

Staging Report

Darlington Public School
SSD 9914

February 2021



Education

Document Control

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Contents

1	Introduction	4
1.1	Project Overview	4
1.2	Details of Proposed Staging	5
2	Staging	10
3	Conditions	12
4	Management of Cumulative Impacts	13
5	Staging of Strategy, Plan or Program	14
6	Appendix 1 (Conditions)	16

1 Introduction

This Staging Report has been prepared by Mace Australia on behalf of the School Infrastructure NSW (SINSW) for Darlington Public School (SSD 9914). The Staging Report has been prepared in accordance with the conditions of the State Significant Development Approval SSD 9914.

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.

1.1 Project Overview

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

Darlington Public School (DPS) requires significant upgrade to cater for increasing student demand, to address facilities nearing end of life, and to provide a new and improved innovative learning environment.

The scope of the project includes the complete knockdown and rebuild of all buildings on site to provide facilities for up to 437 students plus a 60-child pre-school.

- 19 homebases
- Preschool
- Admin & staff facilities
- Library
- Hall/OSHC
- Canteen
- Landscaping and games court

1.1.1 Indicative Date of Commencement of Construction

The indicative date of commencement of construction is March 2021.

1.1.2 Submission to Planning Secretary for Approval.

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

The date of submission of the report is 22 February 2021.

1.2 Details of Proposed Staging

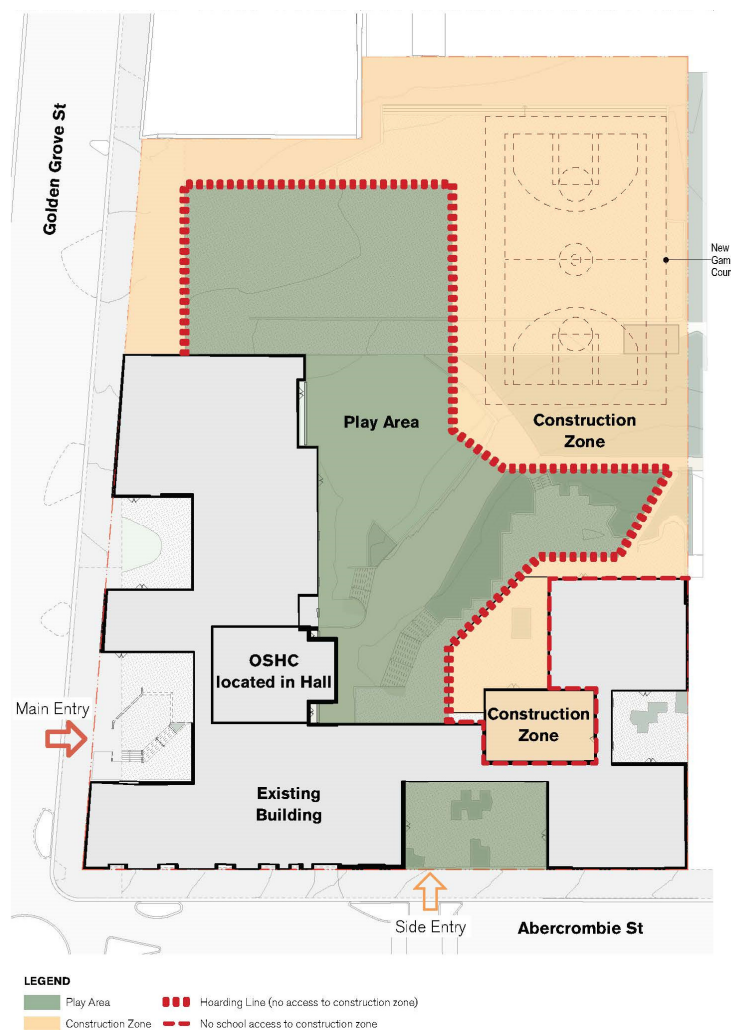
1.2.1 Construction

The staging of construction at the Darlington Public School is required to facilitate full completion of the school redevelopment while maintaining operation of school facilities during the course of construction works.

The SSD works will be delivered in two stages. The stages are sequential with no overlap.

An early works package is being delivered under separate Planning Approvals to provide additional play space during construction. Details of each stage as follows.

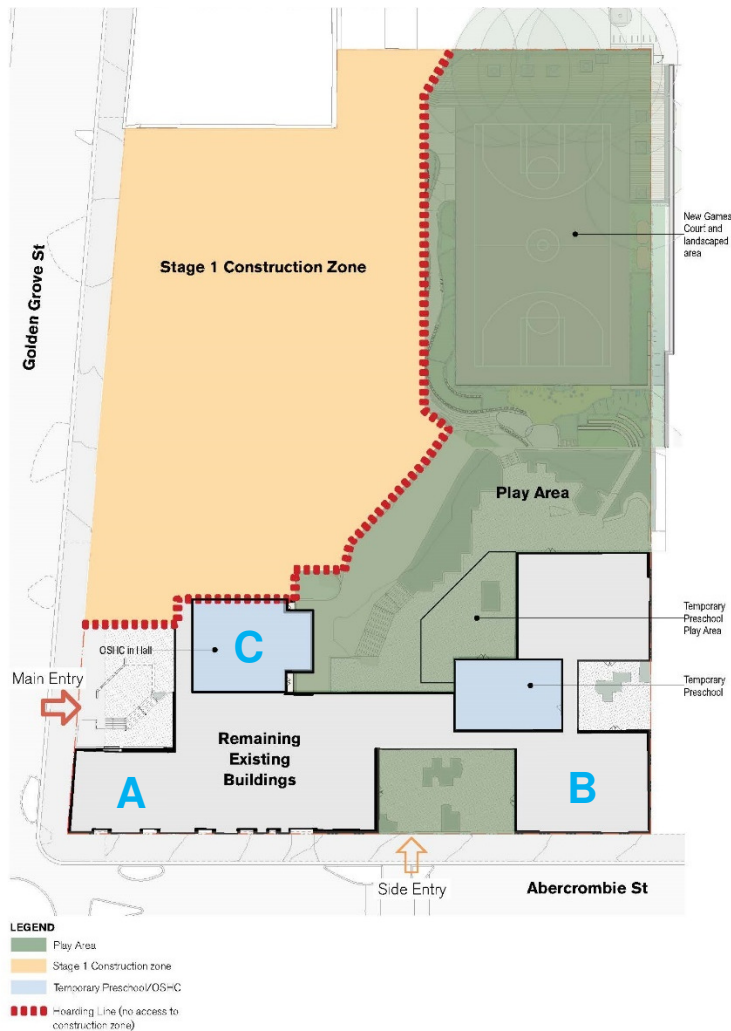
1.2.1.1 Early Works (separate Planning Approvals)



The early works involves the construction of a new games court in the North-East corner of the site, movement of pre-school into a temporary facility, movement of the 'out of school hours care' (OSHC), and demolition of Block C (excluding the existing Hall). The early works will be completed prior to commencement of Stage 1 of the SSD scope.

