

# Staging Report

Upgrades to Chatswood  
Public School and High  
School

SSD 9483

December 2023



Education

## Document Control

Version no.	Description	Prepared by	Reviewed by	Date
01	DRAFT	Obadiah Williams	Lilian Ghan	25/02/2021
02	DRAFT	Obadiah Williams	Gavin Ng	12/03/2021
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06	DRAFT	Obadiah Williams	Leslie McCluskey/Olivia Hirst	27/04/2021
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09	Condition Compliance Table Updated	Obadiah Williams	Anne Warren/Leslie McCluskey	8/11/2021
10	Revised Rev 9 submission addressing DPIE reference letter SSD-9483-PA-22	Alex Rodgers	Anne Warren/Leslie McCluskey	21/12/2021
11	Original Stage 4 works combined with original Stage 6 works forming updated Stage 5.	Alex Rodgers	Anne Warren/ Olivia Hirst	14/03/2022
12	Updated Rev 11 description in doc control table. Added highlighted section to P2 canteen and amenities area.	Obadiah Williams	Anne Warren / Olivia Hirst	16/03/2022
13	Stage 3 -5 delineation corrected, Outdoor Lighting removed from Stage 2-3 (n/a)	Alex Rodgers	Anne Warren / Olivia Hirst	23/05/2022
14	Stages 5, 6 and 8 updated to reflect availability of facilities required for implementation of the School Transport Plan and the Waste Management Plan.	Adam Zivanovic	Anne Warren/Grant Anderson	31/10/2022

<b>15</b>	Stage 7 updated to reflect handover of HS Building T and adjacent landscaping only. Stage 8 updated to include handover of HS Building Q and adjacent landscaping. Final Public School landscaping works moved to new stage 9. Stage 10 was added for additional HS landscaping spaces, with final HS landscaping and Public Domain works moving to Stage 11. The School Travel Plan has moved to Stage 10.	Lily Beckhurst	Anne Warren / Olivia Hirst	17/04/2023
<b>16</b>	Stage 10 split across stage 10 and new stage 11. Stage 11 works moved to new stages 12 and 13. School Travel Plan moved to Stage 12.	Lily Beckhurst	Anne Warren / Olivia Hirst	28/07/2023
<b>17</b>	Stage 13 works split so Public Domain Works move to new Stage 14.	Lily Beckhurst	Anne Warren / Hugh Sterndale-Smith	15/12/2023

ii

# Contents

## Contents

- 1 Introduction ..... 5**
  - 1.1 Project Overview..... 6
  - 1.2 Details of Proposed Staging ..... 7
- 2 Staging ..... 10**
- 3 Condition Compliance..... 23**
- 4 Management of Cumulative Impacts..... 27**
- 5 Appendix A..... 28**

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# 1 Introduction

This Staging Report has been prepared by Richard Crookes Constructions and Johnstaff on behalf of the NSW Department of Education (DoE) for Chatswood Public School & High School (SSD 9483). The Staging Report has been prepared in accordance with the conditions of the State Significant Development Approval SSD 9483 to allow the staged operation of the development.

This has been prepared to meet the requirements of condition A9, A10, A11 and A12 of the development consent and will be submitted to the Department of Planning Industry and Environment (DPIE) for approval.

## Consent Condition A9: Staging

**Table 1: Condition A9, A10, A11 and A12 requirements and where they are addressed**

Consent Condition A9: Staging	The Staging Report addresses this
<p>The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation) unless otherwise approved by the Planning Secretary.</p> <p>Note: Works may commence upon the Planning Secretary's approval of a Staging Report and satisfaction of all relevant conditions.</p>	<p>In accordance with Condition A9, this Staging Report is being submitted to the Planning Secretary at least ONE MONTH prior to the date of Commencement of Operation and has been prepared in accordance with Condition A10.</p>
Consent Condition A10:	The Staging Report addresses this
<p>A Staging Report prepared in accordance with condition A9 must:</p> <p>(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;</p> <p>(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);</p> <p>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</p> <p>(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</p>	<p>a) Not addressed. Construction commencement conditions will be satisfied prior to all construction, staging of construction conditions is not proposed.</p> <p>b) Section 1.2 and Section 2 address Condition A10_b) and set out how operation of the project will be staged.</p> <p>c) Section 3 and Appendix A (Condition Compliance Table) address how compliance with conditions will be achieved across and between each of the stages of the project.</p> <p>d) Section 4 of this report addresses the management of cumulative impacts arising from the proposed staging.</p>
Consent Condition A11:	The Staging Report addresses this
<p>Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.</p>	<p>The project will be staged in accordance with the Staging Report.</p>

	<p>Regardless of the potential cross over of staging, the staging report is to be updated to include that, the project will always remain compliant with the conditions of consent, where:</p> <ol style="list-style-type: none"> <li>1. All conditions of consent will be satisfied as per the appended condition matrix as per the condition timings.</li> <li>2. Site establishment will be maintained in a manner that maintains a safe environment for operational, construction and public domain components.</li> <li>3. Compliance with BCA and Standards will be certified via Crown Completion Certificates.</li> </ol>
Consent Condition A12:	The Staging Report addresses this
Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	The terms of consent that apply or are relevant to the works of activities to be carried out in a specific stage will be complied with at the relevant time for that stage as identified in the Staging Report.

## 1.1 Project Overview

The NSW Government is investing \$7 billion over the next four years, continuing its program to deliver more than 200 new and upgraded schools to support communities across NSW. This is the largest investment in public education infrastructure in the history of NSW.

Both Chatswood Public School (CPS) and Chatswood High School (CHS) have seen significant enrolment growth with resulting pressure on available space and facilities at each school given their reputation for educational excellence, including opportunity classes at the Public School and a selective stream at the High School.

Upgrades to Chatswood Public School includes the provision of:

- 53 Classrooms (comprising 25 existing, 28 new spaces);
- Four (4) x special program classrooms (music, language etc);
- Three (3) x special support unit classrooms;
- Increased quality play spaces;
- Retention of heritage buildings A and B;
- New hall;
- New car parking facilities and
- Associated site works and landscaping.

Upgrades to Chatswood High School includes the provision of:

- 118 Classrooms (comprising 18 existing, 18 upgraded and 82 new spaces);
- Four (4) x special support unit classrooms;
- New administration and staff facilities;
- New hall; and
- Associated site works and landscaping.

### 1.1.1 Indicative Date of Commencement of Construction

The indicative date of commencement of construction is June 7th, 2021.

### 1.1.2 Submission to Planning Secretary for Approval.

In accordance with Condition A9, this Staging Report is being submitted to the Planning Secretary at least ONE MONTH prior to the date of Commencement of Operation and has been prepared in accordance with Condition A10.

The date of original submission of the report was 30th April 2021.

## 1.2 Details of Proposed Staging

### 1.2.1 Staging

To maintain a fully functional school community throughout construction, the project sequence requires the staged operation of new buildings and landscaped areas to maintain a fully functional school community, across both the Public and High School sites. The proposed stages, and the staging of compliance with conditions, have generally been determined by the operational needs of the school community.

An indicative staged operation approach is proposed as follows:

Stage 1	Indicative Operation Date
<b>Stage 1</b> Stage 1 works include the occupation and operation of Building V Rooftop (Sports Court and Adjacent Landscaped Area) at the Public School. The internal areas of Building V that consist of Car Parking, Waste and store rooms are not included.  These multi-use areas consist of games courts and nature play areas, and will be utilised as learning and play spaces.	Quarter 1, 2022
<b>Stage 2</b> Stage 2 works include the occupation and operation of a new DDA compliant ramp to to the Existing Building A Administration area. This will provide DDA compliant access to the Administration block in Existing Building A.	Quarter 2, 2022
<b>Stage 3</b> Stage 3 works include the occupation and operation of the Central Landscaped Area at the Public School.  This area will be used as primary play space, an outdoor assembly space and learning areas.	Quarter 2, 2022
<b>Stage 4</b> Stage 4 works include the occupation and operation of Building S and adjacent landscaping at the High School.	Quarter 4, 2022

Building S provides teaching, staff and play areas and adjacent landscape areas at the High School, as well as operational waste area to the High School.	
<p><b>Stage 5</b></p> <p>Stage 5 works include the occupation and operation of Buildings P1 and P2 and adjacent landscaping at the Public School.</p> <p>Buildings P1 and P2 are the primary new buildings at the Public School, providing new learning, staff and play spaces, canteen and amenities to the site.</p>	Quarter 4, 2022
<p><b>Stage 6</b></p> <p>Stage 6 works include the occupation and operation of Building G and adjacent landscaping at the Public School.</p> <p>Building G is the Public School's new hall building and will be used for general assemblies, performances, and general school operations. Some bicycle parking will also be handed over and operational.</p>	Quarter 2, 2023
<p><b>Stage 7</b></p> <p>Stage 7 works include the occupation and operation of Building T, with adjacent landscaping at the High School.</p> <p>Building T is the High School's new hall building and will be used for general assemblies, performances, examinations, and general school operations.</p>	Quarter 2, 2023
<p><b>Stage 8</b></p> <p>Stage 8 works include the occupation and operation of Building Q with adjacent landscaping at the High School.</p> <p>Building Q will provide new administration, teaching and staff spaces for the High School.</p>	Quarter 2, 2023
<p><b>Stage 9</b></p> <p>Stage 9 works include the final handover of finished landscaped spaces, bicycle parking and car parking on the Public School.</p> <p>This will provide car-parking along with 36 additional Bicycle Parking and End of Trip Facilities handed over and operational underneath the Sports Court (Building V).</p>	Quarter 3, 2023
<p><b>Stage 10</b></p> <p>Stage 10 works include the occupation and operation of additional landscaping spaces on the High School.</p>	Quarter 3, 2023
<p><b>Stage 11</b></p> <p>Stage 11 works include the occupation and operation of the North Oval Embankment landscape area at the High School.</p> <p>This area will provide additional play areas and outdoor assembly space at the High School.</p>	Quarter 3, 2023

<p><b>Stage 12</b></p> <p>Stage 12 works includes the handover and operation of additional play space North of Building R on the High School.</p> <p>This area will operate as the SSU play space.</p>	Quarter 4, 2023
<p><b>Stage 13</b></p> <p>Stage 13 works includes the handover and operation of the final landscaping space on the High School, North of Building Q.</p> <p>Finalised School Transport Plan initiated following substantial handover of facilities for the final stage of operation for the Schools.</p>	Quarter 4, 2023
<p><b>Stage 14</b></p> <p>Stage 14 works includes the handover of Public Domain Works.</p> <p>Completion is dependent on Willoughby City Council approvals.</p> <p><b>As of this revision issue, DPE have agreed an extension for the delivery of Public Domain Works until 30 June 2025.</b></p>	Quarter 2, 2025

