

Arthur Phillip High School and Parramatta Public School

State Significant Development SSD 7237

Staging Report

Rev. 6.0



Document Control

Revision	Description
Rev. 1.0	Draft – internal distribution only.
Rev. 2.0	Draft – internal distribution only.
Rev. 3.0	Draft – internal distribution only.
Rev. 4.0	Issued to DPIE for approval of Stages 1 to 4 inclusive. (Report approved by DPIE on 18 December 2020).
Rev. 5.0	Inclusion of additional substages to Stage 3 to assist with the staged occupation of Heritage B and the Playing Fields. All sections related to Stage 3 updated and Attachment 6 included with separate SSD Matrix for Stage 3.
Rev. 6.0	Deletion of Attachment 6 - SSD Matrix Stage 3. The Stage 3 SSD Matrix, including the sub zones has been incorporated into Attachment 5 – SSD Matrix with all the other stages.



Table of Contents

Introduction	4
1. Project Stages	4
2. Staged Construction and Operation	6
2.1. Stage 1 – PPS	7
2.2. Stage 2 – APHS	7
2.3. Stage 3 – Heritage Building B and Playing Fields.....	8
2.4. Stage 4 – PLR	8
3. Compliance.....	9
4. Mechanisms for Impacts of Staging	9
5. Attachment 1 – Staging Site Plans.....	11
6. Attachment 2 – Plan of Operations Stage 1.....	12
7. Attachment 3 – Plan of Operations Stage 2.....	13
8. Attachment 4 – Plan of Operations Stage 3, including sub-stages	14
9. Attachment 5 – SSD Matrix (Stages 1, 2, 3 and 4)	15



Introduction

A Modification Application has been prepared for the Department of Education (DOE) in order to seek a modification to the approved State Significant Development (SSD) for the redevelopment of Arthur Phillip High School (APHS) and Parramatta Public School (PPS).

The proposed modification seeks to amend SSD 7237 in order to facilitate delivery of the project according to established project timelines and to enable fulfillment of conditions in an ordered, sequenced manner. It is critical to allow the staged construction and operation of the development in order to allow for the primary school and high school to be commissioned and operable at different time periods and ensure the ongoing provision of schooling to students.

This report is prepared in order to satisfy the new condition proposed in the Application Modification. It demonstrates how the construction and operation of the whole of the project will be staged, including compliance with the SSD. The modification seeks to amend two (2) existing SSD conditions associated with Parramatta Light Rail (PLR) (Condition A6) and the Interpretation Strategy (Condition B7) in order to facilitate the staged occupation.

The consultation process is detailed as well as a summary of the mechanisms, which have been successfully implemented in the project to date in order to manage the interface between the construction team and school operations.

At present both schools, the new APHS vertical building and PPS, are construction sites. The PPS construction site is directly adjacent to the existing APHS site, which is fully operational.

1. Project Stages

The following stages of completion are proposed in the sequence listed:-

- Stage 1: Parramatta Primary School, including a “Kiss & Drop” zone;
- Stage 2: Arthur Phillip High School on the North side of Macquarie St;
- Stage 3 (which includes 3 sub-stages): Heritage Building B and the playing fields; and
- Stage 4: Reconstruction of existing Public Domain works, on Macquarie Street, linked to PLR. Delivered by PLR or, if works have not substantially commenced by January 2026, delivered by the Department of Education.

The boundary line between Stage 1 and Stage 3 is indicative and is further detailed in the subsequent sections of this report.

The boundaries of these stages are shown in Figure 1. This snapshot does not label Stage 4, though a separate plan is included within Attachment 1.

Refer to Attachment 1 for the indicative staging plan of each of the stages.

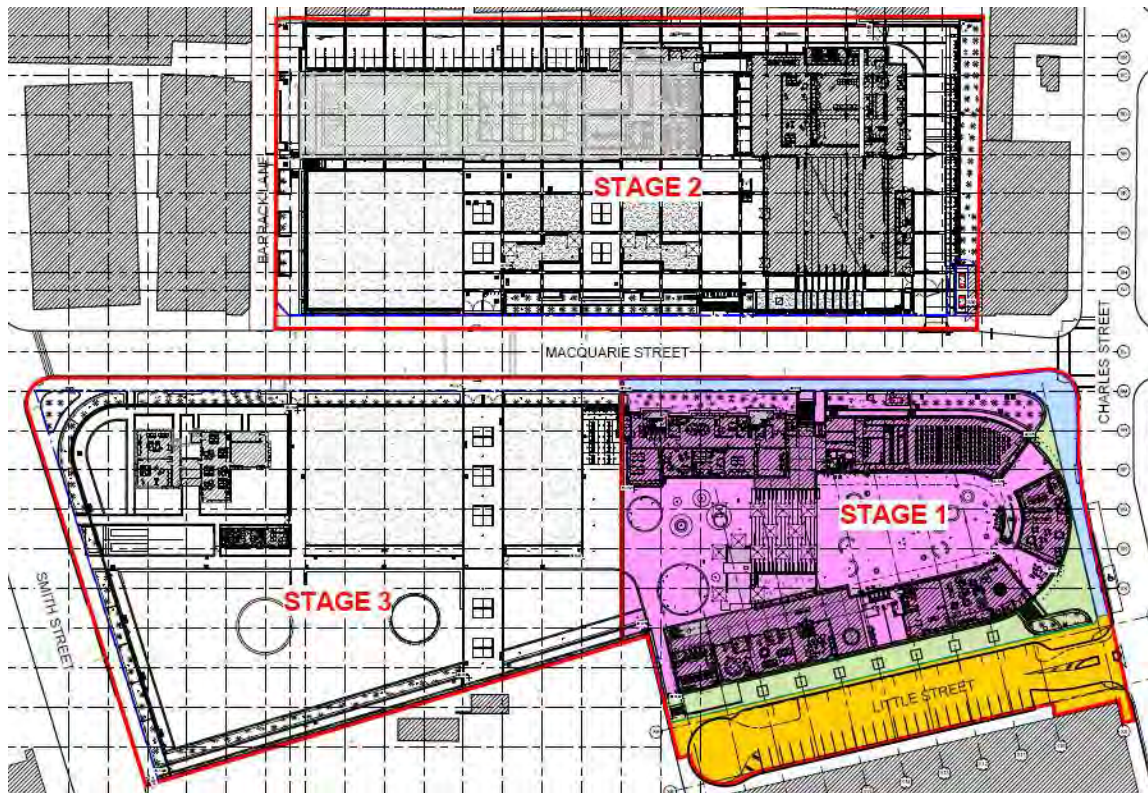


Figure 1: Indicative Staging Plan

The boundaries of the Stage 3 substages are shown in Figure 2.

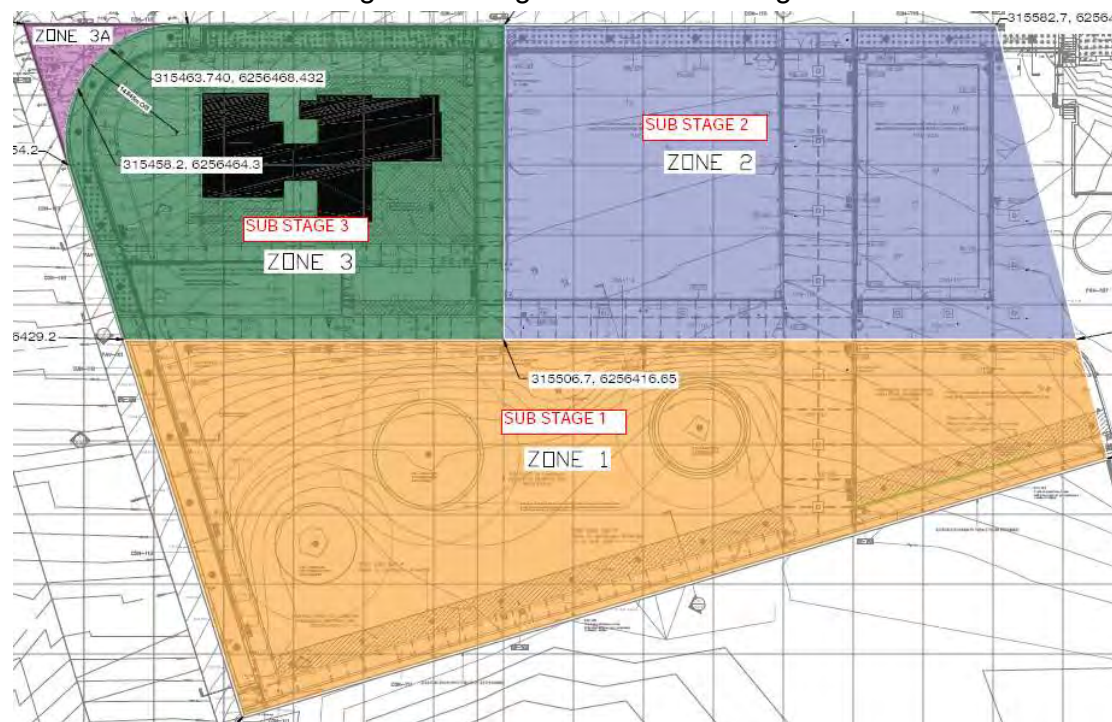


Figure 2: Indicative Staging Plan for Stage 3 substages

2. Staged Construction and Operation

The staging of operations of the whole project is the same as the construction.

The table below lists each stage, in order of completion, and the state of the surrounding areas at the time of completion: -

Stage Description at Completion	Sub-Stage	State of Surrounding Areas
Stage 1 – PPS		Stage 2 – construction site Stage 3 – operating High School as it is currently
Stage 2 - APHS on the north side of Macquarie St		Stage 1 – operating Primary School Stage 3 – mobilising for construction works
Stage 3 – Heritage Building B and the Playing fields on the south side of Macquarie St	Sub-stage 1 (Soft Landscaping) Sub-stage 2 (Sports Courts) Sub-stage 3 (remaining landscaping, toilet facilities and refurbishment of Heritage Building B)	Stage 1 – operating Primary School Stage 2 – operating High School
Stage 4 - Reconstruction of existing Public domain works, on Macquarie Street, linked to Parramatta Light Rail (PLR). These works will be delivered by PLR or, if works have not substantially commenced by January 2026, delivered by the Department of Education.		Stage 1 – operating Primary School Stage 2 – operating High School Stage 3 – operating school and playing fields

Each stage and sub-stage of the project is a stand-alone facility/area that can be certified to meet the Building Code of Australia (BCA) and other requirements to be occupied in stages.

PPS (Stage 1), APHS (Stage 2) and the Playing Fields (Sub-stage 1, 2 and 3 of Stage 3) are all independent facilities/areas that can operate in isolation.

All identification signage will be visible to the public at the completion of each Stage.

2.1. Stage 1 – PPS

Stage 1 is the completion and occupation of PPS, the primary school, including the re-instatement of the Heritage A Building that was damaged during a fire incident in May 2018.

PPS is being occupied on a separate site from all other works and the building will be fully functional and reliant on its own separate access points and building services (i.e. power, water, sewerage, gas, etc.).

The footpaths and roadways immediately adjacent to the boundary of this stage will be minor works to the satisfaction of the local authority as part of the works during this stage.

As required for primary schools, a “Kiss & Drop” zone facility, located on Little Street, will be implemented to facilitate the operations of the primary school.

At this time, the state of the surrounding stages are summarised below:-

- Stage 2 APHS (north side of Macquarie St), will continue as a construction site, though separated by the other two (2) stages by Macquarie Street. The construction site is completely independent of all other works with its own construction personnel and vehicle access as well as building services.
- Stage 3 APHS (south side of Macquarie St), will continue as an operating High School. There will be no changes to its current state.

Refer to Attachment 2 for the Plan of Operations at the Completion of Stage 1. The state of the surrounding areas and access points to each stage are clearly identified from a construction and operational perspective.

2.2. Stage 2 – APHS

Stage 2 is the completion of APHS, the new vertical high school. The school is located on a separate site, i.e. separated from the other two (2) stages by Macquarie Street.

The building is completely independent and will be fully functional, operational and reliant on its own separate access points and building services (i.e. power, water, sewerage, gas, etc.).

The footpaths and roadways immediately adjacent to the boundary of this stage will be minor works to the satisfaction of the local authority as part of the works during this stage.

Refer to Attachment 3 for the Plan of Operations at the Completion of Stage 2. The state of the surrounding areas and access points to each Stage are clearly identified from a construction and operational perspective.

At this time, the state of the surrounding stages, on the opposite side of Macquarie St, are summarised below:-

- Stage 1 PPS, will continue as a newly operating primary school. There will be no changes to the access points or operation of the school.
- Stage 3 Heritage Building B and the Playing Fields – These works can only be delivered as per the staged approach proposed as the site will remain an

operational school until the students move into the new High School delivered under Stage 2.