1.2.1.2 SSD Stage 1 – Upper Site Works

Darlington Public School will be operational within Buildings A & B, plus the usage of the existing Hall (which will be the only remaining section of Block C). Capacity during Stage 1 will be approximately 190 students. The existing entrances will be maintained but the main drop off location for Stage 1 will be along Abercrombie Street. The hoarding line to the north of the existing Hall - Block C (as shown in red dash above) will form the boundary of Stage 1.



A new Kiss & Drop will be constructed along Golden Grove Street in front of the Stage 1 zone.

The Stage 1 works include:

- Clearing of the site, including tree removal
- Site remediation
- Construction of the administration/library block on ground level
- Construction of the preschool block also on ground level
- Construction of two levels of homebases that will lay atop the two ground level blocks
- Construction of the services area fronting Golden Grove Street
- Landscaping for the preschool area and the remainder of the northern portion of the site to tie in the existing early works Games court
- Public domain works adjacent to Stage 1 work zone

1.2.1.3 SSD Stage 2 – Lower Site Works

During Stage 2, the school will move to the North half of the site that was completed during Stage 1. The capacity at this time will remain unchanged at approximately 190 students. The main entrance will change to the office entrance on Golden Grove Street. A Kiss & Ride area (installed during Stage 1) will service drop-offs along Golden Grove Street.



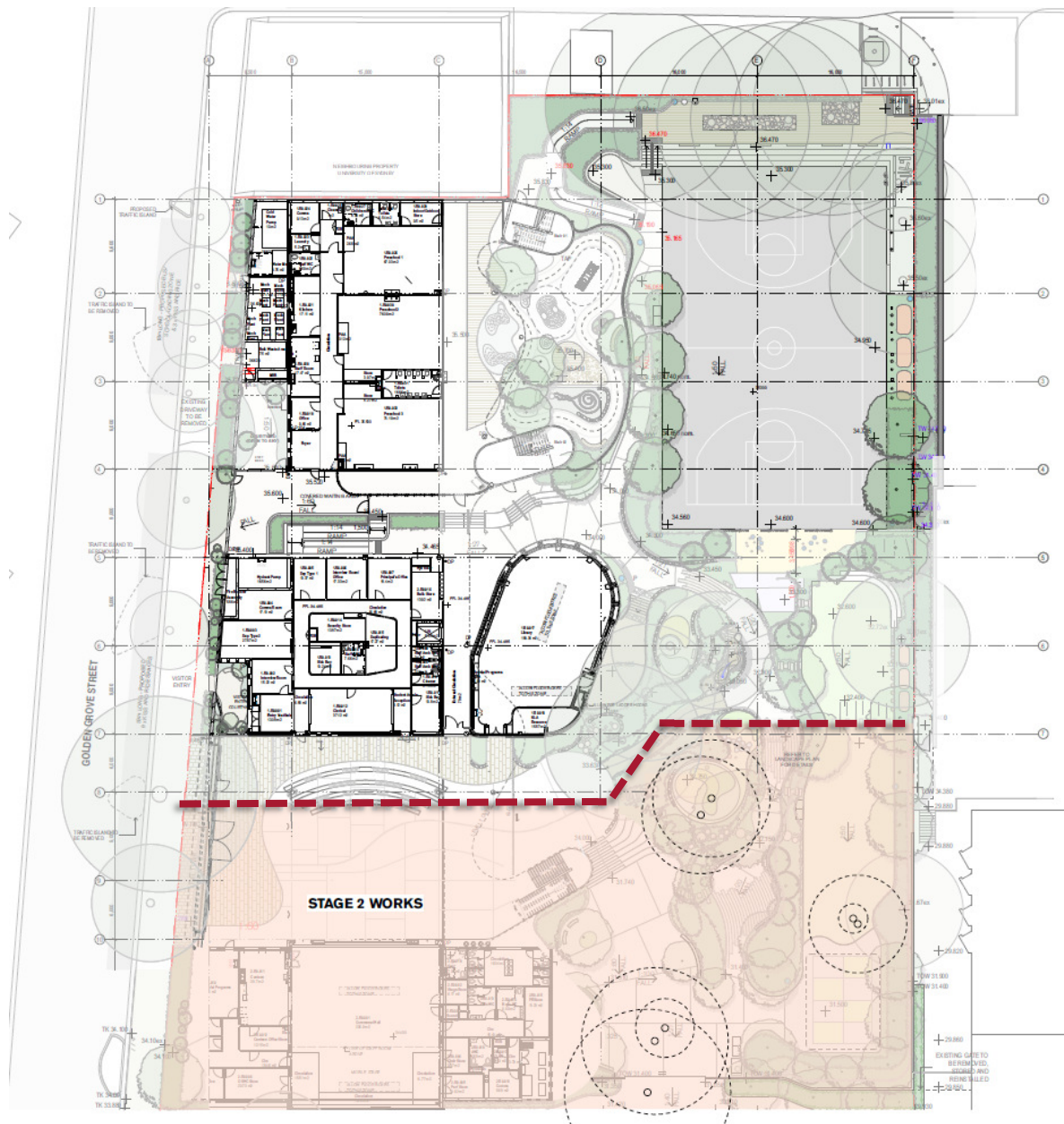
Site layout at commencement of Stage 2

Once the existing school operations have decanted into the new Stage 1 buildings, the Contractor will be given access to the Stage 2 site. The school will now operate as a live school environment in the upper site.

Stage 2 works include:

- Demolition of remainder of existing school
- Clearing of the site, including tree removal

- Landscaping to be completed following stage 2 demolition works (this landscape area, outlined in purple dashes above, will be handed over to the school early in order to provide maximum playspace to the students)
- Site remediation
- Construction of New Hall, canteen and associated areas
- Construction of Levels 1 & 2 of homebases connecting to the Stage 1 building
- COLA and outdoor landscaping areas
- Public domain works adjacent to Stage 2 work zone
- End of Stage 2 will also trigger lot consolidation into a single lot



Stage 2 layout following handover of the central landscape area

1.2.1.4 Electrical Staging

The current Electrical supply is via an overhead LV connection on Abercrombie Street. This supply is to be maintained during the project in order for both stages to have separate power. The decommissioning of the old supply will be done at the completion of Stage 2

and will require consolidation of the lots. The approved ASP3 design has a 12-month expiry date so the connection will need to be conducted within 12 months of the design approval. The new electrical supply will enter site via the North Western corner south of the IXL building.