## 2 Staging Diagrams

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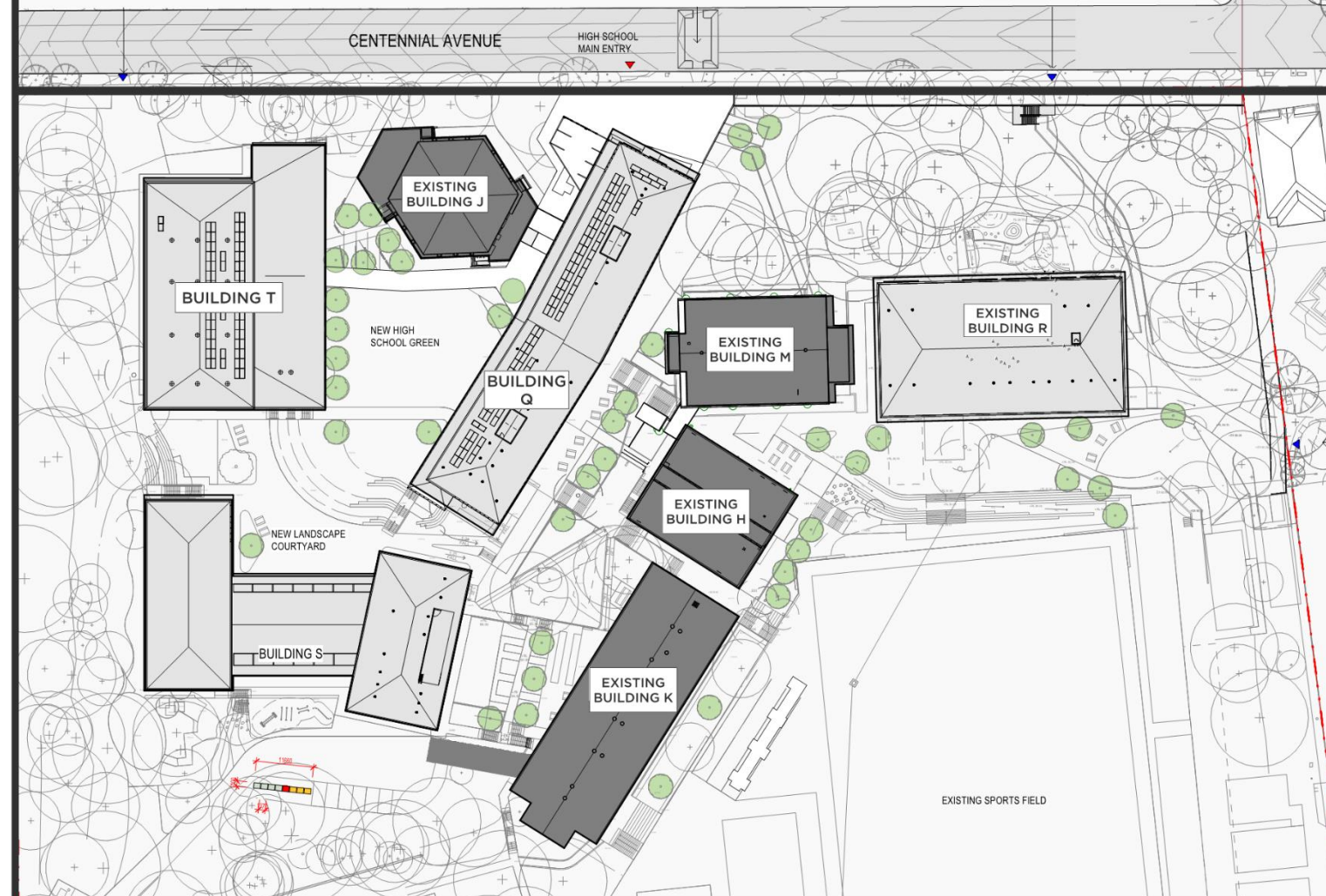
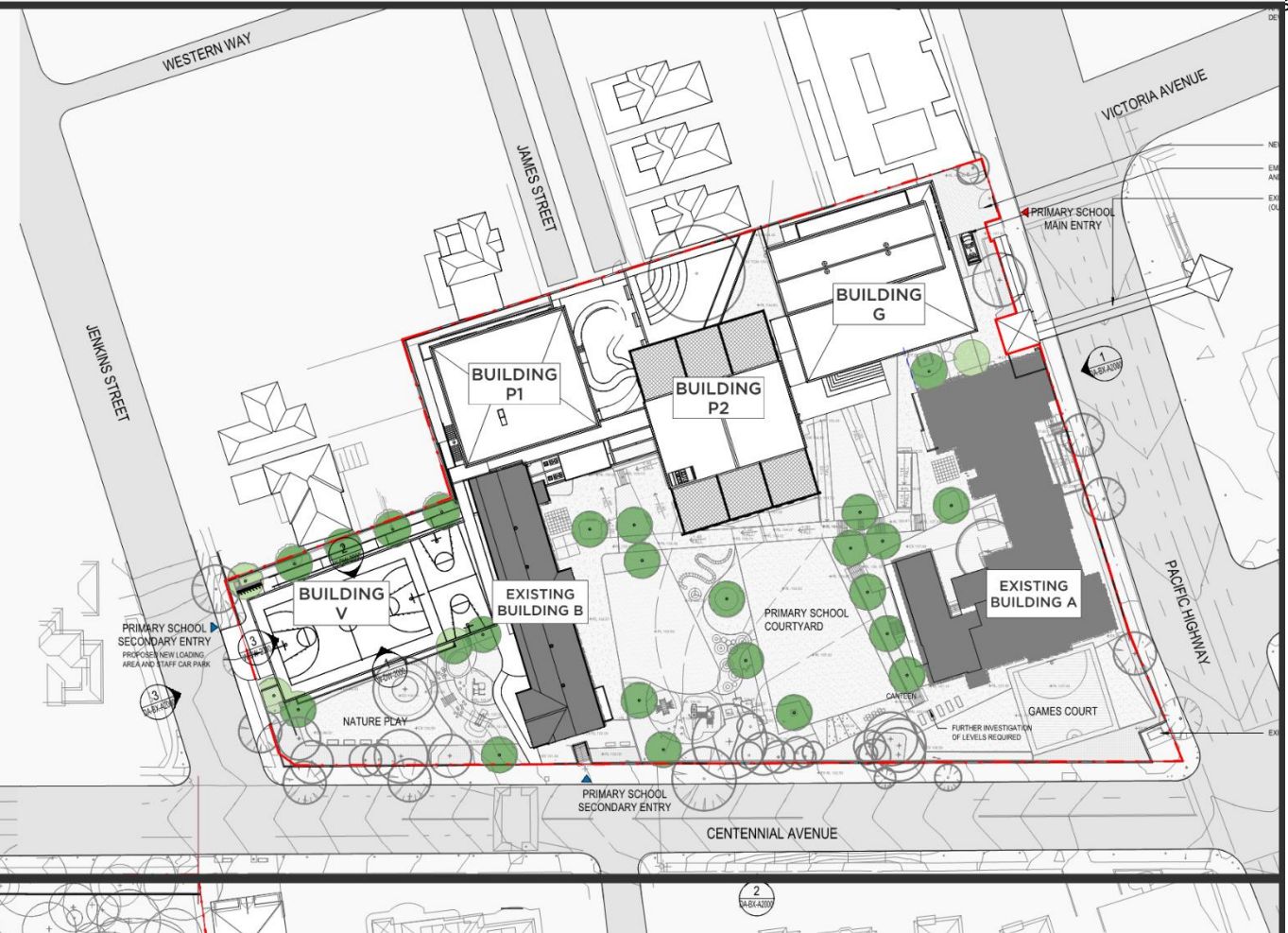
*The following diagrams display the staged handover of operational areas.  
More detailed diagrams displaying the site layout and setup relating to construction can be found in the CEMP,  
prepared under Condition D19 of the SSD 9483 Consent Conditions.*



# Public School

Located on the Pacific Highway, with additional access points from Centennial Avenue and Jenkins Street, the Public School SSDA works include:

- Building V
- Buildings P1 and P2
- Building G
- New landscaping and play spaces



# High School

Located on Centennial Avenue, with additional access points from De-Villiers Avenue, Eddy Road, Freeman Road and Oliver Road, the High School SSDA works include:

- Buildings S
- Building Q
- Building T
- New landscaping



# STAGE 1

Handover and Operation of Building V Sports Court & Adjacent Nature Play Area on the Public School

*All other areas will remain in current operational state or are construction area for SSDA works. Works underneath Sports Court excluded from handover and operation*





## STAGE 2

Handover and Operation  
of the Building A Access  
Ramp on the Public  
School

*All other areas will remain in current  
operational state or are construction area  
for SSDA works*





## STAGE 3

### Handover and Operation of the Central Landscaped Area on the Public School

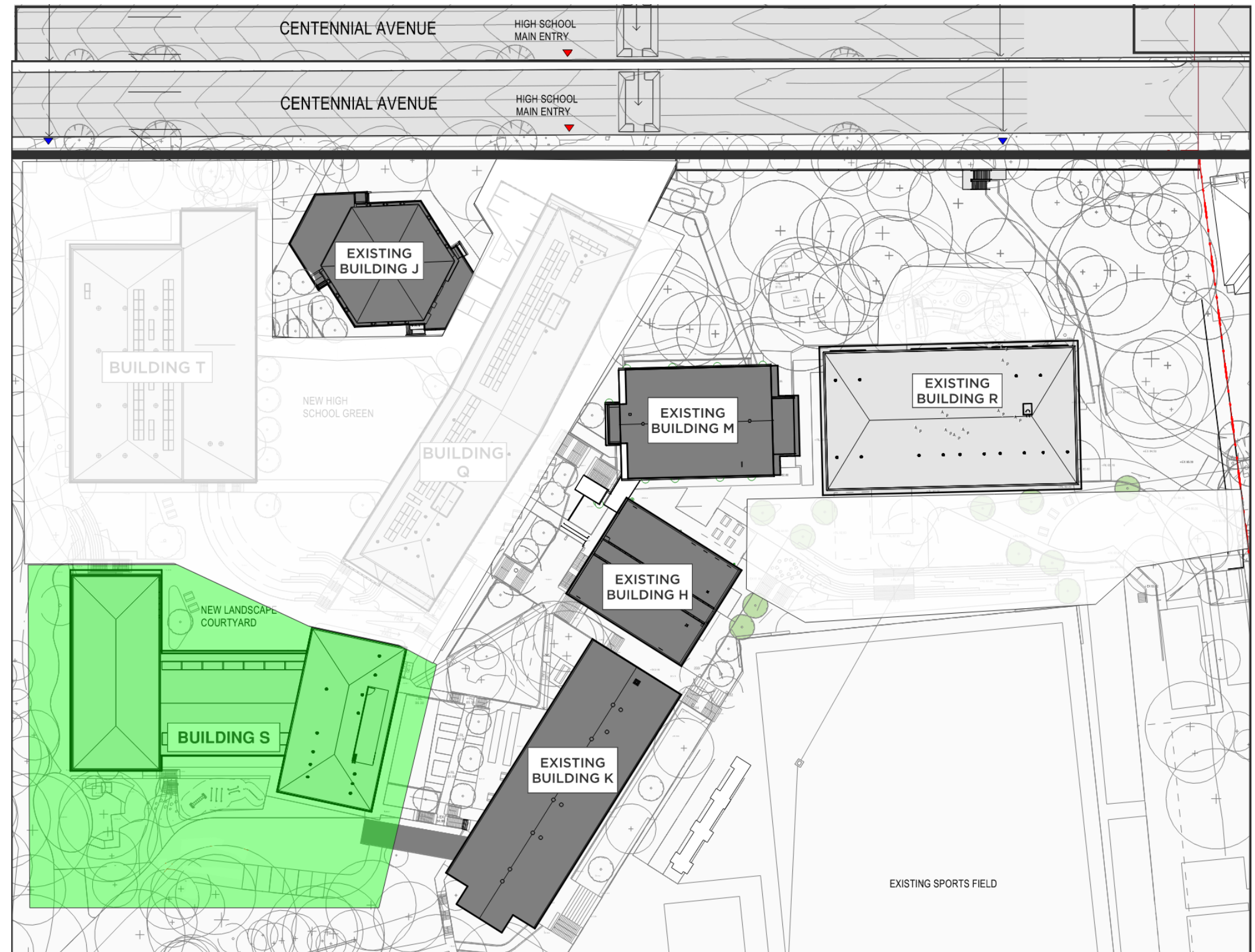
*All other areas will remain in current  
operational state or are construction area  
for SSDA works*



## STAGE 4

Handover and Operation  
of Building S & Adjacent  
Landscaping on the High  
School

*All other areas will remain in current  
operational state or are construction area  
for SSDA works*





## STAGE 5

### Handover and Operation of Buildings P1, P2 & Adjacent Landscaping on the Public School

*Includes Canteen & Amenities, included in Handover and Operation of Buildings P1 & P2 located in undercover areas within P1 footprint.*

*All other areas will remain in current operational state or are construction area for SSDA works*





## STAGE 6

Handover and Operation  
of Building G & Adjacent  
Landscaping on the  
Public School

*All other areas will remain in current  
operational state or are construction area  
for SSDA works*

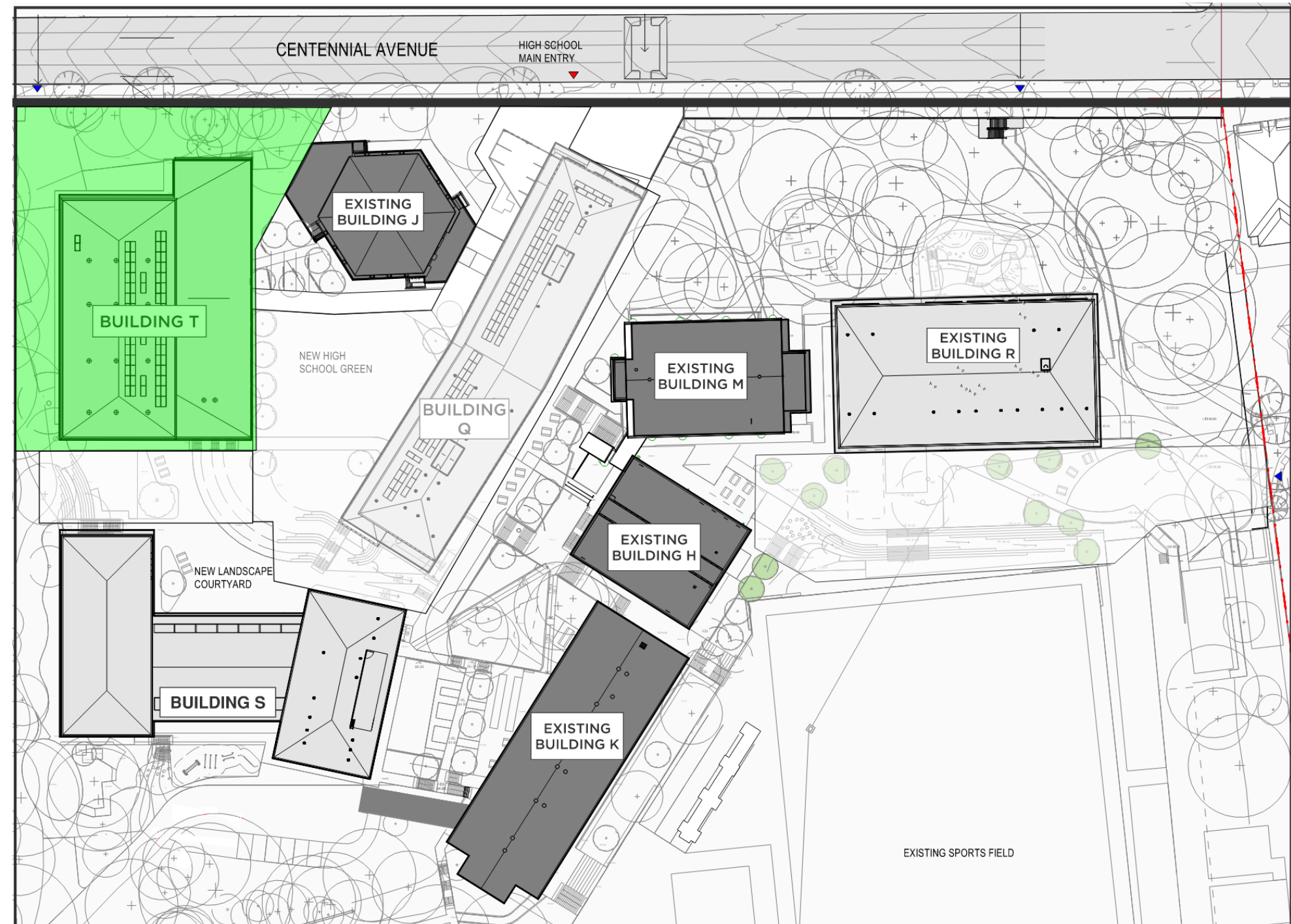




## STAGE 7

Handover and Operation  
of Building T & Adjacent  
Landscaping on the High  
School