It will then become an independent construction site reliant on its own access points and building services. These works will be delivered on a construction site that is separated from the adjacent Primary School (Stage 1) by timber hoarding. Access to the site will be off the public road with nil access required through or from the Primary School.

The Plan of Operations for the Construction of Stage 3 is also shown within Attachment 3.

2.3. Stage 3 – Heritage Building B and Playing Fields

Stage 3 is the completion of Heritage Building B and the Playing Fields and includes additional Sub-Stages 1, 2 and 3. Each sub-stage is to operate independently of each other and is described again below:-

- Sub-stage 1 (Zone 1) - Soft Landscaping.
Upon completion of this sub-stage, the remaining areas of Stage 3 (sub-stages 2 and 3) will remain under construction.
- Sub-stage 2 (Zone 2) - Sports Courts
Upon completion of this sub-stage, the remaining areas of Stage 3 (sub-stages 2 and 3) will remain under construction.
- Sub-stage 3 (Zone 3) - remaining landscaping, toilet facilities and refurbishment of Heritage Building B).
Upon completion of this sub-stage, the remaining areas of Stage 3 (sub-stages 2 and 3) will remain under construction.

Refer to Attachment 4 for the Plan of Operations at the Completion of Sub-stage 1 (Zone 1) and Sub-stage 2 (Zone 2). The state of the surrounding areas and access points to each Stage are clearly identified from a construction and operational perspective.

There will be no changes to the operation of both schools delivered as part of Stage 1 PPS and Stage 2 APHS.

The footpaths and roadways immediately adjacent to the boundary of this stage will be minor works to the satisfaction of the local authority as part of the works during this stage.

2.4. Stage 4 – PLR

Stage 4 is the reconstruction of existing Public Domain works, on Macquarie Street, linked to PLR. These works will be delivered by PLR or, if works have not substantially commenced by January 2026, delivered by the Department of Education.

As required under the SSD, consultation has been held with the PLR Authority and other local authorities. It has been agreed that the works external to the property boundaries will be delivered by PLR after the completion of the works in the above stages. This modification seeks to amend condition A6 of the SSD in line with these

discussions and allows the works to be completed by PLR during a period after which both schools are operating.

All access and egress paths maintained.

Per Council's request, the Department of Education makes the below commitment, should PLR not deliver the works:-

1. The submission to, and approval by Council of Public Domain plans as per the Public Domain Guidelines applying at the time of submission for Stage 4 in the event:
 - (a) of confirmation that PLR will not be proceeding along Macquarie Street;
 - (b) if PLR works have not substantially commenced by January 2026, whichever occurs first.
2. A 13 month delivery time for the construction of the Stage 4 Public Domain works from the timing of 1(a) or 1(b) above, whichever is applicable.
3. The submission of work-as-executed plans for the public domain plans approved above at the completion of the works.

3. Compliance

The SSD matrix has been presented to highlight how compliance with conditions will be achieved across and between each of the stages of the project.

The matrix lists each condition of the SSD and its status. Some conditions are specific to a stage and some are applicable to multiple stages.

The modification seeks to amend the following conditions:-

- **Condition A6 Parramatta Light Rail** – Refer Section 2.4 of this report for description; and
- **Condition B7 Interpretation Strategy** – This strategy includes details of the archaeological investigation of the site, including details from the post excavation specialist reports, and how the results will be incorporated into the completed development. The amendment to this condition allows for the ongoing finalisation of the interpretation strategy and implementation plan. It is important to allow sufficient time for consultation and review with stakeholders as part of the final excavation and interpretation reports. As the finalisation of these reports and strategies are expected to continue during the delivery of the various stages of construction and operation of the school, condition B7 has been amended and allocated to Stage 4 of the SSD matrix.

Refer to Attachment 5 for the SSD Matrix.

4. Mechanisms for Impacts of Staging

There are nil cumulative impacts arising from the staging. The staging is a necessary feature of the project and is embedded within the detailing of the project as separate buildings and facilities located on independent sites.

The project team, however will continue to implement the following mechanisms to manage the interface between the construction team and school operations:-

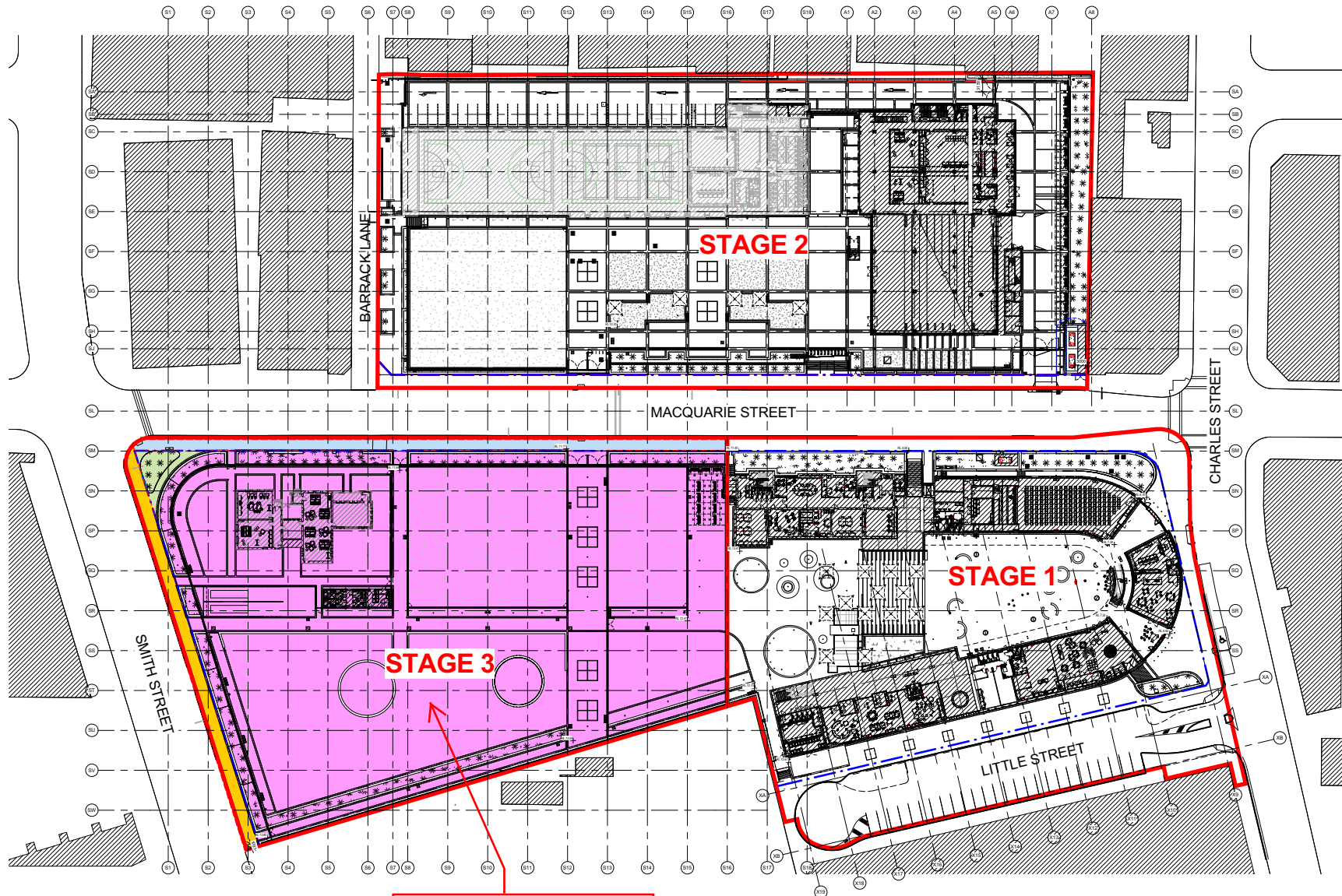
- Relevant construction management plans, including Traffic Control, Construction Management Plans, and the like will be amended and implemented as required to suit the project stage;
- Regular meetings facilitating ongoing consultation with school operations and the construction team;
- Clear Communication lines;
- Early notifications process to be followed from both the construction team and schools operations regarding any ad hoc events or requirements outside of regular construction or school operations. Such events include:-
 - From a school operations perspective: school exams and any associated noise control, excursions and associated safety measures with potentially a large number of students entering and exiting the school premises outside of regular hours; and
 - From a construction perspective: contractor requiring temporary access to the operating school, infrastructure shutdowns

It is to be noted that all the above mechanisms have been implemented successfully throughout the construction of the project to date, including the operation APHS on the south side of Macquarie St and the neighbouring construction of PPS.



5. Attachment 1 – Staging Site Plans





- LEGEND:**
- PROPERTY BOUNDARY
 - STAGE BOUNDARY
 - PUBLIC DOMAIN MINOR WORKS
 - EXTERNAL BOUNDARY PUBLIC DOMAIN - NEW WORKS
 - INTERNAL BOUNDARY PUBLIC DOMAIN - NEW WORKS
 - COMPLETE PLAYGROUNDS FOR OC

Refer to the following page for sub-stages.

GRIMSHAW **BVN**

GRIMSHAW Architects
Telephone +44 (0)207 291 4141
Address 57 Clerkenwell Road
London EC1M 6RN
EC1M 6RN
UK/01911

BVN Architects
Telephone +61 (02) 8297 7200
Address Level 11
255 Pitt Street
Sydney NSW 2000
Australia

www.bvn.com.au

INTELLECTUAL PROPERTY

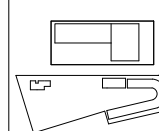
© COPYRIGHT GRIMSHAW ARCHITECTS.
UNLESS OTHERWISE AGREED IN WRITING, ALL RIGHTS
TO USE THIS DOCUMENT ARE SUBJECT TO PAYMENT
OF ALL FEES AND CHARGES. NO PART OF THIS
DOCUMENT MAY BE REPRODUCED OR TRANSMITTED
IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR
MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND RETRIEVAL
SYSTEM, WITHOUT PERMISSION IN WRITING
FROM GRIMSHAW ARCHITECTS. ANY UNAUTHORIZED
USE OF THIS DOCUMENT IS AT THE USER'S SOLE
RISK AND WITHOUT LIABILITY TO GRIMSHAW ARCHITECTS.
GRIMSHAW ARCHITECTS SHALL NOT BE RESPONSIBLE
FOR ANY LOSS OR DAMAGE, INCLUDING LOSS OF
PROFIT, ARISING FROM THE USE OF THIS DOCUMENT.

ISSUE	DATE	FOR
1	14.10.18	ISSUED FOR APPROVAL
2	28.10.18	ISSUED FOR APPROVAL

CLIENT

Department of Education

DRAWING KEY



PROJECT

Arthur Phillip High School
and Parramatta Public School
ADDRESS
171 - 177 Macquarie Street
(APHS)
102 - 116 Macquarie Street
Parramatta, NSW 2150
Australia