1.2.1.5 Stormwater Staging

The site currently has 14 stormwater outlets to the kerb. Early Works and Stage 1 will maintain this arrangement without upgrade as agreed with City of Sydney Council.

Stage 2 will include installation of two OSD tanks and new connections to the Council stormwater system.

1.2.2 Operation

Occupation and operation of the buildings will be as per the completion dates provided in the Building Occupation Dates Table (Table 1) and Staging Schedule (Table 2). New buildings A1 and A2 will be handed over first with the completion of Stage 1. Block A3 will be handed over with the completion of Stage 2 and in turn completion of the development. A summary of the indicative occupational dates for each building are shown in the Building Occupation Dates Table (Table 1).

Table 1 – Building Occupation Dates

Stage	Building	Indicative Occupation Date
1	Building A1 & A2	Late February 22
2	Building A3	January 23

2 Staging

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

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

Table 2 – Staging Schedule

item	Area and activity (scope)	Duration	Relevant Stage	
1	Remediation and Earthworks (Building A1 & A2)	March 21	1	
2	Substructure (A1 & A2)	March 21 to April 21	1	
3	Superstructure (A1 & A2)	April 21 to July 21	1	
4	Envelope (A1 & A2)	July 21 to November 21	1	
5	Fit out (A1 & A2)	June 21 to December 21	1	
6	External Works (A1 & A2)	September 21 to December 21	1	
7	Commissioning and Handover	November 21 to February 22	1	
8	Stage 1 Occupation	February 2022	1	
9	Demolition (existing school)	March 2022		2
10	Remediation and Earthworks (Building A3)	March 2022		2
11	Central area External Works (landscaping only) and handover	March 22 to April 22		2
12	Substructure (A3)	March 22 to April 22		2
13	Superstructure (A3)	April 22 to July 22		2
14	Building Envelope (A3)	June 22 to October 22		2
15	Fit out (A3)	June 22 to November 22		2
16	External works (A3)	August 22 to November 22		2
17	Commissioning and Handover	October 22 to December 22		2
18	Stage 2 Occupation	January 2023		2

It is noted there may be some overlap of landscaping only at the completion of stage 1 in order to complete the transition zone (see diagram on page 7). As such, some flexibility is requested from the

Department to prevent the need to submit an updated staging report for small variations to landscape staging components. Notwithstanding this flexibility, the following will be achieved at all times throughout the duration of the development:

1. All conditions of consent will be satisfied as per the appended condition matrix.
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 and Crown Completion Certificates may be staged (as required) at the discretion of the Certifier.

3 Conditions

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

4 Management of Cumulative Impacts

Condition A10 (d) requires SINSW to identify whether the staging is likely to lead to cumulative impacts and how SINSW anticipates managing these.

The project will be developed and staged in accordance with the Environmental Impact Statement. Staging will minimise environmental impacts as compared to a single stage process which would completely compromise school operations. No cumulative impacts have been identified.

5 Staging of Strategy, Plan or Program

Condition A12 requires SINSW to identify whether a Strategy, Plan or Program is to be staged. Please refer to Appendix 1 for relationship of each strategy, plan or program to each respective stage/phase of the project.

Staged Items:

As identified in Appendix 1, the following items are deferred to Stage 2 as they do not apply to Stage 1 works or are relevant to final occupation only.

Table 3 – Conditions deferred to Stage 2

Item	Heading	Reason for Deferment
B10	Demolition Work Plans	No demolition works under Stage 1 scope; therefore demolition work plans will be submitted at Stage 2.
B21 & B22	Archaeological Inspection – Historic Archaeology	Condition relates to demolition and inspection in the south-west corner of the site. This area falls within the Stage 2 scope.
C50 & C51	Art Strategy	Condition relates to potential artwork to be installed on the building at the corner of Golden Grove and Abercrombie St. This building falls with the Stage 2 scope. The art strategy will be developed within 3 months of commencement of construction of Stage 2.
D11	Compliance with Food Code	The construction of the canteen falls within the Stage 2 scope.
D12, D13, D14, D15	Post Construction Dilapidation Report, Protection of Public Infrastructure, Road Damage & Protection of Property.	The final dilapidation report and any repairs should be completed only after all construction works (Stage 1 and Stage 2) are completed and will cover all stages.
D16	Bicycle Parking and End-of-Trip Facilities	The construction of these facilities falls with the Stage 2 scope.
D17, D18, D19	School Zones and Drop off/pick up facilities.	Due to ongoing construction access during Stage 2, the installation of school zone signage, markings etc will not be completed until the completion of Stage 2. It is noted that part of the new pick-up/drop-off facilities will be constructed during stage 1. There is also existing school zone signage, markings etc. which will service the school up until the completion of Stage 2.
D20	School Transport Plan	The School Transport Plan cannot be finalised until completion of Stage 2 works to ensure alignment with End-of-Trip facilities and School Zone changes.
D23	Signage	A digital signage board (if required) would be installed within Stage 2. No digital signage board is currently proposed.
D25	Signage	As the bicycle parking facility will be constructed in Stage 2, the associated signage will also be installed in Stage 2, not Stage 1.

Item	Heading	Reason for Deferment
D30	Heritage Interpretation Plan	HIP will apply to project completion and therefore shall be issued prior to final occupation in Stage 2
D32	Consolidation of Lots	Lot consolidation must be finalised before occupation of the works at the completion of Stage 2.
D33	Aboriginal Cultural Heritage	Recommendations set out in Section 7 of the Aboriginal Cultural Heritage Assessment Report will implemented across all stages. Evidence will be submitted to the Certifier prior to the operation of Stage 2.
E18	Install of Artworks	Condition relates to potential artwork to be installed on the building at the corner of Golden Grove and Abercrombie St. This building falls with the Stage 2 scope. Therefore within 12 months of the completion of the project (occupation of Stage 2) the contractor shall submit evidence of artwork installation.

