

RICHARD CROOKES

CONSTRUCTIONS

GLENWOOD HIGH SCHOOL
1278

GLENWOOD HIGH SCHOOL – STAGING REPORT (OPERATION)

01 August 2023



REVISION REGISTER

REVISION DATE	REVISION DESCRIPTION	PM INITIALS (ACCEPTANCE OF CHANGES)
17/04/2023	Original issue	-
08/05/2023	Update to Rev 01 with comments from Olivia Hirst	JS
05/06/2023	Update to Rev 02 with comments from Olivia Hirst	JS
07/07/2023	Condition A10(c) updated in-line with DPE RFI	JS
01/08/2023	Staging Report updated in-line with DPE RFI received 31/07/23	JS

POSITION	NAME	SIGNATURE	REVISIONS	
			NO.	DATE
Project Engineer	Joshua Stubbs		Draft	17/04/2023
Project Engineer	Joshua Stubbs		Revision 01	08/05/2023
Project Engineer	Joshua Stubbs		Revision 02	05/06/2023
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1 INTRODUCTION

The Staging Report has been prepared to satisfy condition A9 & A10 of the SSD-23512960 as part of the Glenwood High School Project. The staging report has been produced by Richard Crookes Constructions in line with the intended operation methodology and programme staging for the project.

1.1 PROJECT OVERVIEW

The Glenwood High School (GHS) project has been approved by the Department of Planning and Environment (DPE) and is now being delivered to facilitate the thriving community within the Glenwood catchment in North-West Sydney and futureproof the Secondary Education facilities available to this community moving forwards, whilst also offering state of the art teaching amenities.

Richard Crookes Constructions Pty Ltd (RCC) have been appointed by School's Infrastructure NSW (SINSW) as the contractor of choice to deliver this landmark project. Richard Crookes have progressed the project design to finalisations, with works on-site continuing in-line with the applicable construction certificates.

The proposed staging will not impact upon auditing schedule and requirements as per consent conditions and IEA guideline will be continuing to be followed.

1.2 SUBMISSION TO NSW DEPARTMENT OF PLANNING & ENVIRONMENT (DPE) FOR APPROVAL

This Staging Report has been prepared to satisfy conditions A9 & A10 of the SSD-23512960 consent, which requires a Staging Report to be prepared and submitted to the Planning Secretary no later than one month before the commencement of operation of the first of the proposed stages of operation.

1.3 IEA COMPLIANCE

The proposed staging is not expected to impact upon the independent auditing schedule and requirements as per consent conditions and IEA guideline will continue to be followed. An Operational Audit is required to be completed within 6 months of Operation. Both Stage 1 & 2 will be completed within 6 months of each other and therefore it is anticipated the first operational audit will cover both operational stages. Following the handover of Stage 1 an additional construction audit will be undertaken to cover ongoing Stage 2 works if required.

1.3.1 RELEVANT CONDITIONS TO THIS STAGING REPORT;

- A9. The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction 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).
- A10. A Staging Report prepared in accordance with condition A9 must:
 - 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;
 - 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);
 - specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and
 - set out mechanisms for managing any cumulative impacts arising from the proposed staging.
- A.11. Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.
- A.12. Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.

2 STAGING DETAILS

2.1 CDVC STAGING REQUIREMENTS

The Glenwood High School project is being intended to commence operation over two (2) staged handovers to enable the reciprocal works across the New & Existing school facilities. The project will be operated in two (2) stages as per the following operation activities description and indicative timing:

2.1.1 OPERATIONAL STAGING

2.1.1.1 STAGE 1: BUILDING M (PERFORMANCE BUILDING) & BUILDING N (GROUND FLOOR SCIENCE LABS)

Timeframe: August 2023

Building M (Performance Building) & Building N (Ground Floor Science Labs) will be fully commissioned, operational and handed over to the Glenwood High School to utilise as part of the Existing School built infrastructure. All Prior to Commencement of Operation requirements, in-conjunction with the necessary Occupational Certification requirement will be competed as relevant to the Staged Occupation for the Glenwood High School Project.

The Northern Elevation of Building M & Building N (Ground Floor Science Labs) will be delineated from the remaining project works by way of a temporary hoarding/construction fencing whilst the remainder of the Building N works are completed; this is illustrated in Figures 1, 2, 3 & 4 on the following pages.

2.1.1.2 STAGE 2: BUILDING N (NEW BUILDING) & RE-FIT WORKS HANDOVER

Timeframe: October 2023

The Building N (New Building) and re-fit works to the existing building will be completed and operational subsequent Building M (Performance Building). The full scope of works associated with SSD-23512960 are to be completed such that the Prior to Commencement of Operation requirements are fulfilled to all building areas, in-conjunction with the necessary Occupational Certification requirement will be competed as relevant to the Staged Occupation for the Glenwood High School Project.

The staged operational delineation hoarding will be removed to allow for the fully operational stage of the Glenwood High School (SSD-23512960) as part of the Operation Certificate & handover requirements.

Compliance with the applicable consent conditions for each of the operational stages is being tracked as per Appendix A – Condition Compliance Matrix. The matrix is to be utilised for both Stage 1 & 2 of the Operational Stage for the GHS Project (SSD-23512960).

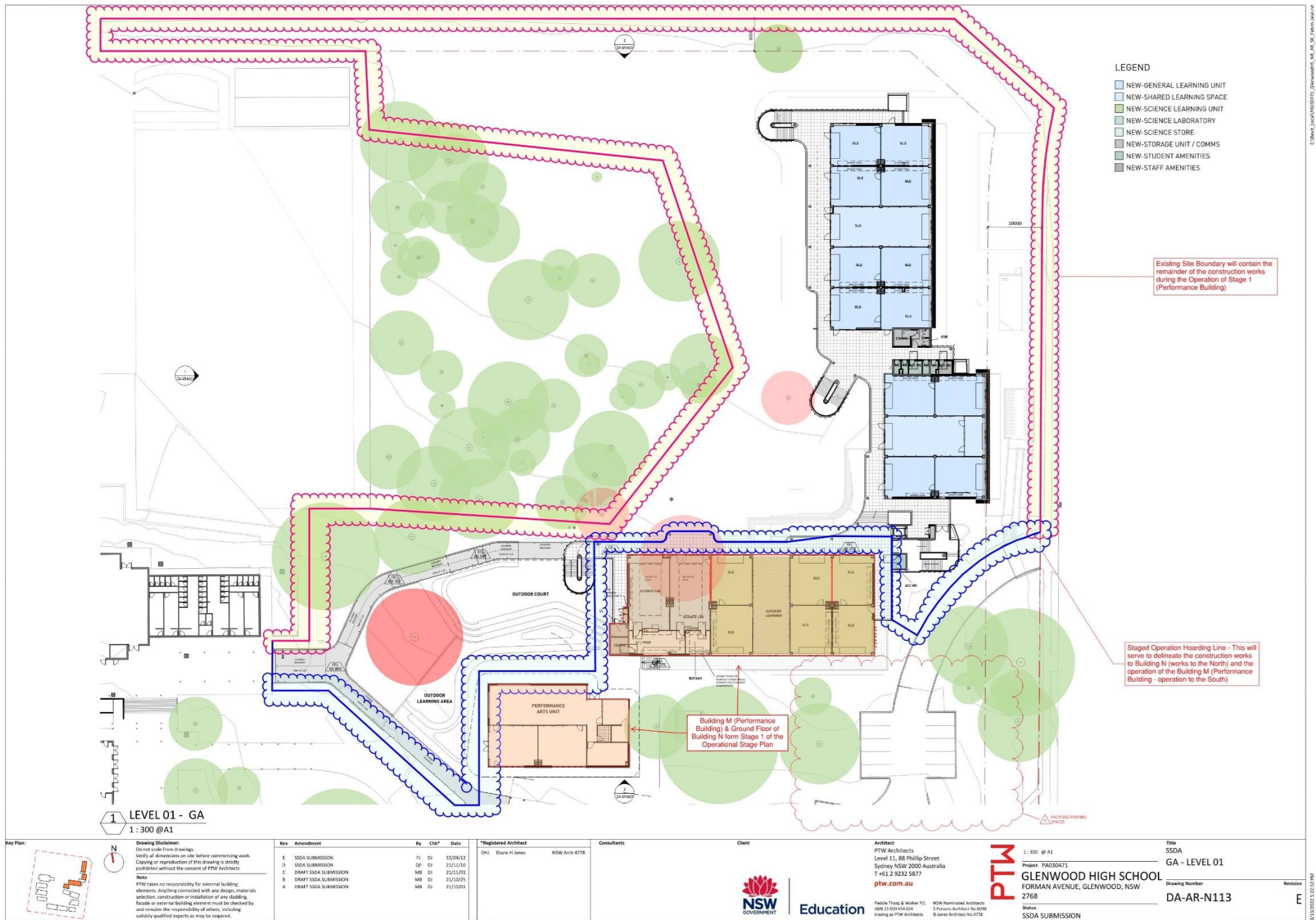


Figure 1: Staged Operation - Project delineation between operational Building M & under-construction Building N (Site View)

