

Staging Report

Samuel Gilbert Public School
SSD 9274

20 April 2021



Education

Document Control

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1 Introduction

This Staging Report has been prepared by Hutchinson Builders on behalf of the NSW Department of Education (DoE) for Samuel Gilbert Public School (SSD 9274). The Staging Report has been prepared in accordance with the conditions of the State Significant Development Approval SSD 9274.

This has been prepared to meet the requirements of condition A9, A10 and A13 of the development consent and will be submitted to the Department of Planning Industry and Environment (DPIE) for approval.

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.

A project is underway to upgrade Samuel Gilbert Public School. The project will deliver;

- a new three storey building along Ridgescrop Drive containing 23 new teaching spaces, new staff and administration offices, new library and school entry forecourt
- a new school hall with a separate entrance for out of school hours and community use
- alterations and additions to the existing administration building and library building to convert these into six new home bases
- part demolition of two blocks
- associated works including construction of a new circulation axis, landscaping and signage

1.1.1 Indicative Date of Commencement of Construction

The indicative date of commencement of construction is April 2020.

1.1.2 Submission to Planning Secretary for Approval.

In accordance with Condition A9, this staging report must be submitted to the Planning Secretary at least ONE MONTH prior to the date of Commencement of the construction.

The original staging report was issued on 04/03/20 and approved on 10/03/20. This update details the introduction of a minor staging change, namely the earlier commencement of demolition works to Homebase D and Homebase F.

1.2 Details of Proposed Staging

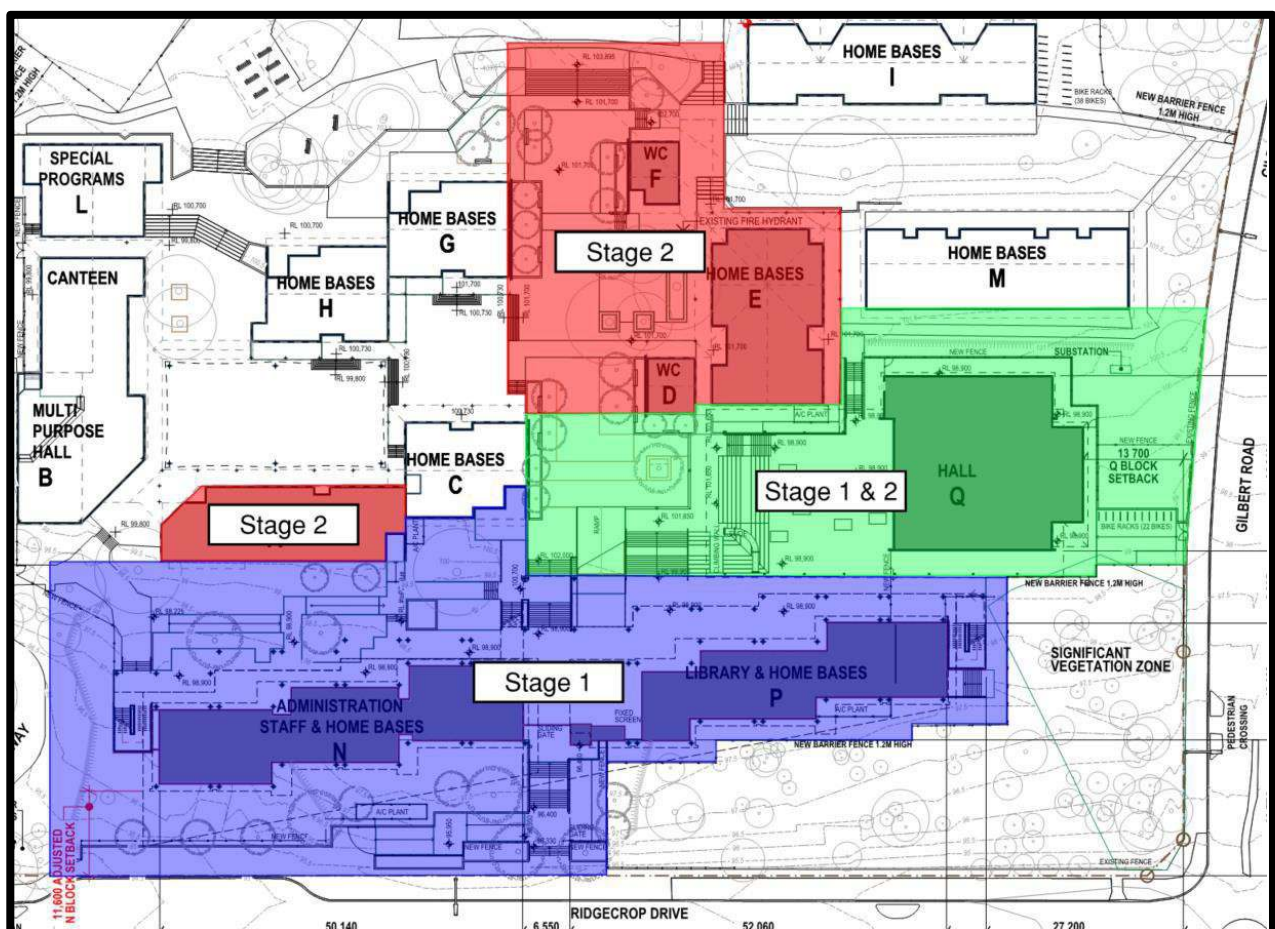
1.2.1 Construction

The staging of construction at the Samuel Gilbert Public School development is required to facilitate full completion of the school upgrade while maintaining operation of school facilities during the course of construction works.

1.2.2 Original Staging

The first stage of the project will be the construction and delivery of buildings N, P and the commencement of building Q. This will be followed by the demolition of buildings F & D which will coincide with the refurbishment of home base A & E. Building Q, will be completed during Stage 2. The External landscaping works will be completed progressively in line with building construction as per the Staging Plan (Figure 1.1).