*All other areas will remain in current  
operational state or are construction area  
for SSDA works*

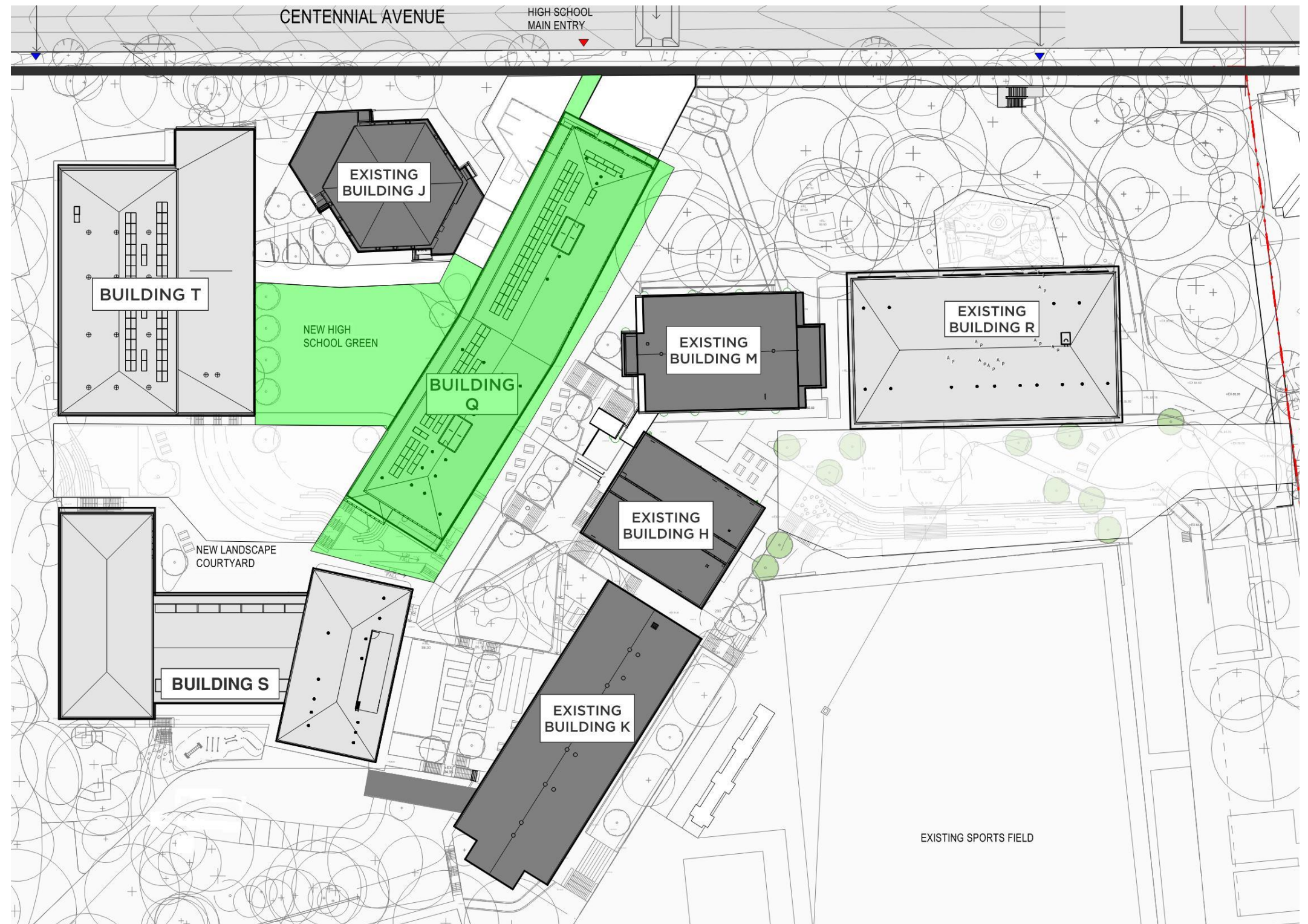




## STAGE 8

### Handover and Operation of Building Q on the High School with Adjacent Landscaping

*All other areas will remain in current operational state or are construction area for SSDA works.*





## STAGE 9

Final handover of Building V carpark and bicycle parking and landscaped space on the Public School.

*Includes additional Car and Bicycle Parking and End of Trip Facilities located in area underneath Sports Court identified as Building V at the Public School.*

*All other areas will remain in current operational state or are construction area for SSDA works.*

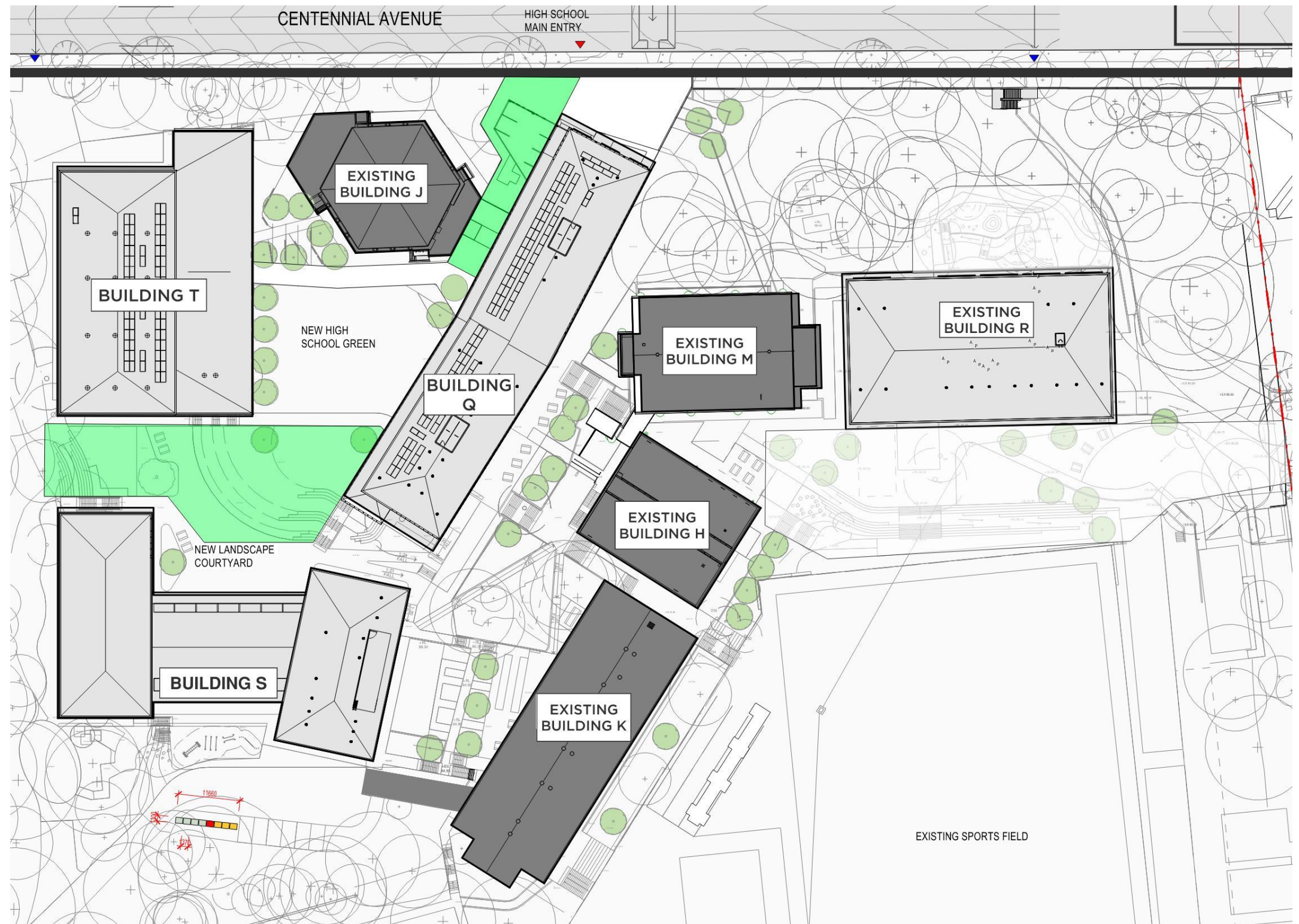




## STAGE 10

Handover and Operation of the tiered bleacher seating and additional landscaping spaces at the High School including final bicycle parking.

*All other areas will remain in current operational state or are construction area for SSDA works*





# Stage 11

Handover and operation of the North Oval Embankment landscape area on the High School.

*All other areas will remain in current operational state or are construction area for SSDA works.*

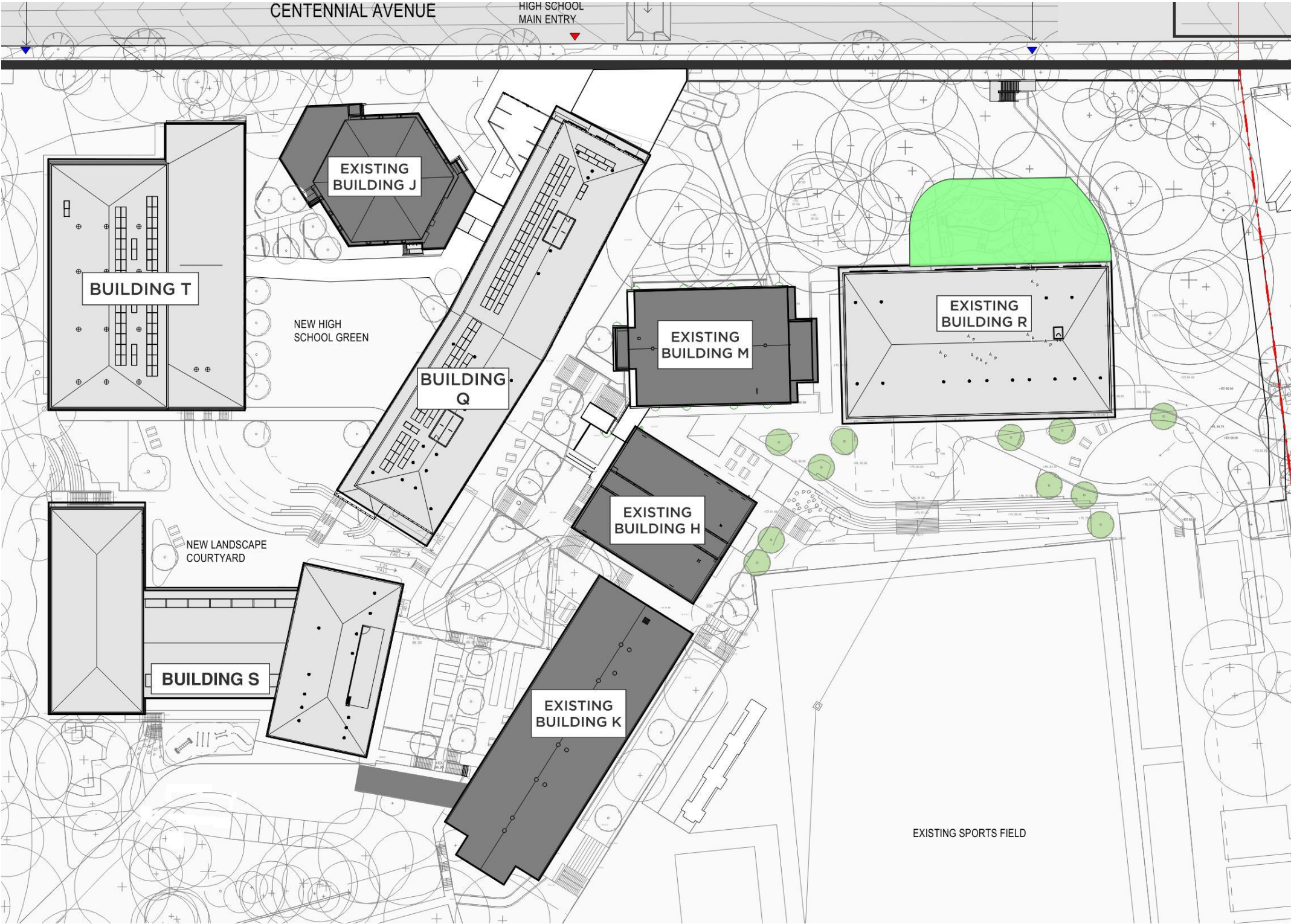




# Stage 12

Handover and operation of the SSU landscape area north of Building R on the High School.