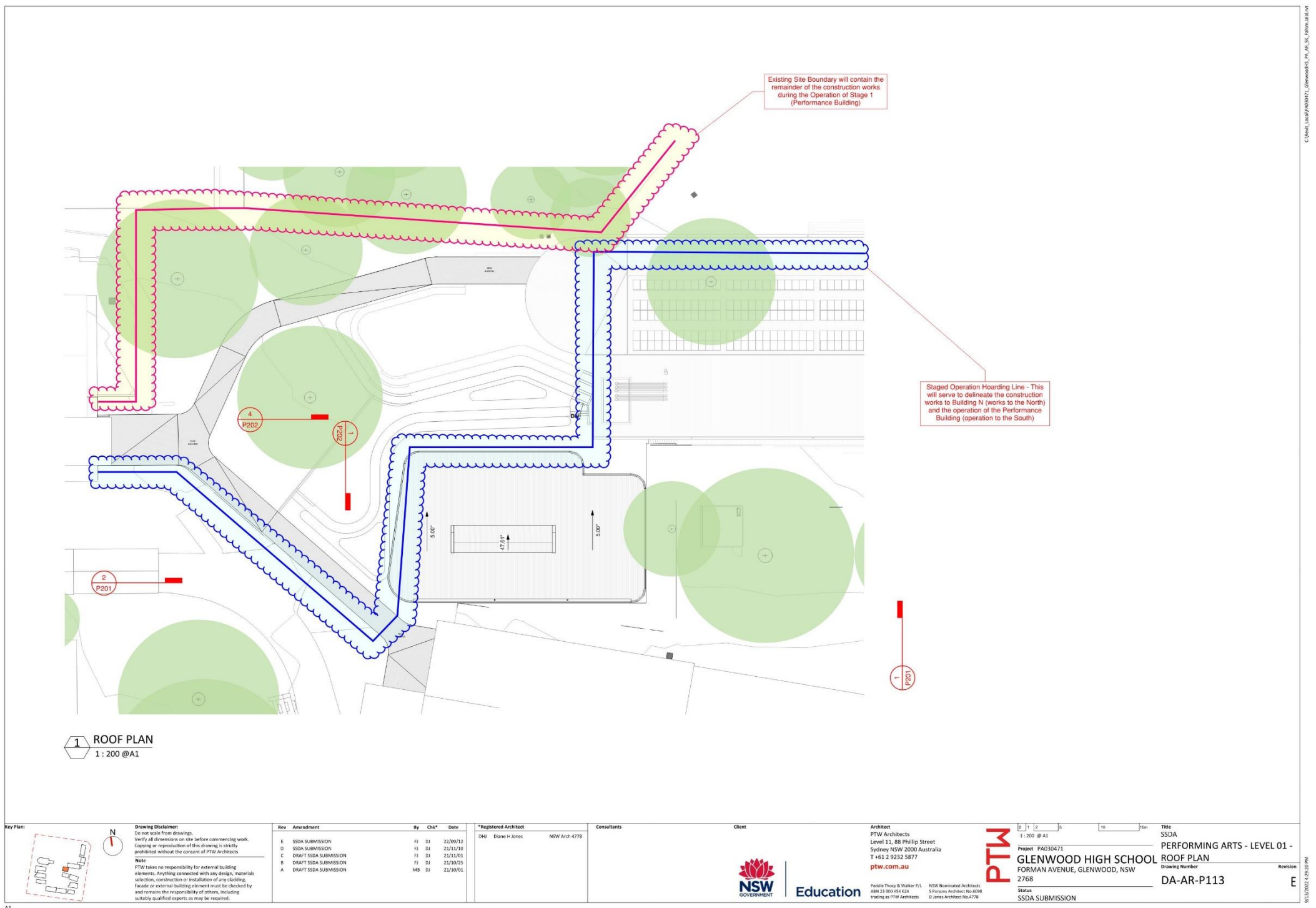


Figure 2: Staged Operation – Project delineation between operational Building M & under-construction Building N (Plan View)

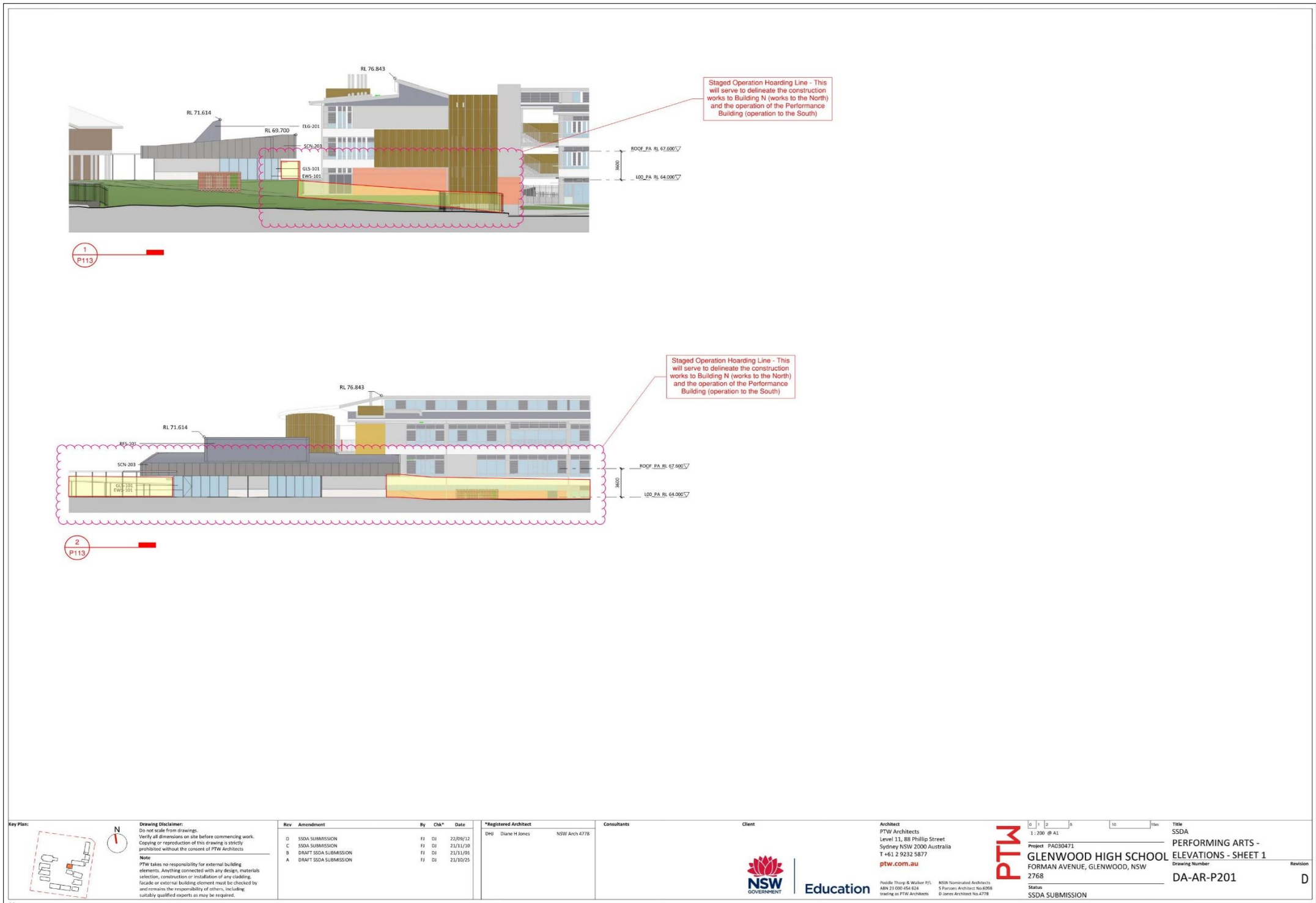
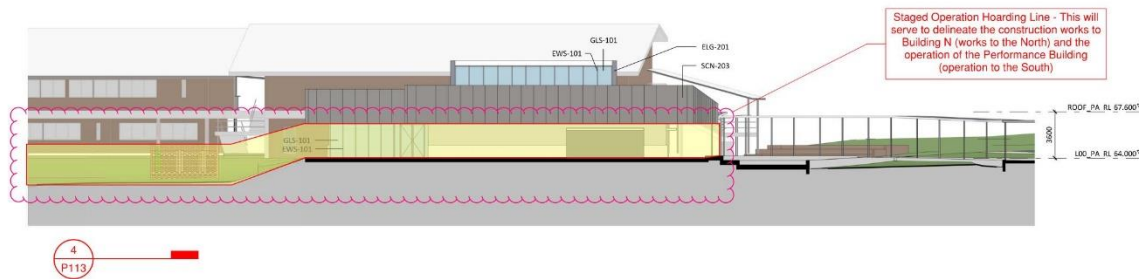
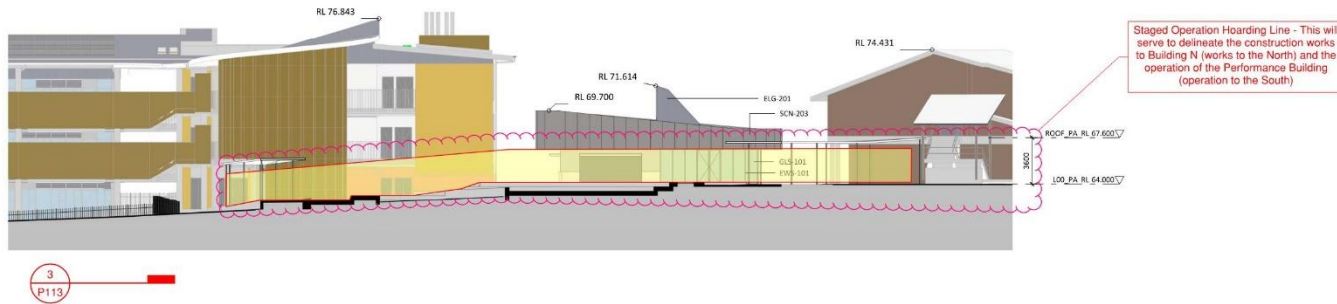


