant approvals from service providers.	All	Prior to construction of utility works	Note	This condition has been satisfied for entire development prior to commencement of Stage 1. All services and utilities have been obtained for entire development.
B9	Utilities & services	Prior to the commencement of 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.	All	Prior to construction of utility works	Note	This condition has been satisfied for entire development prior to commencement of Stage 1. All services and utilities have been obtained for entire development.

B10	Community communication strategy	<p>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.</p> <p>The Community Communication Strategy must:</p> <p>(a) identify people to be consulted during the design and construction phases;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant;</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</p> <p>(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.</p> <p>The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.</p> <p>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.</p>	Stage 1	Pre-commencement	Note	This condition has been satisfied for entire development prior to commencement of Stage 1.
B11	Compliance	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	All	Throughout	Note	This condition has been satisfied for entire development prior to commencement of Stage 1.
B12	Ecologically sustainable development	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 prepared by JDH architects dated 30 October 2017 to achieve the equivalent of a minimum 4 Star Green Star rating .	Stage 1	Pre-commencement	Note	This condition has been satisfied for entire development prior to commencement of Stage 1.
B13	Outdoor lighting	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 1	Pre-commencement	Note	This condition has been satisfied for entire development prior to commencement of Stage 1.
B14	Access for people with disabilities	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 1	Pre-commencement	Note	This condition has been satisfied for entire development prior to commencement of Stage 1.

B15	Construction environmental management plan	<p>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:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> (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; <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B17);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B18);</p> <p>(d) Construction and Demolition Waste Management Sub-Plan (see condition B19);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition B20);</p> <p>(f) Biodiversity Management Sub-Plan (see condition B21);</p> <p>(g) Flood Emergency Response (see Condition B22);</p> <p>(h) an unexpected finds protocol for contamination and associated communications procedure;</p> <ul style="list-style-type: none"> (i) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (j) 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. 	Stage 1	Pre-commencement	Note	This condition has been satisfied for entire development prior to commencement of Stage 1.
B16	Construction environmental management plan	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 1	Pre-commencement	Note	This condition has been satisfied for entire development prior to commencement of Stage 1.
B17	Construction environmental management plan	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (d) detail heavy vehicle routes, access and parking arrangements; (e) include a Driver Code of Conduct to: <ul style="list-style-type: none"> (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. 	Stage 1	Pre-commencement	Note	This condition has been satisfied for entire development prior to commencement of Stage 1.
B18	Construction environmental management plan	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (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. 	Stage 1	Pre-commencement	Note	This condition has been satisfied for entire development prior to commencement of Stage 1.

B19	Construction environmental management plan	The Construction and Demolition Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.	Stage 1	Pre-commencement	Note	This condition has been satisfied for entire development prior to commencement of Stage 1.
B20	Construction environmental management plan	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (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).	Stage 1	Pre-commencement	Note	This condition has been satisfied for entire development prior to commencement of Stage 1.
B21	Construction environmental management plan	The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following: (a) provide information and maps that define the biodiversity values across the site; (b) outline priority investment area on-site where biodiversity will benefit from active management and restoration; (c) map potential areas for management of threatened and significant species; (d) measures to minimise the loss of key fauna habitat, including tree hollows; (e) measures to minimise the impacts on fauna on site, including conducting fauna pre-clearance surveys prior to vegetation clearing, building/structure demolition; (f) engagement of an appropriately qualified ecologist with experience in capturing native wildlife to be on site for all vegetation removal activities; (g) controlling weeds and feral pests; (h) an Unexpected Finds Procedure detailing procedures and management measures to be implemented in the event that flora and fauna is uncovered in any area not identified in the updated Biodiversity Assessment (BAR); (i) measures to ensure biodiversity values not intended to be impacted are protected, including barriers and mapping of protected/ 'no-go' areas; and (j) a program to monitor the effectiveness of the measures in the FFMSP.	Stage 1	Pre-commencement	Note	This condition has been satisfied for entire development prior to commencement of Stage 1.
B22	Construction environmental management plan	The Flood Emergency Response Sub-Plan (FERSP) must be prepared in consultation with the NSW SES and Council and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the Floodplain Risk Management Guideline (OEH, 2007); (c) include details of: i) the flood emergency responses for the construction phase of the development; ii) predicted flood levels; iii) flood warning time and flood notification; iv) assembly points and evacuation routes; v) evacuation and refuge protocols; and vi) awareness training for employees and contractors.	Stage 1	Pre-commencement	Note	This condition has been satisfied for entire development prior to commencement of Stage 1.
B23	Biodiversity	Prior to any clearing or construction works, the Applicant must purchase and retire 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). Note: If the Applicant seeks a variation to the offset rules, the Applicant must demonstrate that reasonable steps have been taken to find like-for-like offsets in accordance with Section 10.5.4.2 of the FBA and Appendix A of the OEH's NSW Biodiversity Offsets Policy for Major Projects 2014	Stage 1	Pre-commencement	Note	This condition has been satisfied for entire development prior to commencement of Stage 1.
B24	Construction parking	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Stage 1	Throughout	Note	This condition has been satisfied for entire development prior to commencement of Stage 1.