*All other areas will remain in current operational state or are construction area for SSDA works.*





## Stage 13

Handover and operation of the final High School landscaping space North of Building Q.

*Finalised School Travel Plans initiated following completion of this stage of works.*

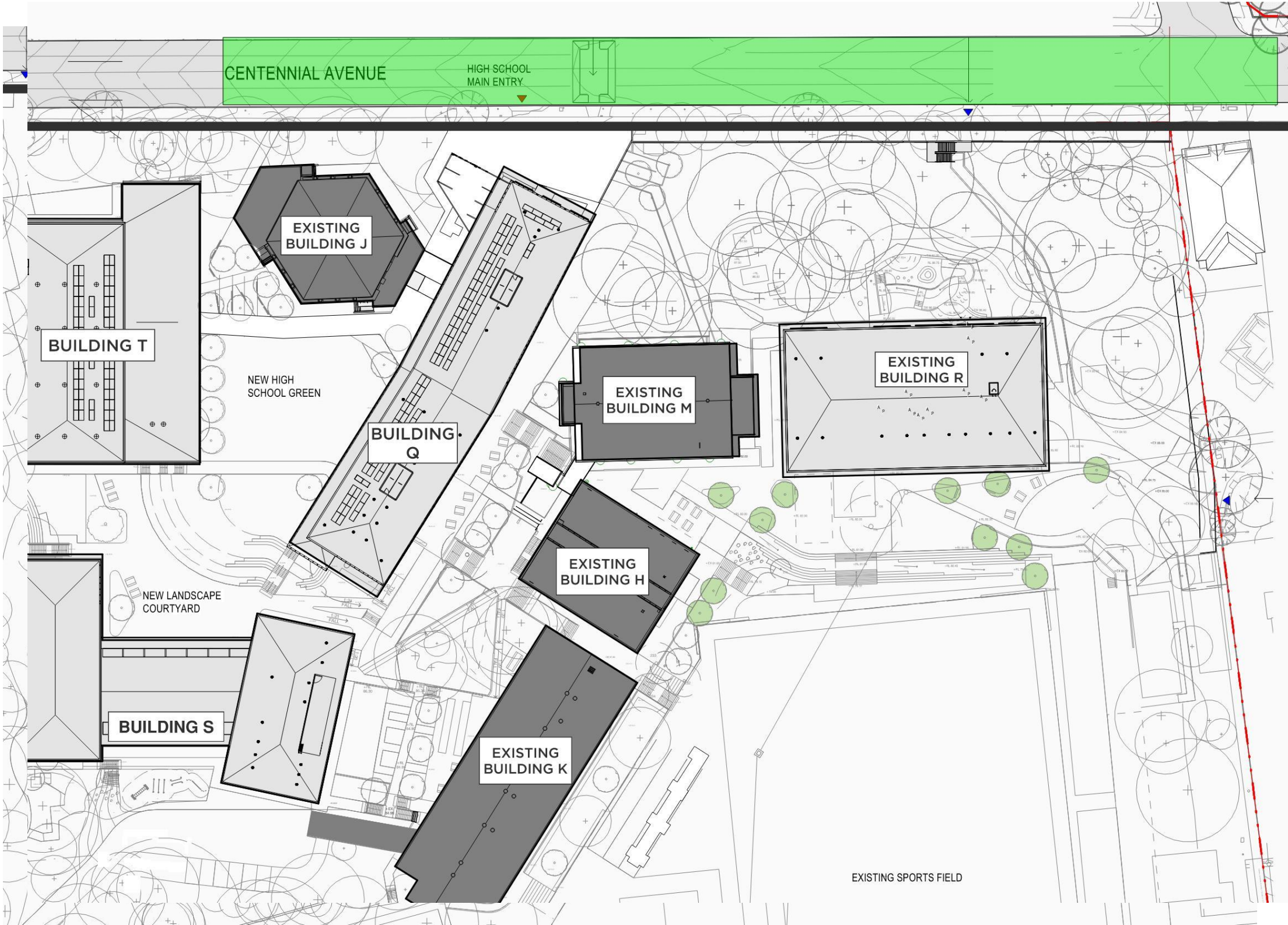




# Stage 14

Handover and operation of the Public Domain Works.

*This stage indicates the completion of all SSDA works.*



The Department of Education has identified relevant conditions in relation to construction and operational stages being proposed. These are outlined in the following:

- ***Appendix A –SSD 9483 Staging Report - Condition Compliance Table***

All conditions that require compliance prior to commencement of construction will be satisfied prior to construction commencement. There are no requests to defer compliance with any of these conditions.

Therefore, only staged operation is proposed and presented in this staging report.

Due to the required staging of operational areas, there are some conditions that have been identified as necessary to defer to various stages, which are highlighted in orange within Appendix A.

### 3 Management of Cumulative Impacts

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

To maintain separation between the operational school areas and the construction work area, the below strategies will be in place:

- The construction works will be isolated from the operational school areas at all times with the use of 2.1m tall (min) A Class hoardings. No operational safety issues will be introduced to the school communities as the construction work areas will be maintained as a completely separate environment in all instances.
- Access and egress paths servicing the operational school areas will be maintained throughout all construction.
- Hoardings will be modified as the operational handovers occur to ensure the construction area remains entirely separated from the operational school area.
- Construction vehicles will not need to traffic through the operational school areas.
- Weekly meetings will be held with the school community/stakeholders to communicate the upcoming construction works, including any operational handovers.





SSD 9483 Staging Report - Condition Compliance Table

Condition No.	Condition	Stage	Applicable Phase	Action	Staging - Justification/Comment		
	PART A ADMINISTRATIVE CONDITIONS						
Obligation to Minimise Harm to the Environment							
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	All	Throughout	Note	Applies to all stages		
Terms of Consent							
A2	The development may only be carried out:	All	Throughout	Note	Applies to all stages		
A2a	(a) in compliance with the conditions of this consent;						
A2b	(b) in accordance with all written directions of the Planning Secretary;						
A2c	(c) generally in accordance with the EIS and Response to Submissions;						
	(d) in accordance with the approved plans in the table below:						
Dwg No.	Rev					Name of Plan	Date
DA-AX-A0010	E					SSDA - Existing Site Plan	27/02/2020
DA-AX-A0032	E					SSDA - Proposed Site Plan	12/11/2020
DA-AX-A0050	E					SSDA - Lower Ground 2	12/11/2020
DA-AX-A0051	E					SSDA - Lower Ground 1	12/11/2020
DA-AX-A0052	E					SSDA - Ground Floor	12/11/2020
DA-AX-A0053	E					SSDA - Level 1	12/11/2020
DA-AX-A0054	E					SSDA - Level 2	12/11/2020
DA-AX-A0055	D					SSDA - Level 3	12/11/2020
DA-AX-A2000	E					Centennial Avenue - Street Elevations	12/11/2020
DA-AX-A2010	D					Centennial Avenue - Site Sections	12/11/2020
DA-AX-A2011	D					Centennial Avenue - Site Sections	12/11/2020
DA-AQ-A2000	D					Building Q - Elevations - Sheet 1	12/11/2020
DA-AQ-A2001	D					Building Q - Elevations - Sheet 2	12/11/2020
DA-AQ-A2100	C					Building Q - Sections - Sheet 1	12/11/2020
DA-AQ-A2101	C					Building Q - Sections - Sheet 2	12/11/2020
DA-AS-A2000	E					Building S - Elevations - Sheet 1	12/11/2020
DA-AS-A2001	E					Building S - Elevations - Sheet 2	12/11/2020
DA-AS-A2100	D					Building S - Section A - Sheet 1	12/11/2020
DA-AS-A2101	D					Building S - Section B & C - Sheet 2	12/11/2020
DA-AT-A2002	C					Building T Elevations	12/11/2020
DA-AT-A2011	C					Building T Sections	12/11/2020
DA-BX-A0010	D					Existing Site Plan	11/03/2020
DA-BX-A0021	A					Site Demolition Plan	11/03/2020
DA-BX-A0030	H					Site Plan Proposed (Final)	20/11/2020
DA-BX-A0042	F					SSDA - Lower Ground Floor 2	12/11/2020
DA-BX-A0043	F					SSDA - Lower Ground Floor 1	12/11/2020
DA-BX-A0044	F					SSDA - Ground Floor	12/11/2020
DA-BX-A0045	F					SSDA - Level 1	20/11/2020
DA-BX-A0046	F					SSDA - Level 2	20/11/2020
DA-BX-A0047	F					SSDA - Level 3	20/11/2020
DA-BX-A0048	F					SSDA - Level 4	20/11/2020
DA-BX-A0049	G					SSDA - Roof	20/11/2020
DA-BX-A2000	H					Street Elevations	20/11/2020
DA-BX-A2010	E					Site Sections	12/11/2020
DA-BG-A2002	C					Building G - Elevations	1/10/2020
DA-BG-A2011	C					Building G - Sections	1/10/2020
DA-BP-A1113	D					Building P1 + P2 Elevations	1/10/2020
DA-BP-A1114	D					Building P1 + P2 Elevations	1/10/2020
DA-BP-A1115	D					Building P1 + P2 Elevations	1/10/2020
DA-BP-A1116	D					Building P1 + P2 Sections	1/10/2020
Landscape Drawings prepared by Oculus							
Dwg No.	Rev					Name of Plan	Date
SD-XX-L0001	P3					Site Plan	11-Nov-20
SD-XX-L0002	P3					Legend & Material Schedule	11/11/2020
SD-XX-L0003	P3					Material Schedule	11/11/2020
SD-XX-L0004	P3					Master Plant Schedule	11/11/2020
SD-AX-L0501	P3					Tree Retention & Removal Plan	11/11/2020
SD-AX-L0502	P3					Tree Retention & Removal Plan	11/11/2020
SD-AX-L0503	P3					Tree Retention & Removal Plan	11/11/2020
SD-AX-L0504	P3					Tree Retention & Removal Plan	11/11/2020
SD-AX-L1001	P3	Surface Finishes and Materials	11/11/2020				
SD-AX-L1002	P3	Surface Finishes and Materials	11/11/2020				
SD-AX-L1003	P3	Surface Finishes and Materials	11/11/2020				
SD-AX-L1004	P3	Surface Finishes and Materials	11/11/2020				
SD-AX-L1301	P3	Grading Plan	11/11/2020				
SD-AX-L1302	P3	Grading Plan	11/11/2020				
SD-AX-L1303	P3	Grading Plan	11/11/2020				
SD-AX-L1304	P3	Grading Plan	11/11/2020				
SD-AX-L1501	P3	Planting Plan	11/11/2020				
SD-AX-L1502	P3	Planting Plan	11/11/2020				
SD-AX-L1503	P3	Planting Plan	11/11/2020				
SD-AX-L1504	P3	Planting Plan	11/11/2020				
SD-AX-L1701	P3	Fencing & Gates Plan	20/11/2020				
SD-AX-L2000	P3	Sections & Elevations	11/11/2020				
SD-AX-L2001	P3	Sections & Elevations	11/11/2020				
SD-AX-L2002	P3	Sections & Elevations	11/11/2020				
SD-BX-L0500	P4	Tree Retention & Removal Plan	20/11/2020				
SD-BX-L1001	P4	Surface Finishes Lower Ground 2	11/11/2020				
SD-BX-L1002	P4	Surface Finishes and Finishes Lower Ground 1	11/11/2020				
SD-BX-L1003	P5	Surface Finishes and Materials Upper Ground	20/11/2020				
SD-BX-L1004	P1	Surface Finishes and Materials - Building P2 L4	11/11/2020				
SD-BX-L1301	P4	Grading Plan Lower Ground LG2	11/11/2020				
SD-BX-L1302	P4	Grading Plan Lower Ground LG1	11/11/2020				
SD-BX-L1303	P5	Grading Plan Upper Ground	20/11/2020				
SD-BX-L1304	P1	Grading Plan Building P2 - Level 4	11/11/2020				
SD-BX-L1501	P4	Planting Plan Lower Ground LG2	11/11/2020				
SD-BX-L1502	P4	Planting Plan Lower Ground LG1	11/11/2020				
SD-BX-L1503	P5	Planting Plan Upper Ground	20/11/2020				
SD-BX-L1504	P1	Planting Plan Building P2 - Level 4	11/11/2020				
SD-BX-L1701	P3	Fencing & Gates Plan	20/11/2020				
SD-BX-L2000	P3	Sections & Elevations	11/11/2020				
SD-BX-L2001	P3	Sections & Elevations	11/11/2020				
DA-6000	A	Sections & Elevations Building P1	17-Sep-20				