6 Appendix 1 (Conditions)

Darlington Public School (SSD9914) Condition Responsibility Matrix

Date matrix last updated:	28/01/2021
Current phase of SSD development:	Consent Granted - 30/11/20
Anticipated date of construction commencement:	1/03/2021
Actual date of construction commencement:	tbc
Anticipated date of operation commencement:	Stage 1 - Early 2022
Actual date of operation commencement:	tbc

Order number	Part of Consent	Condition Number	Condition Heading	Condition(Compliance Requirements)	Timing	Actioned To	Staging	Staging Justification
	A	1	Obligation to Minimise Harm to the Environment	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Ongoing	Contractor for Construction works, Principal for Operations	1, 2	Condition applies to entire development .
	A	2	Terms of Consent	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table below: Architectural drawings prepared by fjmt studio Dwg No. - Rev - Name of Plan - Date DTPS-2050 - 04 - General Arrangement Plans Lower Ground Plan – S2 - 20/08/2020 DTPS-2051 - 05 - General Arrangement Plans Upper Ground Plan – S2 - 31/11/2020	Ongoing	Contractor	1, 2	Condition applies to entire development .
	A	3	Terms of Consent	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	Ongoing	Contractor for Construction works, Principal for Operations	1, 2	Condition applies to entire development .
	A	4	Terms of Consent	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). 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.	Ongoing	Contractor for Construction works, Principal for Operations	1, 2	Condition applies to entire development .
	A	5	Limits of Consent	This consent lapses five years after the date of consent unless work is physically commenced.	Ongoing	Principal	1, 2	Condition applies to entire development .
	A	6	Prescribed Conditions	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Ongoing	Contractor	1, 2	Condition applies to entire development .
	A	7	Planning Secretary as Moderator	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Ongoing	Principal	1, 2	Condition applies to entire development .
	A	8	Evidence of Consultation	Where conditions of this consent require consultation with an identified party, the Applicant must:	Ongoing	All	1, 2	Condition applies to entire development .
		8a	Evidence of Consultation	(a) consult with the relevant party prior to submitting the subject document for information or approval; and	Ongoing	All	1, 2	Condition applies to entire development .
		8b	Evidence of Consultation	(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.	Ongoing	All	1, 2	Condition applies to entire development .
	A	9	Staging	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 (unless otherwise agreed by the Planning Secretary) 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). Note: Works may commence upon the Planning Secretary's approval of the Staging Report and satisfaction of all relevant conditions.	1 month prior to construction	Contractor	1, 2	Staging report must be issued 1 month prior to commencement of Stage 1 and this shall cover all stages. Further submissions required only if amendments are made.
	A	10	Staging	A Staging Report prepared in accordance with condition A9 must:	1 month prior to construction	Contractor	1, 2	Staging report must be issued 1 month prior to commencement of Stage 1 and this shall cover all stages. Further submissions required only if amendments are made.
		10a	Staging	(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;	1 month prior to construction	Contractor	1, 2	Staging report must be issued 1 month prior to commencement of Stage 1 and this shall cover all stages. Further submissions required only if amendments are made.
		10b	Staging	(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);	1 month prior to construction	Contractor	1, 2	Staging report must be issued 1 month prior to commencement of Stage 1 and this shall cover all stages. Further submissions required only if amendments are made.
		10c	Staging	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and	1 month prior to construction	Contractor	1, 2	Staging report must be issued 1 month prior to commencement of Stage 1 and this shall cover all stages. Further submissions required only if amendments are made.
		10d	Staging	(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	1 month prior to construction	Contractor	1, 2	Staging report must be issued 1 month prior to commencement of Stage 1 and this shall cover all stages. Further submissions required only if amendments are made.
	A	11	Staging	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary	Ongoing	Contractor	1, 2	Condition applies to entire development .
	A	12	Staging	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.	Ongoing	Contractor	1, 2	Condition applies to entire development .

A	13	Staging, Combining and Updating Strategies, Plans or Programs	The Applicant may: (a)prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b)combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c)update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Ongoing	Contractor	1, 2	Condition applies to entire development .
A	14	Staging, Combining and Updating Strategies, Plans or Programs	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.	Ongoing	Contractor	1, 2	Condition applies to entire development .
A	15	Staging, Combining and Updating Strategies, Plans or Programs	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Ongoing	Contractor	1, 2	Condition applies to entire development .
A	16	Staging, Combining and Updating Strategies, Plans or Programs	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.	Ongoing	Contractor	1, 2	Condition applies to entire development .
A	17	Structural Adequacy	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	Ongoing	Contractor	1, 2	Condition applies to entire development .
A	18	External Walls and Cladding	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA	Ongoing	Contractor	1, 2	Condition applies to entire development .
A	19	Applicability of Guidelines	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Ongoing	Contractor	1, 2	Condition applies to entire development .
A	20	Applicability of Guidelines	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Ongoing	Contractor for Construction works, Principal for Operations	1, 2	Condition applies to entire development .
A	21	Monitoring and Environmental Audits	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. 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.	Ongoing	Contractor for Construction works, Principal for Operations	1, 2	Condition applies to entire development .
A	22	Access to Information	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:	48 hours prior to commencement of construction	Principal	1, 2	Condition applies to entire development .
	22a	Access to Information	(a)make the following information and documents (as they are obtained or approved) publicly available on its website: (i)the documents referred to in condition A2 of this consent; (ii)all current statutory approvals for the development; (iii)all approved strategies, plans and programs required under the conditions of this consent; (iv)regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v)a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi)a summary of the current stage and progress of the development; (vii)contact details to enquire about the development or to make a complaint; (viii)a complaints register, updated monthly; (ix)audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x)any other matter required by the Planning Secretary; and (b)keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.	48 hours prior to commencement of construction	Principal	1, 2	Condition applies to entire development .
	22b	Access to Information	(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.	Ongoing	Principal	1, 2	Condition applies to entire development .
A	23	Compliance	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development	Ongoing	Contractor for Construction works, Principal for Operations	1, 2	Condition applies to entire development .
A	24	Incident Notification, Reporting and Response	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.	Ongoing	Contractor	1, 2	Condition applies to entire development .
A	25	Incident Notification, Reporting and Response	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	Ongoing	Contractor	1, 2	Condition applies to entire development .
A	26	Non-Compliance Notification	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	Ongoing	Contractor	1, 2	Condition applies to entire development .
A	27	Non-Compliance Notification	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Ongoing	Contractor	1, 2	Condition applies to entire development .
A	28	Non-Compliance Notification	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Ongoing	Contractor	1, 2	Condition applies to entire development .
A	29	Revision of Strategies, Plans and Programs	Within three months of the following items; 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.	Ongoing	Contractor for Construction works, Principal for Operations	1, 2	Condition applies to entire development .
	29a	Revision of Strategies, Plans and Programs	(a)the submission of a compliance report under condition A32;	Ongoing	Contractor for Construction works, Principal for Operations	1, 2	Condition applies to entire development .
	29b	Revision of Strategies, Plans and Programs	(b)the submission of an incident report under condition A25;	Ongoing	Contractor for Construction works, Principal for Operations	1, 2	Condition applies to entire development .
	29c	Revision of Strategies, Plans and Programs	(c)the submission of an Independent Audit under condition C39 or C40;	Ongoing	Contractor for Construction works, Principal for Operations	1, 2	Condition applies to entire development .
	29d	Revision of Strategies, Plans and Programs	(d)the approval of any modification of the conditions of this consent; or	Ongoing	Contractor for Construction works, Principal for Operations	1, 2	Condition applies to entire development .
	29e	Revision of Strategies, Plans and Programs	(e)the issue of a direction of the Planning Secretary under condition A2 which requires a review,	Ongoing	Contractor for Construction works, Principal for Operations	1, 2	Condition applies to entire development .
A	30	Revision of Strategies, Plans and Programs	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	Ongoing	Contractor	1, 2	Condition applies to entire development .
A	31	Compliance Reporting	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Prior to commencement	Contractor for Construction works, Principal for Operations	1, 2	Condition applies to entire development .