GRIMSHAW PROJECT NO.
15091

NORTH

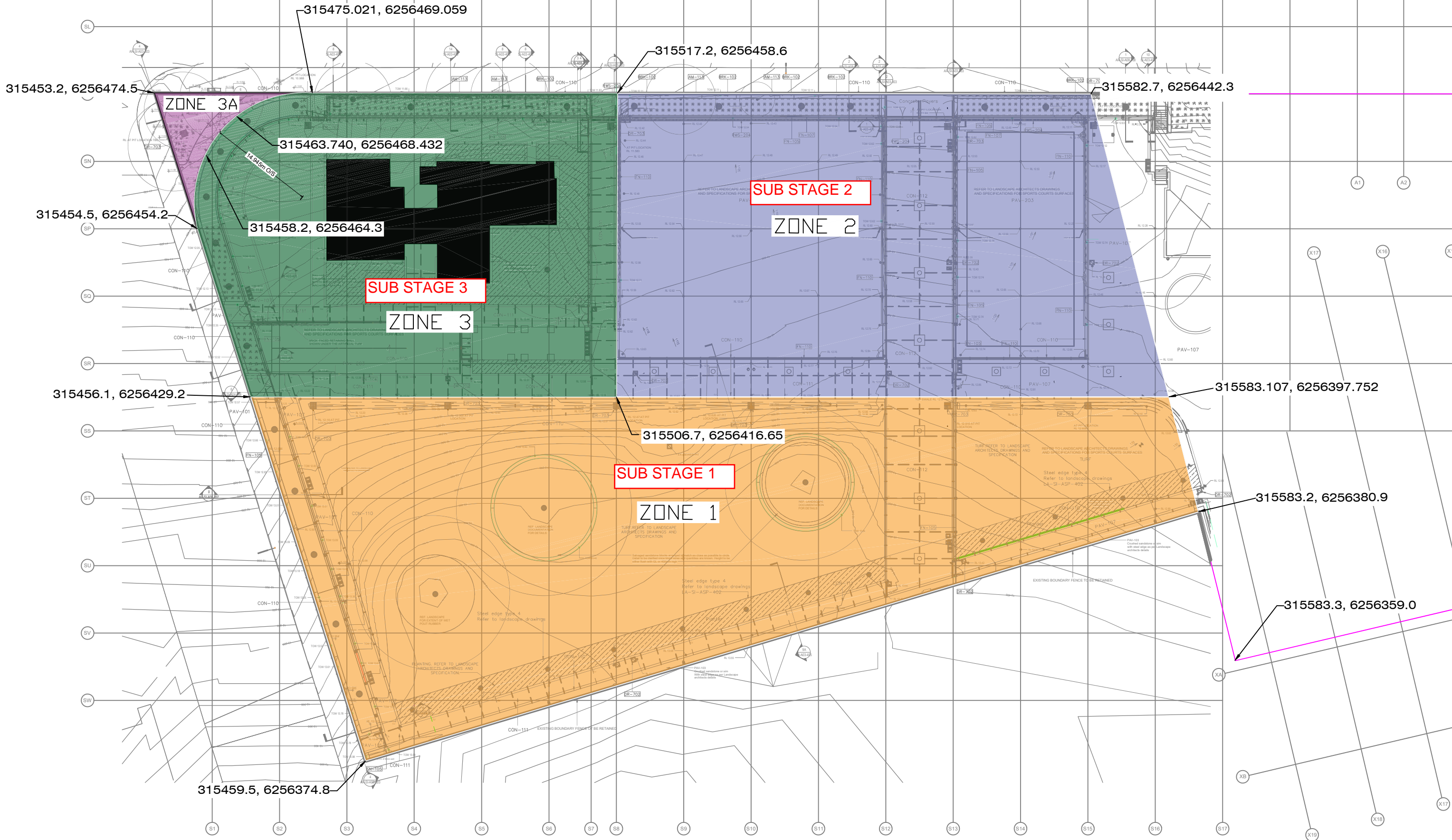
SCALE @ A1

STATUS
FOR APPROVAL

**DRAWING
INDICATIVE STAGING PLAN -
STAGE 3**

DRAWN	CHECKED	AUTHORISED
EE	EE	AC

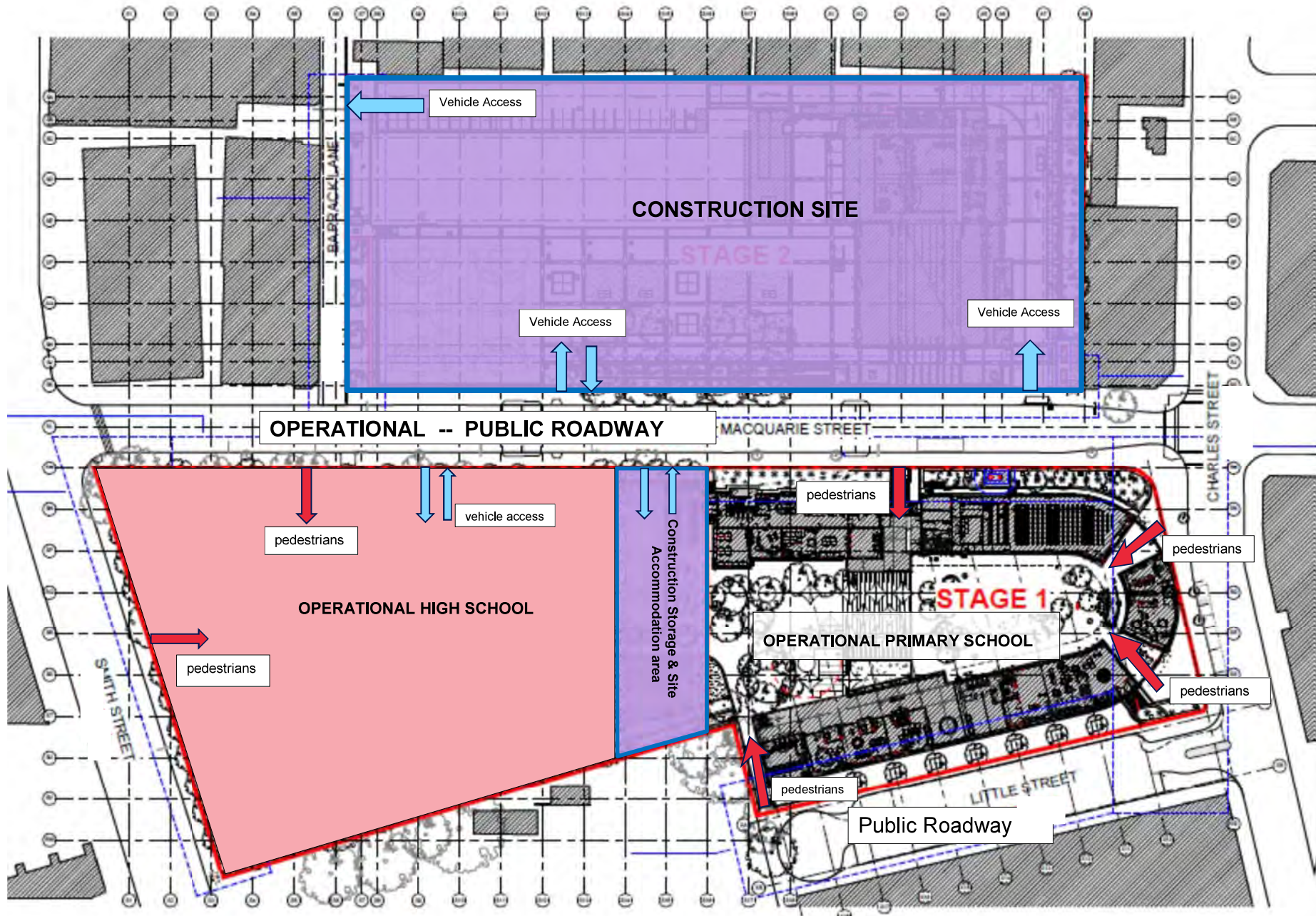
DRAWING NUMBER	REVISION
AR-SI-A08-153	2



STAGE 3 - INCLUDING THE
SEPARATE SUB STAGES.

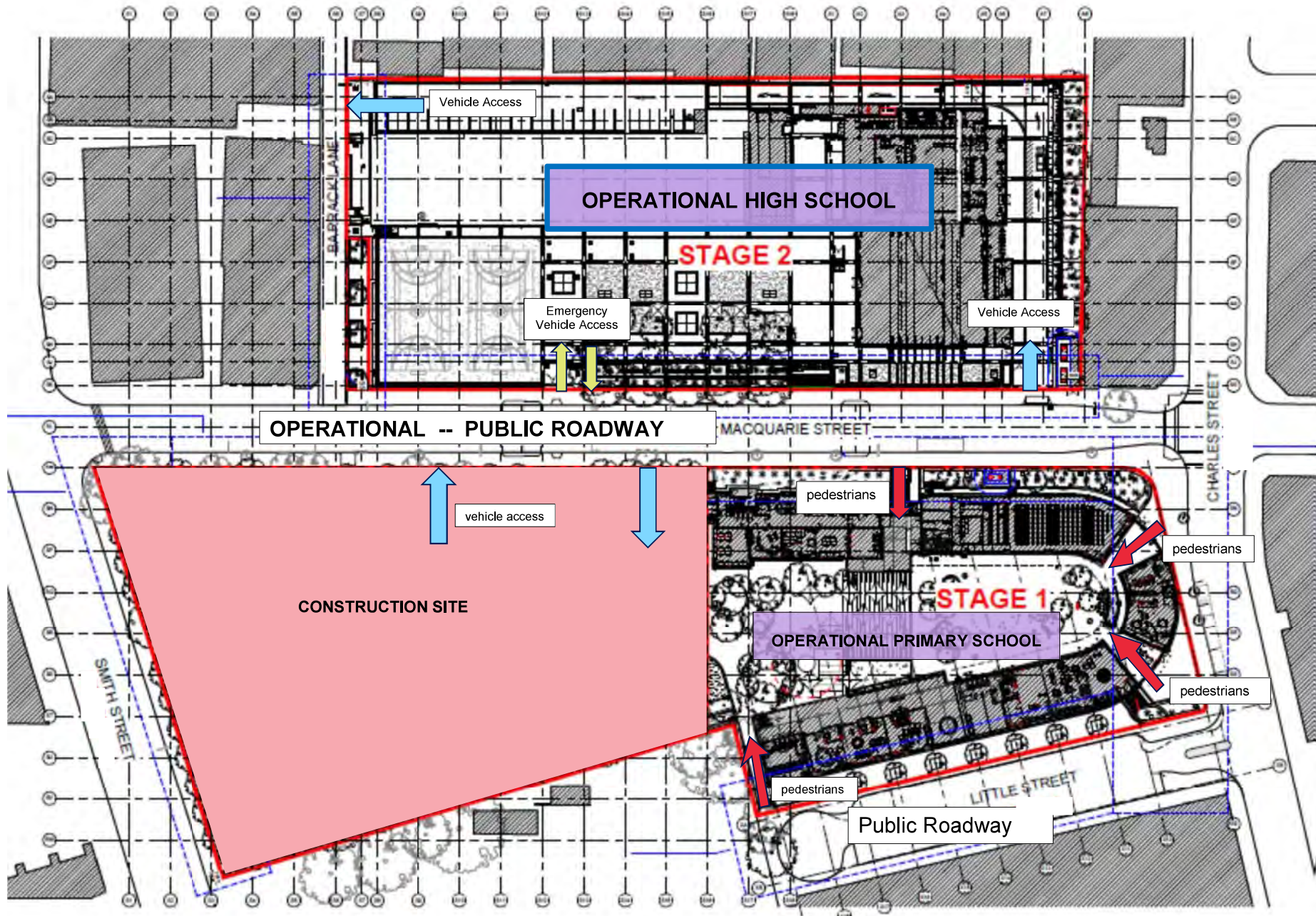
6. Attachment 2 – Plan of Operations Stage 1





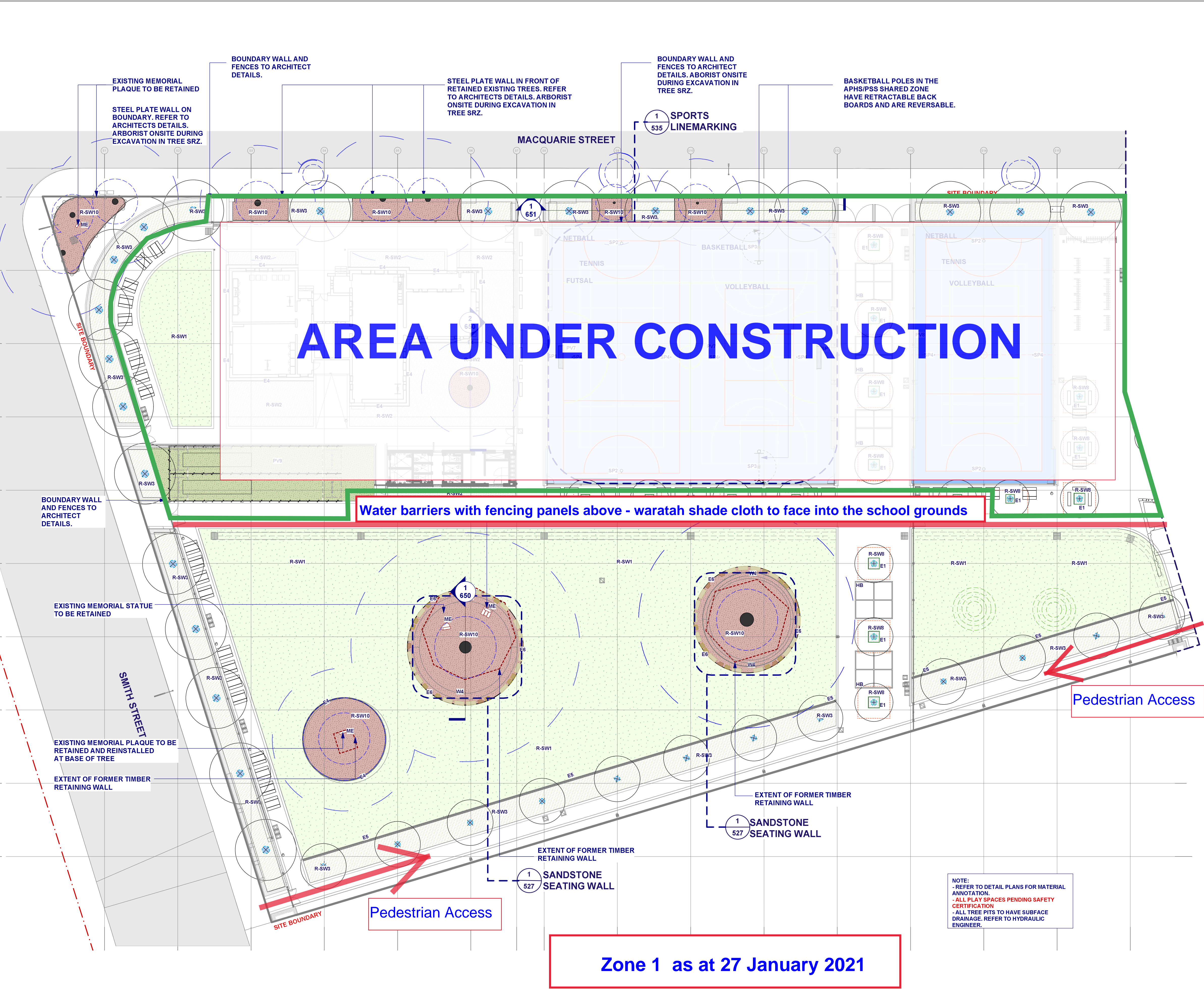
7. Attachment 3 – Plan of Operations Stage 2





8. Attachment 4 – Plan of Operations Stage 3, including sub-stages





NOTES
Check all dimensions and site conditions prior to commencement of any work, the purchasing or ordering of any materials, fitting, plant services or equipment and the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the landscape architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the landscape architect.