B25	Road design and traffic facilities	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 1	Pre-commencement	Note	This condition has been satisfied for entire development prior to commencement of Stage 1.
B26	Stormwater management system	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: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines; (e) divert existing clean surface water around operational areas of the site; (f) direct all sediment laden water in overland flow away from the leachate management system; (g) prevent cross-contamination of clean and sediment or leachate laden water.	Stage 1	Pre-commencement	Note	This condition has been satisfied for entire development prior to commencement of Stage 1.
B27	Construction and demolition waste management	The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.	All	During Construction (prior to waste removal)	Note	This condition has been satisfied for entire development prior to commencement of Stage 1.
B28	Mechanical ventilation	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 1	Pre-commencement	Note	This condition has been satisfied for entire development prior to commencement of Stage 1.
B29	Rainwater harvesting	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 1	Pre-commencement	Note	This condition has been satisfied for entire development prior to commencement of Stage 1.
B30	Roadworks and access	Prior to the commencement of construction, the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of a 11.5m long heavy rigid vehicle.	Stage 1	Pre-commencement	Note	This condition has been satisfied for entire development prior to commencement of Stage 1.
B31	Car Parking and service vehicle layout	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: (a) all vehicles must enter and leave the Site in a forward direction; (b) minimum of 28 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1; (c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS; and (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	Stage 1	Pre-commencement	Note	This condition has been satisfied for entire development prior to commencement of Stage 1.
B32	Public domain works	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.	Stages 1 and 3	During construction (prior to any footpath or public domain works)	Note	This condition has been satisfied for entire development and will be completed as required through the project.
B33	Compliance reporting	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority. 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.	Stage 1	Pre-commencement	Note	This condition has been satisfied for entire development prior to commencement of Stage 1.
B34	Compliance reporting	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	This condition has been satisfied for entire development prior to commencement of Stage 1.
B35	Operational noise - Design of Mechanical plant and equipment	Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the Acoustic Report by Cundall, 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 Report by Cundall.	Stage 1	Pre-commencement	Note	This condition has been satisfied for entire development prior to commencement of Stage 1.

#	Consent heading	Consent Condition	Stage	Phase	Action	Comments
C1	Approved Plans to be On-Site	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
C2	Site Notice	A site notice(s): (a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. (b) is to satisfy all but not be limited to, the following requirements: (i) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	All	Construction	Note	Applies to all stages of construction
C3	Operation of Plant and Equipment	All plant and equipment used on site, or to monitor the performance of the development must be: a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner.	All	Construction	Note	Applies to all stages of construction
C4	Demolition	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
C5	Construction Hours	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	All	Construction	Note	Applies to all stages of construction
C6	Construction Hours	Activities may be undertaken outside of the hours in condition C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works. Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	All	Construction	Note	Applies to all stages of construction
C7	Construction Hours	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	All	Construction	Note	Applies to all stages of construction