Figure 3: Staged Operation - Project delineation between operational Building M & under-construction Building N (Section 1 & 2)



Key Plan:

Drawing Disclaimer:
Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or reproduction of this drawing is strictly prohibited without the consent of PTW Architects.

Note:
PTW takes no responsibility for external building elements. Anything connected with any design, materials selection, construction or installation of any cladding, facade or external building element must be checked by and remains the responsibility of others, including suitably qualified experts as may be required.

Rev	Amendment	By	Chk*	Date
D	SSDA SUBMISSION	FJ	DI	22/09/12
C	SSDA SUBMISSION	FJ	DI	21/11/10
B	DRAFT SSDA SUBMISSION	FJ	DI	21/11/01
A	DRAFT SSDA SUBMISSION	FJ	DI	21/10/05

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Title
SSDA
PERFORMING ARTS -
ELEVATIONS - SHEET 2
Drawing Number
DA-AR-P202

Revision
D

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Figure 4: Staged Operation - Project delineation between operational Building M & under-construction Building N (Section 3 & 4)

3 MECHANISMS FOR MANAGING ANY CUMULATIVE IMPACTS

Not applicable. The development is not part of a wider Master Plan process, and each Operation Stage will be managed by this Staging Report and Construction Management Program/Plan.

4 TRAFFIC CONTROLS & SITE MANAGEMENT

In compliance with SSD-23512960, Richard Crookes Constructions have developed and submitted for approval, CTPMSP (Construction Traffic Management Sub-Plan), Traffic Management Plan for the project. The CTPMSP and associated Traffic Management Plans (TMP's) has been produced by Traffic Coordination Consultant(s) TTW Consultants. The CTPMSP is available as part of the CEMP requirements for the GHS Project (SSD-23512960).

As during the construction period, all project deliveries and on-site vehicle movements will continue to be made through the only (main) vehicle entry gate, Gate 1, located to the North-Eastern corner of the site boundary. During Stage 1 of the staged Operation, this arrangement will remain as there is sufficient delineation. All vehicle movements are to be in accordance with the requirements outlined within SSD-23512960 and illustrated in the CTPMSP.

Richard Crookes Constructions will establish a delineating construction hoarding/fence line between the two planned operation stages and the associated works, in-line with Figures 1, 2, 3 & 4. In-line with the RCC policy, as well as the GHS School Operational requirements, both the operational & construction delivery, entry and exit gates are to be lockable and pedestrian access gate controlled via the required security performance parameters. In line with CTPMSP, as reiterated by RCC to contractors and trades - vehicles must enter and exit site in a forward direction. Refer Appendix C for details of the site compound, vehicle movements, and hoardings.

5 OCCUPATION

5.1 BUILDING M (PERFORMANCE BUILDING) & BUILDING N (GROUND FLOOR SCIENCE LABS) OCCUPATION

Building M (Performance Building) & Building N (Ground Floor Science Labs) will be occupied as part of the first planned occupation stage(s); that is to say that Building M & Building N (Ground Floor Science Labs) will be the only building(s) under SSD-23512960 that will be operational prior to the remainder of the approved works. To this effect the remainder of the project will be submitted for review, acceptance and operational as a single element, subsequent to that of Building M & Building N (Ground Floor Science Labs).

5.2 BUILDING N & REFURBISHMENT WORKS OCCUPATION

Building N (three-storey building) will be occupied as part of the second and final occupation stage, that is to say that the remainder of the project will submit for review, acceptance and operational as a single element, subsequent to that of Building M.

APPENDIX A – CONDITION COMPLIANCE MATRIX

SSD-23512960: Glenwood High School Upgrade

Condition ID	Condition	Development Phase	Operational Stage	Comments
Part A - Administrative Conditions				
Obligation to minimise harm to environment				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Throughout	Applicable to all Operational Stages	
Terms of Consent				
A2	The development may only be carried out:	Throughout	Applicable to all Operational Stages	
	(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, Response to Submissions and Supplementary Response to Submissions;			
	(d) in accordance with the approved plans (as may be amended by the conditions in Part B of this consent) in the table below:			
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	Throughout	Applicable to all Operational Stages	
	(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.			
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Throughout	Applicable to all Operational Stages	
Limits of Consent				
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Throughout		
Prescribed Conditions				
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Throughout		
Planning secretary as moderator				
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Throughout		
Evidence of consultation				
A8	Where conditions of this consent require consultation with an identified party, the Applicant must:	Throughout		
	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: the outcome of that consultation, matters resolved and unresolved; and details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.			
Staging				
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction 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).	Throughout		

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Condition ID	Condition	Development Phase	Operational Stage	Comments
A10	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;	Throughout		
	(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 independent auditing requirements will be achieved across and between each of the operational stages of the project; and			
	(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.			
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Throughout		
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report including independent auditing requirements.	Throughout		
Staging, combining and updating strategies, plans or programs				
A13	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);	Throughout		
	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).			
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Throughout		
A15	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.	Throughout		
A16	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.	Throughout		
Structural Adequacy				
A17	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. Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development	Throughout		
External Walls and Cladding				
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Throughout		
External Materials				
A19	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials;	Throughout		
	(b) the quality and durability of any alternative material is the same standard as the approved external building materials; and			
	c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.	Throughout		

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Condition ID	Condition	Development Phase	Operational Stage	Comments
Applicability of Guidelines				
A20	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Throughout		
A21	All works required by this consent must be designed and undertaken in accordance with the relevant aspects of the following Council documents, except as otherwise authorised by the consent: (a) Blacktown City Council's Works Specification — Civil; (b) Blacktown City Council's Engineering Guide for Development; (c) Blacktown City Council Development Control Plan including Part J — Water Sensitive Urban Design and Integrated Water Cycle Management; (d) Blacktown City Council On-Site Detention General Guidelines, the OSD Deemed to Comply Tool and standard drawing A(BS) 175M; and (e) On Site Stormwater Detention Handbook — Upper Parramatta Rive Catchment Trust fourth edition.	Throughout		
A22	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.	Throughout		
Monitoring and Environmental Audits				
A23	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, noncompliance notification, Site audit report and independent auditing. Note- For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a penodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.	Throughout		
Access to Information				
A24	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:	Throughout		
	(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 and publicly available for 12 months after the commencement of operations.			