DATE	REV	AMENDMENTS
01.02.2017	1	60% TENDER
20.02.2017	2	90% TENDER
28.02.2017	3	100% TENDER
24.03.2017	4	TENDER ADDENDUM
02.06.2017	A	AFC
xx.04.2020	B	AFC - STAGE 3
18.08.2020	C	FOR INFORMATION
21.08.2020	D	AFC - STAGE 3
03.09.2020	E	AFC - STAGE 3
04.09.2020	F	AFC - STAGE 3
11.09.2020	G	AFC - STAGE 3

CONSULTANTS
ARCHITECTS:
BVN
LEVEL 11
255 PITT STREET
SYDNEY, NSW 2000
AUSTRALIA
P: 02 8297 7200
GRIMSHAW
LEVEL 3, 24 HICKSON ROAD
SYDNEY, NSW 2000
AUSTRALIA
P: 02 9253 0200
CIVIL AND HYDRAULIC ENGINEER:
ARUP
LEVEL 10
201 KENT STREET
SYDNEY, NSW 2000
AUSTRALIA
P: 02 9320 9320
ARBORIST:
FOOTPRINT GREEN
5 WATKINS ROAD
AVALON BEACH, NSW 2107
AUSTRALIA
P: 02 9918 8877

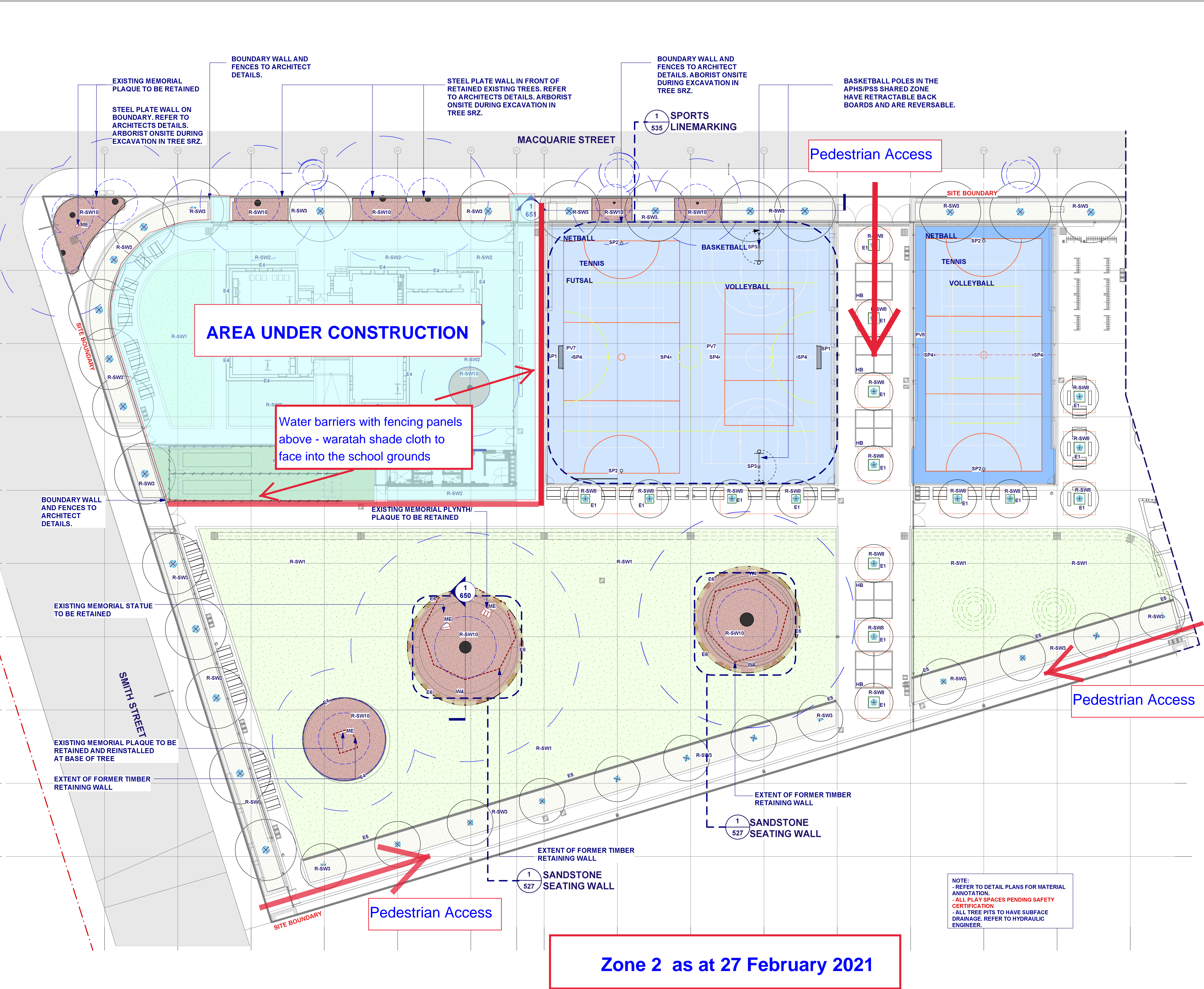
ASPECT Studios™
ASPECT Studios Pty Ltd
Level 1, 78-80 George St
Redfern NSW 2016
Australia
T 02 9699 7182
F 02 9699 7192
www.aspect.net.au
aspectsydney@aspect.net.au
ABN 11 120 219 561
Sydney

CLIENT
DEPARTMENT OF EDUCATION

PROJECT
**ARTHUR PHILLIP HIGH SCHOOL
+ PARRAMATTA PUBLIC SCHOOL**

DRAWING
**MATERIALS + FINISHES PLAN
PPS / APHS
SHEET 2 OF 5**

DRAWN	CHECKED	SCALE
LT	BP	1:250 A1
DRAWING NO.	REVISION	
LA-SI-ASP-102	G	



NOTES
Check all dimensions and site conditions prior to commencement of any work, the purchasing or ordering of any materials, fitting, plant services or equipment and the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the landscape architect.
All drawings may not be reproduced or distributed without prior permission from the landscape architect.

DATE	REV	AMENDMENTS
01.02.2017	1	60% TENDER
20.02.2017	2	90% TENDER
28.02.2017	3	100% TENDER
24.03.2017	4	TENDER ADDENDUM
02.06.2017	A	AFC
xx.04.2020	B	AFC - STAGE 3
18.08.2020	C	FOR INFORMATION
21.08.2020	D	AFC - STAGE 3
03.09.2020	E	AFC - STAGE 3
04.09.2020	F	AFC - STAGE 3
11.09.2020	G	AFC - STAGE 3

CONSULTANTS
ARCHITECTS:
BVN
LEVEL 11
255 PITT STREET
SYDNEY, NSW 2000
AUSTRALIA
P: 02 8297 7200
GRIMSHAW
LEVEL 3, 24 HICKSON ROAD
SYDNEY, NSW 2000
AUSTRALIA
P: 02 9253 0200
CIVIL AND HYDRAULIC ENGINEER:
ARUP
LEVEL 10
201 KENT STREET
SYDNEY, NSW 2000
AUSTRALIA
P: 02 9320 9320
ARBORIST:
FOOTPRINT GREEN
5 WATKINS ROAD
AVALON BEACH, NSW 2107
AUSTRALIA
P: 02 9918 8877

ASPECT Studios™
ASPECT Studios Pty Ltd
Level 1, 78-80 George St
Redfern NSW 2016
Australia
T 02 9699 7182
F 02 9699 7192
www.aspect.net.au
aspectstudio@aspect.net.au
ABN 11 120 219 561
Sydney

CLIENT
DEPARTMENT OF EDUCATION

PROJECT
ARTHUR PHILLIP HIGH SCHOOL
+ PARRAMATTA PUBLIC SCHOOL

DRAWING
MATERIALS + FINISHES PLAN
PPS / APHS
SHEET 2 OF 5

DRAWN	CHECKED	SCALE
LT	BP	1:250 A1
DRAWING NO.	REVISION	
LA-SI-ASP-102	G	

9. Attachment 5 – SSD Matrix (Stages 1, 2, 3 and 4)



Development Application Conditions Sum
23 February 2021

Condition No.	Condition	STAGE 1 PPS	STAGE 2 APHS	STAGE 3 ZONE 1	STAGE 3 ZONE 2	STAGE 3 ZONE 3	STAGE 4 PLR	
A. ADMINISTRATIVE CONDITIONS								
A1	Development Description							
	Except as amended by the conditions of this consent, development consent is granted only to carrying out the development as described in Schedule 1.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
	Development in Accordance with Plans and Documents							
	The Applicant must carry out the project in accordance with the conditions of consent and generally in accordance with the:	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
	a) State Significant Development Application SSD 7237;							
	b) Arthur Phillip High School and Parramatta Public School, Environmental Impact Statement for State Significant Development, prepared by Mecone Pty Ltd and dated May 2016, except where amended by Response to submissions to the State							
	c) the conditions of this consent; and							
	d) the following drawings, except for:							
	i) any modifications which are Exempt or Complying Development; and ii) otherwise provided by the conditions of this consent.							
	Architectural (or Design) Drawings prepared by <i>Grimshaw and BVN</i>							
	Dwg No.	Rev.	Name of Plan		Date			
	A02-1001	10	Site Plans Context Plan Roof		22/11/2016			
	A02-1002	9	Site Plans Context Plan Upper Ground		22/11/2016			
	A03-1101	10	General Arrangement Floor Plans PPS-GA-Ground-Charles Street		26/08/2016			
	A03-1102	10	General Arrangement Floor Plans PPS-GA-Level 01		26/08/2016			
	A03-1103	10	General Arrangement Floor Plans PPS-GA-Level 02		26/08/2016			
	A03-1104	10	General Arrangement Floor Plans PPS-GA-Level 03		26/08/2016			
	A03-1105	10	General Arrangement Floor Plans PPS-Roof		26/08/2016			
	A03-1106	8	General Arrangement Floor Plans PPS-Heritage Building A Existing and Demolition		26/08/2016			
	A03-1201	11	General Arrangement Floor Plans APHS-GA-Lower Ground		22/11/2016			
	A03-1202	11	General Arrangement Floor Plans APHS-GA-Ground Floor		22/11/2016			
	A03-1203	11	General Arrangement Floor Plans APHS-GA-Level 1		22/11/2016			