C8	Implementation of Management Plans	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	All	Construction	Note	Applies to all stages of construction
C9	Construction Traffic	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
C10	Road Occupancy Licence	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
C11	SafeWork Requirements	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
C12	Hoarding Requirements	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	All	Construction	Note	Applies to all stages of construction
C13	No Obstruction of Public Way	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under 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
C14	Construction Noise Limits	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	All	Construction	Note	Applies to all stages of construction
C15	Construction Noise Limits	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	Construction Noise Limits	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	Construction Noise Limits	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
C18	Vibration Criteria	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	All	Construction	Note	Applies to all stages of construction
C19	Vibration Criteria	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	Vibration Criteria	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 B15 of this consent.	All	Construction	Note	Applies to all stages of construction

C21	Tree Protection	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees 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 in accordance with AS 4970 2009: Protection of trees on development sites; (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; and (e) The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	All	Construction	Note	Applies to all stages of construction
C22	Dust Minimisation	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
C23	Dust Minimisation	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	All	Construction	Note	Applies to all stages of construction
C24	Air Quality Discharges	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
C25	Erosion and Sediment Control	All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	All	Construction	Note	Applies to all stages of construction
C26	Imported Soil	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the [Department/Certifying Authority] upon request.	All	Construction	Note	Applies to all stages of construction
C27	Disposal of Seepage and Stormwater	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
C28	Unexpected Finds Protocol - Aboriginal Heritage	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

C29	Unexpected Finds Protocol - Historic Heritage	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the 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 <u>written approval of Heritage Division of the OEH.</u>	All	Construction	Note	Applies to all stages of construction
C30	Waste Storage and Processing	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto <u>neighbouring public or private properties.</u>	All	Construction	Note	Applies to all stages of construction
C31	Waste Storage and Processing	All waste generated during construction must be assessed, 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
C32	Waste Storage and Processing	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
C33	Waste Storage and Processing	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any <u>natural or artificial watercourse.</u>	All	Construction	Note	Applies to all stages of construction
C34	Handling of Asbestos	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
C35	Incident Notification, Reporting and Response	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. <u>Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1</u>	All	Construction	Note	Applies to all stages of construction

		<p>APPENDIX 1 WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS</p> <p>Written Incident Notification Requirements</p> <p>1. A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C35 or, having given such notification, subsequently forms the view that an incident has not occurred.</p> <p>2. Written notification of an incident must:</p> <ul style="list-style-type: none"> a. identify the development and application number; b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); c. identify how the incident was detected; d. identify when the applicant became aware of the incident; e. identify any actual or potential non-compliance with conditions of consent; f. describe what immediate steps were taken in relation to the incident; g. identify further action(s) that will be taken in relation to the incident; and h. identify a project contact for further communication regarding the incident. <p>3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.</p> <p>4. The Incident Report must include:</p> <ul style="list-style-type: none"> a. a summary of the incident; b. outcomes of an incident investigation, including identification of the cause of the incident; c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and d. details of any communication with other stakeholders regarding the incident. 	All	Construction	Note	Applies to all stages of construction
C36	Non-Compliance Notification	<p>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.</p> <p>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.</p> <p><u>A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.</u></p>	All	Construction	Note	Applies to all stages of construction
C37	Revision of Strategies, Plans and Programs	<p>Within three months of:</p> <ul style="list-style-type: none"> (a) the submission of a compliance report under condition B35; (b) the submission of an incident report under condition C35; (c) the submission of an Independent Audit under condition C40; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A3 which requires a review, <p>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.</p>	All	Construction	Note	Applies to all stages of construction
C38	Revision of Strategies, Plans and Programs	<p>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.</p> <p>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.</p>	All	Construction	Note	Applies to all stages of construction
C39	Independent Environmental Audit	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 1	Construction	Audit Program to be confirmed prior to commencing Stage 1	Auditing per Program provided in Stage 1. Auditor was approved by DPIE on 08/05/19.
C40	Independent Environmental Audit	No later than four weeks after the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Stage 1	Construction	Audit Program to be confirmed prior to commencing Stage 1	Auditing per Program provided in Stage 1. Program provided to DPIE on 01/04/19.