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Condition ID	Condition	Development Phase	Operational Stage	Comments
Compliance				
A25	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.	Throughout		
Incident Notification, Reporting and Response				
A26	The Planning Secretary must be notified through the major projects portal 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.	Throughout		
A27	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	Throughout		
Non-Compliance Notification				
A28	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identiW any non-compliance.	Throughout		
A29	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.	Throughout		
A30	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Throughout		
Revision of Strategies, Plans and Programs				
A31	Within three months of: (a) the submission of an incident report under condition A27;	Throughout		
	(b) the submission of an Independent Audit under condition C35 or C36;			
	(c) the approval of any modification of the conditions of this consent; or			
	(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 Certifier must be notified in writing that a review is being carried out.			
A32	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 or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and I or Certifier for approval and / or information (where relevant) within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental peformance of the development.	Throughout		
Part B - Prior to Commencement of Construction				
Notification of Commencement				
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Pre-Construction	Applicable to all Operational Stages	
B2	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.	Pre-Construction	Applicable to all Operational Stages	

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Condition ID	Condition	Development Phase	Operational Stage	Comments
Amended Plans				
B3	Prior to the commencement of construction, the relevant architectural and landscape plans referenced in condition A2 must be amended and submitted to the Planning Secretary. The amended plans must meet the following requirements:	Pre-Construction		
	(a) 25 additional on-site car parking spaces consistent with the 'Traffic Statement for Additional Parking Provision' prepared by TTW dated 17 June 2022 (submitted with the SRtS);	Pre-Construction		
	(b) include the planting of 21 additional trees using locally native tree species;	Pre-Construction		
	(c) finished levels of all internal works at the road boundary of the property must be 4% above the top of the adjacent kerb.	Pre-Construction		
Certified Drawings				
B4	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Pre-Construction		
External Walls and Cladding				
B5	Prior to the commencement of construction, the Applicant must provide the Certifier 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 Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Pre-Construction		
Pre-Construction Dilapidation Report - Protection of Public Infrastructure				
B6	Prior to the commencement of construction, the Applicant must:	Pre-Construction		
	(a) consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;	Pre-Construction		
	(b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected;	Pre-Construction		
	c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and	Pre-Construction		
	(d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested. Note: A footpath/road condition assessment fee must be paid to Council in accordance with Council's Goods and Services Pricing Schedule.	Pre-Construction		
Preconstruction Survey — Adjoining Properties				
B7	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential buildings in proximity to the site that are likely to be impacted by the development (if any).	Pre-Construction		
B8	Where the offer for a pre-construction survey is accepted (if applicable as required by condition 87), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	Pre-Construction		
B9	89. Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition 88, the Applicant must: (a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; (b) submit a copy of the Pre-Construction Survey Report to the Certifier; and (c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.	Pre-Construction		

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Condition ID	Condition	Development Phase	Operational Stage	Comments
Community Communication Strategy				
B10	No later than 48 hours 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;	Pre-Construction		
	(b) include a requirement to give notice to adjacent properties at least 5 days prior to works commencing for approved works under this consent which are located within Council controlled lands;	Pre-Construction		
	(c) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	Pre-Construction		
	(d) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (e) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant;	Pre-Construction		
	(ii) through which the Applicant will respond to enquiries or feedback from the community; and	Pre-Construction		
	(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.	Pre-Construction		
Ecologically Sustainable Development				
B11	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 5 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or	Pre-Construction		
	(b) seeking approval from the Planning Secretary for an alternative certification process.	Pre-Construction		
Outdoor Lighting				
B12	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting to be installed 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.	Pre-Construction		
Demolition				
B13	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 Certifier and Planning Secretary.	Pre-Construction		
Environmental Management Plan Requirements				
B14	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). • The Environmental Management Plan Guideline is available on the Planning Portal at: https://www_olanmnqoottal_nsw.gov_au/maior-oroiects/assessment/post-aooroval • The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	Pre-Construction		

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Condition ID	Condition	Development Phase	Operational Stage	Comments
Construction Environmental Management Plan				
B15	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following: (a) Details of: (i) hours of work;	Pre-Construction		
	(ii) 24-hour contact details of site manager;			
	(iii) management of dust and odour to protect the amenity of the neighbourhood;			
	(iv) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;			
	(v) community consultation and complaints handling as set out in the Community Communication Strategy required by condition BIO;			
	(b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed in accordance with the recommendations of the Report of Detailed Site (Contamination) Investigation (Ref: 94626.00), prepared by Douglas Partners and dated 12 November 2021;			
	(c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;			
	(d) Construction Traffic and Pedestrian Management Sub-Plan (see condition BI 6);			
	(e) Construction Noise and Vibration Management Sub-Plan (see condition BI 7);			
	(f) Construction Waste Management Sub-Plan (see condition BI 8);			
	(g) Construction Soil and Water Management Sub-Plan (see condition B 19);			
	(h) Construction Flood Emergency Management Plan (see condition 820); and			
	(i) Biodiversity Management Plan (see condition B21			
B16	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s);	Pre-Construction		
	(b)be prepared in consultation with Council and TfNSW;			
	(c) detail: (i) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; (iii) heavy vehicle routes, access and parking arrangements; (iv) 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, in accordance with the latest version of AS 2890.2; and (v) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s).			

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Condition ID	Condition	Development Phase	Operational Stage	Comments
B17	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;	Pre-Construction		
	(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 B17(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 implemented management measures in accordance with the requirements of condition B14.			
B18	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:	Pre-Construction		
	(a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain;			
	(b) information regarding the recycling and disposal locations; and			
	(c) confirmation of the contamination status of the development areas of the site based on the validation results.			
B19	The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council;	Pre-Construction		
	(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;			
	(c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';			
	(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 5-year ARI and 1 in 100-year ARI.			
B20	820. The Construction Flood Emergency Management Sub-Plan 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 Floodplain Risk Management Guidelines (EHG); (c) include details of: the flood emergency responses for both construction phases of the development; predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and users/visitors.	Pre-Construction		

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Condition ID	Condition	Development Phase	Operational Stage	Comments
B21	Prior to the commencement of construction, the Biodiversity Management Plan prepared by Kleinfelder Australia Pty Ltd and dated 20 April 2022 must be amended in consultation with the EHG and submitted to the Planning Secretary for approval. The amended Biodiversity Management Plan must meet the following requirements	Pre-Construction		
	(a) identify areas of land where impacts on biodiversity are to be avoided as outlined in the Biodiversity Development Assessment Report prepared by Kleinfelder Australia Pty Ltd and dated 14 July 2022 and how these areas will be protected from construction impacts;			
	(b) set out the measures identified in the Biodiversity Development Assessment Report to minimise, mitigate and manage impacts on biodiversity, including timing and responsibility for delivery of the measures;			
	(c) be consistent with the recommendations of the Biodiversity Development Assessment Report including that the Biodiversity Management Plan must be implemented for the duration of occupation of the development; and			
	(d) update Sections 1.4.1 and Section 3.1.2 so that the objectives and performance criteria are measurable.			
B22	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes.	Pre-Construction		
Construction Parking				
B23	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Pre-Construction		
B24	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities on-site and/or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary for information.	Pre-Construction		
Flood Management				
B25	Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction: (a) flood warning and notification procedures for construction workers on site; and (b) evacuation protocols.	Pre-Construction		
Operational Noise – Design of Mechanical Plant and Equipment				
B26	Prior to installation of mechanical plant and equipment, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the Glenwood High School Noise and Vibration Impact Assessment dated 12 November 2021 and prepared by AECOM Australia Pty Ltd have been incorporated into the design to ensure the development will not exceed the project noise trigger levels identified in the Glenwood High School Noise and Vibration Impact Assessment.	Pre-Construction		
B27	Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area: (a) meets the waste storage area requirements as outlined in section 6 of the OWMP, prepared by EcCell dated 14 November 2021 (Version 1); and (b) is constructed using solid non-combustible materials; (c) includes a hot and cold water supply with a hose through a centralised mixing valve; and (d) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.	Pre-Construction		

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Condition ID	Condition	Development Phase	Operational Stage	Comments
Footpath Works				
B28	<p>Prior to the commencement of Glenwood Park Drive footpath upgrade associated with the new pedestrian entry proposed in the EIS, the Applicant must submit plans and technical specifications for the proposed works to the satisfaction of Council.</p> <p>Notes:</p> <p>Approval must be obtained for roadworks under section 138 of the Roads Act 1993</p> <p>All costs associated With the proposed footpath upgrade works must be bome by the Applicant.</p> <p>In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state sigmficant development that is authonsed by a development consent and is substantially consistent With the consent</p>	Pre-Construction		
Stormwater Drainage Connection				
B29	<p>Prior to the commencement of construction, the Applicant must submit plans and technical specifications for the proposed stormwater drainage connection into the existing kerbside inlet pit within Glenwood Park Drive to the satisfaction of Council.</p> <p>Notes:</p> <p>Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</p> <p>All costs associated With the proposed stormwater connection works must be borne by the Applicant</p> <p>In accordance with Section 4_42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for canying out state significant development that is authorised by a development consent and is substantially consistent with the consent</p>	Pre-Construction		
Operational Access, Car Parking and Service Vehicle Arrangements				
B30	<p>Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier:</p> <p>(a) a minimum of 118 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and</p> <p>(b) the swept path of the largest service 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.</p>	Pre-Construction		