Figure 1.1 – Original Staging Plan



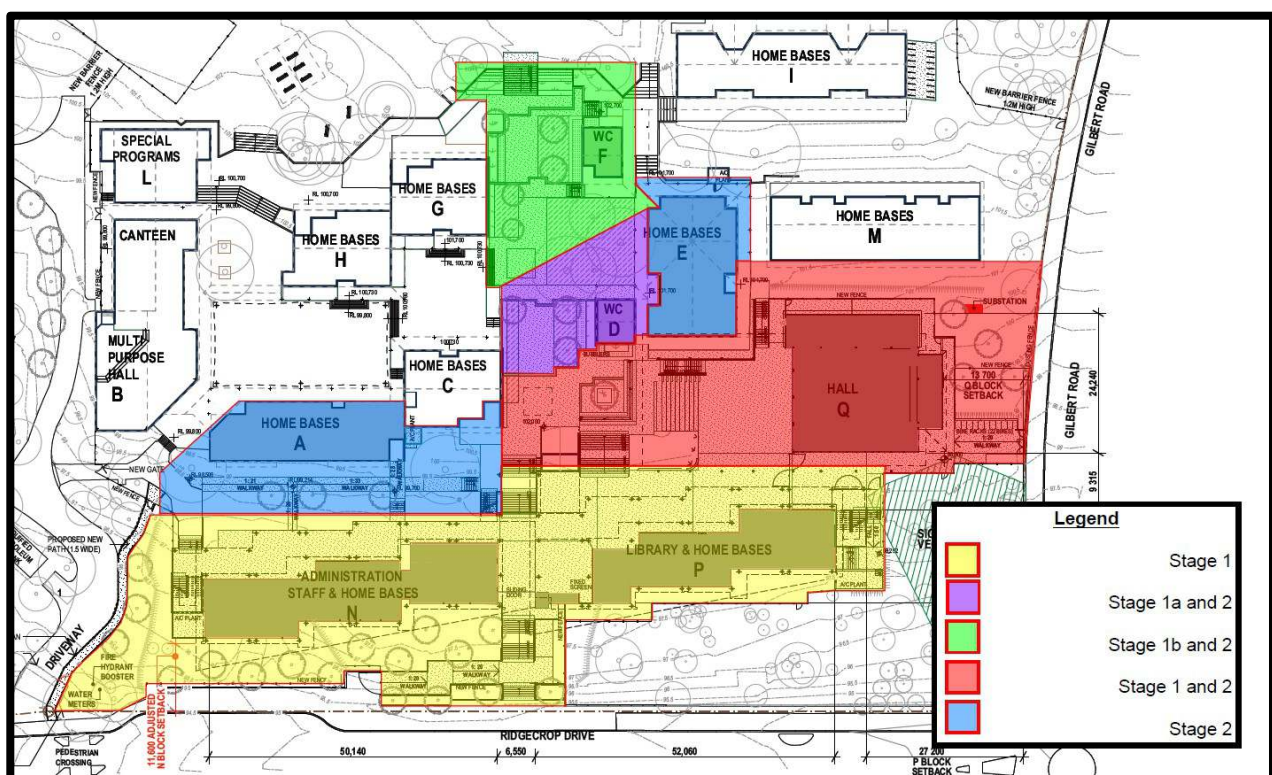
1.2.3 Revised Staging

Due to access restrictions for Stage 2 works an alternative staging strategy is proposed which involves early access to zones marked 1a and 1b (refer Figure 1.2). By commencing these works in parallel with Stage 1, heavy equipment and materials handling can be completed via the existing construction area and vehicle access.

The first stage of the project will remain as per the original staging and will be the construction and delivery of buildings N, P and the commencement of building Q. This will be followed by the demo of Building D (Stage 1a) and then Building F (Stage 1b). Commencement of Stage 2 will be the refurbishment of home base A & E. Building Q, will be completed during Stage 2. The External landscaping works will be completed progressively in line with building construction as per the Staging Plan (Figure 1.2).

In order to facilitate site access and to mitigate disruption to the school Stages 1a and 1b will be brought forward to May and July respectively. These newly introduced substages both involve the structural demolition of buildings adjacent to occupied classrooms. By bringing these works forward we are able to complete part of the works during the school holiday periods thus minimising any disruptions to the school

Figure 1.2 – Revised Staging Plan



The indicative start date, duration and completion date for the proposed construction and occupation stages can be located in the Building Occupation Dates Table (Table 1) and Staging Schedule (Table 2).

1.2.4 Operation

Occupation and operation of the buildings will be as per the completion dates provided in the Building Occupation Dates Table (Table 1) and Staging Schedule (Table 2). New buildings N and P will be handed over first with the completion of Milestone 1. Block A, E and building Q will be handed over with the completion of Milestone 2 and in turn practical completion of the development. A summary of the indicative occupational dates for each building are shown in the Building Occupation Dates Table (Table 1).

Table 1 – Building Occupation Dates

Stage	Building	Indicative Occupation Date
1	Building N	August 2021
1	Building P	August 2021
1 & 2	Hall Q	December 2021
2	Home Base A	December 2021
2	Home Base E	December 2021
2	Building D (Demolished)	December 2021
2	Building F (Demolished)	December 2021

During the construction works the school will be operational as per normal. The construction area will be separated from the school via solid hoardings for the safety and protection of the students, teachers and the general public. A new temporary school entry footpath will be constructed along the existing car park driveway entrance on Ridgecrop Drive during Stage 1 works. **Construction works during Stage 2 of the upgrade will include a safe container tunnel for access from Buildings N & P to the carpark as well as the rest of the school.**

To minimise any potential hazards due to construction traffic movement a Council (The Hills Shire Council) approved Construction Traffic Management Plan and a Construction Traffic and Pedestrian Management Sub-Plan will be followed. Hutchinson Builders will also endeavour to minimise deliveries during school pick up and drop off peak times.

2 Staging

Condition A10 (a) and (b) require DoE to identify relevant construction and operational stages being proposed. These are outlined in Table 1.

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

Table 2 – Staging Schedule

item	Area and activity (scope)	Duration	Relevant Stage			
			1	1a	1b	2
1	Site Establishment	April 2020	1	1a	1b	2
2	Tree Removal of Building N, P & Q	May 2020	1			
3	Earthworks N, P & Q	May 2020 to July 2020	1			
4	Construction N & P	July 2020 to August 2021	1	1a	1b	
5	Construction Q	July 2020 to December 2021	1	1a	1b	2
6	External Works Building N & P	December 2020 to June 2021	1	1a	1b	
7	Demolition Building D	May 2021	1	1a		
8	Demolition Building F	July 2021	1		1b	
9	Demobilisation N & P	August 2021	1	1a	1b	
10	Handover & Occupation Building & P	August 2021	1			
11	Strip Out Building A	August 2021				2
12	Strip Out Building E	August 2021				2
13	Refurbish Building A	August 2021 to October 2021				2
14	Refurbish Building E	September 2021 to November 2021				2
15	External Works A, E, D, F & Q	September 2021 to November 2021				2
16	Demobilisation A, E, D, F & Q	December 2021				2

17	Handover & Occupation A, E, D, F & Q	December 2021					2
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3 Conditions

Condition A10 (c) require DoE to identify relevant conditions in relation to construction and operational stages being proposed. These are outlined in Appendix 1.