C41	Independent Environmental Audit	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is: (a) an initial construction Independent Audit must be undertaken within 8 weeks of the notified commencement date of construction; and (b) a subsequent Independent Audit of construction must be undertaken no later than 26 weeks from the date of the initial construction Independent Audit. In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice to the applicant of the date upon which the audit must be commenced	All	Audits to be undertaken in accordance with this conditions	Audit Program to be confirmed prior to commencing Stage 1	IEA Reports to be submitted in accordance with this condition.
C42	Independent Environmental Audit	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C40 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	All	Audits to be carried out in accordance with this conditions	Audit Program to be confirmed prior to commencing Stage 1	IEA Reports to be submitted in accordance with this condition.
C43	Independent Environmental Audit	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (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 when this has been done.	All	Audits to be reviewed, submitted and uploaded in accordance with this condition	Audit Program to be confirmed prior to commencing Stage 1	IEA Reports to be submitted in accordance with this condition.
C44	Independent Environmental Audit	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	Note	Audit Program to be confirmed prior to commencing Stage 1	Applicable to operation and as per DPIE direction.
C45	Car Parking	Within 3 months of commencement of construction the Applicant must consult with Council to determine whether Council's carpark associated with the Greystanes Sportsground on the southern side of Merrylands Road can be used as overflow staff carparking during school hours. The outcome of the consultation and the particulars of any agreement must be detailed in a report and submitted to the satisfaction of the Planning Secretary.	Stage 2	Construction	Note	Overflow car park report to be submitted within 3 months of commencing Stage 1 construction. To date Council has been unresponsive to multiple attempts to address this condition. It is requested that this condition is deferred to Stage 2 due to Council's unresponsiveness.
C46	Landscaping	Within 3 months of the commencement of construction 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 Certifying Authority. The plan must: (a) provide for the planting in accordance with the approved Landscape Plan (Dwg No. L-01 and L-02 prepared by SPACE Landscape Architects dated 6 July 2018; (b) detail the species to be planted on-site, ensuring replacement tree planting at a minimum ratio of 1:1 for all trees removed from the site; (c) identify that tall trees planted on the site are established prior to the occupation of the premises; (d) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and (e) provide for the planting of locally endemic street trees along the northern side of Merrylands Road between Taylor Street and No. 779 Merrylands Road, in consultation with Council.	Stage 1	Construction	Note	Condition already satisfied and was completed within 3 months of Stage 1 commencing.
C47	Landscaping	The Applicant must submit a copy of the Landscape Management Plan to the Planning Secretary and the Certifying Authority.	Stage 1	Construction	Note	Condition already satisfied and was completed within 3 months of Stage 1 commencing. This was submitted to the DPIE on 06/05/2020.

#	Consent heading	Consent Condition	Stage	Phase	Action	Comments
D1	Notification of Occupation	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	SINSW to issue letter to DPIE minimum one month prior to occupation of each stage.
D2	External Walls and Cladding	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 and 3	Pre-occupation	Note	Contractor to issue report with evidence that products/systems used in external walls comply with BCA/NCC to CA for approval. Only the buildings in Stages 1 and 3 have external wall and cladding applicable. This is not applicable to Stage 2 as the only internal refurbishment works are being undertaken and the exterior of the building is not being modified. Separate submission to the Certifier will be provided for Stages 1 and 3.
D3	External Walls and Cladding	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 and 3	Pre-occupation	Note	Contractor to issue report with evidence that products/systems used in external walls comply with BCA/NCC to CA for approval. Only the buildings in Stages 1 and 3 have external wall and cladding applicable. This is not applicable to Stage 2 as the only internal refurbishment works are being undertaken and the exterior of the building is not being modified. Separate submission to the Planning Secretary will be provided for Stages 1 and 3.
D4	Protection of Public Infrastructure	D4. Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by any contributions required by this consent.	3	Pre-occupation	Note	Contractor to confirm with relevant authority that repairs/relocations to public infrastructure have been completed and paid. To be finalised prior to the occupation of the last stage to be completed (Stage 3).
D5	Post-construction Dilapidation Report	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: 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.	3	Pre-occupation	Note	Contractor to engage qualified consultant to undertake post-construction dilapidation report, ascertain structural damage, submit to CA for review, confirmation advice from relevant authority that no structural damage to roads and infrastructure, then advise council. To be finalised prior to the occupation of the last stage to be completed (Stage 3).
D6	Utilities and Services	D6. 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.	1, 2 and 3	Pre-occupation	Note	BCA consultant to be provided with the compliance certificate for water and sewerage from the Contractor prior to the occupation of the buildings in Stages 1, 2 and 3.
D7	Works as Executed Plans	D7. 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 ensure registered surveyor undertakes work as executed drawings of stormwater drainage and finished levels constructed as approved and submit to CA prior to the occupation of each stage.