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Condition ID	Condition	Development Phase	Operational Stage	Comments
Stormwater Management System				
B31	Prior to commencement of construction unless otherwise agreed by the Planning Secretary, the Applicant must design an operational stormwater management system for the development in consultation with Council and submit it to the satisfaction of the Certifier. The system must comply with the following requirements:	Pre-Construction		
	(a) be designed by a suitably qualified and experienced person(s);			
	(b) be generally in accordance with the conceptual design in the EIS, Rts and SRtS drawings prepared by Enstruct Group Pty Ltd as listed in the table below (as amended by the conditions of this consent where applicable): Drawin Number Revision Date cv-0001 27/05/2022 cv-0200 27/05/2022 cv-0201 21/06/2022 cv-0211 24/11/2021 cv-0212 27/05/2022 cv-0213 21/06/2022 cv-0101 24/11/2021 cv-0105 24/11/2021 SSDA-CV-0120 09/11/2021			
	(c) be in accordance with applicable Australian Standards;			
	(d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines;			
	(e) the on-site detention (OSD) system must be designed in accordance with the relevant parameters set out in Council's Water Sensitive Urban Design Standard Drawings A(BS)175M On-site detention requirements — Sheet 20 or alternatively in accordance with the OSD Deemed to Comply Tool; and			
	(f) the OSD system shall be generally designed to achieve the following: a minimum of 2 orifice plates must be used and designed to control the following flows: <ul style="list-style-type: none">• the 1.5 Annual Recurrence Interval (ARI) orifice to convey a maximum of 40/Us/ha• the 100 year ARI orifice to convey a maximum of 190L/s/ha storage must be provided as follows:• volume up to 1.5 year ARI Top of Wall Level (TWL) = 300 mA3/ha• volume up to 100 year ARI TWL = 455 mA3/ha (iii) orifice flow may be adjusted for bypass with a maximum site bypass of 15% as per the following table: (iv) Total OSD Bypass Environmental Discharge: 1.5 year ARI orifice L/s/ha Environmental Storage: Below 1.5 year ARI weir mA3/ha Flood Discharge: 100 year ARI orifice L/s/ha Flood Storage: Below emergency weir mA3/ha 40.0 300 190 455 2.5 38.5 300 176 455 37.0 300 162 455 35.5 300 148 455 34.0 300 134 455 12.5 32.5 300 120 455 31.0 300 106 455			

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Condition ID	Condition	Development Phase	Operational Stage	Comments
B32	B32. The design of the stormwater management system required by condition 831 must be accompanied by the following documents: (a) certification from a Registered Engineer/s certifying that: (i) the structures associated with the on-site stormwater detention system have been designed to withstand all loads likely to imposed on it during its lifetime; (ii) the on-site stormwater detention system will perform to meet the on-site stormwater detention requirements and function hydraulically generally in accordance with Council's Engineering Guide for Development, Development Control Plan Part J — Water Sensitive Urban Design and Integrated Water Cycle Management, Standard Drawing A(BS)175M and the OSD Deemed to Comply Tool; (iii) the internal drainage system is capable of carrying 1% AEP (100 year ARI) flows to the detention tank	Pre-Construction		
	(b) Engineering drawings and Civil Engineering Design Report generally consistent with the requirements contained in Section 1 (ii) to (jj) contained in Blacktown City Council's letter (File No. MC-21-00005) dated 22 July 2022;			
	(c) detailed drainage drawings with cross-sectional details of the storage area, pit numbers, pipe sizes and catchment plan;			
	(d) on-site detention detailed design submission and calculation summary; and (e) 3SQM Deemed to Comply On-site detention summary details.			
	(e) the OSD Deemed to Comply Tool summary details.			
B33	Prior to commencement of construction, the Applicant must provide certification from a Registered Engineer/s certifying that the structural design for pier footings adjacent to the onsite detention and rainwater tank are a minimum of 300mm below the underside of the tanks. Note: The depth of piers away from the tanks will be subject to the zone of influence.	Pre-Construction		
Non-Potable Water Supply				
B36	Prior to commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must provide certification from a Registered Engineer/s certifying that all toilet/urinal flushing and landscape watering is supplied with Non-Potable Water Supply. The plan/s is to show that the rainwater pipe and tank arrangement and generally include the following: (a) a first flush or pre-treatment system; (b) a pump with isolation valves; (c) control panel and a waming light to indicate pump failure; (d) an automatic solenoid controlled mains water bypass; flow metres on the solenoid controlled mains water bypass line and the pump outflow line, to determine actual non-potable usage % reuse; (f) all the reuse pipes and taps are coloured purple; (g) an automatic backwash inline filter; (h) provision of a minimum one (1) external reuse tap near each building and one at the rear external wall of each building (minimum eight [8] in total) for general wash down and reuse; fitting rainwater waming signs to all external taps using rainwater; (j) a minimum tank size of 56 KL below overflow; and compliance with Sydney Water requirements.	Pre-Construction		
Part C - During Construction				
Site Notice				
C1	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements: (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size;	Construction		
	(b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;			
	(c) the approved hours of work, the name of the builder, Certifier, structural engineer, 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(s); and			
	(d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.			

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Condition ID	Condition	Development Phase	Operational Stage	Comments
Operation of Plant and Equipment				
C2	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.	Construction		
Demolition				
C3	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 813.	Construction		
Construction Hours				
C4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and	Construction		
	(b) between 8am and 1 pm, Saturdays. No work may be carried out on Sundays or public holidays.			
C5	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and	Construction		
	(b) between 1 pm and 4pm, Saturdays.			
C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or	Construction		
	(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) for the delivery, set-up and removal of construction cranes, where notice of the cranerelated works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or			
	(e) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.			
C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards	Construction		
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) gam to 12pm, Monday to Friday;	Construction		
	(b) 2pm to 5pm Monday to Friday; and (c) gam to 12pm, Saturday.			
Implementation of Management Plans				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Construction		
Construction Traffic				
C10	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 or an approved on-street work zone before stopping.	Construction		
Hoarding Requirements				
C11	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and	Construction		
	(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.	Construction		
No Obstruction of Public Way				
C12	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.	Construction		

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Condition ID	Condition	Development Phase	Operational Stage	Comments
Construction Noise Limits				
C13	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.	Construction		
C14	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.	Construction		
C15	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.	Construction		
Vibration Criteria				
C16	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	Construction		
	(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).			
C17	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 C16.	Construction		
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition 817 of this consent.	Construction		
Tree Removal				
C19	The following trees as identified in the Arboricultural Impact Assessment for the Upgrade of Glenwood High School prepared by Eco Logical Australia dated 14 July 2022 are approved for removal: tree No.'s 154, 156, 157, 158, 159, 160, 162, 169, 170, 171, 172, 181, 182, 183, 184, 187, 185, 186, 187, 189, 190 and 581.	Construction		
Tree Protection				
C20	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees immediately adjacent to the property boundary must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, 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 the recommendations of the Arboricultural Impact Assessment prepared by Eco Logical Australia dated 14 July 2022; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater. Note: An inspection fee in accordance with Council's Goods and Services Pricing Schedule will be applicable for an authorised Council officer to inspect the tree protection measures implemented	Construction		

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Condition ID	Condition	Development Phase	Operational Stage	Comments
Air Quality				
C21	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Construction		
C22	During construction, the Applicant must ensure that: (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;	Construction		
	(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 from any dust emissions associated with the project; and			
	(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.			
Fill				
C23	The Applicant must: (a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site;	Construction		
	(b) keep accurate records of the volume and type of fill to be used;			
	(c) existing and imported fill must be compacted in accordance with Council's Work Specification — Civil; and			
	(d) make these records available to the Certifier upon request.			
Disposal of Seepage and Stormwater				
C24	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Construction		
Emergency Management				
C25	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.	Construction		
Aboriginal Cultural Heritage				
C26	Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by Tocomwall dated 22 October 2021.	Construction		
Unexpected Finds Protocol - Aboriginal Heritage				
C27	In the event that surface disturbance identifies a new Aboriginal object: (a) all works must halt in the immediate area to prevent any further impacts to the object(s); (b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; (c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS; (d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and (e) works may only recommence with the written approval of the Planning Secretary.	Construction		
Unexpected Finds Protocol – Historic Heritage				
C28	If any unexpected archaeological relics are uncovered during the work, then: (a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; (b) 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 as determined in consultation with Heritage NSW; and (c) works may only recommence with the written approval of the Planning Secretary.	Construction		

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Condition ID	Condition	Development Phase	Operational Stage	Comments
Waste Storage and Processing				
C29	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.	Construction		
C30	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Construction		
C31	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.	Construction		
C32	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.	Construction		
C33	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.	Construction		
Outdoor Lighting				
C34	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.	Construction		
Independent Environmental Audit				
C35	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements 2020.	Construction		
C36	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Construction		
C37	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements (2020), upon giving at least 4 week's notice (or timing) to the Applicant of the date upon which the audit must be commenced.	Construction		
C38	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C35 of this consent, or condition C36 where notice is given by the Planning Secretary; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary, unless otherwise agree by the Planning Secretary.	Construction		
C39	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020) unless otherwise agreed by the Planning Secretary.	Construction		
C40	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Construction		
Operational Readiness Work				
C41	Operational readiness work must not commence on site until the following details have been submitted to the Certifier: (a) a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction (including construction access);	Construction		
	b) the maximum number of staff to be involved in operational readiness work on site at any one time;			
	c) arrangements to ensure the safety of school staff on the site, including how: areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction; (ii) pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and			
	d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site.			