Development Application Conditions Sum
23 February 2021

Condition No.	Condition				STAGE 1 PPS	STAGE 2 APHS	STAGE 3 ZONE 1	STAGE 3 ZONE 2	STAGE 3 ZONE 3	STAGE 4 PLR	
A2	A03-1204	10	General Arrangement Floor Plans APHS-GA-Level 2	25/08/2016	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
	A03-1205	11	General Arrangement Floor Plans APHS-GA-Level 3	25/08/2016							
	A03-1206	11	General Arrangement Floor Plans APHS-GA-Level 4	25/08/2016							
	A03-1207	11	General Arrangement Floor Plans APHS-GA-Level 5	25/08/2016							
	A03-1208	10	General Arrangement Floor Plans APHS-GA-Level 6	25/08/2016							
	A03-1209	10	General Arrangement Floor Plans APHS-GA-Level 7	25/08/2016							
	A03-1210	10	General Arrangement Floor Plans APHS-GA-Level 8	25/08/2016							
	A03-1211	11	General Arrangement Floor Plans APHS-GA-Level 9	22/11/2016							
	A02-1020	9	Site Plans APHS-GA-Roof	22/11/2016							
	A06-1001	11	Elevations Context-PPS & APHS-East and West Elevation	25/08/2016							
	A06-1002	11	Context-PPS & APHS-North and South Elevation	25/08/2016							
	A06-1101	8	Elevations PPS-Street Elevations	26/08/2016							
	A06-1102	8	Elevations PPS-Courtyard Elevations & Sections	26/08/2016							
	A06-1201	11	Elevations APHS-East Elevation	25/08/2016							
	A06-1202	11	Elevations APHS-South Elevation	25/08/2016							
	A06-1203	11	Elevations APHS-West Elevation	25/08/2016							
	A06-1204	11	Elevations APHS-North Elevation	25/08/2016							
	A06-1221	8	Elevations South Elevation-Inner Façade	25/08/2016							
	A06-1222	8	Elevations West Elevation-Inner Façade	25/08/2016							
	A06-1223	7	Elevations East Elevation-Inner Façade	25/08/2016							
	A06-1224	8	Elevations North Elevation-Inner Façade	25/08/2016							
	A07-1201	10	Sections APHS-Section A-A North South	25/08/2016							
	A07-1202	9	Sections APHS-Section B-B North South	25/08/2016							

Development Application Conditions Sum
23 February 2021

Condition No.	Condition				STAGE 1 PPS	STAGE 2 APHS	STAGE 3 ZONE 1	STAGE 3 ZONE 2	STAGE 3 ZONE 3	STAGE 4 PLR	
	A07-1203	9	Sections APHS-Section C-C East West	25/08/2016							
	A07-1204	9	Sections APHS-Section D-D East West	25/08/2016							
	AR-A01-1102	2	Existing Heritage Building B	2/05/2016							
A2	Landscape (or Design) Drawings prepared by <i>Aspect Studios</i>										
	Dwg No.	Rev.	Name of Plan	Date							
	LA_DA-02	06	Site Plan	22/11/2016							
	LA_DA-03	06	Arthur Phillip High School Detail Plan	22/11/2016							
	LA_DA-04	06	Parramatta Public School Detail Plan	22/11/2016							
	LA_DA-05	05	Parramatta Public School Rooftop Plan	20/04/2016							
	LA_DA-06	05	Shared Open Space Detail Plan	20/04/2016							
	LA_DA-07	05	Arthur Phillip High School Section 1+2	20/04/2016							
	LA_DA-08	05	Arthur Phillip High School Section 3	20/04/2016							
	LA_DA-12	05	Shared Open Space Section 1	20/04/2016							
	LA_DA-13	06	Fence and Boundary Conditions	22/11/2016							
	LA_DA-14	06	Fence and Boundary Conditions	22/11/2016							
	LA_DA-15	05	Planting Palette	20/04/2016							
	LA_DA-16	05	Planting Palette	20/04/2016							

Development Application Conditions Sum
23 February 2021

Condition No.	Condition				STAGE 1 PPS	STAGE 2 APHS	STAGE 3 ZONE 1	STAGE 3 ZONE 2	STAGE 3 ZONE 3	STAGE 4 PLR	
	LA_DA-17	05	Materials Palette	20/04/2016							
A3	Inconsistency between documents										
	If there is any inconsistency between the plans and documentations referred to above, the most recent document shall prevail to the extent of the inconsistency. However, conditions of this consent prevail to the extent of any inconsistency. Where there is an inconsistency between approved elevations and plans, the elevations prevail.				Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
A4	Design Quality Excellence										
	In order to ensure the design quality excellence of the development is retained:										
	a) the design architects (<i>Grimshaw, BVN and Aspect Studios</i>) are to have direct involvement in the design documentation, contract documentation and construct stages of the project;										
	b) the design architect is to have full access to the site and is to be authorised by the Applicant to respond directly to the consent authority where information or clarification is required in the resolution of the design issues throughout the life of the project; and				Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
	c) evidence of the design architect's commission is to be provided to the Department prior to certification of any Crown building works, except for site preparatory works.										
A5	The design architects for the project are not to be changed without prior notice and approval of the Secretary.				Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
A6	Parramatta Light Rail										
	To ensure that the operation of a potential future Parramatta Light Rail on Macquarie Street is not adversely impacted on, the Applicant shall continue to consult with Transport for NSW to ensure the approved development is appropriately integrated with any future light rail.										
	To ensure that the operation of a potential future Parramatta Light Rail on Macquarie Street is not adversely impacted on, the Applicant shall continue to consult with Transport for NSW to ensure the approved development is appropriately integrated with any future light rail. Should the Parramatta Light Rail works not have substantially commenced by 2026, such Public Domain works will be finalised by the Applicant.				Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
A7	Development Expenses										
	It is the responsibility of the Applicant to meet all expenses incurred in undertaking the development, including expenses incurred in complying with conditions imposed under this consent.				Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
A8	Café Use - Separate Development Application Required										
	A separate development application for the fitout and use of the café must be submitted and approved by Council prior to its fitout or use commencing.				Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
A9	Lapsing of approval										
	This consent will lapse five years from the date of consent unless the works associated with the development have physically commenced.				Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
A10	Prescribed Conditions										
	The Applicant shall comply with all relevant prescribed conditions of development consent under part 6, Division 8A of the Regulation.				Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
A11	Dispute Resolution										
	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this consent or relevant matter relating to the Development, either party may refer the matter to the Secretary for resolution. The				Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
A12	Long Service Levy										
	For work costing \$25,000 or more, a Long Service Levy shall be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.				Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	
A13	Legal Notices										
	Any advice or notice to the consent authority shall be served on the Secretary.				Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	

Development Application Conditions Sum
23 February 2021

Condition No.	Condition	STAGE 1 PPS	STAGE 2 APHS	STAGE 3 ZONE 1	STAGE 3 ZONE 2	STAGE 3 ZONE 3	STAGE 4 PLR	
A14	Staging The Project may be constructed in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary.	Satisfied	Satisfied	Satisfied	Applicable	Applicable	Satisfied	Stage 3, Zones 2 and 3 are pending approved of this updated SSD Matrix and Staging Report.
A15	Staging Report The Staging Report must: a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage; b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage to support each stage of operation of the school; c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Satisfied	Satisfied	Satisfied	Applicable	Applicable	Satisfied	Stage 3, Zones 2 and 3 are pending approved of this updated SSD Matrix and Staging Report.
A16	The project must be staged in accordance with the Staging Report, approved by the Planning Secretary.	Satisfied	Satisfied	Satisfied	Applicable	Applicable	Applicable	Stage 3, Zones 2 and 3 are pending approved of this updated SSD Matrix and Staging Report. Stage 4 has been approved as part of the Staging Report, Rev. 4.0.
A17	Where staging is proposed, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.	Satisfied	Satisfied	Satisfied	Applicable	Applicable	Applicable	
A18	Staging, Combining, and Updating Strategies, Plans, Programs or Drawings With the approval of the Planning Secretary, the Applicant may: a) prepare and submit any strategy, plan or program required by the consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan, program or drawing applies, the relationship of the stage to any future stages and the trigger for updating the strategy plan or program); b) combine any strategy, plan, program or drawings required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and c) update any strategy, plan, program or drawing required by this consent (to ensure the strategies, plans, programs and drawings required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Satisfied	Satisfied	Satisfied	Applicable	Applicable	Applicable	Stage 3, Zones 2 and 3 are pending approved of this updated SSD Matrix and Staging Report. Stage 4 has been approved as part of the Staging Report, Rev. 4.0.
A19	If the Planning Secretary agrees a strategy, plan, program or drawing may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent where adequate justification has been demonstrated by the Applicant.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
B. PRIOR TO COMMENCEMENT OF WORKS								
B1	Certified Plans Plans certified in accordance with section 109R of the EP&A Act are to be submitted to the Certifying Authority and the Department prior to commencement of each stage of the works and shall include details as required by any of the following conditions.	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Not Applicable	Not Applicable for Stage 4 Plans for Stage 4 - Reconstruction of existing Public domain works, on Macquarie Street, linked to Parramatta Light Rail (PLR). These works will be delivered by PLR or, if works have not substantially commenced by January 2026, delivered by the Department of Education.
B2	Demolition All demolition work shall comply with the provisions of Australia Standard AS2601: 2001 The Demolition of Structures. The demolition work plans required by AS2601: 2001 shall be accompanied by a written statement from a suitably qualified person that the proposals contained in the demolition work plan comply with the safety requirements of the Standard. The demolition work plans and the statement of compliance shall be submitted to the satisfaction of the Certifying Authority prior to the commencement of demolition works.	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Not Applicable	
B3	The Applicant must prepare a register of hazardous materials (including asbestos and polychlorinated biphenyl capacitors (PCBs)) and ensure that asbestos and PCB capacitors are removed and validated by an appropriately qualified occupational hygienist prior to demolition works. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to the commencement of demolition works and remedial works.	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Not Applicable	

Development Application Conditions Sum
23 February 2021

Condition No.	Condition	STAGE 1 PPS	STAGE 2 APHS	STAGE 3 ZONE 1	STAGE 3 ZONE 2	STAGE 3 ZONE 3	STAGE 4 PLR	
B4	Archaeological Investigations							
	Prior to the commencement of any works (not including the demolition of existing buildings and structures), the Applicant shall update the Historical Archaeological Research Design (ARD) in consultation with the NSW Heritage Council to ensure research questions clearly address matters that are expected to be addressed through archaeological investigation of the sites.	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Not Applicable	
B5	Prior to the commencement of any works (not including the demolition of existing buildings and structures and remedial action works performed to the extent of avoiding state significant archaeological deposits and substantially intact archaeological evidence), archaeological testing shall be undertaken across areas of proposed harm to inform the detailed design for this site. Avoidance of state significant archaeological deposits and substantially intact archaeological evidence should be employed by the works.	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Not Applicable	
	Archaeological excavation shall be undertaken in accordance with the ARD (updated in accordance with condition B4), an excavation methodology and be directed by a suitably qualified and experienced excavation director who fulfils the Heritage Council's Excavation Director Criteria for the excavation of State significant archaeological sites. Areas of state significant archaeology and substantially intact archaeological evidence shall be appropriately managed and avoided wherever possible in the design.							
B6	A final excavation report shall be prepared within 12 months of the completion of archaeological works on site. It should include details of any artefacts recovered, where they are located and details of their ongoing conservation and protection in perpetuity by the land owner. Copies are to be provided to the Department, the Heritage Council and to the Parramatta Local studies unit.	Not Applicable	Not Applicable	Note Only	Note Only	Note Only	Not Applicable	Note: that archaeological works anticipated to continue until June 2020. Therefore final excavation report not expected until mid 2021 post occupation of all stages of the new works It is to be clarified that whilst the Condition continues to apply for Stage 3, it will not be required for the Completion Certificate of Stage 3.
B7	An Interpretation strategy shall be prepared and provided to the Heritage Council of NSW for review and comments incorporated within 18 months of the completion of archaeological excavations on site. This strategy shall include details of the archaeological investigation of the site and how the results will be incorporated into the completed development.	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Applicable	Condition Amended as Modification Application No. 5. Staging Report Rev 4.
	An interpretation strategy shall be prepared and provided to the Heritage Council of NSW for review and comments. This strategy shall include details of the archaeological investigation of the site, including details from the post excavation specialist reports, and how the results will be incorporated into the completed development.							