D8	Green Travel Plan	D8. The Green Travel Plan (GTP), prepared by ARUP dated 27 July 2018, must be amended by a suitably qualified traffic consultant in consultation with TfNSW and submitted to the satisfaction of the Certifying Authority prior to occupation. The GTP must include, but not be limited to the following: (a) 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; (b) specific tools and actions to help achieve the objectives and mode share targets; (c) 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 (d) 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.	3	Pre-occupation	Note	Contractor to ensure Arup update GTP in consultation with TfNSW to satisfaction of CA. The Green Travel Plan will only be required after the capacity of the school has been increased post completion of Stage 3. GTP will be developed to apply to the entire completed development.
D9	Mechanical Ventilation	D9. Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with: (a) the BCA; (b) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; (c) the development consent and any relevant modifications; and (d) any dispensation granted by the NSW Fire Brigade.	1, 2 and 3	Pre-occupation	Note	Contractor to provide compliance certificate for mechanical systems to CA prior to completion of each stage.
D10	Fire Safety Certification	D10. Prior to the final occupation, a Fire Safety Certification 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 Certification must be prominently displayed in the building.	1, 2 and 3	Pre-occupation	Note	Contractor to obtain fire safety certificate for essential fire and other safety measures and submits to the relevant authority and council. Fire safety certificate also to be displayed in the building for each stage.
D11	Structural Inspection Certificate	D11. A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s. (c) person/s authorised to, for the life of the development.	1, 2 and 3	Pre-occupation	Note	Contractor to provide Structural Inspection Certificate or a Compliance Certificate, including an electronic set of final drawings, to the satisfaction of the certifying authority. To be submitted to the approval authority and the council. New structures are being provided in Stages 1, 2 and 3.
D12	Stormwater Quality Management Plan	D12. Prior to occupation of the building, an Operation and Maintenance Plan (OMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The OMP must contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.	1, 2 and 3	Pre-occupation	Note	Contractor to provide stormwater operation and management plan. New stormwater systems are being installed in Stages 1, 2 and 3.
D13	Stormwater Quality Management Plan	D13. Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.	1, 2 and 3	Pre-occupation	Note	Contractor to provide stormwater operation and management plan to the CA. New stormwater systems are being installed in Stages 1, 2 and 3.
D14	Rainwater Harvesting	D14. A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building.	1, 2 and 3	Pre-occupation	Note	Contractor to submit work as executed rainwater reuse plan to the CA. New rain water systems are being installed in Stages 1, 2 and 3.