A	32	Compliance Reporting	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.	Prior to commencement	Contractor for Construction works, Principal for Operations	1, 2	Condition applies to entire development .
A	33	Compliance Reporting	The Applicant must make each Compliance Report publicly available within 60 days of submitting it to the Planning Secretary.	Ongoing	Contractor for Construction works, Principal for Operations	1, 2	Condition applies to entire development .
A	34	Compliance Reporting	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.	Operation	Contractor for Construction works, Principal for Operations	1, 2	Condition applies to entire development .
B	1	Notification of Commencement	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.	48 hours prior to commencement of construction	Contractor	1	Must be submitted prior to commencement of any SSDA works.
B	2	Notification of Commencement	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	48 hours prior to commencement of construction	Contractor	1, 2	This condition will be satisfied prior to commencement of construction of all stages (where applicable).
B	3	Certified Drawings	Prior to the commencement of construction (excluding the demolition and removal of buildings, bulk earthworks and tree removal), 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.	Prior to construction (excluding earthworks)	Contractor	1, 2	This condition will be satisfied prior to commencement of construction of all stages (where applicable).
B	4	External Walls and Cladding	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 after the Certifier accepts it.	Prior to installation of walls and cladding	Contractor	1, 2	This condition will be satisfied prior to commencement of construction of all stages (where applicable).
B	5	Protection of Public Infrastructure	Prior to the commencement of construction, the Applicant must:	Prior to commencement	Contractor	1	Must be submitted prior to commencement of any SSDA works. Submitted document will address entire development.
	5a	Protection of Public Infrastructure	(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;	Prior to commencement	Contractor	1	Must be submitted prior to commencement of any SSDA works. Submitted document will address entire development.
	5b	Protection of Public Infrastructure	(b)prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	Prior to commencement	Contractor	1	Must be submitted prior to commencement of any SSDA works. Submitted document will address entire development.
	5c	Protection of Public Infrastructure	(c)submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	Prior to commencement	Contractor	1	Must be submitted prior to commencement of any SSDA works. Submitted document will address entire development.
B	6	Pre-Construction Dilapidation Report	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, heritage items and Council assets that are likely to be impacted by the proposed works.	Prior to commencement	Contractor	1	Must be submitted prior to commencement of any SSDA works. Submitted document will address entire development.
B	7	Community Communication Strategy	No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must:	48 hours prior to commencement of construction	Principal	1	Must be submitted prior to commencement of any SSDA works. Submitted document will address entire development.
	7a	Community Communication Strategy	(a)identify people to be consulted during the design and construction phases;	48 hours prior to commencement of construction	Principal	1	Must be submitted prior to commencement of any SSDA works. Submitted document will address entire development.
	7b	Community Communication Strategy	(b)set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	48 hours prior to commencement of construction	Principal	1	Must be submitted prior to commencement of any SSDA works. Submitted document will address entire development.
	7c	Community Communication Strategy	(c)provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	48 hours prior to commencement of construction	Principal	1	Must be submitted prior to commencement of any SSDA works. Submitted document will address entire development.
	7d	Community Communication Strategy	(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.	48 hours prior to commencement of construction	Principal	1	Must be submitted prior to commencement of any SSDA works. Submitted document will address entire development.
B	8	Ecologically Sustainable Development	Prior to the commencement of construction (excluding the demolition and removal of buildings, bulk earthworks and tree removal), unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:	Prior to construction (excluding earthworks)	Contractor	1	Must be submitted prior to commencement of any SSDA works. Submitted document will address entire development.
	8a	Ecologically Sustainable Development	(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	Prior to construction (excluding earthworks)	Contractor	1	Must be submitted prior to commencement of any SSDA works. Submitted document will address entire development.
	8b	Ecologically Sustainable Development	(b) seeking approval from the Planning Secretary for an alternative certification process.	Prior to construction (excluding earthworks)	Contractor	1	Must be submitted prior to commencement of any SSDA works. Submitted document will address entire development.

B	9	Outdoor Lighting	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.	Prior to commencement of lighting installation	Contractor	1, 2	This condition will be satisfied prior to commencement of lighting installation in all stages (where applicable).
B	10	Demolition	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.	Prior to commencement of demolition	Contractor	1,2	This condition will be satisfied prior to commencement of demolition for all stages (where applicable).
B	11	Environmental Management Plan Requirements	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: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval •The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.	Ongoing	Contractor	1, 2	Applies to all stages where EMP's are developed.
B	12	Construction Environmental Management Plan	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:	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
	12a	Construction Environmental Management Plan	(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 B7;	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
	12b	Construction Environmental Management Plan	(b)an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
	12c	Construction Environmental Management Plan	(c)an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
	12d	Construction Environmental Management Plan	(d)Construction Traffic and Pedestrian Management Sub-Plan (see condition B13);	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
	12e	Construction Environmental Management Plan	(e)Construction Noise and Vibration Management Sub-Plan (see condition B14);	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
	12f	Construction Environmental Management Plan	(f)Construction Soil and Water Management Sub-Plan (see condition B15);	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
	12g	Construction Environmental Management Plan	(g)Biodiversity Management Sub-Plan (see condition B16);	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
B	13	Construction Environmental Management Plan	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:	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
	13a		(a)be prepared by a suitably qualified and experienced person(s);	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
	13b		(b)be prepared in consultation with Council and TfNSW;	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
	13c		(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; and	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
	13d		(d)detail heavy vehicle routes, access and parking arrangements.	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
B	14	Construction Environmental Management Plan	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
	14a		(a)be prepared by a suitably qualified and experienced noise expert;	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
	14b		(b)describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
	14c		(c)describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.