4 Management of Cumulative Impacts

Condition A10 (d) require DoE to identify whether the staging is likely to lead to cumulative impacts and how DOE anticipate managing these.

The bulk of the project will be developed and staged in a manner that will eliminate any potential cumulative impacts. Building Q will continue to be constructed during both Stage 1 & 2. To eliminate any cumulative impacts the area will be securely fenced off to restrict any unauthorized access and impact on day-to-day school activities. ***With the introduction of Milestone 1a and 1b Buildings D and F will be demolished and the central axis landscaping will commence prior to the completion of Milestone 1 to facilitate access and reduce the overall disruption impact to the school. Bringing forward Milestone 1a and 1b will also substantially mitigate any potential delays due to inclement weather and/or contamination.***

Item	Potential Impact	Comment / How this will be managed.	
1	Access Limitation	Staging the development will minimise any potential access limitations to the school. By completing Stage 1 as the first milestone, this will allow the school to utilise the main entry to the school through Building N/P whilst the remaining stages are under construction increasing overall access to the school.	
2	Environmental	The Environmental Management Plan has been developed and will be implemented in a manner that allows for a staged development. Therefore, there will be no negative environmental impacts due to staging the development as per the following key environmental concern;	
		Dust & Odour	The Staged development will have no impact to any potential dust or odour as all appropriate measures will be set in place as per the EMP throughout the development.
		Erosion and Sediment Control	The EMP has detailed the erosion and sediment control measures to be implemented. The bulk of the control measures are relevant Stage 1 of the works prioritising the protection of the Vegetation Protection Zone. The staging will not have any impact on the erosion and sediment control measures.
		Waste Management	The staging does not have any impact on the waste management of the development.
		Traffic	The traffic management plan has been developed in line with the SSD Conditions of Consent and with consultation with both the local Council and RMS. It has been developed for the staged works to have no

			negative traffic related impact to the surrounding area. By staging the development, the peak quantity of workers onsite will be minimised further reducing any impact on traffic.
		Tree Protection	The staging does not have any impact on the tree protection for the development. All trees will be protected as per the Arborist requirements.
		Noise	The Staged development will have no impact to any potential noise pollution, as all appropriate measures will be set in place as per the EMP throughout the development.
3	Safety	All appropriate safety measures such as perimeter site fencing and signage will be installed to all stages as required. During the transition between completion of Stage 1 and commencement of Stage 2 the install/dismantle of all fencing and signage will be supervised by Hutchinson Builders.	
4	Visual Impact	The staged sequencing proposed in this report requires that at the completion of each stage the site appearance is to a satisfactory level and will not have a negative impact on the surrounding streetscape. In fact the completion of stage 1 building N and P will visually improve the streetscape during stage 2 construction by limiting line of sight to the works.	
5	Quality	By staging the development, it allows for a prolonged construction programme for delivering the required quality outcomes whilst maintaining the operation of the existing school.	

5 Staging of Strategy, Plan or Program

Condition A13 require DoE to identify whether a Strategy, Plan or Program is to be staged. Please refer to Appendix 1 for relationship of each strategy, plan or program to each respective stage/phase of the project.

Staged Items:

All relevant plans have been prepared for the development as a whole and therefore do not require any amendment between the multiple Stages.

6 Appendix 1 (Conditions)

Crown Certificate Checklist
Project - Samuel Gilbert Public School

Order #	Part of Consent	Condition Number	Condition Heading	Consent Condition / Compliance Requirements	Stage	Phase	Relevant Authority	Responsibility
1	A	1	Obligation to Minimise Harm to the Environment	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	1	Throughout		Contractor
2	A	2	Terms of Consent	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table below:	1	Throughout		Contractor
3	A	3	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; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	1	Throughout		NA
4	A	4	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.	1	Throughout		Contractor
5	A	5	Limits of Consent	This consent lapses five years after the date of consent unless work is physically commenced.	1	Throughout		SINSW
6	A	6	Prescribed Conditions	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	1	Throughout		ALL
7	A	7	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.	1	Throughout		Note
8	A	8	Evidence of Consultation	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	1	Throughout		Contractor
9	A	9	Staging	The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	1	Pre-Construction	Approval by the Planning Secretary	Contractor/SINSW
10	A	10	Staging	A Staging Report prepared in accordance with condition A9 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	1	Pre-Construction	Approval by the Planning Secretary	Contractor/SINSW
11	A	11	Staging	Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	1	Throughout	Approval by the Planning Secretary	Contractor/SINSW
12	A	12	Staging	Where staging is proposed, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.	1	Throughout	Approval by the Planning Secretary	Contractor/SINSW

13	A	13	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 (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	1	Throughout	Approval by the Planning Secretary	Contractor/SINSW
14	A	14	Staging, Combining and Updating Strategies, Plans or Programs	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	1	Throughout	Approval by the Planning Secretary	Note
15	A	15	Staging, Combining and Updating Strategies, Plans or Programs	If approved by the Planning Secretary, updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	1	Throughout	Approval by the Planning Secretary	Contractor/SINSW
16	A	16	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 and any additional requirements of the Subsidence Advisory NSW where the building or structure is located on land within a declared Mine Subsidence District.	1	During Construction		Contractor
17	A	17	External Walls and Cladding	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	1	During Construction		Contractor
18	A	18	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.	1	Throughout		Contractor
19	A	19	Applicability of Guidelines	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.	1	Throughout		Note
20	A	20	Monitoring and Environmental Audits	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.	1	Throughout		SINSW
21	A	21	Access to Information	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	1	Throughout	As agreed with the Planning Secretary	SINSW
22	A	22	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.	1	Throughout		ALL
23	A	23	Incident Notification, Reporting and Response	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	1	Throughout		SINSW
24	A	24	Incident Notification, Reporting and Response	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	1	Throughout		Contractor