D15	Warm Water Systems and Cooling Systems	D15. 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 certificate for the warm water systems and the cool water systems. New warm water systems are being installed in Stages 1, 2 and 3.
D16	Signage	D16. Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.	3	Pre-occupation	Note	Contractor to ensure car park wayfinding and identification signage has been installed. The additional signage will only be required after the capacity of the school has been increased post completion of Stage 3.
D17	Signage	D17. Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.	3	Pre-occupation	Note	Contractor to ensure bicycle wayfinding signage has been installed. The additional signage will only be required after the capacity of the school has been increased post completion of Stage 3.
D18	Signage	D18. '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 with the site prior to occupation.	1, 2 and 3	Pre-occupation	Note	Contractor to ensure non potable water "do not drink" signage has been installed. To be installed as applicable to the deliverables in all stages.
D19	Operational Waste Management Plan	D19. Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Department/Certifying Authority. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site.	3	Pre-occupation	Note	DoE to prepare waste management plan. The Waste Management Plan will only be required after the capacity of the school has been increased post completion of Stage 3. The Waste Management Plan will be developed to apply to the entire completed development.
D20	Validation Report	D20. The Applicant must prepare a Validation Report for the development. The Validation Report must: (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 in the RAP; (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 information relevant to the project.	3	Pre-occupation	Note	Contractor to obtain one Validation report from the EPA accredited site auditor and submit to the EPA, the Planning Secretary and the CA one month after completion of the entire development works. The Validation report will be prepared to appropriately signoff the whole development site once all works are completed at the end of Stage 3. For the delivery of each stage, interim auditor statements will be prepared in accordance with Condition D21.
D21	Site Audit Report and Site Audit Statement	D21. 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 obtain Site Audit Statement & the Site Audit Report from the EPA accredited site auditor demonstrating the site is suitable for its intended use. A statement is to be provided prior to the occupation of each stage.
D22	Site Audit Report and Site Audit Statement	D22. Within 12 months of submission of the Validation Report required by condition D20, 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 (3rd edition) 2017.	3	Pre-occupation	Note	Contractor to obtain the Site Audit Statement & the Site Audit Report from the EPA accredited site auditor demonstrating the site is suitable for its intended use within 12 months of submission of the Validation report. To be confirmed after the completion of the validation report to be prepared at the completion of Stage 3. For the delivery of each stage, interim auditor statements will be prepared in accordance with Condition D21.

D23	Outdoor Lighting	D23. The Applicant must ensure the installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must: (a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifying Authority evidence from a qualified practitioner demonstrating compliance in accordance with this condition.	1 and 3	Pre-occupation	Note	Contractor to provide compliance certificate for the outdoor lighting from the Contractor's qualified practitioner. To be provided applicable to Stages 1 and 3. There is no outdoor lighting associated with Stage 2.
D24	Operational Transport and Access Management Plan (OTAMP)	D24. An OTAMP is to be prepared for the school by a suitably qualified person, in consultation with Council, Transport for NSW and RMS, to the satisfaction of the Secretary, and must address the following: (a) Detailed pedestrian analysis including the identification of safe route options – to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish; (b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.); (c) the location and operational management procedures of the pick-up and drop-off parking located within Merrylands Road, 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 along Merrylands Road, 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 in Merrylands Road; (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.	3	Pre-occupation	Note	Contractor to ensure Arup update OTAMP in consultation with Council, TfNSW & RMS to satisfaction of the Secretary. The OTAMP will only be required after the capacity of the school has been increased post completion of Stage 3. The OTAMP will be developed to apply to the entire completed development. No new pick up/drop off is proposed in this development.
D25	Car Parking Arrangements	D25. Unless otherwise agreed by the Planning Secretary, occupation or commencement of use of the car parking on-site must not occur until evidence to the satisfaction of the Planning Secretary is submitted demonstrating: (a) works associated with the reconfiguration of the existing car park to create 28 car parking spaces have been completed.	1	Pre-occupation	Note	Contractor to provide as-built car park survey drawing and photos to demonstrate completion of car park to provide 28 additional car spaces prior to the occupation of Stage 1, to the satisfaction of the Planning Secretary.
D26	Road Damage	D26. 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.	3	Pre-occupation	Note	Contractor to confirm with council and/or relevant authority that road repairs in the vicinity of the site have been completed and paid. To be finalised prior to the <u>occupation of the last stage to be completed.</u>
D27	Landscaping	D27. The Applicant must not commence operation until the Landscape Management Plan is submitted to the Certifying Authority.	1	Pre-occupation	Note	Planning Secretary and CA to be provided a copy of the LMP. The site Landscape Management Plan will be prepared prior to the completion of Stage 1 and will outline the management required for the full <u>development.</u>
D28	Flood Management Plan	D28. Prior to occupation of the building, the Applicant must prepare a Flood Management Plan in consultation with Council and State Emergency Service to the satisfaction of the Certifying Authority.	1	Pre-occupation	Note	DoE to ensure the Site Flood and Evacuation plan has been completed in consultation with council. The site flood and evacuation plan will only be required prior to the occupation of any building. As the first building will be completed in Stage 1, this plan will need to be prepared at the completion of Stage 1..