Development Application Conditions Sum
23 February 2021

Condition No.	Condition	STAGE 1 PPS	STAGE 2 APHS	STAGE 3 ZONE 1	STAGE 3 ZONE 2	STAGE 3 ZONE 3	STAGE 4 PLR	
B8	Prior to the Commencement of building works (not including demolition of existing buildings and structures) and to ensure that Aboriginal cultural heritage is appropriately managed across the Site and impacts are avoided, archaeological investigations shall be undertaken across the site in accordance with the report titled Arthur Phillip High School and Parramatta Public School, Integrated Aboriginal Cultural Heritage and Archaeological Assessment Report, prepared by GML Heritage and dated 12 October 2016.	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Not Applicable	
B9 (S96)	<p>Site Contamination</p> <p>a) Remediation approved as part of this development consent, and any further investigations required following the demolition of existing buildings and structures, shall be carried out in accordance with the Remediation Action Plan, Arthur Phillip High School and Parramatta Public School, Macquarie Street, Parramatta prepared by Douglas Partners and dated November 2016, except where required to be amended by the Auditor's Comments contained in the Interim Advice No.3 (page No.4), prepared by Zoic Environment Pty Ltd, dated 23 November 2016. To facilitate the implementation of the Remediation Action Plan and to protect Archaeology, a Method Statement (or similar) shall be prepared in</p> <p>b) Where the preferred remedial method for friable asbestos involves a covering layer, a subsurface marking layer must be installed to highlight the existence of asbestos contaminated material, and a long-term Environmental Management Plan prepared for the development site to mitigate against risks in relation to any future intrusive maintenance work in the impacted area. The Applicant must ensure that Council is formally notified of the Environmental Management Plan for inclusion in its records and on certificates it may issue under section 149(5) of the EP&A Act.</p>	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Not Applicable	<p>Proposed clarification of the Condition (as approved within Modification Application No. 5, Staging Report, Rev4.0):-</p> <p>It is clarified that the first paragraph of this condition B9 is applicable to commencement of works inside the property boundaries relating in stages to CC5 (APHS); CC6(PPS) and CC8(Playing Fields) and is not applicable to works outside of the property boundaries.</p> <p>Proposed clarification of the Condition (as approved within Modification Application No. 5, Staging Report, Rev4.0):-</p> <p>It is clarified in regard to the second paragraph of Condition B9 that should the friable asbestos be addressed through use of a covering (marker) and an EMP prepared then Interim advice from Site Auditor endorsing this approach is required prior to works proceeding above the contained friable asbestos and a letter issued to Council. Evidence of satisfaction of these requirements to be submitted to the Certifier by the Applicant prior to works proceeding above the marker layer.</p>
B10 (S96)	Upon completion of remedial works, the Applicant shall submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site, or staged where relevant, prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement shall verify the relevant part of the site is suitable for the education land use and be provided to the satisfaction of the Certifying Authority prior to the commencement of works (not including the demolition of existing buildings and structures) following the completion of remediation works for the relevant part of the site, or stage.	Satisfied	Satisfied	Satisfied	Applicable	Applicable	Not Applicable	<p>Site Audit Report for Zone 1 has been received and Report for Zone 2 is in draft and being finalised for issue before end of February 2021.</p> <p>Zone 3 Report will be prepared once capping of the Zone is complete in early March 2021</p>
Design Modifications - Public Domain and Materials and Finishes								
B11	<p>Prior to the commencement of above ground works (not including demolition of existing buildings and structures), the Applicant shall present to the satisfaction of the Design Competition Jury (DCJ)/Design Integrity panel (DIP) design modifications to the development that address the following:</p> <p>a) a revised perimeter fencing and landscape design that demonstrates:</p> <p>i) provision of seating, planting and folded edges to Macquarie Street and Barrack Lane;</p> <p>ii) the fence line setback back inside the landscape planter; and</p> <p>iii) greater accessibility and permeability that promotes use outside of school operating hours, particularly the western shared open space on the PPS site, located west of the existing Infant School Building and between the Macquarie</p> <p>b) further refinement to the design of the Barrack Lane elevation to ensure the laneway's public domain appropriately activated; and</p> <p>c) further details relating to the final materials and facade treatment, particularly the treatment of the western facade of the APHS tower building lifts.</p>	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	
B12	Evidence of the DCJ/DIP's agreement to the design modifications required by condition B11 shall be submitted to the satisfaction of the Secretary prior to the commencement of above ground works.	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	
Design Modifications - Little Street Pick-up/Drop-off Parking								

Development Application Conditions Sum
23 February 2021

Condition No.	Condition	STAGE 1 PPS	STAGE 2 APHS	STAGE 3 ZONE 1	STAGE 3 ZONE 2	STAGE 3 ZONE 3	STAGE 4 PLR	
B13	The final design and layout of additional car parking spaces to be provided in Little Street is to be undertaken in consultation with Council, the NSW police Force and Transport for NSW and submitted to the satisfaction of the Certifying Authority prior to the commencement of the associated works.	Satisfied	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	
B14	Ecologically Sustainable Development							
	Prior to the commencement of the building works (excluding site preparatory works), the Applicant shall submit details of all design measures to the Certifying Authority demonstrating that the proposed new buildings incorporate ecologically sustainable development initiatives comparable to projects of a 4 star Green Star Education v1 tool rating.	Satisfied	Satisfied	Not Applicable	Not Applicable	Not Applicable	Not Applicable	
B15	Public Domain Works							
	Prior to the commencement of any footpath or public domain works, the Applicant shall consult with Council and Transport for NSW and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of these authorities, including addressing pedestrian management. The Applicant shall submit documentation of approval for each stage from Council and Transport for NSW to the Certifying Authority.	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Satisfied	Applicable	Proposed clarification of the Condition (as approved within Modification Application No. 5, Staging Report, Rev4.0):- The Applicant in consultation with Transport for NSW in accordance with Condition A6 has confirmed that footpath or public domain works outside of the property boundaries is limited to "make good" of asphalt surfaces and to limited paving to Charles Street and Little Street. For clarity it is noted that the Applicant has consulted with Transport for NSW and confirmed that the Public Domain Lighting will be designed and delivered by the Parramatta Light Rail project. The Applicant shall consult Council and provide documentation of approval of the works footpath works.
B16	Prior to the commencement of any footpath or public domain works, the Applicant shall consult with Council to prepare a Public Domain Lighting Plan and demonstrate to the Certifying Authority that the plan addresses Council's requirements.	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Applicable	
B17	Notice of Commencement of Works							
	The Certifying Authority and Council shall be given written notice, at least 48 hours prior to the commencement of each stage of works on the subject site.	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Applicable	
B18	Design of Food Premises							
	The fitout of the food premises shall be carried out in accordance with AS 4674 Design, construction and fit-out of food premises. Details of compliance with the relevant provisions of the food code shall be prepared by a suitably qualified person and submitted to the satisfaction of the Certifying Authority prior to the commencement of works, except site preparatory works.	Satisfied	Satisfied	Not Applicable	Not Applicable	Not Applicable	Not Applicable	
B19	Reflectivity							
	The building materials used on the facades of the buildings must have a maximum normal specular reflectivity of visible light of 20 per cent and must be designed so as not to result in glare that causes any discomfort or threatens the safety of pedestrians or drivers. A statement demonstrating compliance with these requirements or where compliance cannot be met a report that demonstrates that the exceedance would not result in glare that causes any discomfort or threatens the safety of pedestrians or drivers is to be submitted to the satisfaction of the Certifying Authority prior to the commencement of works, except for site preparatory works.	Satisfied	Satisfied	Not Applicable	Not Applicable	Not Applicable	Not Applicable	
B20	Outdoor Lighting							
	All outdoor lighting within the site shall comply with, where relevant, AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to commencement of works, except for site preparatory works.	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Not Applicable	Stage 4 is the Public Domain associated with PLR works, it is not within the operational site, therefore it is Not Applicable.
	Access for People with Disabilities							

Development Application Conditions Sum
23 February 2021

Condition No.	Condition	STAGE 1 PPS	STAGE 2 APHS	STAGE 3 ZONE 1	STAGE 3 ZONE 2	STAGE 3 ZONE 3	STAGE 4 PLR	
B21	The building must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. The Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any construction drawings.	Satisfied	Satisfied	Satisfied	Applicable	Applicable	Not Applicable	MGAC will certify compliance of each Zone. Zone 1 has been certified.
Erosion and Sedimentation Control								
B22	A soil erosion and sediment control plan must be developed in accordance with the document Managing Urban Stormwater—Soils & Construction Volume 1 (2004) by Landcom. Details are to be submitted to the satisfaction of the Certifying Authority prior to commencement of works involving vegetation removal or soil disturbance.	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	
Pre-Construction Dilapidation Reports								
B23	The Applicant is to engage a qualified structural engineer to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all existing heritage significant items, retained existing and adjoining buildings, infrastructure and roads within the 'zone of influence' or public domain areas adjoining the site. The report must be submitted to the satisfaction of the Certifying Authority prior to the commencement of any works.	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Applicable	
Service Vehicle Layout								
B24	Plans demonstrating compliance with the following requirements shall be submitted to the satisfaction of the Certifying Authority prior to the commencement of relevant above ground works:	Satisfied	Satisfied	Not Applicable	Not Applicable	Not Applicable	Not Applicable	
	a) all vehicles should enter and leave the Arthur Philip High School site in a forward direction;							
	b) all operational vehicles accessing the Arthur Philip High School and Parramatta Public School sites, including the loading dock, are to be limited to Medium Rigid Vehicles or smaller only;							
	c) all demolition and construction vehicles are to be contained wholly within the Arthur Philip High School and Parramatta Public School sites and vehicles must enter the site before stopping;							
	d) appropriate pedestrian advisory signs are to be provided at the Barrack Lane and Macquarie Street egress points from the Arthur Philip High School service lane;							
	e) all works/ regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority;							
	f) the swept path of the longest vehicle entering and exiting the Arthur Philip High School and Parramatta Public School sites in association with the new work, as well as manoeuvrability through the sites, shall be in accordance with AUSTRROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement; and							
	g) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.							
Bicycle Parking								
B25	Plans demonstrating compliance with the following bicycle parking requirements shall be submitted to the satisfaction of the Certifying Authority prior to commencement of works , except for site preparatory works:	Satisfied	Satisfied	Not Applicable	Applicable	Not Applicable	Not Applicable	Bicycle parking for Arthur Phillip High School to be provided in Stage 2
	a) the provision of a minimum 121 bicycle parking spaces (102 student spaces and 19 staff spaces) for the Arthur Philip High School and 94 bicycle parking spaces (86 student spaces and 8 staff spaces) for the Parramatta Public School and the provision of associated end-of-trip facilities in accordance with the Green Star Education v1 tool;							Bicycle parking for Parramatta Public School to be provided in Stage 3, though temporary provisions will be provided as part of Stage 1 if required.
	b) the layout, design and security of bicycle facilities must comply with the minimum requirements of Australian Standard AS 2890.3 Bicycle Parking Facilities, and be located in easy to access, well-lit areas that incorporate passive surveillance;							Bicycle racks moved to permanent position for Zone 2 handover at end of February 2021
	c) appropriate pedestrian and cyclist advisory signs are to be provided; and							

Development Application Conditions Sum
23 February 2021

Condition No.	Condition	STAGE 1 PPS	STAGE 2 APHS	STAGE 3 ZONE 1	STAGE 3 ZONE 2	STAGE 3 ZONE 3	STAGE 4 PLR	
	d) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.							
B26	Noise Management Measures Prior to commencement of building works, the Applicant must incorporate the noise mitigation recommendations in the Department of Education, Redevelopment of Arthur Phillip High School & Parramatta Public School, Noise and Vibration Planning Report prepared by ARUP, dated 21 September 2016, in the detailed design drawings and submit to the Department documentation demonstrating that the noise impacts have been adequately mitigated to not exceed the recommended operational noise levels for mechanical plant identified in the report.	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Not Applicable	Whole of Stage 3 has a construction certificate and all pre-conditions have been met.
B27	Structural Details Prior to the commencement of building works, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a Suitably qualified practising Structural Engineer that demonstrates compliance with: a) the relevant clauses of the BCA; and b) the development consent.	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Not Applicable	Whole of Stage 3 has a construction certificate and all pre-conditions have been met.
B28	Mechanical Ventilation All mechanical ventilation systems must be installed in accordance with Part F4.5 of the BCA and must comply with the Australian Standards AS1668.2 and AS3666 Microbial Control of Air Handling and Water Systems of Building, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of building works.	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Not Applicable	Whole of Stage 3 has a construction certificate and all pre-conditions have been met.
B29	Stormwater and Drainage Works Design Final design plans of the stormwater drainage systems, prepared by a qualified practicing professional and in accordance with the requirements of Council must be submitted to the Certifying Authority prior to the commencement of building works, except for site preparatory works. The hydrology and hydraulic calculations must be based on models described in the current edition of Australian Rainfall and Runoff.	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Not Applicable	Whole of Stage 3 has a construction certificate and all pre-conditions have been met.
B30	Construction Environmental Management Plan (CEMP) a) prior to the Commencement of works on the Subject Site, a CEMP that addresses those works must be submitted to the satisfaction of the Certifying Authority. The Plan must address, but not be limited to, the following matters where relevant: i) hours of work; ii) 24 hour contact details of site manager; iii) traffic management, in consultation with the local Council, including a designated off-street car parking area for construction related vehicles; iv) , construction noise and vibration management, prepared by a suitable qualified person; v) management of dust to protect the amenity of the neighbourhood; vi) erosion and sediment control; vii) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site; viii) external lighting in compliance with AS4282: 1997 Control of the Otrusive Effects of Outdoor Lighting ix) an unexpected Finds Protocol (UFP) and associated communications procedure, that also considers potential for finds associated with defence use of the land and measures for acid soil management; and x) waste classification (for materials to be removed) and validation (for materials to remain) during construction to confirm the contamination status in these areas of the site. c) The CEMP must not include works that have not been explicitly approved in the development consent. In the event of any inconsistency between the consent and the CEMP, the consent shall prevail.	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Whole of Stage 3 has a construction certificate and all pre-conditions have been met.