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Condition ID	Condition	Development Phase	Operational Stage	Comments
C42	Operational readiness work must only be undertaken in accordance with the details submitted under condition C41 and the following requirements: (a) no more than 27 staff are involved in operational readiness work; (b) no students or parents are permitted; and (c) the Applicant has implemented appropriate arrangements to ensure the safety of school staff.	Construction		
Site Contamination				
C43	If any expected contaminated material is encountered during construction work which requires remediation and/or ongoing on-site management of soil or groundwater contamination, then the following requirements must be satisfied:	Construction		
	(a) the Applicant must engage a NSW EPA- accredited Site Auditor to confirm the appropriateness of the site for the proposed use. The Applicant must obtain from a NSW EPA-accredited Site Auditor a Section A2 Site Audit Statement accompanied by an Enviromental Management Plan (if required to manage ongoing contaminants) prepared by a certified consultant and submit it to the Planning Secretary and relevant Council for information no later than one month before the commencement of operation.			
	(b) the development must not be used for the purpose approved under the terms of this consent until a Site Audit Statement determines the land is suitable for that purpose and any conditions on the Site Audit Statement have been complied with.			
Part D - Prior to commencement of operation				
Notification of Occupation				
D1	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.	Pre-Operation	Applicable to all Operational Stages	
External Walls and Cladding				
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Pre-Operation	Applicable to all Operational Stages	
D3	The Applicant must provide to the Planning Secretary a copy of the documentation given to the Certifier within seven days after the Certifier accepts it.	Pre-Operation	Applicable to all Operational Stages	
Works as Executed Plans				
D4	Prior to the commencement of operation, works-as-executed plans signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	Pre-Operation	Stage 2	Stormwater & OSD connection made in Stage 2, Work-as-executed plans will be submitted as part of this Stage.
D5	Prior to the commencement of operation, certification from a Registered Engineer/s must be submitted to the satisfaction of the Certifier, certifying that: (a) the on-site detention system (OSD) will perform to meet the OSD requirements in accordance with the approved design plans required by condition 831 (b) the structures associated with the OSD have been constructed to withstand all loads likely to be imposed them during their lifetime (c) the Stormwater Quality Control System will function effectively in accordance with Council's Engineering Guide for Development, Development Control Plan Part J- Water Sensitive Urban Design and Integrated Water Cycle Management Note: A copy of the final documents that identifies the correct information (location, types, model and asset numbers) shall be submitted to Council's Compliance Officer at WSUD@b/acktownnsw aov_au	Pre-Operation	Stage 2	Stormwater & OSD connection made in Stage 2, Work-as-executed plans will be submitted as part of this Stage.
Warm Water Systems and Cooling Systems				
D6	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.	Pre-Operation	Applicable to all Operational Stages	

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Condition ID	Condition	Development Phase	Operational Stage	Comments
Outdoor Lighting				
D7	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (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.	Pre-Operation	Applicable to all Operational Stages	
Mechanical Ventilation				
D8	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier 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	Pre-Operation	Applicable to all Operational Stages	
	(b) any dispensation granted by Fire and Rescue NSW.	Pre-Operation	Applicable to all Operational Stages	
Operational Noise - Design of Mechanical Plant and Equipment				
D9	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the Glenwood High School Noise and Vibration Impact Assessment dated 12 November 2021 and prepared by AECOM Australia Pty Ltd have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels identified in the Glenwood High School Noise and Vibration Impact Assessment.	Pre-Operation	Applicable to all Operational Stages	
Fire Safety Certification				
D10	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.	Pre-Operation	Applicable to all Operational Stages	
Structural Inspection Certificate				
D11	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 Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the Planning Secretary and the Council after: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and	Pre-Operation	Applicable to all Operational Stages	
	(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Pre-Operation	Applicable to all Operational Stages	
Compliance with Food Code				
D12	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 Certifier.	Pre-Operation	Stage 2	Food preparation refurbishment works are only applicable to Stage 2 works
Protection of Public Infrastructure				
D13	Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must: (a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition 86 of this consent;	Pre-Operation	Stage 2	Site boundary, exterior works and any required protection works are to be completed in Stage 2.
	(b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads).			
	(c) be submitted to the Certifier;			
	(d) be forwarded to Council for information; and			
	(e) be provided to the Planning Secretary when requested.			

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Condition ID	Condition	Development Phase	Operational Stage	Comments
Repair of Public Infrastructure				
D14	Unless the Applicant and the relevant public 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 construction works; and/or (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or (c) pay compensation for the damage as agreed with the owner of the public infrastructure. Notes: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent The cost of repairing any damage caused to Council assets must be in accordance with Council's Goods and Semces Pricing Schedule (in effect at the time the Post-Construcfron Dilapidation Report was prepared).	Pre-Operation	Stage 2	Site boundary, exterior works and any required rectification works are to be completed in Stage 2.
Road Damage				
D15	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 Site as a result of construction works associated with the approved development must be met in full by the Applicant. Note: the cost of repairing any damage caused to Council assets must be in accordance with Council's Goods and Services Pncmg Schedule On effect at the time the Post-Construction Dilapidation Report was prepared).	Pre-Operation	Stage 2	Site boundary, exterior works and any required rectification works are to be completed in Stage 2.
Post-Construction Survey — Adjoining Properties				
D16	Where a pre-construction survey has been undertaken in accordance with condition 88, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must: (a) document the results of the post-construction survey and compare it with the preconstruction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition 88; (b) be provided to the owner of the relevant buildings surveyed; (c) be provider to the Certifier; and (d) be provided to the Planning Secretary when requested.	Pre-Operation	Stage 2	Site boundary, exterior works and any required survey works are to be completed in Stage 2.
D17	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.	Pre-Operation	Stage 2	Site boundary, exterior works and any required survey works are to be completed in Stage 2.
Roadworks				
D18	Prior to the commencement of operation, the Applicant must complete the upgrading of Glenwood Park Drive footpath as approved by condition B28 and the Stormwater Drainage Connection as approved by condition 829, to the satisfaction of Council.	Pre-Operation	Stage 2	
Bicycle Parking and End-of-Trip Facilities				
D19	Prior to the commencement of operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier: (a) the provision of a minimum of 15 additional student/visitor bicycle parking spaces; (b) the provision of a minimum of 13 additional staff bicycle parking spaces which are weather protected and lockable; (c) the total number of existing bicycle spaces on-site plus the additional 28 spaces required must be no less than 84; (d) 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; (e) the provision of end-of-trip facilities for staff; and (f) appropriate pedestrian and cyclist advisory signs are to be provided. Note: All works/regulatoty signposting associated with the proposed development shall be at no cost to the relevant roads authority. School Transport Plan	Pre-Operation	Stage 2	Final compliance to be achieved at completion of all works - Stage 2. Bicycle parking and end-of-trip facilities works are only applicable to Stage 2 works