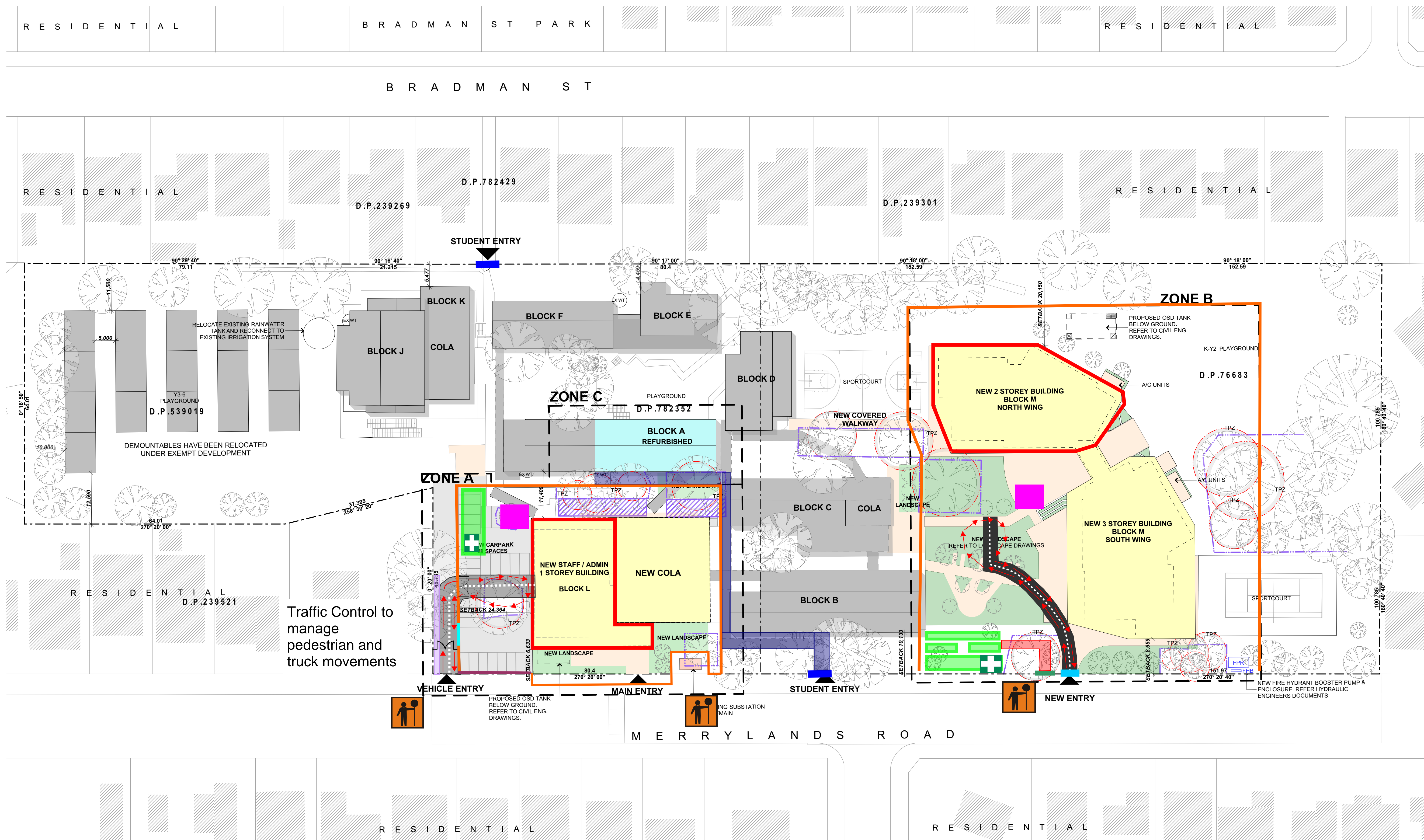
Greystanes Public School
SSD 8778

Schedule 2
Part E - Post Occupation

#	Consent heading	Consent Condition	Stage	Phase	Action	Comments
E1	Operation of Plant and Equipment	E1. All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	All	Occupation	Note	Applicable to all stages.
E2	Community Communication Strategy	E2. 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.
E3	Operational Noise Limits	E3. Noise associated with the operation of any plant, machinery or other equipment on the site, must not exceed 5 dB(A) above the background noise level when measured at the boundary of the sensitive receiver.	All	Occupation	Note	Applicable to all stages.
E4	Operational Noise Limits	E4. The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry, to collect valid data and provide a quantitative assessment of operational noise impacts following the occupation of the buildings. Noise monitoring must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of full occupation of the building. 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 upon the completion of Stage 3.
E5	Unobstructed Driveways and Parking Areas	E5. 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.
E6	Green Travel Plan	E6. The Green Travel Plan required by condition D8 of this consent must be updated annually and implemented.	All	Occupation	Note	Applicable to all stages.
E7	Outdoor Lighting	E7. Notwithstanding Condition D23, 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.
E8	Fire Safety Certificate	E8. The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	All	Occupation	Note	Applicable to all stages.
E9	Landscaping	E9. The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B23 for the duration of occupation of the development.	All	Occupation	Note	Applicable to all stages.