25	A	25	Non-Compliance Notification	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	1	Throughout		SINSW
26	A	26	Non-Compliance Notification	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.	1	Throughout		SINSW
27	A	27	Non-Compliance Notification	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	1	Throughout		SINSW
28	A	28	Revision of Strategies, Plans and Programs	Within three months of: (a) the submission of a compliance report under condition B33; (b) the submission of an incident report under condition A23; (c) the submission of an Independent Audit under condition C34; (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifying Authority must be notified in writing that a review is being carried out.	1	Throughout		Contractor
29	A	29	Revision of Strategies, Plans and Programs	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.	1	Throughout	Approval by the Planning Secretary	Contractor
30	A	30	Design and Construction for Bush Fire	Proposed Building N must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 Construction of buildings in bushfire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section A3.7 Addendum Appendix 3 of Planning for Bush Fire Protection 2006.	1	Throughout		Contractor
31	A	31	Design and Construction for Bush Fire	New works proposed to Building A must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 Construction of buildings in bushfire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section A3.7 Addendum Appendix 3 of Planning for Bush Fire Protection 2006.	2	Throughout		Contractor
32	B	1	Notification of Commencement	The Applicant must notify the Planning Secretary in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	1	Prior to Commencement of Construction	Notify the Planning Secretary	SINSW
33	B	2	Notification of Commencement	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	1	Prior to Commencement of Construction		SINSW
34	B	3	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 this development consent.	1	Prior to Commencement of Construction	Satisfaction Required by the Certifying Authority	Contractor
35	B	4	External Walls and 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 or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	1	Prior to Commencement of Construction	Provide Documentation to the Certifying Authority and Planning Secretary	Contractor
36	B	5	Protection of Public Infrastructure	Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.	1	Prior to Commencement of Construction	Submit a copy to the Planning Secretary, Certifying Authority and Council	Contractor
37	B	6	Pre-Construction Dilapidation Report	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifying Authority. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.	1	Prior to Commencement of Construction	Submit a copy to the Certifying Authority and Council	Contractor
38	B	7	Unexpected Contamination Procedure	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B13 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.	1	Prior to Commencement of Earthworks	Submit to the Planning Secretary (if applicable)	Contractor

39	B	8	Community Communication Strategy	No later than two weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.	1	Prior to Commencement of Construction	Submitted to the Planning Secretary	Contractor/SINISW
40	B	9	Ecologically Sustainable Development	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority; or (b) seeking approval from the Planning Secretary for an alternative certification process.	1	Prior to Commencement of Construction		Contractor/SINISW
41	B	10	Outdoor Lighting	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifying Authority that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	1	Prior to Commecement of Lighting Installation	Approval by the Certifying Authority	Contractor
42	B	11	Demolition	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 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 and Planning Secretary.	1	Prior to Commencement of Construction	Submitted to the Certifying Authority and Planning Secretary	Contractor
43	B	12	Environmental Management Plan Requirements	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data; (b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.	1	Prior to Commencement of Construction		Contractor

44	B	13	Construction Environmental Management Plan	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the satisfaction of Certifying Authority and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B14); (c) Construction Noise and Vibration Management Sub-Plan (see condition B15); (d) Construction Waste Management Sub-Plan (see condition B16); (e) Construction Soil and Water Management Sub-Plan (see condition B17); (f) Biodiversity Management Sub-Plan (see condition B18); (g) Bush Fire Emergency Response Sub-Plan (see condition B19); (h) an unexpected finds protocol for contamination and associated communications procedure; (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; and	1	Prior to Commencement of Construction	Approval by the Certifying Authority and copy to be provided to the Planning Secretary	Contractor
45	B	14	Construction Environmental Management Plan	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (d) detail heavy vehicle routes, access and parking arrangements; (e) include a Driver Code of Conduct to: (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	1	Prior to Commencement of Construction	Be prepared in consultation with the Council and TfNSW	Contractor
46	B	15	Construction Environmental Management Plan	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) 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 B8(d); (f) include a complaints management system that would be implemented for the duration of the construction; and (g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with Condition B12(d).	1	Prior to Commencement of Construction		Contractor
47	B	16	Construction Environmental Management Plan	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works. The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:	1	Prior to Commencement of Construction		Contractor
48	B	17	Construction Environmental Management Plan	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) include an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas. (d) 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); (e) detail all off-Site flows from the Site; and (f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI.	1	Prior to Commencement of Construction		Contractor

49	B	18	Construction Environmental Management Plan	The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following: (a) should any injured fauna species be found during the construction period, construction must stop immediately so that the injured animal can be taken to a vet or wildlife carer. All handling of fauna species must be conducted by a qualified ecologist or wildlife carer; (b) during vegetation clearing, animals that are injured or displaced are to be captured and relocated by a qualified ecologist or wildlife carer to nearby bushland (subject to landowner approval), or trees containing wildlife must be sectioned and dismantled before relocating the animals; and (c) nocturnal fauna species such as gliders and possums, if captured and rescued during vegetation clearing are to be secured in suitable enclosures and kept in a quiet, dark and cool environment until they can be released into suitable habitat after dark. (d) include a Vegetation Management sub-plan (VMP) for the site during construction works. (e) include measures to communicate to the construction workforce the biodiversity values that are to be retained and protected; (f) any hollows removed be salvaged and replaced into trees within the vegetated areas to be retained or they be replaced with nest boxes in consultation with Council suitable to native fauna likely to use the site; (g) include a Fauna Management Plan for the site including details of impacts and proposed mitigation measures due to impact on movement, construction traffic, proposed construction hours, details of any fencing, restricting developments in identified areas, light spill, construction noise and on-site crane movements; and (h) include details to install and maintain exclusion fencing along and around any native vegetation not being removed as part of this development.	1	Prior to Commencement of Construction		Contractor
50	B	19	Construction Environmental Management Plan	The Bush Fire Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the Planning for Bush Fire Protection 2006; (c) include details of: (i) the bushfire emergency responses for both construction and operation phases of the development; (ii) assembly points and evacuation routes; (iii) evacuation and refuge protocols; and (iv) awareness training for employees and contractors, and students.	1	Prior to Commencement of Construction		Contractor
51	B	20	Construction Worker Transportation Strategy	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the satisfaction of the Certifying Authority. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities.	1	Prior to Commencement of Construction	Approval by the Certifying Authority	Contractor
52	B	21	Operational Noise – Design of Mechanical Plant and Equipment	Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the Environmental Noise Assessment (6395-1R Rev A) report prepared by Day Design Pty Ltd dated 8 November 2018, into the detailed design drawings. The Certifying Authority must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Environmental Noise Assessment report.	1	Prior to Installation of Mechanical Plant & Equipment	Approval by the Certifying Authority	Contractor
53	B	22	Pre Clearing	Prior to the commencement of construction and/or vegetation clearing (whichever occurs first), pre clearing surveys and inspections for fauna must be undertaken. The surveys and inspection, and any subsequent relocation of fauna, must be undertaken under the guidance of a suitably qualified ecologist and must be in accordance with the methodology incorporated in the Biodiversity Management Sub-Plan. Evidence of the pre clearing surveys and inspections for fauna and any relocation of fauna must be provided to the satisfaction of the Certifying Authority.	1	Prior to Commencement of Vegetation Clearing		Contractor
54	B	23	Biodiversity	Prior to the commencement of vegetation clearing, the class and number of ecosystem credits in the table below must be retired to offset the residual biodiversity impacts of the development.	1	Prior to Commencement of Vegetation Clearing		Contractor
55	B	24	Biodiversity	The requirement to retire credits in Condition B23 above may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits, as calculated by the Biodiversity Offsets Payment Calculator.	1	Prior to Commencement of Construction		Contractor
56	B	25	Biodiversity	Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of condition B24 must be submitted to the Planning Secretary prior to carrying out development that will impact on biodiversity values.	1	Prior to Commencement of Construction	Submitted to the Planning Secretary	Contractor