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Condition ID	Condition	Development Phase	Operational Stage	Comments
D20	Prior to the commencement of operation, a School Transport Plan (STP), must be submitted to the satisfaction of the Planning Secretary. The plan must: (a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW;	Pre-Operation	Stage 2	
	(b) include arrangements to promote the use of active and sustainable transport modes, including: objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation); specific tools and actions to help achieve the objectives and mode share targets; (iii) details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.			
	(c) include operational transport access management arrangements, including: 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; the location of all car parking spaces on the school campus and their allocation (i.e. staff, visitor, accessible, emergency, etc.); (iii) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements; (iv) the location and operational management procedures for the drop-off and pick-up of students by buses and coaches including staff management/traffic controller arrangements; (v) delivery and services vehicle and bus access and management arrangements; (vi) management of approved access arrangements; (vii) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones; (viii) car parking arrangements and management associated with the proposed use of school facilities by community members; and			
	(d) 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 plan; and			
	(e) a monitoring and review program.			
Utilities and Services				
D21	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.	Pre-Operation	Stage 2	To be completed with Stormwater & Mains Connections as part of Stage 2.
Stormwater Operation and Maintenance Plan				
D22	Prior to the commencement of operation, an Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to Council and the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices;	Pre-Operation	Stage 2	Stormwater connection made in Stage 2, SOMP will be provided post connection.
	(b) record and reporting details;			
	(c) relevant contact information;			
	(d) Work Health and Safety requirements; and			
	(e) measures to ensure the following percentage reductions in post development average annual load of pollutants: Pollutant Post-development pollutant reduction target % Gross pollutants 90 Total Suspended Solids 85 Total Phosphorous 65 Total Nitrogen 45 Total Hydrocarbons 90 Note: A copy of the final documents that identifies the correct information (location, types, model and asset numbers) shall be submitted to Council's Compliance Officer at WS/JDOb/acktown_nsw.gov.au			

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Condition ID	Condition	Development Phase	Operational Stage	Comments
Signage				
D23	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	Pre-Operation	Applicable to all Operational Stages	
D24	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.	Pre-Operation	Applicable to all Operational Stages	
D25	Prior to the commencement of operation, a coloured interpretive signage of a minimum A1 size must be installed to highlight the water conservation, on-site detention and water quality processes. The sign must be located within proximity to the rain-water tanks and appropriately fixed to a wall or other supporting structure. Note: Refer to Chapter 14 of Council's WSUD developer handbook for sign design requirements	Pre-Operation	Applicable to all Operational Stages	
Operational Waste Management Plan				
D26	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:	Pre-Operation	Applicable to all Operational Stages	This is managed as part of the PPP.
	(a) detail the type and quantity of waste to be generated during operation of the development;			
	(b) ensure waste pick collection times are in accordance with the EIS and SRTs with no collection to occur before 6am or after 6pm on the day of collection, and does not occur within the following peak traffic hours (school days): 7:45am to 8:45am;			
	(ii) 2:15pm to 3:15pm; and			
	(iii) 4:45pm to 5:45pm;			
	(c) 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);			
	(d) detail the materials to be reused or recycled, either on or off site; and include the Management and Mitigation Measures included in EIS.			
Landscaping				
D27	Prior to the commencement of operation landscaping of the site must be completed in accordance with landscape plan(s) listed in condition A2(d) and as amended by condition B3.	Pre-Operation	Stage 2	Landscaping to be finalised in Stage 2; LMP will be provided once all landscaping works are complete.
D28	Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. 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 Appendix C in the EIS.	Pre-Operation	Stage 2	Landscaping to be finalised in Stage 2; LMP will be provided once all landscaping works are complete.

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Condition ID	Condition	Development Phase	Operational Stage	Comments
Operational Flood Emergency Management Plan				
D29	Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier that: (a) has been prepared by a suitably qualified and experienced person(s);	Pre-Operation	Stage 2	Stormwater connection made in Stage 2, SOMP will be provided post connection.
	(b) is generally consistent with the Preliminary Flood Emergency Management Plan (Ref: 6393, Rev 4), prepared by Enstruct and dated 9 June 2022;			
	(c) has been prepared in consultation with NSW State Emergency Service noting the limitations described in the NSW Floodplain Development Manual Appendix N, section			
	(d) incorporates and complies with all advice provided by NSW State Emergency Service at D29(b) ;			
	(e) addresses the provisions of the Floodplain Risk Management Guidelines (EHG);			
	(f) incorporates the following: the flood emergency management protocols for operational phase of the development; predicted flood levels within the site and within the adjoining road system and other public land expected to be used by students and visitors; (iii) details strategies such as early or pre-emptive school closure, and other management requirements where relevant and where consistent with SES advice; (iv) provides clear emergency management triggers and responses; (v) details of flood waming time and flood notification; (vi) details assembly points and flood free routes where required; (vii) identifies clear roles and responsibilities for emergency flood management within the school; (viii) recognise that the NSW SES is the lead combat agency for floods and state that any flood response directive issued by the SES must be followed (ix) provide clear messaging and communication protocols; (x) includes clear requirements that the Plan be regularly reviewed; and			
	g) include details of awareness training for employees, contractors, visitors, students and caregivers and induction of new staff members.			
D30	A copy of the Flood Emergency Management Plan (required by condition D29) must be provided to the Planning Secretary for information.	Pre-Operation	Stage 2	Stormwater connection made in Stage 2, SOMP will be provided post connection.
Non-Potable Water Supply				
D31	Prior to the commencement of operation, a Registered Engineer/s or licenced plumber is to certify that all the toilets and urinals are capable of being supplied by Non-Potable Water Supply and that there is no mixing with the potable water supply.	Pre-Operation	Applicable to all Operational Stages	
Easement, Covenant and Restrictions				
D32	Prior to the commencement of operation, restrictive and positive covenants must be endorsed by Council and lodged with NSW Land Registry Services (LRS) over: (a) the on-site detention storage areas and outlet works; and (b) the Stormwater Quality Control devices/systems and outlet works. Notes: The form of easement or restriction created must be in accordance with the following: Blacktown City Council's standard recitals for Terms of Easements and Restrictions The standard format for covenants, easements and restrictions as accepted by the LRS	Pre-Operation	Applicable to all Operational Stages	
D33	All Section 88B restrictions and covenants created as part of condition D32 shall nominate Blacktown City Council as the authority to release, vary or modify the easement's or restriction/s.	Pre-Operation	Applicable to all Operational Stages	
Part E - Post Occupation				
Operation of Plant and Equipment				
E1	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	Operation	Stage 2	Commissioning & Maintenace finalised in Stage 2
Warm Water Systems and Cooling Systems				
E2	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 ASINZS 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.	Operation	Applicable to all Operational Stages	

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Condition ID	Condition	Development Phase	Operational Stage	Comments
Community Communication Strategy				
E3	The Community Communication Strategy, as submitted to the Certifier, must be implemented for a minimum of 12 months following the completion of construction.	Operation	Stage 2	
Operational Noise Limits				
E4	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Glenwood High School Noise and Vibration Impact Assessment dated 12 November 2021 and prepared by AECOM Australia Pty Ltd	Operation	Applicable to all Operational Stages	
E5	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry (2017) 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 or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in Glenwood High School Noise and Vibration Impact Assessment dated 12 November 2021 and prepared by AECOM Australia Pty Ltd. Should the noise monitoring program identiW 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.	Operation	Stage 2	This is to ensure the whole development is performing in accordance with relevant noise requirements
Unobstructed Driveways and Parking Areas				
E6	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.	Operation	Applicable to all Operational Stages	
School Transport Plan				
E7	The School Transport Plan required by condition D20 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	Operation	Applicable to all Operational Stages	
Ecologically Sustainable Development				
E8	Unless otherwise agreed by the Planning Secretary, within 12 months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 5 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B1 , evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	Operation	Stage 2	
Outdoor Lighting				
E9	Notwithstanding condition D7, 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.	Operation	Applicable to all Operational Stages	
Landscaping				
E10	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D27 for the duration of occupation of the development.	Operation	Stage 2	
Biodiversity Management Plan				
E11	The Applicant must comply with the approved Biodiversity Management Plan required by condition B21 for the duration of occupation of the development.	Operation	Applicable to all Operational Stages	
Stormwater Operation and Maintenance Plan				
E12	<p>The Applicant must comply with the approved Stormwater Operation and Maintenance Plan (SOMP) required by condition D22 for the duration of occupation of the development.</p> <p>Notes:</p> <ul style="list-style-type: none">• The registered proprietor is to provide Council's WSUD Compliance Officer a report outlining al/ maintenance undertaken on the Stormwater Quality Improvement Devices in accordance with the approved SOMP_ All material removed must be disposed of in an approved manner. Copies of all contractors cleaning reports or cedificates are to be provided to Council's WSUD Compliance Officer:• The registered proprietor is to provide Council's WS/JD Compliance Officer an annual report outlining all non potable water used annually and the percentage of non-potable reuse under this development consent Design reuse supplied is 0.70MUyr at 80%	Operation	Stage 2	Stormwater connection made in Stage 2, SOMP will be provided post connection