Development Application Conditions Sum
23 February 2021

Condition No.	Condition	STAGE 1 PPS	STAGE 2 APHS	STAGE 3 ZONE 1	STAGE 3 ZONE 2	STAGE 3 ZONE 3	STAGE 4 PLR	
	d) The Applicant must submit a copy of the CEMP to the Department and to the Council, prior to commencement of work.							
B31	The CEMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
B32	Construction Noise and Vibration Management Plan (CNVMP)	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	
	The Applicant must prepare a CNVMP and the plan must:							
	a) be prepared by a suitably qualified expert and submitted to the satisfaction of the Certifying Authority;							
	b) be prepared in consultation with all noise sensitive receivers where noise levels exceed the construction noise management level, in accordance with EPA guidelines;							
	c) describe the measures that would be implemented to ensure:							
	i) best management practice is being employed; and							
	ii) compliance with the relevant conditions of this consent;							
	d) describe the proposed noise and vibration management measures in detail;							
	e) identify the selection of alternative construction appliances to avoid the generation of excessive noise levels;							
	f) include strategies that have been developed to address impacts to noise sensitive receivers, including Parramatta Public School, where noise levels exceed the construction noise management level, for managing high noise							
	g) implement intra-day respite periods for construction activities identified as annoying;							
	h) implement noise reducing site/work practices and require regular noise checks of equipment;							
	i) describe the consultation undertaken to develop the strategies in b) above;							
	j) evaluates and reports on the effectiveness of the noise and vibration management measures; and							
	k) include a complaints management system that would be implemented for the duration of the project.							
B33	The CNVMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
B34	Construction Waste Management Plan (CWMP)	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	
	a) Prior to the commencement of works on the Subject Site, a CWMP, prepared by a suitably qualified person in consultation with the Council, must be submitted to the satisfaction of the Certifying Authority. The CWMP must address, but not be							
	i) recycling of demolition materials including concrete; and							
	ii) removal of hazardous materials and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes,							
	b) Details demonstrating compliance with the relevant legislative requirements, associated with the removal of hazardous waste, particularly the method of containment and control of emission of fibres to the air, are to be submitted to the							
B35	c) The Applicant must submit a copy of the plan to the Department and to the Council prior to the commencement of work.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
	d) The Applicant must notify the Roads and Maritime Authority's Traffic Management Centre (TMC) of the truck route(s) to be followed by trucks transporting waste material from the Subject Site, prior to the commencement of							
	The CWMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.							
	Construction Traffic and Pedestrian Management Plan (CTPMP)							
	a) Prior to the commencement of works on the Subject Site, a CTPMP prepared by a suitably qualified person must be submitted to the satisfaction of the Certifying Authority. The Plan must be prepared in consultation with the Council, CBD Coordination Office within Transport for NSW and RMS.							
	b) The CTPMP must address, but not be limited to, the following matters:							

Development Application Conditions Sum
23 February 2021

Condition No.	Condition	STAGE 1 PPS	STAGE 2 APHS	STAGE 3 ZONE 1	STAGE 3 ZONE 2	STAGE 3 ZONE 3	STAGE 4 PLR	
B36	i) ingress and egress of vehicles to the Subject Site, including Swept path analysis;	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	
	ii) impacts on cyclists and pedestrians and bus services;							
	iii) cumulative construction impacts of projects;							
	iv) loading and unloading, including construction works zones;							
	v) predicted traffic volumes, types and haulage routes;							
	vi) pedestrian and traffic management methods;							
	vii) construction hours and program;							
	viii) cumulative construction impacts of surrounding construction projects and coordination of activities to manage and minimise road network impacts; and							
	ix) details of impacts identified, duration and proposed mitigation measures.							
B37	c) Any alterations to the public road, involving traffic and parking arrangements, must be referred to and approved by the relevant traffic committee.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
	d) The Applicant must submit a copy of the final plan to the Council, prior to the commencement of works.							
B38	Utility Services Prior to the commencement of building work the Applicant is to negotiate with the utility authorities (e.g. Ausgrid and Telecommunications Carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the building structure.	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	
B39	Prior to the commencement of works, except for site preparatory works, written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	
C. DURING CONSTRUCTION								
	Hours of Work							
	The hours of construction, including the delivery of materials to and from the Subject site, shall be restricted as follows:							

Development Application Conditions Sum
23 February 2021

Condition No.	Condition	STAGE 1 PPS	STAGE 2 APHS	STAGE 3 ZONE 1	STAGE 3 ZONE 2	STAGE 3 ZONE 3	STAGE 4 PLR	
C1	a) between 7 am and 6 pm, Mondays to Fridays inclusive; b) between 7.30 am and 3.30 pm, Saturdays; and c) no work on Sundays and public holidays. Works may be undertaken outside these hours where:	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
	i) the delivery of materials is required outside these hours by the Police or other authorities; or							
	ii) it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm; or							
	iii) variation is approved in advance in writing by the Secretary or her nominee.							
C2	Protection of Heritage Items	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
	Significant building fabric and elements of existing heritage significant items is to be protected during demolition and construction works from potential damage. Protection systems must ensure historic fabric is not damaged or removed. All tradesmen and workers on site shall be made aware of the significant fabric on site.							
C3	Erosion and Sedimentation Control	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
	All erosion and sediment control measures, are to be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.							
C4	Disposal of Seepage and Stormwater	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
	Any seepage or rainwater collected on-site during construction or ground water shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.							
C5	Approved Plans to be On-site	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
	A copy of the approved and certified plans, specifications and documents incorporating conditions of consent and certification shall be kept on the subject site at all times and shall be readily available for perusal by any officer of the							
C6	Site Notice	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
	a) A site notice(s) must be prominently displayed at the boundaries of the Subject Site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.							
	b) The site notice(s) is to satisfy all but not be limited to, the following requirements:							
	i) minimum dimensions of the notice are to measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30 point type size;							
	ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period;							
	iii) the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and							
	Protection of Trees							
	a) No street trees are to be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property.							

Development Application Conditions Sum
23 February 2021

Condition No.	Condition	STAGE 1 PPS	STAGE 2 APHS	STAGE 3 ZONE 1	STAGE 3 ZONE 2	STAGE 3 ZONE 3	STAGE 4 PLR	
C7	b) All street trees shall be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, shall be replaced, to the satisfaction of Council.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
	c) All trees on the Subject Site that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures as necessary are to be provided to protect root system, trunk and branches, during construction.							
C8	Construction Noise Management	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
	The development must be constructed with the aim of achieving the construction noise management levels detailed in the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the Construction Noise and Vibration Management Plan.							
C9	If the noise from a construction activity is substantially tonal or impulsive in nature (as described in Chapter 4 of the NSW Industrial Noise Policy), 5 dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise management levels.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
C10	The Applicant must schedule rock breaking, rock hammering, sheet piling, pile driving and any similar activity only between the following hours unless otherwise approved by the Secretary:	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
	a) 9 am to 12 pm, Monday to Friday; b) 2 pm to 5 pm Monday to Friday; and c) 9 am to 12 pm, Saturday.							
C11	Wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles. If driven piles are required they must only be installed where outlined in a Construction Noise and Vibration Management Plan.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
C12	Any noise generated during the construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act, 1997</i> or exceed approved noise limits for the Subject Site.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
C13	The Applicant must ensure all construction related vehicles do not arrive at the project site or in surrounding residential precincts outside approved hours of work.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
C14	Vibration Criteria	Satisfied	Satisfied	Satisfied	Satisfied	Applicable	Not Applicable	The Builder has engaged a suitably qualified person to conduct vibration monitoring throughout the project. Demolition and construction works are complete for all stages, with the exception of Stage 3, Zone 3.
	To ensure no adverse structural damage occurs to existing heritage significant items, vibration monitoring, performed by a suitably qualified vibration consultant, is to be carried out on all heritage items in the vicinity of the proposal during demolition and construction works. In the event that harm to heritage items is identified, vibratory activities are to cease and alternative work methods are to be implemented.							
C15	Vibration caused by construction at any residence or structure outside the Subject Site must be limited to:	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
	a) for structural damage vibration, <i>German Standard DIN 4150 Part 3 Structural Vibration in Buildings. Effects on Structures</i> ; and							
	b) for human exposure to vibration, the evaluation criteria presented in British Standard BS 6841 — <i>Guide to Evaluate Human Exposure to Vibration in Buildings</i> (1 Hz to 80 Hz) for low probability of adverse comment.							
C16	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified above.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	

Development Application Conditions Sum
23 February 2021

Condition No.	Condition	STAGE 1 PPS	STAGE 2 APHS	STAGE 3 ZONE 1	STAGE 3 ZONE 2	STAGE 3 ZONE 3	STAGE 4 PLR	
C17	These limits apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved by the Secretary.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
C18	Work Cover Requirements To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant Work Cover requirements.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
C19	Hoarding Requirements The following hoarding requirements must be complied with: a) no third party advertising is permitted to be displayed on the subject hoarding/fencing; and b) the construction site manager shall be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
C20	No Obstruction of Public Way The public way (outside of any construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
C21	Impact of Below Ground (sub-surface) Works - Non-Aboriginal Relics If any unexpected archaeological relics are uncovered during the course of the work, then all works must cease immediately in that area and the OEH Heritage Division Contacted. Depending on the possible significance of the relics, an	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
C22	Discovery of Aboriginal Heritage In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management Outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all projects/sites.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
D. PRIOR TO OCCUPATION OR COMMENCEMENT OF USE								
D1	Green Travel Plan Prior to the occupation of any stage of the development, the Applicant shall submit to the Department a copy of a final Green Travel Plan, prepared by suitably qualified person(s) in consultation with Council and Transport for NSW, to promote the use of active and sustainable transport modes.	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Not Applicable	The Green Travel Plan was submitted to the Department in December 2019 and addressed the entire school built site, i.e. Stages 1, 2 and all zones within Stage 3.
D2	Access Arrangements and Road Upgrades To ensure pedestrian safety is maintained, a splay extending two metres from the driveway edge along the property boundary and 2.5 metres from the boundary of the driveway is to be provided. This splay is to comply with Figure 33 of AS2890.1 and shall provide clear sight lines of pedestrians from vehicles exiting the Arthur Philip High School site. Details demonstrating compliance are to be submitted to the satisfaction of the Certifying Authority prior to final occupation of the Arthur Philip High School redevelopment.	Not Applicable	Satisfied	Not Applicable	Not Applicable	Not Applicable	Not Applicable	This condition was satisfied and certified in January 2020, prior to occupation of Stage 2.
D3	To ensure pedestrian safety and satisfactory manoeuvring for emergency vehicles is maintained, a left-in/left-out restriction is to be provided at the intersection of Little Street and Charles Street and is to be implemented via signposting only. This is to be implemented in consultation with the NSW Police Force and funded by the Applicant at no cost to Council. Details demonstrating compliance are to be submitted to the satisfaction of the Certifying Authority prior to final occupation of the Parramatta Public School redevelopment.	Satisfied	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	
D4	To ensure traffic congestion on Charles Street is minimised, a peak hour No Parking restriction shall be installed on Charles Street on the northbound approach to Little Street where parking is currently limited to NSW Police Force vehicles only. This is to be undertaken in consultation with the NSW Police Force and funded by the Applicant at no Cost to Council. Details demonstrating compliance are to be submitted to the satisfaction of the Certifying Authority prior to final occupation of the Parramatta Public School redevelopment.	Satisfied	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Proposed clarification of the Condition (as approved within Modification Application No. 5, Staging Report, Rev4.0):- Conditions D3; D4 & D5 are subject to consultation with Council; Transport for NSW and the NSW Police Force and the requirement for traffic island noted in D5 and other measures are subject to that consultation. The requirement of the condition is for the applicant to provide to the Certifier documented evidence of the agreed design outcome for Little Street & Charles Street