		14d		(d)include strategies that have been developed with the community for managing high noise generating works;	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
		14e		(e)describe the community consultation undertaken to develop the strategies in condition B14;	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
		14f		(f)include a complaints management system that would be implemented for the duration of the construction; and	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
		14g		(g)include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B11.	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
B		15	Construction Environmental Management Plan	The Construction Soil and Water Management Sub-Plan (CSWMSP) must address, but not be limited to the following:	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
		15a		(a)be prepared by a suitably qualified expert, in consultation with Council;	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
		15b		(b)measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
		15c		(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';	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
		15d		(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);	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
		15e		(e)detail all off-Site flows from the Site; and	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
		15f		(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.	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
B		16	Construction Environmental Management Plan	The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following: (a)the mitigation measures and actions set out in the Biodiversity Development Assessment Report dated 12 May 2020 and prepared by Eco Logical Australia; and (b)additional mitigation measures and actions for Microbats set out in Table 2 of the supplementary letter dated 30 July 2020 and prepared by Eco Logical Australia.	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
B		17	Construction Environmental Management Plan	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
		17a	Construction Environmental Management Plan	(a)minimise the impacts of earthworks and construction on the local and regional road network;	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
		17b	Construction Environmental Management Plan	(b)minimise conflicts with other road users;	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
		17c	Construction Environmental Management Plan	(c)minimise road traffic noise; and	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
		17d	Construction Environmental Management Plan	(d)ensure truck drivers use specified routes.	Prior to commencement	Contractor	1, 2	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
B		18	Construction Parking	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary for information.	Prior to commencement	Contractor	1	To be submitted prior to commencement of any SSD works. May be submitted on staged basis where applicable.
B		19	Operational Noise – Design of Mechanical Plant and Equipment	Prior to installation of mechanical plant and equipment, a detailed assessment of mechanical plant and equipment must be undertaken by a suitably qualified person as recommended in the SSDA Acoustic Assessment dated 4 June 2020 and prepared by Acoustic Logic. Noise from mechanical plant and equipment must achieve no greater than background noise +5db.	Prior to installation of mechanical plant	Contractor	1, 2	This condition will be satisfied prior to commencement of installation of mechanical plant for all stages (where applicable).
B		20	Operational Noise – Design of Mechanical Plant and Equipment	Evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under B19 have been incorporated into the design	Prior to installation of mechanical plant	Contractor	1, 2	This condition will be satisfied prior to commencement of installation of mechanical plant for all stages (where applicable).
B		21	Archaeological Inspection–Historic Archaeology	Prior to the commencement of construction in the south-west corner of the site, evidence must be submitted to the Certifier that the following recommendations contained in the Historical Archaeological Assessment dated September 19 and prepared by Casey and Lowe are to be implemented:	Prior to commencement	Contractor	1, 2	This condition will be satisfied prior to commencement of construction in the south-west corner.

		21a	Archaeological Inspection– Historic Archaeology	(a)the site be inspected and tested by archaeologist after demolition;	Prior to commencement	Contractor	1, 2	This condition will be satisfied prior to commencement of construction in the south-west corner.
		21b	Archaeological Inspection– Historic Archaeology	(b)if relics are found then: (i)archaeological recording recommended in accordance with the Archaeological research design in section 6.0 of the Casey and Lowe Report; and (ii)ā report is to be prepared on the results of the archaeological program (including an analysis of the artefacts recovered from the study area) in accordance with Heritage Council guidelines.	Prior to commencement	Contractor	1, 2	This condition will be satisfied prior to commencement of construction in the south-west corner.
B		22	Archaeological Inspection– Historic Archaeology	Historical archaeological testing and inspection required under condition B21 must be undertaken by a suitably qualified and experienced professional. Any salvage excavation is to be undertaken in accordance with the requirements of Heritage NSW and section 6 of the Historical Archaeological Assessment.	Ongoing	Contractor	1, 2	Condition relates to demolition and inspection in the south-west corner of the site.
B		23	Biodiversity	Prior to the commencement of vegetation clearing, the class and number of ecosystem credits in the table below must be retired to offset the residual biodiversity impacts of the development.	Prior to commencement	Contractor	1, 2	Credits calculated for the whole site to be paid prior to vegetation clearing.
B		24	Biodiversity	The requirement to retire credits in condition B22 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.	Prior to commencement	Contractor	1, 2	Credits calculated for the whole site to be paid prior to vegetation clearing.
B		25	Biodiversity	Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of condition B22 must be provided to the Planning Secretary prior to carrying out development that will impact on biodiversity values. A PCT as specified below - PCT 1281 Turpentine – Grey Ironbark open forest on shale in the lower Blue Mountains, Sydney Basin Bioregion Number of Credits - 2 In the below IBRA subregions - Sydney Basin IBRA region and Cumberland subregion	Prior to commencement	Contractor	1, 2	Credits calculated for the whole site to be paid prior to vegetation clearing.
B		26	Construction and Demolition Waste Management	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.	Prior to commencement	Contractor	1, 2	Condition applies to entire development .
B		27	Operational Waste Storage and Processing	Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area: (a)is constructed using solid non-combustible materials; (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; (c)includes a hot and cold water supply with a hose through a centralised mixing valve; (d)is naturally ventilated or an air handling exhaust system must be in place; and (e)includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.	Prior to commencement of construction of waste storage and processing areas	Contractor	1	Waste storage and processing areas relevant to Stage 1 only
B		28	Construction Access arrangements	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: (a)all vehicles must enter and leave the Site in a forward direction; (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; and (c)the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.	Prior to commencement	Contractor	1	This condition will be satisfied entirely prior to commencement of stage 1 works.
B		29	Public Domain Works	Prior to the commencement of construction of any footpath or public domain works, a Public Domain Works Deposit must be submitted to Council as an unconditional bank guarantee or insurance bond as per Council's Performance Bond Policy in favour of Council as security for completion of the obligations under this consent (Guarantee). The Guarantee amount will be determined in accordance with Council's adopted fees and charges and the Public Domain Manual and other relevant Council policy. The amount will be based on the approved works. The Guarantee will be retained in full until all Public Domain works, including rectification of damage to the public domain, are completed to Council's standards and approval and the required certifications, warranties and works-as executed documentation are submitted and approved by Council in writing. Upon obtaining Council's approval, 90% of the security will be released and 10% will be retained for the duration of the specified Defects Liability Period.	Prior to commencement of public domain works	Contractor	1, 2	To be satisfied prior to any public domain works where applicable.
B		30	Public Domain Works	Prior to the commencement of public domain works, a detailed Public Domain Plan must be prepared by a suitably qualified architect, urban designer, landscape architect or engineer and must be lodged with Council's Public Domain Section and be approved by Council. The Public Domain Plan must document: (a)ā set of hold points for approved public domain, civil and drainage work in accordance with the Council's Public Domain Manual and Sydney Streets Technical Specification;	Prior to commencement of public domain works	Contractor	1, 2	To be satisfied prior to any public domain works where applicable.
		30a	Public Domain Works	(b)all works required to ensure that the public domain complies with the City of Sydney's Public Domain Manual, Sydney Streets Code and Sydney Streets Technical Specification, including requirements for road pavement, footway pavement, kerb and gutter, drainage, vehicle crossovers, signage and other public domain elements; and (c)āny approved or amended Alignment Levels if applicable.	Prior to commencement of public domain works	Contractor	1, 2	To be satisfied prior to any public domain works where applicable.
		30b	Public Domain Works	Note: All works to Council's public domain, including rectification of identified defects, are subject to a 6-month defects liability period from the date of final completion. The date of final completion will be nominated by Council on the Certificate of Practical Completion for public domain works.	Prior to commencement of public domain works	Contractor	1, 2	To be satisfied prior to any public domain works where applicable.
B		31	Site Contamination	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.	Prior to commencement	Contractor	1	To be satisfied prior to construction of any works in Stage 1.
B		32	Hazardous Materials and Asbestos Management Plan	Prior to the commencement of construction, a Hazardous Materials and Asbestos Management Plan prepared by a suitably qualified and experienced consultant must be submitted to the satisfaction of the Certifier. The plan must: (a)comply with the recommendations of the Hazardous Materials Survey prepared by Douglas Partners and dated 20 April 2018; (b)apply to the entire site (the entirety of existing Lot 100 DP 623500 and Lot 592 DP 752049); and (c)include arrangements and procedures to be implemented prior to and during construction as well as on an ongoing operational basis.	Prior to commencement	Contractor	1	To be satisfied prior to construction of any works in Stage 1.
B		33	Archival recording	Prior to the commencement of construction and while the school is operational, or alternative timing as agreed to in writing by the Planning Secretary, a photographic archival record of the external and internal areas of the school must be made in accordance with the recommendations contained in the Heritage Impact Statement prepared by GML Heritage and dated June 2020. The archival recording must be prepared in accordance with the NSW Heritage Branch guidelines titled Photographic Recording of Heritage Items using Film or Digital Capture. The record must include views from key vantage points.	Prior to commencement	Principal	1	Archival recording must occur prior to Stage 1
C		1	Site Notice	A site notice(s): (a)must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements; (b)minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (c)the notice is to be durable and weatherproof and is to be displayed throughout the works period; (d)the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (e)the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C		2	Operation of Plant and Equipment	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C		3	Demolition	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B10.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C		4	Construction Hours	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a)between 7am and 6pm, Mondays to Fridays inclusive; and (b)between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Ongoing	Contractor	1, 2	Applies to construction of all stages.