7 Appendix B

Greystanes - Site Establishment Plan - Stage 1



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THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. USE FIGURATIVE DIMENSIONS. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.

Rev	Date	By	Issue Name	OK
01	16/10/2018	GL	25% Detailed Design Issue	LK
02	5/11/2018	GL	50% Detailed Design Issue	LK
03	12/12/2018	GL	Issued for CDC Application	LK
04	14/12/2018	GL	80% Detailed Design	LK
05	16/01/2019	GL	Issued for Information	LK
06	30/01/2019	GL	95% Detailed Design Issue	LK
07	1/03/2019	GL	Issued for Information	LK
08	15/04/2019	GL	Issued for Review	LK
09	17/05/2019	GL	Issued for Information	CW
10	23/05/2019	GL	95% Detailed Design Issue (Revised)	CW

LEGEND	
	EXISTING NEIGHBOURING BUILDINGS
	EXISTING BUILDINGS ON SITE
	NEW BUILDING / COLA
	REFURBISHED BUILDING
	NEW LANDSCAPE
	NEW PATH OR PAVING
	NEW CARPARK
	TEMPORARY BUILDINGS / STRUCTURES
	SITE BOUNDARY
	INTERNAL LOT BOUNDARY
	NEIGHBOURING BOUNDARY
	TREE PROTECTION ZONE (TPZ) BOUNDARIES
	PROTECTIVE FENCING AND TPZ AREA WITHIN
	TPZ GROUND PROTECTION
	EXISTING TREE
	NEW TREE
	SITE ENTRY

Contractor	
Planning	
Landscape	
Project Manager	
Building Certifier	
Mechanical, Electrical, Hydraulic, Structural & Civil Engineering Consultant	
Architect	JDHarchitects JDH ARCHITECTS PTY. LTD. info@jdharchitects.com.au ABN: 27 110 978 802 ACN: 110 978 802 NOMINATED ARCHITECT: JAYNE HARRISON (7403)
Client	Education Level 8, 259 George Street Sydney NSW, 2000
Project Name	

SITE ESTABLISHMENT PLAN

	Mobile Crane		A Class Hoarding		Site Sheds		Vehicle Access		School Covered Pathway
	Chain mesh Fence		Vehicle Gates		First Aid		Vehicular Pathway		School Gate
	Traffic Control		Pedestrian Gate		Scaffold		Pedestrian Covered Accessway		Shared Accessway