57	B	26	Landscaping	Prior to the commencement of construction, the Applicant must prepare a revised Landscape 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 of 54 trees; (b) provide for the planting of 50 shrubs and groundcover; (c) detail the location, species, maturity and height at maturity of plants to be planted on-site; (d) include species (trees, shrubs and groundcovers) indigenous to the local area; (e) include the planting of trees with a pot container of 100 litres or greater, with a minimum height at maturity of 10m; (f) include the provision of nest boxes suitable to native fauna likely to use the site; (g) comply with the principles of Appendix 5 of Planning for Bush Fire Protection 2006; (h) the revegetated area(s) of STIF must be contiguous with the areas of existing STIF and be fully structured with a diversity of local native tree, shrub and groundcover species; (i) the existing STIF and revegetated areas of STIF must not be managed as an APZ under this consent; and (j) trees to be removed are salvaged and used in the remnant vegetation on site to enhance habitat including tree hollows and tree trunks (greater than 25-30cm in diameter and 3m in length).	1	Prior to Commencement of Construction	Approval by the Certifying Authority	Contractor
58	B	27	Landscaping	Prior to the commencement of construction, the existing STIF must be delineated on the ground.	1	Prior to Commencement of Construction		Contractor
59	B	28	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.	1	Prior to Commencement of Construction		Contractor/SINSW
60	B	29	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 construction accesses to the development are designed to accommodate the turning path of a heavy ridged vehicles.	1	Prior to Commencement of Construction	Approval by the Relevant Roads Authority	Contractor/SINSW
61	B	30	Car Parking and Service Vehicle Layout	Prior to the commencement of construction, compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority: (a) all vehicles must enter and leave the Site in a forward direction; (b) that the operational car parking layout provides a minimum of 38 on-site car parking spaces for use during operation of the development and new car parking spaces must be designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; (c) that the construction access and car parking arrangements provide the swept path of the longest construction vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with the latest version of AS 2890.2; and the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	1	Prior to Commencement of Construction	Approval by the Certifying Authority	Contractor/SINSW
62	B	31	Bicycle Parking and End-of-Trip Facilities	Prior to the commencement of construction, evidence must be submitted to the satisfaction of the Certifying Authority with the following requirements for bicycle parking and end-of-trip facilities: a) the provision of a minimum 60 bicycle parking spaces; b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; c) the provision of end-of-trip facilities for staff; d) appropriate pedestrian and cyclist advisory signs are to be provided; and e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	1	Prior to Commencement of Construction	Approval by the Certifying Authority	Contractor
63	B	32	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.	1	Prior to Commencement of any Footpath or Public Domain Works	Council Approval to be submitted to the Certifying Authority	Contractor/SINSW
64	B	33	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 Planning Secretary and the Certifying Authority.	1	Prior to Commencement of Construction	Submitted to the Planning Secretary and the Certifying Authority	SINSW
65	B	34	Compliance Reporting	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary and notify the Planning Secretary and the Certifying Authority in writing at least seven days before this is done.	1	Throughout	Notify the Planning Secretary and Certifying Authority	SINSW
66	B	35	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.	1	Throughout		SINSW

67	C	1	Site Notice	A site notice(s): (a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer is to satisfy the following requirements; (b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30 point type size; (c) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	1	During Construction		Contractor
68	C	2	Operation of Plant and Equipment	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	1	During Construction		Contractor
69	C	3	Demolition	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by Condition B11.	1	During Construction		Contractor
70	C	4	Construction Hours	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7:00am and 6:00pm, Mondays to Fridays inclusive; and (b) between 8:00am and 1:00pm, Saturdays. No work may be carried out on Sundays or public holidays.	1	During Construction		Contractor
71	C	5	Construction Hours	Construction activities may be undertaken outside of the hours in condition C4 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 his nominee if appropriate justification is provided for the works.	1	During Construction		Contractor
72	C	6	Construction Hours	Notification of such construction activities as referenced in Condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	1	During Construction		Contractor
73	C	7	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.	1	During Construction		Contractor
74	C	8	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).	1	During Construction		Contractor
75	C	9	Construction Traffic	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	1	During Construction		Contractor
76	C	10	Hoarding Requirements	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	1	During Construction		Contractor
77	C	11	No Obstruction of Public Way	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	1	During Construction		Contractor
78	C	12	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.	1	During Construction		Contractor
79	C	13	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 C4.	1	During Construction		Contractor
80	C	14	Construction Noise Limits	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	1	During Construction		Contractor
81	C	15	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).	1	During Construction		Contractor
82	C	16	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 C15.	1	During Construction		Contractor
83	C	17	Vibration Criteria	The limits in conditions C15 and C16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B13 of this consent.	1	During Construction		Contractor