APPENDIX B - SITE COMPOUND & ON-SITE TRAFFIC MOVEMENTS

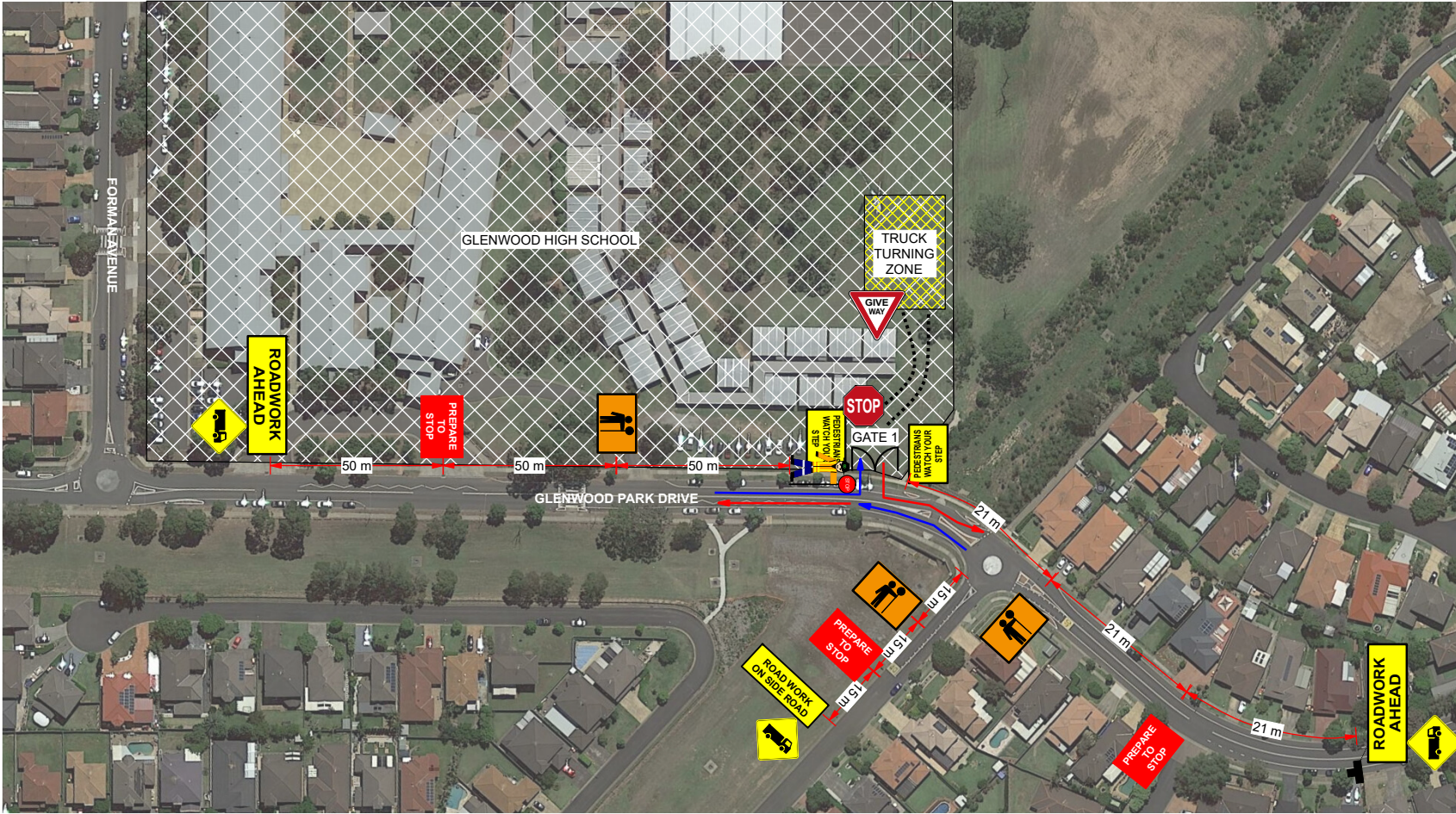
Legend

Access Gate

Traffic Controller

Ingress Route

Egress Route



CLIENT: TTW
PROJECT: Glenwood High School
LOCATION: Forman Avenue, Glenwood NSW
SCOPE OF WORKS: Work Site Access Management - Stage 1 - Eastern Access
LCA & MUNICIPALITY: Blacktown City Council
DATE: 11/5/2022 TCP EXPIRY: 11/5/2023
TMP LICENCE: TCT0041658 TYPE: PWZ
AUTHOR: Kyle Fieg SIGNATURE: *K. Fieg*

THIS TRAFFIC GUIDANCE SCHEME IS BASED ON THE NSW RMS TCAW MANUAL V6.0 & AS1742.3-2019
APPROVALS / PERMITS TO BE ONSITE AT ALL TIMES

Device Spacing: Purpose and usage Recommended	Approach speed of	
	traffic km/h	max spacing.
m		
All purposes	≤ 55 56 to 75 ≥ 76	4 12 18
At divided road crossovers to transfer traffic to the opposing roadway	All Speeds	2
Protecting freshly painted lines	≤ 75 ≥ 76	24 60*
Temporary Signposts	≤ 70 ≥ 70	24 60

(* This spacing may need to be reduced on curves or crests or if the row of cones is not clearly defined at night.)
Based on AS 1742.3-2009

Taper Lengths:	
Existing Speed Limit	Traffic Control Taper
45 or less	15
46 to 55	30
56 to 65	30
66 to 75	60
76 to 85	70
86 to 95	80
96 to 105	90
Greater than 105	100
	110
	180

Distance between signs:
Single sign: 2D for speeds greater than 66 km/h and 1D for speed zones of less than 66 km/h
Multiple signs: 1D for all speed zones

EXISTING POSTED SPEED LIMIT: **50**

PLAN SCALE: NTS SHEET SIZE: A3

This document has been prepared solely as a guide only for traffic management purposes. The traffic planner (TTP) disclaims all responsibility & all liability (including without limitation, liability in negligence) for all expenses, losses, damages & costs. May incur as a result of the information being inaccurate or incomplete in any way, and for any reason. TTP does not accept any responsibility for compliance of this document if set up by others. Some distances not to code due to site constraints. The positions of the signs & equipment are only the suggested locations, as they may need to be revised onsite to improve visibility and/or effectiveness. Figured distances shall take precedence to signage locations. Any changes onsite are to be noted on this document, recorded on the appropriate worksite paperwork and signed off by the site supervisor prior to implementation. All traffic control plans & traffic management plans are copyright and property of TTP & is not transferable unless authorised by TTP.

Traffic Guidance Scheme has been prepared in accordance with AS1742.3-2019 "Traffic Control Devices for Works on Roads", Road Management Act 2004, Code of Practice Traffic Management 2010 & the TNSW Roads and Traffic Control Work Sites (TCAWS) Technical Manual V6.

All approvals/consent documents shall be on site at all times. Traffic controller to wear correctly fitted PPE (personal protective equipment) to AS/NZS 4602 as assess in the site safe work method statements (SWMS), hazard risk assessment. Location of signs shown may be varied slightly during implementation preventing a tripping hazard, improve visibility, effectiveness & not impact on pedestrian walkways (1.2m+ clearance, 1.5m+ curved footpath), cyclists, parking or deliveries unless footpath is closed. Signage is to be class 1 retroreflective signage as per AS/NZS 1742.3-2019. Note that additional traffic controllers/signage may be required.

Traffic controller instructions: all traffic management items must be in place prior to the commencement of the works. Onsite traffic management must have their TNSW traffic controller ticket (use the stop-slow bat to control traffic), and TNSW (implement traffic control plans) as a minimum to implement this plan. Traffic controllers will assist local buses & emergency vehicles through the worksite where required. Traffic controllers to remain onsite at all times and ensure the pedestrian and the travelling public's safety at all times. If leaving the site for any reason, they must inform the site supervisor.

Pedestrians are to be physically separated from the worksite at all times with para-webbing or similar to ensure they do not walk into the work site, with 'pedestrians watch your step' signage placed on all approaches to work site. Where pedestrians are to come on/off the kerb a non-slip surface ramp per AS1428 be provided by the client. Minimum mounting height for all short term signage should be 200mm.

SYDNEY

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ARTARMON NSW 2064

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FAX: 02 9439 1114

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BROADMEADOW NSW 2292

PHONE: 02 4952 6777

TAMWORTH

SUITE 1, 493 PEEL STREET
TAMWORTH NSW 2340

PHONE: 02 6766 5225

CANBERRA

UNIT 1, 155 NEWCASTLE STREET
FYSHWICK ACT 2609

PO BOX 771
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