C	5	Construction Hours	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C	6	Construction Hours	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C	7	Construction Hours	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.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C	8	Construction Hours	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C	9	Implementation of Management Plans	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C	10	Construction Traffic	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 enter the site or an approved on-street work zone before stopping.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C	11	Hoarding Requirements	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C	12	No Obstruction of Public Way	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C	13	Construction Noise Limits	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C	14	Construction Noise Limits	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C	15	Construction Noise Limits	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C	16	Vibration Criteria	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C	17	Vibration Criteria	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C	18	Vibration Criteria	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 B14 of this consent.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C	19	Trees approved for removal	Unless otherwise agreed by the Planning Secretary under condition C20, tree removal must be limited to trees numbered 1, 2, 7, 8, 16, 26-32, 47-48, and 52-55 in the Arboricultural Report dated May 2020 and prepared by Moore Trees.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C	20	Trees approved for removal	Trees numbered 6, 12, 13, 14, 15, 17, 18 and 19 in the Arboricultural Report dated May 2020 and prepared by Moore Trees are to be retained.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C	21	Arboricultural investigations	Prior to the commencement of works that would encroach into the tree protection zones of trees numbered 4, 5, 9, 10 and 11 in the Arboricultural Report dated May 2020 and prepared by Moore Trees, the Applicant must:	Ongoing	Contractor	1, 2	Applies to construction of all stages.
	21a	Arboricultural investigations	(a) undertake further investigations to determine the landscape design changes and measures and methods required to retain the trees. These investigations are to incorporate advice from a Level 5 (Australian Qualification Framework) qualified arborist, and include non-destructive root investigations undertaken in accordance with Australian Standard AS 4970-2009 Protection of Trees on Development Sites (AS4970), where required to inform the landscape design changes;	Ongoing	Contractor	1, 2	Applies to construction of all stages.
	21b	Arboricultural investigations	(b) submit a report documenting the findings of the investigations for the approval of the Planning Secretary that details the design changes and methods and measures to retain the trees. Where it has been concluded that the retention of a tree would prevent the objectives of the landscape design and/or project overall being achieved, sufficient details must be provided to support the conclusions, including: (i) alternative landscape design options considered; (ii) details of levels or other critical factors; (iii) advice from appropriately qualified persons; and	Ongoing	Contractor	1, 2	Applies to construction of all stages.
	21c	Arboricultural investigations	(c) submit an updated Tree Protection Plan (scaled drawing) to the Planning Secretary that reflects the outcome of the investigations and shows the tree protection zones, structural root zones and canopies for trees affected by the proposed development.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C	22	Tree Protection	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees immediately adjacent to the approved disturbance area / property boundary/ies must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) the following trees must be protected during construction in accordance with the Australian Standard AS 4970-2009 Protection of Trees on Development Sites (AS4970): (i) trees to be retained in accordance with condition C20 (ii) trees numbered 4, 5, 9, 10 and 11 in the Arboricultural Report dated May 2020 and prepared by Moore Trees, unless otherwise agreed by the Planning Secretary under condition C20; (iii) trees numbered 35, 36, 37, 38, 39, 44, 45 and 46 in the Existing Tree Location Plan (dated 15 October 2020) and provided in response to the Department's request for additional information. (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.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C	23	Landscaping	Prior to the installation of landscaping, the Applicant must prepare a revised Landscape Plan to the satisfaction of the Planning Secretary. The plan must:	Prior to installation of landscaping	Contractor	1, 2	To be satisfied prior to installation of landscaping, may be staged where required.
	23a	Landscaping	(a) include planting details, and location, numbers, type and supply size of plant species, with reference to Australian Standards and preference for drought resistant species that contribute to habitat creation and biodiversity;	Prior to installation of landscaping	Contractor	1, 2	Condition applies to entire development.
	23b	Landscaping	(b) provide for: (i) the retention of additional trees to be retained under condition C20; (ii) a minimum 62% canopy cover within the site as stated in the 'Response letter to DPIE' by Ethos Urban dated 15 October 2020; (iii) a new Eucalyptus saligna (to replace tree 48) in garden bed between COLA fire stairs pavement and kickabout area; (iv) six Flindersia australis (200L pot size), three Banksia integrifolia (200L pot size) and one Magnolia grandiflora (400L pot size); (v) compensatory tree planting of at least 36 trees with 30% of the tree species having a mature height of at least 6 metres, 30% mature heights of at least 10 metres and 40% mature heights of at least 20 metres;	Prior to installation of landscaping	Contractor	1, 2	To be satisfied prior to installation of landscaping, may be staged where required.
	23c	Landscaping	(c) include trees: (i) that represent a diverse range of species consistent with the expected mature heights and growth within the Sydney area and avoid palms, fruit trees and species recognised to have a short life span; (ii) are grown to Australian Standard 2303:2015 'Tree stock for landscape use' and have a pot size at installation of at least 200 litres (except as otherwise stated in these conditions) and a minimum height of 3 metres; (iii) that are planted in natural ground with adequate soil volumes to allow maturity to be achieved; (iv) that are appropriately located away from existing buildings and structures to allow maturity to be achieved without restriction;	Prior to installation of landscaping	Contractor	1, 2	To be satisfied prior to installation of landscaping, may be staged where required.