84	C	18	Tree Protection	(a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees immediately adjacent to the approved disturbance area must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Arboricultural Impact Assessment report (5229/11) prepared by TreeTalk Arboricultural consulting dated September 2019; (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater; and (e) the area of fill/rubber built around trunks of trees in the STIF must be remediated and the fill/rubber removed as per the recommendations in Arboricultural Impact Assessment report (5229/11) prepared by TreeTalk Arboricultural consulting dated September 2019.	1	During Construction		Contractor
85	C	19	Air Quality	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent. During construction, the Applicant must ensure that:	1	During Construction		Contractor
86	C	20	Air Quality	(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.	1	During Construction		Contractor
87	C	21	Erosion and Sediment Control	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'. The Applicant must:	1	During Construction		Contractor
88	C	22	Imported Soil	(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 Certifying Authority upon request.	1	During Construction		Contractor
89	C	23	Disposal of Seepage and Stormwater	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal certifying authority. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	1	During Construction		Contractor
90	C	24	Emergency Management	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction	1	During Construction		Contractor
91	C	25	Stormwater Management System	Within three months of the commencement of construction, the Applicant must design an operational 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; and (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.	1	During Construction	Satisfaction Required by the Certifying Authority	Contractor
92	C	26	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 EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.	1	During Construction		Contractor/SINISW
93	C	27	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 NSW Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the NSW Heritage Division.	1	During Construction		Contractor/SINISW
94	C	28	Waste Storage and Processing	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	1	During Construction		Contractor
95	C	29	Waste Storage and Processing	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	1	During Construction		Contractor
96	C	30	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 natural or artificial watercourse.	1	During Construction		Contractor
97	C	31	Waste Storage and Processing	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	1	During Construction		Contractor

98	C	32	Waste Storage and Processing	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	1	During Construction		Contractor
99	C	33	Outdoor Lighting	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	1	During Construction		Contractor
100	C	34	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.	1	During Construction	Agreed to by the Planning Secretary	SINSW
101	C	35	Independent Environmental Audit	Prior to 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 Planning Secretary and the Certifying Authority.	1	Prior to Commencement of Construction	Submitted to the Planning Secretary and the Certifying Authority	SINSW
102	C	36	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 eight weeks of the notified commencement date of construction; and (b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit. In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks notice to the applicant of the date upon which the audit must be commenced.	1	During Construction		SINSW
103	C	37	Independent Environmental Audit	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Planning Secretary and the Certifying Authority under condition C34 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).	1	During Construction		SINSW
104	C	38	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 C36 of this consent; (b) submit the response to the Planning Secretary and the Certifying Authority; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary and notify the Planning Secretary and the Certifying Authority in writing at least seven days before this is done.	1	During Construction	Submit to the planning Secretary and Certifying Authority	SINSW
105	C	39	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.	1	During Construction		SINSW
106	C	40	Detailed Site Investigation	Following the relocation or demolition of any existing structures, infrastructure and in ground utilities, the Applicant is to carry out further investigation of soil contamination (including within the footprint and immediate surrounds of those structures, infrastructures and utilities prior to undertaking any construction) to address any contamination with regard to the following: (a) NSW EPA Sampling Design Guidelines; (b) Guidelines for the NSW Site Auditor Scheme (3rd edition) 2017; (c) Guidelines for Consultants Reporting on Contamination Sites, 2011; and (d) The National Environment Protection (Assessment of Contamination) Measure.	1	Post Demolition		Contractor/SINSW
107	D	1	Notification of Occupation	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	1	Prior to Commencement of Operation	Notify the Planning Secretary	SINSW
108	D	2	External Walls and Cladding	Prior to commencement of operation, 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	Prior to Commencement of Operation	Provide Documentation to the Certifying Authority	Contractor/SINSW
109	D	3	External Walls and Cladding	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	Prior to Commencement of Operation	Provide Documentation to the Planning Secretary	Contractor/SINSW
110	D	4	Post-construction Dilapidation Report	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: 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.	2	Prior to Commencement of Operation of Stage 2	To be submitted to the Certifying Authority and Council	Contractor
111	D	5	Protection of Public Infrastructure	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.	2	Prior to Commencement of Operation of Stage 2		Contractor
112	D	6	Protection of Property	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	2	Prior to Commencement of Operation of Stage 2		Contractor

113	D	7	Utilities and Services	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	1	Prior to Commencement of Operation		Contractor
114	D	8	Pedestrian crossing	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the satisfaction of the Planning Secretary that demonstrates that the Applicant has consulted with Council with respect to investigating the provision of formal pedestrian crossing within the refuge across Ridgescop Drive. If a pedestrian crossing is required by Council, evidence of provision of the pedestrian crossing in accordance with Council requirements must be provided to the satisfaction of the Certifying Authority.	2	Prior to Commencement of Operation of Stage 2	Satisfaction Required by the Certifying Authority and Planning Secretary	Contractor/SINSW
115	D	9	Works as Executed Plans	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.	1	Prior to Commencement of Operation	Submitted to the Certifying Authority	Contractor
116	D	10	Green Travel Plan	Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the satisfaction of the Planning Secretary to promote the use of active and sustainable transport modes. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with The Hills Shire Council and (Sydney Coordination Office) Transport for NSW; (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; (c) include specific tools and actions to help achieve the objectives and mode share targets; (d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and (e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.	1	Prior to Commencement of Operation	Satisfaction of the Planning Secretary	SINSW
117	D	11	Operational Transport and Access Management Plan (OTAMP)	Prior to the commencement of operation, an OTAMP is to be prepared by a suitably qualified person, in consultation with Council, Transport for NSW and TfNSW(RMS), and submitted to the satisfaction of the Planning Secretary. The OTAMP must address the following: (a) detailed pedestrian analysis including the identification of safe route options – to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish; (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 Gilbert Road and Ridgescop Drive, including staff management/traffic controller arrangements; (d) the location and operational management procedures for the pick-up and drop-off of students by buses and coaches for excursions and sporting activities, 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 at Gilbert Road and Ridgescop Drive; (h) car parking arrangements and management associated with the proposed use of school facilities by community members; and (i) a monitoring and review program.	1	Prior to Commencement of Operation	Satisfaction of the Planning Secretary	SINSW
118	D	12	Evacuation and Emergency Planning	Prior to the commencement of operation, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014.	1/2	Prior to Commencement of Operation		Contractor
119	D	13	School Zones	Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement markings along Gilbert Road and Ridgescop Drive must be installed, inspected by TfNSW(RMS) and handed over to TfNSW(RMS).	1	Prior to Commencement of Operation	Inspection by TfNSW required	Contractor/SINSW
120	D	14	School Zones	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	1	Prior to Commencement of Operation		Contractor/SINSW
121	D	15	Mechanical Ventilation	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifying Authority that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.	1/2	Prior to Commencement of Operation	Satisfaction of the Certifying Authority	Contractor
122	D	16	Operational Noise – Design of Mechanical Plant and Equipment	Prior to the commencement of operation, the Applicant must submit evidence to the Certifying Authority that the noise mitigation recommendations in the Environmental Noise Assessment report (6395-1.1R Rev A) dated 8 November 2018 and prepared by Day Design Pty Ltd have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Environmental Noise Assessment.	1	Prior to Commencement of Operation	Submission to the Certifying Authority	Contractor
123	D	17	Car Parking Arrangements	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the satisfaction of the Planning Secretary that demonstrates that: (a) the Applicant has consulted with Council to form an agreement to use Council's carpark on Ridgescop Drive as overflow staff carparking during school hours. If an agreement is formed, the agreement must be submitted to the Planning Secretary for information. (b) construction works associated with the proposed expansion of school, as proposed under SSD 9274, have been completed and that the expanded car parking facility is operational; and (c) works associated with the reconfiguration of the existing on site car park to create for 4 additional car parking spaces have been completed.	2	Prior to Commencement of Operation of Stage 2	Satisfaction of the Planning Secretary	Contractor/SINSW