A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	All	Throughout	Note	Applies to all stages
A3a	(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;				
A3b	(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and				
A3c	(c) the implementation of any actions or measures contained in any such document referred to in (a) above.				
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	All	Throughout	Note	Applies to all stages
Limits of Consent					
A5	This consent lapses five years after the date of consent unless work is physically commenced.	All	Throughout	Note	Applies to all stages
Prescribed Conditions					
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	All	Throughout	Note	Applies to all stages
Planning Secretary as Moderator					
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary’s resolution of the matter must be binding on the parties.	All	Throughout	Note	Applies to all stages
Evidence of Consultation					
A8	Where conditions of this consent require consultation with an identified party, the Applicant must:	All	Throughout	Note	Applies to all stages
A8a	(a) consult with the relevant party prior to submitting the subject document for information or approval; and				
A8b	(b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.				
Staging					
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation) unless otherwise approved by the Planning Secretary. <i>Note: Works may commence upon the Planning Secretary’s approval of a Staging Report and satisfaction of all relevant conditions.</i>	All	Throughout	Submit staging report 1 month prior to completion of Stage 1, which triggers first operational/occupied area.	All pre-commencement/pre-construction SSDA conditions will be satisfied prior to commencement of construction works.  Only staged operation is proposed.
A10	A Staging Report prepared in accordance with condition A9 must:	All	Throughout	Submit staging report 1 month prior to completion of Stage 1, which triggers first operational/occupied area.	All pre-commencement/pre-construction SSDA conditions will be satisfied prior to commencement of construction works.  Only staged operation is proposed.  Regardless of the potential cross over of staging, the staging report is to be updated to include that, the project will always remain compliant with the conditions of consent , where: 1. All conditions of consent will be satisfied as per the appended condition matrix as per the condition timings. 2. Site establishment will be maintained in a manner that maintains a safe environment for operational, construction and public domain components. 3. Compliance with BCA and Standards will be certified via Crown Completion Certificates.
A10a	(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;				
A10b	(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);				
A10c	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and				
A10d	(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.				
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	All	Throughout	Note	Applies to all stages
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	All	Throughout	Note	Applies to all stages
Staging, Combining and Updating Strategies, Plans or Programs					
A13	The Applicant may:	All	Throughout	Note	See specific strategy, plans or programs for detail
A13a	(a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);	All	Throughout	Note	See specific strategy, plans or programs for detail
A13b	(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and	All	Throughout	Note	See specific strategy, plans or programs for detail
A13c	(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	All	Throughout	Note	See specific strategy, plans or programs for detail
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	All	Throughout	Note	See specific strategy, plans or programs for detail
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	All	Throughout	Note	See specific strategy, plans or programs for detail
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	All	Throughout	Note	See specific strategy, plans or programs for detail
Structural Adequacy					

A17	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	All	Throughout	Note	Applies to all stages
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<b>External Walls and Cladding</b>					
<b>A18</b>	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	All	Throughout	Note	Applies to all stages
<b>Applicability of Guidelines</b>					
<b>A19</b>	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	All	Throughout	Note	Applies to all stages
<b>A20</b>	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	All	Throughout	Note	Applies to all stages
<b>Monitoring and Environmental Audits</b>					
<b>A21</b>	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non- compliance notification, Site audit report and independent auditing. Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.	All	Throughout	Note	Applies to all stages
<b>Access to Information</b>					
<b>A22</b>	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:	All	Pre-Construction	Upload all plans 48 hours prior	Applies to all stages
<b>A22a</b>	(a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant’s response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and	All	Pre-Construction	Upload all plans 48 hours prior	Applies to all stages
<b>A22b</b>	(b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.	All	Pre-Construction + Operation	Upload all plans 48 hours prior	Applies to all stages
<b>Compliance</b>					
<b>A23</b>	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	All	Throughout	Note	Applies to all stages
<b>Incident Notification, Reporting and Response</b>					
<b>A24</b>	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	All	Throughout	Note	Applies to all stages
<b>A25</b>	Subsequent notification must be given and reports submitted in accordance with the requirements set out in <b>Appendix 2</b> .	All	Throughout	Note	Applies to all stages
<b>Non-Compliance Notification</b>					
<b>A26</b>	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	All	Throughout	Note	Applies to all stages
<b>A27</b>	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	All	Throughout	Note	Applies to all stages
<b>A28</b>	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	All	Throughout	Note	Applies to all stages
<b>Revision of Strategies, Plans and Programs</b>					
<b>A29</b>	Within three months of:	All	Throughout	Note	Applies to all stages
<b>A29a</b>	(a) the submission of a compliance report under condition A32;				
<b>A29b</b>	(b) the submission of an incident report under condition A25;				
<b>A29c</b>	(c) the submission of an Independent Audit under condition C41 or C42;				
<b>A29d</b>	(d) the approval of any modification of the conditions of this consent; or				
<b>A29e</b>	(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.				
<b>A30</b>	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary and Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and Certifier for approval and information (where relevant) within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	All	Throughout	Note	Applies to all stages
<b>Compliance Reporting</b>					
<b>A31</b>	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	All	Operation	Note	Applies to all stages
<b>A32</b>	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	All	Operation	Note	Applies to all stages
<b>A33</b>	The Applicant must make each Compliance Report publicly available within 60 days of submitting it to the Planning Secretary.	All	Operation	Note	Applies to all stages
<b>A34</b>	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary’s satisfaction that an operational compliance report has demonstrated operational compliance.	All	Operation	Note	Applies to all stages

Condition No.	Condition	Stage	Applicable Phase	Action	Staging - Justification/Comment
	PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Improvements to Public School Residential Boundary Interface					
B1	Prior to the commencement of construction of Buildings P1 and P2, the Applicant must:				
B1a	(a) consult with the landowners of 1 James Street, 2 James Street, 1 Jenkins Street and 3 Jenkins Street, Chatswood about providing improvements to their private open space in order to mitigate any visual impacts from the new buildings; and	NA	Pre-Construction	Note	To be satisfied prior to commencement of construction.
B1b	(b) if the relevant landowner/s agrees for improvement works to be carried out on their property, the Applicant must prepare landscape plans including ongoing maintenance instructions prepared by a suitably qualified person; and	NA	Pre-Construction	Note	Condition is not triggered as relevant landowner/s did not request/agree to improvement works being carried out on their property under Condition B1(a).
B1c	(c) document the consultation strategy with the subject landowners in the Community Communication Strategy required under condition B14.	NA	Pre-Construction	Note	To be satisfied prior to commencement of construction.
B2	The improvement works detailed in condition B1 are limited to feasible and reasonable landscaping and fencing. Costs associated with providing these improvement works are to be borne by the Applicant. The landowner/s are responsible for any ongoing maintenance requirements (including any ongoing maintenance costs) of the improvement works.	All	Throughout	Note	Condition is not triggered as relevant landowner/s did not request/agree to improvement works being carried out on their property under Condition B1(a).
B3	Prior to the occupation of Buildings P1 and P2, the Applicant must submit evidence that condition B1 has been complied with to the Planning Secretary for approval.	4	Pre-occupation of Buildings P1 and P2.	Note	Evidence that Conditions B1a and B1c have been satisfied to be provided prior to occupation of Buildings P1 and P2. Condition B1(b) has not been triggered to evidence cannot be submitted.
Notification of Commencement					
B4	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	All	Pre-Construction & Pre- Operation	Note	All stages operation and occupation dates to be notified to DPIE as per Condition D1.
B5	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	All	Pre-Construction & Pre- Operation	Note	All stages operation and occupation dates to be notified to DPIE as per Condition D1.
Certified Drawings					
B6	Prior to the commencement of construction (excluding earthworks and demolition), the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	NA	Pre-Construction	Note	To be satisfied prior to commencement of construction. Submitted document will address entire development unless a modification or management plan review is required.
External materials and finishes					
B7	Prior to the commencement of construction (excluding earthworks and demolition), a schedule of external materials and finishes of all new buildings must be submitted to the Certifier and comply with the following:	NA	Pre-Construction	Note	To be satisfied prior to commencement of construction. Submitted document will address entire development.
B7a	(a) all external materials colours and finishes are to be predominantly neutral, recessive colours appropriate to the character of the area and compatible with the heritage listed items within the site and in the vicinity; and				
B7b	(b) all external building materials and finishes must reflect the appearance of the buildings shown in the renders included in the renders of Appendix 2 of the EIS and Attachment 2 of the Response to Submissions.				
External Walls and Cladding					
B8	Prior to the installation of external walls and cladding, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days.	NA	Prior to installation of external walls and cladding	Note	To be satisfied prior to installation of external walls and cladding. Submitted document will address entire development.
Heritage Photographic Survey					
B9	Prior to commencement of construction, a photographic survey of the Chatswood Primary School is to be lodged with Council for its historical archives. The photographic survey is to be submitted in a report format, and must include:	NA	Pre-Construction	Note	To be satisfied prior to commencement of construction. Submitted document will address entire development.
B9a	(a) a front cover marked with (i) the name/location of the property; (ii) the date of the survey; and (iii) the name of the company or persons responsible for the survey.				
B9b	(b) a layout plan of the existing buildings and site which identifies rooms and features shown in the photographs.				
B9c	(c) photographs of the interior, exterior, grounds and a streetscape view of the buildings, labelled to indicate their location in relation to the layout plan. Photographic records of each elevation, each room and any architectural/decorative features or finishes are to be included. Where colour is a feature of the building (for example, the building features stained glass, leadlight or polychrome brickwork), additional colour photographs are to be included in the photographic survey report.				
B10	Prior to the commencement of construction, documentary evidence from the Applicant confirming lodgement of the heritage photographic survey to Council is to be provided to the Certifier.	NA	Pre-Construction	Note	To be satisfied prior to commencement of construction. Submitted document will address entire development.
Internal Noise Levels and Ventilation					
B11	Prior to commencement of construction (excluding earthworks and demolition), the Applicant must provide evidence to the Certifier that the proposed building design:	NA	Pre-Construction	Note	To be satisfied prior to commencement of construction. Submitted document will address entire development.
B11a	(a) complies with specified internal noise criteria and recommended acoustic attenuation measures contained in the Acoustic Assessment Report (Ref: 6698-1.1R Rev A), dated 10 March 2020 and prepared by Day Design with certification provided by a suitably qualified acoustic consultant;				
B11b	(b) incorporates the installation of air conditioning systems with fresh air supply to classrooms that require doors and windows to be closed to achieve the internal noise criteria; and				
B11c	(c) certification by a suitably qualified person that all mechanical ventilation and exhaust systems comply with the National Construction Code including: (i) AS1668.1, AS1668.2 and AS3666.1 as applicable, and/or (ii) an alternative solution using an appropriate assessment method.				