Development Application Conditions Sum
23 February 2021

Condition No.	Condition	STAGE 1 PPS	STAGE 2 APTS	STAGE 3 ZONE 1	STAGE 3 ZONE 2	STAGE 3 ZONE 3	STAGE 4 PLR	
D5	To ensure pedestrian safety if maintained, a pedestrian refuge island shall be provided to facilitate crossing of Little Street at Charles Street. The island is to be designed to accommodate the requirements for the installation of a future pedestrian crossing, in accordance with AS1742.10-2009 and RMS Australian Standard Supplements AS1742 Parts 1 - 15. The design of the island is to be undertaken in consultation with Council and the NSW Police Force and funded by the Applicant at no cost to Council. Details demonstrating compliance are to be submitted to the satisfaction of the Certifying Authority prior to final occupation of the Parramatta Public School redevelopment.	Satisfied	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	prior to OC for CC8 (Playing Fields) CONDITION WAS SATISFIED FOR COMPLETION OF STAGE 1 (PPS)
D6	Community Event Management Plan (CEMP) The Applicant is to prepare a CEMP for each community event or use held at Arthur Philip High School and/or Parramatta Public School that involves 100 or more people. The CEMP/S must be prepared prior to each relevant event, in consultation with Council, and demonstrate the following:	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	A CEMP will be prepared by the schools prior to any community event that involves 100 or more people
	a) identifies the number of attendees, time and duration;							
	b) where relevant, includes a schedule of all annual events;							
	c) demonstrate measures to encourage non-vehicular travel to the schools and promote the use of alternate travel modes (i.e. public transport); and							
D7	d) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of an acoustic management plan. The CEMP/s must be implemented by the Applicant for the duration of the identified community event or use.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
D8	Operational Transport and Access Management Plan (OTAMP) An OTAMP is to be prepared for the schools (or separately for each school) by a suitably qualified person, in consultation with Council, Transport for NSW and RMS, and must address the following:	Satisfied	Satisfied	Not Applicable	Not Applicable	Not Applicable	Not Applicable	
	a) pedestrian safety, particularly measures to manage the safety of students in and around the schools and identification of safe route options;							
	b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.);							
	c) the location and operational management procedures of the pick-up and drop-off parking located within Little Street, including staff management/traffic controller arrangements;							
	d) delivery and services vehicle and bus access and management arrangements;							
	e) management of approved access arrangements;							
	f) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing pick-up and drop-off parking in Little Street;							
	g) car parking arrangements and management associated with the proposed use of school facilities by community members; and							
	h) a monitoring and review program.							

Development Application Conditions Sum
23 February 2021

Condition No.	Condition	STAGE 1 PPS	STAGE 2 APHS	STAGE 3 ZONE 1	STAGE 3 ZONE 2	STAGE 3 ZONE 3	STAGE 4 PLR	
D9	The OTAMP/s must be submitted to the Secretary for approval prior to commencement of use the relevant school.	Satisfied	Satisfied	Not Applicable	Not Applicable	Not Applicable	Not Applicable	
D10	The OTAMP/s (as revised from time to time) must be implemented by the Applicant for the life of the development.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	The OTAMP was approved by the Secretary on 20 January 2021.
D11	Compliance with Food Code							
	The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises. The Applicant shall provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to the commencement of the building(s) or commencement of the use.	Satisfied	Satisfied	Not Applicable	Not Applicable	Not Applicable	Not Applicable	This condition was satisfied and certified in January 2020, prior to occupation of Stages 1 and 2.
D12	Public Domain Works							
	Prior to the occupation of each stage the building, the Applicant shall submit to the Council works-as-executed plans for each stage of the public domain works. Prior to occupation of each stage of the building, the Applicant must submit documentation to the Certifying Authority demonstrating that the works have been completed to Council's satisfaction.	Satisfied	Satisfied	Not Applicable	Not Applicable	Applicable	Not Applicable	As-builts will be prepared at conclusion of all Stage 3 works.
D13	Ecologically Sustainable Development							
	Prior to the final occupation of the development, the Applicant shall submit details to the Certifying Authority demonstrating that ecologically sustainable development initiatives have been incorporated in the proposed new buildings comparable to projects of a 4 star Green Star Education v1 tool rating.	Satisfied	Satisfied	Not Applicable	Not Applicable	Not Applicable	Not Applicable	This condition was satisfied and certified in January 2020, prior to occupation of Stages 1 and 2.
D14	Mechanical Ventilation							
	Following completion, installation and testing of all the mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to commencement of use of stage of the development, that the installation and performance of the mechanical systems complies with:	Satisfied	Satisfied	Not Applicable	Not Applicable	Applicable	Not Applicable	Only applicable to the Heritage Building works as part of Stage 3, Zone 3.
	a) the BCA; b) Australian Standard AS 1668 and other relevant codes; c) the development consent and any relevant modifications; and d) any dispensation granted by the New South Wales Fire Brigade.							
D15	Road Damage							
	The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.	Satisfied	Satisfied	Not Applicable	Not Applicable	Applicable	Applicable	Contactor will seek confirmation from authorities but likely to be conditioned as all adjoining roads are being reconstructed as part of the Parramatta Light Rail works.
D16	Compliance Certificate							
	A Section 73 Compliance Certificate under the <i>Sydney Water Act 1994</i> must be obtained from Sydney Water Corporation.	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Not Applicable	This condition has been satisfied at different periods for all Stages. Whilst Stage 3, Zone 3 is in progress, all associated S73 works are complete.
	Application must be made through an authorised Water Servicing Coordinator. Please refer to the "Your Business" section of the web site then follow the "e-Developer" icon or telephone 13 20 92 for assistance.							
	The Section 73 Certificate must be submitted to the Certifying Authority prior to commencement of use of each stage of the building.							
D17	Post-construction Dilapidation Report							
	Prior to commencement of use of any stage of the development:	Satisfied	Satisfied	Not Applicable	Not Applicable	Applicable	Applicable	Dilapidation report will be prepared for completion of all Stage 3 works.
	a) the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining heritage significant items, buildings, infrastructure and roads;							
	b) the report is to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining heritage significant items, buildings, infrastructure and roads, the Certifying Authority must:							

Development Application Conditions Sum
23 February 2021

Condition No.	Condition	STAGE 1 PPS	STAGE 2 APHS	STAGE 3 ZONE 1	STAGE 3 ZONE 2	STAGE 3 ZONE 3	STAGE 4 PLR	
	i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads; and c) a copy of this report is to be forwarded to the Council.							
	Fire Safety Certification							
D18	Prior to commencement of use of any Stage of the development, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Satisfied	Satisfied	Not Applicable	Not Applicable	Applicable	Not Applicable	This condition is not applicable to Stage 3, Zones 1 and 2, as the scope is limited to outdoor playing fields and there are no building works in these zones.
	Structural Inspection Certificate							
D19	A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to commencement of use of any stage of the development. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:	Satisfied	Satisfied	Satisfied	Applicable	Applicable	Not Applicable	Engineer's certification being provided for each zone within Stage 3.
	a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and							
	b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.							
	Signage							
D20	Wayfinding signage for pedestrians and cyclists must be installed prior to commencement of use of any stage of the development.	Satisfied	Satisfied	Not Applicable	Applicable	Applicable	Not Applicable	This condition is applicable to Zone 2 with bicycle racks in that zone and for the completion of Zone 3.
E. POST OCCUPATION								
	Green Travel Plan							
E1	The Green Travel Plan required by condition D1 of this consent must be updated annually and implemented.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
	Loading and Unloading							
E2	All loading and unloading of service vehicles in connection with the use of the premises shall be carried out wholly within the subject site at all times.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
	Noise Control - Plant and Machinery							
E3	Noise associated with the operation of any plant, machinery or other equipment on the Subject Site, must not exceed 5 dB(A) above the rating background noise level when measured at the boundary of the sensitive receiver.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
E4	The Applicant must undertake short term noise monitoring in accordance with the Industrial Noise Policy where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in Department of Education, Redevelopment of Arthur Philip High School & Parramatta Public School, Noise and Vibration Planning Report, prepared by ARUP, dated 21 September 2016.	Note Only	Note Only	Note Only	Note Only	Applicable	Not Applicable	Noise monitoring will be undertaken at the completion and final occupation of the entire project and is therefore applicable to Stage 3, Zone 3.
	Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.							
	Storage of Hazardous or Toxic Material							
E5	Any hazardous or toxic materials must be stored in accordance with WorkCover Authority requirements and all tanks, drums and containers of toxic and hazardous materials shall be stored in a bunded area. The bund walls and floors shall be	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
	Public Way to be Unobstructed							
E6	The public way must not be obstructed by any materials, vehicles, refuse, skips or the like under any circumstances.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	

Development Application Conditions Sum
23 February 2021

Condition No.	Condition	STAGE 1 PPS	STAGE 2 APHS	STAGE 3 ZONE 1	STAGE 3 ZONE 2	STAGE 3 ZONE 3	STAGE 4 PLR	
E7	External Lighting							
	External Lighting shall comply with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Upon installation of lighting, but before it is finally commissioned, the Applicant shall submit to the consent authority evidence from an independent qualified practitioner demonstrating compliance in accordance with this condition.	Satisfied	Satisfied	Not Applicable	Not Applicable	Applicable	Not Applicable	Certification to be issued at completion of all Stage 3, Zone 3 works.
E8	Fire Safety Certification							
	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
ADVISORY NOTES								
AN1	Appeals							
	The Applicant has the right to appeal to the Land and Environment Court in the manner set out in the <i>Environmental Planning and Assessment Act 1979</i> and the <i>Environmental Planning and Assessment Regulation 2000</i> (as amended).	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
AN2	Other Approvals and Permits							
	The Applicant must apply to the relevant authority for all necessary permits including crane permits, road opening permits, hoarding or scaffolding permits, footpath occupation permits and/or any other approvals under Section 68 (Approvals) of the Local Government Act 1993 or Section 138 of the Roads Act 1993.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
AN3	Responsibility for Other Consents / Agreements							
	The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
AN4	Use of Mobile Cranes							
	The Applicant must obtain all necessary permits required for the use of mobile cranes on or surrounding the site, prior to the commencement of works. In particular, the following matters must be complied with:							
	a) for special operations including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on-site tower cranes which warrant the on street use of mobile cranes, permits must be obtained from Council:	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	

Development Application Conditions Sum
23 February 2021

Condition No.	Condition	STAGE 1 PPS	STAGE 2 APHS	STAGE 3 ZONE 1	STAGE 3 ZONE 2	STAGE 3 ZONE 3	STAGE 4 PLR	
	i) at least 48 hours prior to the works for partial road closures which, in the opinion of Council will create minimal traffic disruptions; ii) at least four weeks prior to the works for full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions; and b) the use of mobile cranes must comply with the approved hours of construction and must not be delivered to the site prior to 7.30 am without the prior approval of Council.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
	Temporary Structures							
AN5	a) An approval under State Environmental Planning Policy (Temporary Structures) 2007 must be obtained from the Council for the erection of the temporary structures. The application must be supported by a report detailing compliance with the provisions of the Building Code of Australia.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
	b) Structural certification from an appropriately qualified practicing structural engineer must be submitted to the Council with the application under State Environmental Planning Policy (Temporary Structures) 2007 to certify the structural adequacy of the design of the temporary structures.							
	Disability Discrimination Act							
AN6	This application has been assessed in accordance with the Environmental Planning and Assessment Act 1979. No guarantee is given that the proposal complies with the Disability Discrimination Act 1992. The Applicant/owner is responsible to ensure compliance with this and Other anti-discrimination legislation. The Disability Discrimination Act 1992 covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which references AS 1428.1 - Design for Access and Mobility. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
	Commonwealth Environment Protection and Biodiversity Conservation Act 1999							
AN7	a) The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental							
	b) This application has been assessed in accordance with the New South Wales Environmental Planning & Assessment Act, 1979. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the Applicant's responsibility to consult the Department of Sustainability, Environment, Water, Population and communities to determine the need or otherwise for Commonwealth approval and you should not construe this grant of approval as notification to you that the Commonwealth Act does not have application. The Commonwealth Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
	Asbestos Removal							
AN8	All excavation and demolition works involving the removal and disposal of asbestos must be undertaken in consultation with Safe Work NSW and only be undertaken by contractors who hold a current WorkCover Asbestos or "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence and removal must be carried out in accordance with NOHSC "Code of Practice for the Safe Removal of Asbestos".	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	
	Site Contamination Issues During Construction							
AN9	Should any new information come to light during demolition or construction works which has the potential to alter previous conclusions about site contamination then the Applicant must be immediately notified and works must cease. Works must not recommence on site until the consultation is made with the Department.	Note Only	Note Only	Note Only	Note Only	Note Only	Note Only	