124	D	18	Road Damage	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	2	Prior to Commencement of Operation of Stage 2		Contractor
125	D	19	Fire Safety Certification	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	1	Prior to Commencement of Operation	Submission to Council	Contractor
126	D	20	Structural Inspection Certificate	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority. 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.	1/2	Prior to Commencement of Operation	Satisfaction of the Certifying Authority	Contractor
127	D	21	Compliance with Food Code	Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority.	1	Prior to Commencement of Operation	Satisfaction of the Certifying Authority	Contractor
128	D	22	Stormwater Quality Management Plan	Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Certifying Authority along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and 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	Prior to Commencement of Operation	Satisfaction of the Certifying Authority	Contractor
129	D	23	Rainwater Harvesting	Prior to the commencement of operation, signed works-as-executed Rainwater Re-use Plan must be provided to the Planning Secretary and Certifying Authority.	1	Prior to Commencement of Operation	Plan to be provided to the Planning Secretary and Certifying Authority	Contractor
130	D	24	Warm Water Systems and Cooling Systems	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	1	Prior to Commencement of Operation		Contractor
131	D	25	Outdoor Lighting	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifying Authority that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	1	Prior to Commencement of Operation	Submit to the Certifying Authority	Contractor
132	D	26	Signage	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	2	Prior to Commencement of Operation of Stage 2		Contractor
133	D	27	Signage	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	2	Prior to Commencement of Operation of Stage 2		Contractor
134	D	28	Signage	Prior to the commencement of operation, 'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site.	1	Prior to Commencement of Operation		Contractor
135	D	29	Signage	Prior to the commencement of operation, the approved illuminated signs must be installed with a timed intensity and illumination adjuster to the satisfaction of the Certifying Authority.	1	Prior to Commencement of Operation	Satisfaction of the Certifying Authority	Contractor
136	D	30	Operational Waste Management Plan	Prior to the commencement of operation, the Applicant must prepare a waste management plan for the development and submit it to the 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; and (d) include the Management and Mitigation Measures included in Section 7 of EIS, Section 5 of Rts and Appendix Z.	1	Prior to Commencement of Operation	Submit to the Certifying Authority	SINSW
137	D	31	Landscaping	Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping on-site, to the satisfaction of the Certifying Authority. The plan must: (a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and (b) be consistent with the Applicant's Management and Mitigation Measures at Section 7 of EIS and Section 5 of Rts;	2	Prior to Commencement of Operation of Stage 2	Satisfaction of the Certifying Authority	SINSW
138	D	32	Landscaping	The Applicant must not commence operation until the Operational Landscape Management Plan is submitted to the Certifying Authority.	2	Prior to Commencement of Operation of Stage 2	Submit to the Certifying Authority	SINSW
139	D	33	Asset Protection Zones	Asset protection Zones must be provided and maintained in accordance with the 'Bushfire hazard Analysis and Asset protection Zone', Figure 4, prepared by Peterson Bushfire Consulting, dated 1/08/2019. And managed as outlined within appendices 2 and 5 of planning for Bush Fire protection 2006 and the NSW Rural Fire Service's document Standards for asset protection zones.	1	Prior to Commencement of Operation		SINSW