Protection of Public Infrastructure					
B12	Prior to the commencement of construction, the Applicant must:	NA	Pre-Construction	Note	To be satisfied prior to commencement of construction. Submitted document will address entire development.
B12a	(a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;				
B12b	(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and				
B12c	(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.				
Pre-Construction Dilapidation Report					
B13	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, retaining walls, heritage items and Council assets that are likely to be impacted by the proposed works.	NA	Pre-Construction	Note	To be satisfied prior to commencement of construction. Submitted document will address entire development.
Community Communication Strategy					
B14	No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must:	NA	Pre-Construction	Note	To be satisfied prior to commencement of construction. Submitted document will address entire development.
B14a	(a) identify people to be consulted during the design and construction phases;				
B14b	(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;				
B14c	(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;				
B14d	(d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.				
Ecologically Sustainable Development					
B15	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:	NA	Pre-Construction	Note	To be satisfied prior to commencement of construction. Submitted document will address entire development.
B15a	(a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or				
B15b	(b) seeking approval from the Planning Secretary for an alternative certification process.				
Outdoor Lighting					
B16	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	NA	Prior to lighting installation	Note	To be satisfied prior to lighting installation. Submitted document will address entire development.
Demolition					
B17	Prior to the commencement of demolition, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	NA	Prior to demolition	Note	To be satisfied prior to commencement of demolition. Submitted document will address entire development.
Environmental Management Plan Requirements					
B18	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). Note: • The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval">https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</a> • The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.	All	Throughout	Note	Applies to all stages
Construction Environmental Management Plan					
B19	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following:	NA	Pre-Construction	Note	To be satisfied prior to commencement of construction. Submitted document will address entire development and be consistent with DPIE EMP Guidelines.
B19a	(a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (v) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B14;				
B19b	(b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;				
B19c	(c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;				
B19d	(d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B20);				
B19e	(e) Construction Noise and Vibration Management Sub-Plan (see condition B21); and				
B19f	(f) Construction Soil and Water Management Sub-Plan (see condition B23).				
B20	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:	NA	Pre-Construction	Note	To be satisfied prior to commencement of construction. Submitted document will address entire development and be consistent with DPIE EMP Guidelines.
B20a	(a) be prepared by a suitably qualified and experienced person(s);				
B20b	(b) be prepared in consultation with Council and TfNSW;				
B20c	(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;				
B20d	(d) detail heavy vehicle routes, access and parking arrangements;				
B20e	(e) implement a public information campaign to inform the community of any road changes well in advance of the changes;				
B20f	(f) confine temporary road closures to weekends and off-peak hour times;				
B20g	(g) prior to implementation of any road closure during construction, Council must be advised of these changes and a Traffic Control Plan must be submitted to Council for approval;				

B20h	(h) a Traffic Control Plan must include times and dates of changes, signage, road markings and any temporary traffic control measures; and
B20i	(i) construction access from the Pacific Highway is not permitted unless otherwise approved by TfNSW.

B20j	(j) a construction zone is not permitted on the Pacific Highway unless otherwise approved by TfNSW.				
B21	The <b>Construction Noise and Vibration Management Sub-Plan</b> must address, but not be limited to, the following:	NA	Pre-Construction	Note	To be satisfied prior to commencement of construction. Submitted document will address entire development and be consistent with DPIE EMP Guidelines.
B21a	(a) be prepared by a suitably qualified and experienced noise expert;				
B21b	(b) describe procedures for achieving the noise management levels in EPA’s <i>Interim Construction Noise Guideline</i> (DECC, 2009);				
B21c	(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;				
B21d	(d) include strategies that have been developed with the community for managing high noise generating works;				
B21e	(e) describe the community consultation undertaken to develop the strategies in condition B21(d);				
B21f	(f) include a complaints management system that would be implemented for the duration of the construction;				
B21g	(g) and include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B18.				
B22	The <b>Construction Waste Management Sub-Plan (CWMSP)</b> must address, but not be limited to, the procedures for the management of waste including the following:	NA	Pre-Construction	Note	To be satisfied prior to commencement of construction. Submitted document will address entire development and be consistent with DPIE EMP Guidelines.
B22a	(a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use;				
B22b	(b) information regarding the recycling and disposal locations; and				
B22c	(c) confirmation of the contamination status of the development areas of the site based on the validation results.				
B23	The Applicant must prepare a <b>Construction Soil and Water Management Sub-Plan (CSWMSP)</b> and the plan must address, but not be limited to the following:	NA	Pre-Construction	Note	To be satisfied prior to commencement of construction. Submitted document will address entire development and be consistent with DPIE EMP Guidelines.
B23a	(a) be prepared by a suitably qualified expert, in consultation with Council;				
B23b	(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;				
B23c	(c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the ‘Blue Book’;				
B23d	(d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);				
B23e	(e) detail all off-Site flows from the Site; and				
B23f	(f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI and 1 in 100- year ARI.				
B24	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:	NA	Pre-Construction	Note	To be satisfied prior to commencement of construction. Submitted document will address entire development and be consistent with DPIE EMP Guidelines.
B24a	(a) minimise the impacts of earthworks and construction on the local and regional road network;				
B24b	(b) minimise conflicts with other road users;				
B24c	(c) minimise road traffic noise; and				
B24d	(d) ensure truck drivers use specified routes.				
Construction and Staff Parking					
B25	Prior to the commencement of construction, the Applicant must submit a Construction Worker and Staff Transportation Strategy to the <b>Planning Secretary for approval</b> . A copy of the Strategy must be provided to the Certifier for information. The Construction Worker and Staff Transportation Strategy must:	NA	Pre-Construction	Note	To be satisfied prior to commencement of construction
B25a	(a) detail the provision of sufficient accessible parking facilities for school staff;				
B25b	(b) include details of other travel arrangements for school staff and construction workers in order to minimise demand for parking in nearby public and residential streets;				
B25c	(c) include measures to prevent construction workers and school staff from parking on the surrounding streets;				
B25d	(d) include details of on-site secure tool storage facilities for overnight use by construction workers at Chatswood Public School and Chatswood High School;				
B25e	(e) include a Complaint Management System for surrounding residents to report issues with school staff and/or construction workers using the local surrounding roads for parking and associated impacts on the availability of on-street parking for residents and visitors. The Complaint Management System must include a Complaints Register to be maintained recording information on all complaints received about construction worker and school staff parking and associated impacts on on-street car parking availability. The Complaint Management System must: (i) include: • a 24 hour toll-free telephone number for the registration of complaints; • a postal and email address to which written complaints and enquiries may be sent; • process of resolving complaints; • a mechanism for community members to make enquiries in common community languages in the area; and (ii) record the number of complaints received, nature of the complaints and how the complaint was resolved.				
Operational Noise – Design of Mechanical Plant and Equipment					
B26	Prior to installation of mechanical plant and equipment:	NA	Prior to installation of mechanical plant and equipment	Note	To be satisfied prior to installation of mechanical plant and equipment
B26a	(a) a detailed assessment of mechanical plant and equipment must be undertaken by a suitably qualified person demonstrating compliance with the noise criteria as recommended in Table 15 of the Acoustic Assessment Report (Ref: 6698-1.1R Rev A) dated 10 March 2020 and prepared by Day Design; and				
B26b	(b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the noise criteria identified in Table 15 of the Acoustic Assessment Report (Ref: 6698-1.1R Rev A) dated 10 March 2020 and prepared by Day Design.				
Biodiversity					
B27	Prior to the commencement of vegetation clearing, the class and number of ecosystem credits in the table below must be retired to offset the residual biodiversity impacts of the development.	NA	Prior to commencement of vegetation clearing		To be satisfied prior to commencement of vegetation clearing
B28	The requirement to retire credits in condition B27 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits, as calculated by the Biodiversity Offsets Payment Calculator.	NA	Prior to commencement of vegetation clearing		To be satisfied prior to commencement of vegetation clearing
B29	Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of condition B27 must be provided to the Planning Secretary prior to carrying out development that will impact on biodiversity values.	NA	Prior to commencement of vegetation clearing		To be satisfied prior to commencement of vegetation clearing
	A PCT as specific below				
	PCT 1237: Sydney Blue Gum – Blackbutt – Smooth-barked apple moist shrubby open forest on shale ridges of the Hornsby plateau, Sydney Basin Bioregion				
	PCT 1237: Sydney Blue Gum – Blackbutt – Smooth-barked apple moist shrubby open forest on shale ridges of the Hornsby plateau, Sydney Basin Bioregion				
B30	Prior to the commencement of development that will impact on biodiversity values, the class and number of species credits in the table below must be retired to offset the residual biodiversity impacts of the development.	NA	Prior to commencement of vegetation clearing		To be satisfied prior to commencement of vegetation clearing
B31	The requirement to retire credits in condition B30 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of species credits, as calculated by the Biodiversity Offsets Payment Calculator.	NA	Prior to commencement of vegetation clearing		To be satisfied prior to commencement of vegetation clearing
B32	Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of condition B30 must be provided to the Planning Secretary prior to carrying out development that will impact on biodiversity values.		Prior to		To be satisfied prior to



	Species credit	Number of Credits	IBRA subregion	NA	commencement of vegetation clearing		to be satisfied prior to commencement of vegetation clearing
	Magenta Lilly Pilly (Syzygium paniculatum	2	Anywhere in NSW				

Construction and Demolition Waste Management					
B33	Prior to the commencement of the removal of any waste material from the site, the Applicant must notify the TfNSW Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site.	NA	Prior to waste removal	Note	To be satisfied prior to waste removal
Operational Waste Storage and Processing					
B34	Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:	NA	Prior to construction of waste storage and processing areas	Note	To be satisfied prior to construction of waste storage and processing areas
B34a	(a) is constructed using solid non-combustible materials;				
B34b	(b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times;				
B34c	(c) includes a hot and cold water supply with a hose through a centralised mixing valve;				
B34d	(d) is naturally ventilated or an air handling exhaust system must be in place; and				
B34e	(e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.				
Construction Access arrangements					
B35	Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier:	NA	Pre-Construction	Note	To be satisfied prior to commencement of construction
B35a	(a) all vehicles must enter and leave the site in a forward direction;				
B35b	(b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2;				
B35c	(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed; and				
B35d	(d) no construction vehicle access is permitted from the Pacific Highway vehicular entrance unless otherwise approved in writing by TfNSW.				
Operational Access, Car Parking and Service Vehicle Arrangements					
B36	Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier:	NA	Prior to construction of operational parking and access facilities		To be satisfied prior to construction of operational parking and access facilities
B36a	(a) a minimum of 18 (Chatswood Public School) and 104 (Chatswood High School) on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and				
B36b	(b) the swept path of the largest service vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.				
Public Domain Works					
B37	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council including:	NA	Prior to footpath or public domain works.	Note	Prior to footpath or public domain works.
B37a	(a) removal of all redundant crossings together with any necessary works to reinstate the footpath, nature strip, kerb and gutter as required; and				
B37b	(b) addressing pedestrian management.				
B38	The Applicant must submit evidence of approval from Council for public domain works to the Certifier.				
Site Contamination					
B39	Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	NA	Pre-Construction	Note	To be satisfied prior to commencement of construction

Condition No.	Condition	Stage	Applicable Phase	Action	Staging - Justification/Comment
	PART C DURING CONSTRUCTION				
	Site Notice				
C1	A site notice(s):	All	Construction	Note	Applies to all construction
C1a	(a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;				
C1b	(b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;				
C1c	(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;				
C1d	(d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and				
C1e	(e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.				
	Operation of Plant and Equipment				
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	All	Construction	Note	Applies to all construction
	Demolition				
C3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B17.	All	Construction	Note	Applies to all construction
	Construction Hours				
C4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:	All	Construction	Note	Applies to all construction
C4a	(a) between 7am and 6pm, Mondays to Fridays inclusive; and				
C4b	(b) between 8am and 1pm, Saturdays.				
C4C	(c) No work may be carried out on Sundays or public holidays.				
C5	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours:	All	Construction	Note	Applies to all construction
C5a	(a) between 6pm and 7pm, Mondays to Fridays inclusive; and				
C5b	(b) between 1pm and 4pm, Saturdays.				
C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required:	All	Construction	Note	Applies to all construction
C6a	(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or				
C6b	(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or				
C6c	(c) where the works are inaudible at the nearest sensitive receivers; or				
C6d	(d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.				
C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	All	Construction	Note	Applies to all construction
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:	All	Construction	Note	Applies to all construction
C8a	(a) 9am to 12pm, Monday to Friday;				
C8b	(b) 2pm to 5pm Monday to Friday; and				
C8c	(c) 9am to 12pm, Saturday.				
	Implementation of Management Plans				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	All	Construction	Note	Applies to all construction
	Construction Traffic				
C10	All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must wholly enter the site or an approved on-street work zone before stopping.	All	Construction	Note	Applies to all construction
	Hoarding Requirements				
C11	The following hoarding requirements must be complied with:	All	Construction	Note	Applies to all construction
C11a	(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and				
C11b	(b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.				
	No Obstruction of Public Way				
C12	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	All	Construction	Note	Applies to all construction
	Construction Noise Limits				
C13	The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	All	Construction	Note	Applies to all construction
C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.	All	Construction	Note	Applies to all construction
C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	All	Construction	Note	Applies to all construction
	Vibration Criteria				
C16	Vibration caused by construction at any residence or structure outside the site must be limited to:	All	Construction	Note	Applies to all construction
C16a	(a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration -Effects of vibration on structures (German Institute for Standardisation, 1999)</i> ; and				
C16b	(b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).				
C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	All	Construction	Note	Applies to all construction
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B21 of this consent.	All	Construction	Note	Applies to all construction