140	D	34	Traffic and Parking Management Plan	Prior to the commencement of operation, the Applicant must prepare a Traffic and Parking Management Plan to the satisfaction of the Planning Secretary, which details measures to safely manage the daily transport task to/from the school. Traffic management measures that need to be addressed include: (a) kerbside vehicle pick-up/drop-off management and orderly vehicle queuing; (b) maintaining bus accessibility and student waiting areas; (c) safe parent and student behaviour during pick-up/drop-off; and (d) safe pedestrian movements to the school entrances, minimising vehicle-pedestrian conflicts. The plan must detail the responsibility of various personnel executing the plan and include measures to monitor, review the performance and make improvements to the plan.	1	Prior to Commencement of Operation	Satisfaction of the Planning Secretary	SINSW
141	D	35	Signage and Linemarking Plan	Prior to the commencement of operation, the Applicant must prepare a detailed signage and linemarking plan to the satisfaction of Certifying Authority of the proposed changes to kerbside parking restrictions to accommodate the various vehicle movements to/from the development within the local road network. The preparation of the plan must be undertaken in consultation with Council.	1	Prior to Commencement of Operation	Satisfaction of the Certifying Authority	SINSW
142	D	36	Signage and Linemarking Plan	The detailed signage and linemarking plan must include 'no stopping' signpost along the proposed drop-off/pick-up arrangement.	1	Prior to Commencement of Operation		SINSW
143	D	37	Signage and Linemarking Plan	The approved kerbside parking restrictions must be implemented prior to the commencement of operation.	1	Prior to Commencement of Operation		SINSW
144	D	38	Road Safety Audit	Prior to the commencement of operation, a Road Safety Audit (RSA) (refer Austroads Guide to Road Safety Part 6 and Part 6a) must be submitted to the satisfaction of the Certifying Authority. The RSA must consider all the proposed measures including any traffic management facilities, bus and private vehicle pick-up and drop-off arrangements, and signage and line-marking plan.	1	Prior to Commencement of Operation	Satisfaction of the Certifying Authority	SINSW
145	D	39	Road Safety Audit	The findings of the RSA must be incorporated into the proposed design in consultation with Council prior to commencement of operation to the satisfaction of the Certifying Authority.	1	Prior to Commencement of Operation	Satisfaction of the Certifying Authority	SINSW
146	D	40	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 (OEHL, 2011); (d) include, but not be limited to: (i) comment on the extent and nature of the remediation undertaken; (ii) describe the location, nature and extent of any remaining contamination on site; (iii) sampling and analysis plan and sampling methodology; (iv) results of sampling of treated material, compared with the treatment criteria; (v) details of the volume of treated material emplaced within the containment cell and its location; (vi) results of any validation sampling, compared to relevant guidelines/criteria; (vii) discussion of the suitability the remediated areas for the intended land use; and (viii) any other requirement relevant to the project.	1	Post Remediation Works	Submit to the the Council, Planning Secretary and EPA	SINSW
147	D	41	Site Audit Report and Site Audit Statement	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	Prior to Occupation of the Building		SINSW
148	D	42	Site Audit Report and Site Audit Statement	Within 3 months of submission of the Validation Report required by condition D40, the Applicant must demonstrate to the satisfaction of the Certifying Authority that the Site Auditor has submitted a Site Audit Report and Site Audit Statement to EPA in accordance with the requirements of EPA's Guidelines for the NSW Site Auditor Scheme (DEC, 2006).	1	Post Remediation Works	Satisfaction of the Certifying Authority	SINSW
149	D	43	Site Audit Report and Site Audit Statement	Prior to the commencement of operation, a final Vegetation Management Plan must be prepared for the site and be submitted to the Certifying Authority.	1	Prior to Commencement of Operation	Submitted to the Certifying Authority	SINSW
150	D	44	Site Audit Report and Site Audit Statement	The Vegetation Management Plan must be developed to guide the management of retained native vegetation and adjoining Asset Protection Zones.	1	Prior to Commencement of Operation		SINSW
151	E	1	Out of Hours Event Management Plan	Applicant is to prepare an Out of Hours Event Management Plan (School Use) and submit it to the Council and Planning Secretary in consultation with Council. The plan must include the following: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) details of the use, where applicable, restricting use before 8am and after 10pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise CEMP impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	1	Post Occupancy	Submit to the the Council and Planning Secretary	SINSW
152	E	2	Out of Hours Event Management Plan	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.	1	Post Occupancy		SINSW

153	E	3	Out of Hours Event Management Plan	Prior to the commencement of out of hours events (community use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary. The plan must include the following: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) details of the use, where applicable, restricting use before 8am and after 10pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	1	Post Occupancy	Submit to the the Council and Planning Secretary	SINSW
154	E	4	Out of Hours Event Management Plan	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.	1	Post Occupancy		SINSW
155	E	5	Operation of Plant and Equipment	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	1	Post Occupancy		SINSW
156	E	6	Warm Water Systems and Cooling Systems	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	1	Post Occupancy		SINSW
157	E	7	Community Communication Strategy	The Community Communication Strategy, as submitted to the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	1	Post Occupancy		SINSW
158	E	8	Operational Transport and Access Management Plan (OTAMP)	The OTAMP(s) approved under condition D11 (as revised from time to time) must be implemented by the Applicant for the life of the development.	1	Post Occupancy		SINSW
159	E	9	Operational Noise Limits	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Environmental Noise Assessment report (6395-1.1R Rev A) dated 8 November 2018 and prepared by Day Design Pty Ltd.	1	Post Occupancy		SINSW
160	E	10	Operational Noise Limits	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in Environmental Noise Assessment report (6395-1.1R Rev A) dated 8 November 2018 and prepared by Day Design Pty Ltd. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	1	Post Occupancy	Submitted to the Planning Secretary	SINSW
161	E	11	Unobstructed Driveways and Parking Areas	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	1	Post Occupancy		SINSW
162	E	12	Green Travel Plan	The Green Travel Plan required by condition D10 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	1	Post Occupancy		SINSW
163	E	13	Ecologically Sustainable Development	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifying Authority and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under Condition B9, evidence of compliance of implementation must be provided to the Planning Secretary and Certifying Authority.	1	Post Occupancy	Provided to the Certifying Authority and Planning Secretary	SINSW
164	E	14	Outdoor Lighting	Notwithstanding Condition D25, 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.	1	Post Occupancy		SINSW
165	E	15	Landscaping	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D31 for the duration of occupation of the development.	1	Post Occupancy		SINSW
166	E	16	Asset Protection Zones	The asset protection zones required by condition D33 shall be maintained for the duration of occupation of the development.	1	Post Occupancy		SINSW
167	E	17	Signage	Signage approved for illumination under this consent must not be illuminated between the hours of 10pm and 7am seven days per week.	1	Post Occupancy		SINSW
168	AN	1	General	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.	1	Throughout		Contractor
169	AN	2	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.	1	Throughout		Contractor
170	AN	3	Legal Notices	Any advice or notice to the consent authority must be served on the Planning Secretary.	1	Throughout	Copy to the Planning Secretary	SINSW

171	AN	4	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.	1	Throughout	Copy to the Certifying Authority	Contractor
172	AN	5	Access for People with Disabilities	Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.	1	Throughout		Contractor
173	AN	6	Utilities and Services	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	1	Prior to Construction of any Utility Works	Approvals from Service Providers	Contractor
174	AN	7	Utilities and Services	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	1	Prior to Commencement of Above Ground Works		Contractor
175	AN	8	Road Design and Traffic Facilities	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW(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.	1	Throughout	Approval from Relevant Road Authority	Contractor
176	AN	9	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.	1	Throughout	Approval from Relevant Road Authority	Contractor
177	AN	10	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.	1	Throughout		Contractor
178	AN	11	Hoarding Requirements	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	1	Prior to Hoarding Installation	Council Approval	Contractor
179	AN	12	Handling of Asbestos	The Applicant must 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.	1	Throughout		Contractor
180	AN	13	Speed limit authorisation	and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs: (a) a copy of the Conditions of Consent; (b) the proposed school commencement/opening date; (c) two sets of detailed design plans showing the following: (i) accurate Site boundaries; (ii) details of all road reserves, adjacent to the Site boundaries; (iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use; (iv) all existing and proposed pedestrian crossing facilities on the adjacent road network; (v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and (vi) all existing and proposed street furniture and street trees.	1	8 Weeks Prior to Commencement of Operation	Submit to TfNSW	SINSW
181	AN	14	Fire Safety Certificate	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.	1	Throughout	Submit to Council	SINSW