Tree Protection						
C19	For the duration of the construction works:		All	Construction	Note	Applies to all construction
C19a	(a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;					
C19b	(b) all street trees immediately adjacent to the approved disturbance area / property boundaries must be protected at all times during construction in accordance with Council’s tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;					
C19c	(c) all trees on the site that are not approved for removal, including trees 84 and 95, must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessments (Ref: 18SYD-11012, v5 and 18SYD-11012, v6), dated 6 March and prepared by Eco Logical Australia; and					
C19d	(d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.					
Air Quality						
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.		All	Construction	Note	Applies to all construction
C21	During construction, the Applicant must ensure that:		All	Construction	Note	Applies to all construction
C21a	(a) exposed surfaces and stockpiles are suppressed by regular watering;					
C21b	(b) all trucks entering or leaving the site with loads have their loads covered;					
C21c	(c) trucks associated with the development do not track dirt onto the public road network;					
C21d	(d) public roads used by these trucks are kept clean; and					
C21e	(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.					
Imported Soil						
C22	The Applicant must:		All	Construction	Note	Applies to all construction
C22a	(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;					
C22b	(b) keep accurate records of the volume and type of fill to be used; and					
C22c	(c) make these records available to the Certifier upon request.					
Disposal of Seepage and Stormwater						
C23	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council’s stormwater drainage system or street gutter.		All	Construction	Note	Applies to all construction
Emergency Management						
C24	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.		All	Construction	Note	Applies to all construction
Stormwater Management System						
C25	Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must be designed by a suitably qualified and experienced person(s) and comply with the following:		NA	Construction	Note	To be satisfied within 3 months of the commencement of construction.
C25a	(a) comply with applicable Australian Standards and Part C.5 of Willoughby Development Control Plan 2006;					
C25b	(b) for the high school site, an on site detention (OSD) system with a minimum volume of 497m3 and permitted site discharge (PSD) of 342L/s, with a catchment area of 1.52ha of impervious area, covering the total area or otherwise to the satisfaction of Council;					
C25c	(c) for the public school site, an OSD system with a minimum volume of 356m3 and a PSD of 245L/s, with a catchment area of 1.09ha of impervious area or otherwise to the satisfaction of Council; and					
C25d	(d) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines.					
C26	Detailed design plans and hydraulic calculations for any changes to the stormwater drainage system on Pacific Highway must be submitted to TfNSW for approval within three months of the commencement of construction. <i>Note: The documentation must be sent to development.sydney@rms.nsw.gov.au. A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issues.</i>		NA	Construction	Note	To be satisfied within 3 months of the commencement of construction.
Road upgrade works						
C27	Within three months of commencement of construction, the Applicant must commence consultation with Council about the installation of roundabout(s) or other road upgrade works on Centennial Avenue (at the intersection of Jenkins Street and/or Edgar Street) in order to improve the safety and efficiency of drop-off/pick-up vehicle movements.		NA	Construction	Note	To be satisfied within 3 months of the commencement of construction.
C28	If following consultation required by condition C27, the installation of roundabout(s) or other road upgrade works is deemed necessary by Council, plans and specifications to Council’s requirements of the roundabout(s) must be submitted to Council for approval prior to the installation of the roundabout or other road upgrade works.		All	Throughout	Note	To be satisfied as required by condition C27
Unexpected Finds Protocol – Aboriginal Heritage						
C29	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW 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 Heritage NSW to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of Heritage NSW.		All	Throughout	Note	Applies to all construction
Unexpected Finds Protocol – Historic Heritage						
C30	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage NSW.		All	Throughout	Note	Applies to all construction
Waste Storage and Processing						
C31	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.		All	Throughout	Note	Applies to all construction
C32	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).		All	Throughout	Note	Applies to all construction
C33	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.		All	Throughout	Note	Applies to all construction
C34	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.		All	Throughout	Note	Applies to all construction
C35	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.		All	Throughout	Note	Applies to all construction
Outdoor Lighting						
C36	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.		All	Throughout	Note	Applies to all construction
Site Contamination						
C37	Remediation of the site must be carried out in accordance with the Remedial Action Plan (Ref: 55579/127236, Rev 0) prepared by JPS&G and dated 20 February 2020 and any variations to the Remedial Action Plan title approved by an NSW EPA-accredited Site Auditor) or the unexpected finds protocol prepared in accordance with condition B19(c).		All	Throughout	Note	Applies to all construction
C38	If work is to be carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).		All	Construction & Pre-Operation	Note	To be satisfied prior to operation of all stages. Interim Audit Advice will be issued prior to operation of any stage.
C39	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.		All	Throughout	Note	Applies to all construction

Independent Environmental Audit					
C40	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or commencement of an Independent Audit.	All	Construction & Operation	Note	Applies to all construction and operation unless ongoing operational audtis are ceased after approval from the Planning Secretary
C41	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	All	Construction & Operation	Note	Applies to all construction and operation unless ongoing operational audtis are ceased after approval from the Planning Secretary
C42	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 week’s notice to the Applicant of the date or timing upon which the audit must be commenced.	All	Construction & Operation	Note	Applies to all construction and operation unless ongoing operational audtis are ceased after approval from the Planning Secretary
C43	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:	All	Construction & Operation	Note	Applies to all construction and operation unless ongoing operational audtis are ceased after approval from the Planning Secretary
C43a	(a) review and respond to each Independent Audit Report prepared under condition C41 of this consent, or condition C42 where notice is given;	All	Construction & Operation	Note	Applies to all construction and operation unless ongoing operational audtis are ceased after approval from the Planning Secretary
C43b	(b) submit the response to the Planning Secretary; and				
C43c	(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.				
C44	Independent Audit Reports and the applicant/proponent’s response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	All	Construction & Operation	Note	Applies to all construction and operation unless ongoing operational audtis are ceased after approval from the Planning Secretary
C45	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary’s satisfaction that an audit has demonstrated operational compliance.	All	Construction & Operation	Note	Applies to all construction and operation unless ongoing operational audtis are ceased after approval from the Planning Secretary
Operational Readiness Work					
C46	Operational readiness work must not commence on site until the following details have been submitted to the Certifier:	All	Pre-Operation	Note	To be satisfied prior to operation of each stage.
C46a	(a) a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction (including construction access);				
C46b	(b) the maximum number of staff to be involved in operational readiness work on site at any one time;				
C46c	(c) arrangements to ensure the safety of school staff on the site, including how: (i) areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction; (ii) pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and				
C46d	(b) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site.				
C47	Operational readiness work must only be undertaken in accordance with the details submitted under condition C46 and the following requirements:	All	Pre-Operation	Note	To be satisfied prior to operation of each stage.
C47a	(a) no more than 30 (15 per school) staff are involved in operational readiness work on site at any one time;				
C47b	(b) no more than 10 (5 per school) vehicles must access the school related to the operational readiness work;				
C47c	(c) no students or parents are permitted on the site; and				
C47d	(d) the Applicant has implemented appropriate arrangements to ensure the safety of school staff on the site.				
Boundary retaining wall					
C48	If during construction works, the existing boundary retaining wall/s located on the Chatswood Public School site is damaged and/or requires rectification works, the Applicant must:	All	Throughout	Note	Applies to all construction
C48a	(a) submit to the Certifier structural drawings prepared by a suitably qualified practicing structural engineer detailing the required works to the retaining wall; and				
C48b	(b) submit evidence of consultation with the relevant adjoining landowner/s to the Planning Secretary.				
C49	All costs associated with repairing any damage or undertaking rectification works to the retaining wall required under condition C48 are to be borne by the Applicant.	All	Throughout	Note	Applies to all construction
Construction and Staff Parking					
C50	The Construction Worker and Staff Transportation Strategy prepared under condition B25 must be implemented and maintained for the duration of the construction works. The Strategy must be reviewed every three months during the construction phase to ensure it is satisfactorily reducing the impacts on the availability of on-street parking for residents and visitors. Evidence of the Strategy review and any required changes to the Strategy must be submitted to the Planning Secretary for approval.	All	Throughout	Note	To be satisfied prior to commencement of construction and reviewed every 3 months
C51	A copy of the Complaint Register maintained under condition B25 must be provided to the Planning Secretary upon request, within the timeframe stated in the request.	All	Throughout	Note	Applies to all construction

Condition No.	Condition	Stage	Applicable Phase	Action	Staging - Justification/Comment
	PART D PRIOR TO COMMENCEMENT OF OPERATION				
Notification of Occupation					
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	All	Pre-Operation	Note	To be satisfied at least one month prior to operation of each stage.
External Walls and Cladding					
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	4, 5, 6, 7,8	Pre-Operation	Note	To be satisfied prior to operation of Stages 4, 5, 6, 7 and 8.  Not applicable to Stages 1, 2, 3, 9-14 as there are no external walls/finishes/cladding being handed over for operation at the completion of these stages.
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	4, 5, 6, 7,8	Pre-Operation	Note	To be satisfied prior to operation of Stages 4, 5, 6, 7 and 8.  Not applicable to Stages 1, 2, 3, 9-14 as there are no external walls/finishes/cladding being handed over for operation at the completion of these stages.
Works as Executed Plans					
D4.	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	3, 4, 5, 6, 7, 8, 9, 10, 11, 13.	Pre-Operation	Note	To be satisfied prior to operation of Stages 3, 4, 5, 6, 7, 8, 9, 10, 11 and 13.  Not applicable to Stage 1, 2, 12 and 14 as there is no new drainage being installed, or modification of ground levels in the area being handed over for operation at the completion of these Stages.
Warm Water Systems and Cooling Systems					
D5.	The installation of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i> ) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings - Microbial control - Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	4, 5, 6, 7, 8	Pre-Operation	Note	To be satisfied prior to operation of Stages 4, 5, 6, 7, and 8  Not applicable to Stage 1, 2, 3, 9-14 as there is no warm water or cooling systems being handed over for operation at the completion of these Stages.
Outdoor Lighting					
D6.	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:	4,5,6,7 8,9, 11	Pre-Operation	Note	No operational outdoor lighting in stages 1-3, 10,12, 13,14.
D6a	(a) complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and				
D6b	(b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.				
Mechanical Ventilation					
D7.	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:	4, 5, 6, 7, 8	Pre-Operation	Note	To be satisfied prior to the operation of Stages 4, 5, 6, 7, 8.  Not applicable to Stages 1, 2, 3, 9-14 as there are no mechanical systems being installed in the area being handed over for operation at the completion of these Stages.
D7a	(a) <i>AS 1668.2-2012 The use of air-conditioning in buildings - Mechanical ventilation in buildings</i> and other relevant codes; and				
D7b	(b) any dispensation granted by Fire and Rescue NSW.				
Operational Noise - Design of Mechanical Plant and Equipment					
D8	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B26 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the maximum permitted noise criteria as recommended in Table 15 of the Acoustic Assessment Report (Ref: 6698-1.1R Rev A) dated 10 March 2020 and prepared by Day Design.	4, 5, 6, 7, 8	Pre-Operation	Note	To be satisfied prior to the operation of Stages 4, 5, 6, 7, 8.  Not applicable to Stages 1, 2, 3, 9-14 as there is no mechanical plant and equipment being installed in the area being handed over for operation at the completion of these Stages.
Fire Safety Certification					
D9	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	4, 5, 6, 7, 8	Pre-Operation	Note	To be satisfied prior to the operation of Stages 4, 5, 6, 7, 8.  Not applicable to Stages 1, 2, 3, 9-14 as there are no new buildings in the area being handed over for operation at the completion of these Stages.
Structural Inspection Certificate					
D10	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:	1, 4, 5, 6, 7, 8	Pre-Operation	Note	To be satisfied prior to the operation of Stages 1, 4, 5, 6, 7 and 8.  Not applicable to Stages 2, 3, 9-14, as there are no new buildings or refurbishments in the area being handed over for operation at the completion of these Stages.
D10a	(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				
D10b	(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.				



Compliance with Food Code					
D11	Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 <i>Design, construction and fit-out of food premises</i> and provide evidence of receipt of the certificate to the satisfaction of the Certifier.	5, 6, 8	Pre-Operation	Note	To be satisfied prior to operation of Stages 5, 6 and 8.  Not applicable to Stages 1, 2, 3, 4 , 7, 9, 10, 11, 12, 13 and 14 as there are no new food storage or preparation areas in the area being handed over for operation at the completion of these Stages.
Post-construction Dilapidation Report					
D12	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:	14	Pre-Operation	Note	To be satisfied prior to operation of Stage 14 as these are the last works associated with the development.  Not applicable to Stages 1-13 so that the post-construction dilapidation report can be of most benefit when comparing against the pre-construction dilapidation report.
D12a	(a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;				
D12b	(b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: (i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and (ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.				
D12c	(c) to be forwarded to Council for information.				
Protection of Public Infrastructure					
D13	Unless the Applicant and the applicable authority agree otherwise, the Applicant must:	All	Throughout	Note	Applies to all construction
D13a	(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and	All	Throughout	Note	Applies to all construction
D13b	(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. Note: This condition does not apply to any damage to roads caused as a result of general road usage.	All	Throughout	Note	Applies to all construction
Road Damage					
D14	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	14	Pre-Operation	Note	To be satisfied prior to completion of Stage 14, as these are the last works associated with the development.  Not applicable to Stages 1-13 so that condition intent is of most benefit to Council or relevant Public Authorities.  Will apply to all damage sustained throughout development.
Protection of Property					
D15	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	14	Pre-Operation	Note	To be satisfied prior to completion of Stage 14, as these are the last works associated with the development.  Not applicable to Stages 1-13 so that condition intent is of most benefit to property owners.
Road upgrade works					
D16	<b>Prior to the commencement of operation (unless otherwise agreed by the Planning Secretary),</b> the installation of roundabout(s) or other road upgrade works (if any) required by condition C28 must be completed to Council's requirements. Note: All works associated with the installation of roundabout(s) shall be at no cost Council.	14	Pre-Operation	Note	To be satisfied prior to completion of Stage 14, as these are the last works associated with the development.  Not applicable to Stages 1-13 as timeframe to meet Council's requirements requires that these works are handed over with Stage 14.
Bicycle Parking and End-of-Trip Facilities					
D17	Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:	11	Pre-Occupation	Note	To be satisfied prior to completion of Stage 11, as all bicycle parking and end of trip facilities will be delivered by this stage.  Not applicable to Stages 1-10 as all bike parking areas and end-of-trip facilities will not be constructed at that time.
D17a	(a) the provision of a minimum 60 bicycle parking spaces for Chatswood Public School for staff, students and visitors;				
D17b	(b) the provision of a minimum 84 bicycle parking spaces for Chatswood High School for staff, students and visitors;				
D17c	(c) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i> , and be located in easy to access, well-lit areas that incorporate passive surveillance;				
D17d	(d) the provision of end-of-trip facilities for staff; and				
D17e	(e) appropriate pedestrian and cyclist advisory signs are to be provided. Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.				

School Transport Plan					
D18	Prior to the commencement of operation, a School Travel Plan (STP), must be submitted to the satisfaction of the Planning Secretary. The plan must:	13	Pre-Occupation	Note	To be satisfied prior to completion of Stage 13, as this is following substantial handover of facilities for the Public School and the High School and Public Domain Works.  A Transport Access Guide will be available in 2023 to support enhanced use of Public Transport until the School Travel Plan is able to be implemented. School Capacity will not increase prior to hand over of the final stage.
D18a	(a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW;				
D18b	(b) include arrangements to promote the use of active and sustainable transport modes, including: (i) objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation); (ii) specific tools and actions to help achieve the objectives and mode share target of 16% reduction in car trips; (iii) measures to increase use of the Pacific Highway overhead bridge by staff and students including (but not limited to) installation of signage in consultation with Council and education / awareness program to promote use of the overhead bridge. (iv) details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.				
D18c	(c) include operational transport access management arrangements, including: (i) detailed pedestrian analysis including the identification of safe route options to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish; (ii) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.); (iii) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements; (iv) the location and operational management procedures for the drop-off and pick-up of students by buses and coaches including staff management/traffic controller arrangements; (v) delivery and services vehicle and bus access and management arrangements; (vi) management of approved access arrangements; (vii) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones; (viii) car parking arrangements and management associated with the proposed use of school facilities by community members; and				
D18d	(d) measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the plan; and				
D18e	(e) a monitoring and review program.				
Utilities and Services					
D19	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .	13	Pre-Operation	Note	To be satisfied prior to completion of Stage 13, and operation of entire development, as these are the last works associated with the development, excluding the Public Domain Works.  Not applicable to Stages 1-12 as Sydney Water will not provide S73 certificate until all works under the S73 NoR are completed. This will not be achievable until all works are completed.
Stormwater Operation and Maintenance Plan					
D20	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier along with evidence of compliance with the SOMP. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:	13	Pre-Operation	Note	To be satisfied prior to completion of Stage 13, and operation of entire development.  Not applicable to Stages 1-12 as the installation of the entire Stormwater system will not be finalised until this point in time.
D20a	(a) maintenance schedule of all stormwater quality treatment devices;				
D20b	(b) record and reporting details;				
D20c	(c) relevant contact information; and				
D20d	(d) Work Health and Safety requirements.				

Signage					
D21	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	9	Pre-Operation	Note	<p>To be satisfied prior to completion of Stage 9 when staff carpark is handed over.</p> <p>Not applicable to Stages 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13 and 14.</p>
D22	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	11	Pre-Operation	Note	<p>To be satisfied prior to completion of Stage 11 when all bicycle parking is complete.</p> <p>Not applicable to Stages 1-10 as the installation of bicycle parking will not be finalised until this stage.</p>
Operational Waste Management Plan					
D23	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:	1	Pre-Operation	Note	To be satisfied prior to operation of first operational area (Stage 1) and be applicable for all operational stages.
D23a	(a) detail the type and quantity of waste to be generated during operation of the development;				
D23b	(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i> , <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009);				
D23c	(c) detail the materials to be reused or recycled, either on or off site; and				
D23d	(d) include the Management and Mitigation Measures included in Appendix 30 of the EIS.				
Site Contamination					
D24	Prior to the commencement of operation, the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.	13	Pre-Operation	Note	<p>Interim audit advice will be provided prior to the commencement of occupation of stages 1-12 as per condition C38.</p> <p>D24 will be satisfied prior to completion of Stage 13, and operation of entire development.</p> <p>D24 will not be applicable to Stages 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 as remediation will not be completed until this point in time.</p>
Landscaping					
D25	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plans approved under condition A2.	13	Pre-Operation	Note	<p>To be satisfied prior to completion of Stage 13, and operation of entire development.</p> <p>Not applicable to Stages 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 as landscaping will not be finalised until this point in time.</p>
D26	Prior to the commencement of operation, the Applicant must submit a Landscape Management Plan to manage the revegetation and landscaping on-site, to the Certifier The plan must:	13	Pre-Operation	Note	<p>To be satisfied prior to completion of Stage 13, and operation of entire development.</p> <p>Not applicable to Stages 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 as landscaping will not be finalised until this point in time.</p>
D26a	(a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and				
D26b	(b) be consistent with the Applicant’s Management and Mitigation Measures at 3 in the EIS;				
Improvements to Public School Northern Boundary Interface					
D27	Prior to the commencement of operation, all improvement works required under condition B1 must be completed and evidence of completion submitted the Certifier.	13	Pre-Operation	Note	<p>If triggered, to be satisfied prior to completion of Stage 13, and operation of entire development.</p> <p>Not applicable to Stages 1-12 as development will not be entirely operational at these times.</p>

Condition No.	Condition	Stage	Applicable Phase	Action	Staging - Justification/Comment
	PART E POST OCCUPATION				
Out of Hours Event Management Plan					
E1.	Prior to the commencement of the first out of hours events (School Use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following:	All	Occupation	Note	To be satisfied prior to commencement of the first out of hours events (School Use) run by the school that involve 100 or more people
E1a	(a) the number of attendees, time and duration;				
E1b	(b) arrival and departure times and modes of transport;				
E1c	(c) where relevant, a schedule of all annual events;				
E1d	(d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);				
E1e	(e) details of the use of the school halls at the Public School and/or High School, where applicable, restricting use before 8am and after 10pm;				
E1f	(f) measures to minimise localised traffic and parking impacts; and				
E1g	(g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.				
E2.	The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.	All	Occupation	Note	Applicable to all stages
E3.	Prior to the commencement of out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following:	All	Occupation	Note	To be satisfied prior to commencement of the first out of hours events (Community Use) run by the external parties that involve 100 or more people
E3a	(a) the number of attendees, time and duration;				
E3b	(b) arrival and departure times and modes of transport;				
E3c	(c) where relevant, a schedule of all annual events;				
E3d	(d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);				
E3e	(e) details of the use of the school halls at the Public School and/or High School, where applicable, restricting use before 8am and after 10pm;				
E3f	(f) measures to minimise localised traffic and parking impacts; and				
E3g	(g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.				
E4.	The Out of Hours Event Management Plan (Community Use) must be implemented by the Applicant for the duration of the identified community event or use.	All	Occupation	Note	Applicable to all stages
Operation of Plant and Equipment					
E5.	All plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	All	Occupation	Note	Applicable to all stages
Warm Water Systems and Cooling Systems					
E6.	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires’ Disease.	All	Occupation	Note	Applicable to all stages
Community Communication Strategy					
E7.	The Community Communication Strategy, as submitted to the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	All	Occupation	Note	Applicable to all stages for a minimum of 12 months post construction
Environmental Management Plan					
E8.	Upon completion of remediation works, the Applicant must manage the site in accordance with the Environmental Management Plan approved by the Site Auditor under condition D24 and any on-going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997.	All	Occupation	Note	Applicable to all stages post completion of Stage 8.
Operational Noise Limits					
E9.	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits contained in the Acoustic Assessment Report (Ref: 6698-1.1R Rev A) dated, 10 March 2020 and prepared by Day Design.	All	Occupation	Note	Applicable to all stages
E10	The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the Acoustic Assessment Report (Ref: 6698-1.1R Rev A), dated 10 March 2020 and prepared by Day Design. 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.	14	Occupation	Note	To be satisfied post-occupation of Stage 14, which is the entire development.  This is to ensure that monitoring is assessing the entire development works.
Unobstructed Driveways and Parking Areas					
E11	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	All	Occupation	Note	Applicable to all stages
Pacific Highway operational vehicular entrance					
E12	During operation of the development, the Pacific Highway vehicular entrance must:	All	Occupation	Note	Applicable to all stages
E12a	(a) only be used by ambulance vehicles and service / delivery vehicles which are not larger than an ambulance vehicle; and				
E12b	(b) only be used by service / delivery vehicles outside of school hours.				
Vehicle Ingress and Egress					
E13	All vehicles are to enter and leave the site in a forward direction.	All	Occupation	Note	Applicable to all stages
E14	All vehicles must be wholly contained on site before being required to stop. Any gates must be located so as to allow the largest vehicle to be wholly within the site before stopping.	All	Occupation	Note	Applicable to all stages
School Transport Plan					
E15	The School Transport Plan required by condition D18 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	13	Occupation	Note	Applicable at the completion of Stage 13 once handover of majority of facilities including all bicycle parking is completed.
Ecologically Sustainable Development					
E16	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B15, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	14	Occupation	Note	Will be satisfied within six months of commencement of operation of Stage 14 (final operation for schools).
Outdoor Lighting					
E17	Notwithstanding condition D6, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	All	Occupation	Note	Applicable to all stages
Landscaping					

E18	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D25 for the duration of occupation of the development.	All	Occupation	Note	Applicable to all stages
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Hours of Operation for Waste Collection					
E19	Waste collection must be undertaken during the hours of 7:30am to 6pm Monday to Friday.	All	Occupation	Note	Applicable to all stages
Condition No.	Condition	Stage	Applicable Phase	Action	Staging - Justification/Comment
ADVISORY NOTES					
General					
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	All	Throughout	Note	Applies to all stages
Long Service Levy					
AN2	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	All	Throughout	Note	Applies to all stages
Legal Notices					
AN3	Any advice or notice to the consent authority must be served on the Planning Secretary.	All	Throughout	Note	Applies to all stages
Access for People with Disabilities					
AN4	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	All	Throughout	Note	Applicable to all stages
Utilities and Services					
AN5	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	All	Throughout	Note	Applicable to all stages
AN6	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	All	Throughout	Note	Applicable to all stages
Road Design and Traffic Facilities					
AN7	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	All	Throughout	Note	Applicable to all stages
Road Occupancy Licence					
AN8	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	All	Throughout	Note	Applicable to all stages
SafeWork Requirements					
AN9	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	All	Throughout	Note	Applicable to all stages
Hoarding Requirements					
AN10	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	All	Throughout	Note	Applicable to all stages
Handling of Asbestos					
AN11	The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 - 'Transportation and management of asbestos waste' must also be complied with.	All	Throughout	Note	Applicable to all stages
Speed limit authorisation					
AN12	At least eight weeks prior to the commencement of operation, the Applicant must submit the following details to TfNSW and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs:	14	Pre-Operation	Note	To be satisfied 8 weeks prior to completion of Stage 14, and operation of entire development.
AN12a	(a) a copy of the conditions of consent;				
AN12b	(b) the proposed school commencement/opening date;				
AN12c	(c) two sets of detailed design plans showing the following: (i) accurate Site boundaries; (ii) details of all road reserves, adjacent to the Site boundaries; (iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use; (iv) all existing and proposed pedestrian crossing facilities on the adjacent road network; (v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and (vi) all existing and proposed street furniture and street trees.				
Fire Safety Certificate					
AN13	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	All	Throughout	Note	Applicable to all stages
Written Incident Notification and Reporting Requirements					
1	A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A24 or, having given such notification, subsequently forms the view that an incident has not occurred.	All	Throughout	Note	Applicable to all stages
2	Written notification of an incident must:				
2a	(a) identify the development and application number;				
2b	(b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);				
2c	(c) identify how the incident was detected;				
2d	(d) identify when the applicant became aware of the incident;				
2e	(e) identify any actual or potential non-compliance with conditions of consent;				
2f	(f) describe what immediate steps were taken in relation to the incident;				
2g	(g) identify further action(s) that will be taken in relation to the incident; and				
2h	(h) identify a project contact for further communication regarding the incident.				
3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.				
4	The Incident Report must include:				
4a	(a) a summary of the incident;				
4b	(b) outcomes of an incident investigation, including identification of the cause of the incident;				
4c	(c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and				
4d	(d) details of any communication with other stakeholders regarding the incident				