		23c	Landscaping	(d)include details of earthworks and soil depths including finished levels and any mounding, with minimum soil depths for planting on slab of 1000mm for trees, 450mm for shrubs and 200mm for groundcovers, excluding mulch and drainage layers; and	Prior to installation of landscaping	Contractor	1, 2	To be satisfied prior to installation of landscaping, may be staged where required.
		23c	Landscaping	(e)include details of planting procedures, drainage, waterproofing and watering systems.	Prior to installation of landscaping	Contractor	1, 2	To be satisfied prior to installation of landscaping, may be staged where required.
C		24	Air Quality	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C		25	Air Quality	During construction, the Applicant must ensure that:	Ongoing	Contractor	1, 2	Applies to construction of all stages.
		25a	Air Quality	(a)exposed surfaces and stockpiles are suppressed by regular watering;	Ongoing	Contractor	1, 2	Applies to construction of all stages.
		25b	Air Quality	(b)all trucks entering or leaving the site with loads have their loads covered;	Ongoing	Contractor	1, 2	Applies to construction of all stages.
		25c	Air Quality	(c)trucks associated with the development do not track dirt onto the public road network;	Ongoing	Contractor	1, 2	Applies to construction of all stages.
		25d	Air Quality	(d)public roads used by these trucks are kept clean; and	Ongoing	Contractor	1, 2	Applies to construction of all stages.
		25e	Air Quality	(e)land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C		26	Imported Soil	The Applicant must:	Ongoing	Contractor	1, 2	Applies to construction of all stages.
		26a	Imported Soil	(a)ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;	Ongoing	Contractor	1, 2	Applies to construction of all stages.
		26b	Imported Soil	(b)keep accurate records of the volume and type of fill to be used; and	Ongoing	Contractor	1, 2	Applies to construction of all stages.
		26c	Imported Soil	(c)make these records available to the Certifier upon request.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C		27	Disposal of Seepage and Stormwater	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.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C		28	Emergency Management	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C		29	Stormwater Management System	Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:	Within 3 month of commencement of construction	Contractor	1	Design for both stages will be completed for submission in stage 1
		29a	Stormwater Management System	(a)be designed by a suitably qualified and experienced person(s);	Within 3 month of commencement of construction	Contractor	1	Design for both stages will be completed for submission in stage 1
		29b	Stormwater Management System	(b)be generally in accordance with the conceptual design in the EIS;	Within 3 month of commencement of construction	Contractor	1	Design for both stages will be completed for submission in stage 1
		29c	Stormwater Management System	(c)be in accordance with applicable Australian Standards and the City of Sydney's Stormwater Drainage Manual, technical specifications, standards and policies;	Within 3 month of commencement of construction	Contractor	1	Design for both stages will be completed for submission in stage 1
		29d	Stormwater Management System	(d)incorporate on-site detention in accordance with Sydney Water requirements;	Within 3 month of commencement of construction	Contractor	1	Design for both stages will be completed for submission in stage 1
		29e	Stormwater Management System	(e)incorporate appropriate water quality measures; and	Within 3 month of commencement of construction	Contractor	1	Design for both stages will be completed for submission in stage 1
		29f	Stormwater Management System	(f)ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines;	Within 3 month of commencement of construction	Contractor	1	Design for both stages will be completed for submission in stage 1
C		30	Unexpected Finds Protocol – Aboriginal Heritage	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C		31	Unexpected Finds Protocol – Historic Heritage	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the 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 the Heritage NSW.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C		32	Waste Storage and Processing	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C		33	Waste Storage and Processing	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C		34	Waste Storage and Processing	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C		35	Waste Storage and Processing	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C		36	Waste Storage and Processing	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C		37	Outdoor Lighting	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C		38	Site Contamination	The Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area and comply with the following requirements:	Ongoing	Contractor	1, 2	Applies to construction of all stages.
		38a	Site Contamination	(a)the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997;	Ongoing	Contractor	1, 2	Applies to construction of all stages.
		38b	Site Contamination	(b)the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and	Ongoing	Contractor	1, 2	Applies to construction of all stages.
		38c	Site Contamination	(c)the recommendations of the Remedial Action Plan prepared by Douglas Partners dated August 2020, the Interim Advice 2 (IA2) (prepared by Zoic Environmental, dated 21 August 2020) and the unexpected finds procedure must be updated following results of further site investigations and implemented throughout duration of project work.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C		39	Site Contamination	Remediation of the site must be carried out in accordance with the Remedial Action Plan prepared by Douglas Partners dated August 2020; or (a)(b), any variations approved by an NSW EPA-accredited Site Auditor and/or the recommendations of the site investigations undertaken under condition C34 or the unexpected finds protocol prepared in accordance with condition B12(c).	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C		40	Site Contamination	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).	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C		41	Site Contamination	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.	Ongoing	Contractor	1, 2	Applies to construction of all stages.
C		42	Independent Environmental Audit	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or commencement of an Independent Audit.	Prior to commencement of independent audit	Principal	1, 2	IEA to be approved as per PAR 2020 requirements.
C		43	Independent Environmental Audit	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Ongoing	Contractor	1, 2	IEA undertaken in accordance with PAR 2020 requirements.
C		44	Independent Environmental Audit	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.	Ongoing	Contractor	1, 2	Applies throughout entire development.
C		45	Independent Environmental Audit	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:	Ongoing	Contractor	1, 2	IEA undertaken in accordance with PAR 2020 requirements.
		45a	Independent Environmental Audit	(a)review and respond to each Independent Audit Report prepared under condition C39 of this consent, or condition C40 where notice is given;	Ongoing	Contractor	1, 2	IEA undertaken in accordance with PAR 2020 requirements.

		45b	Independent Environmental Audit	(b)submit the response to the Planning Secretary; and	Ongoing	Contractor	1, 2	IEA undertaken in accordance with PAR 2020 requirements.
		45c	Independent Environmental Audit	(c)make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	Ongoing	Contractor	1, 2	IEA undertaken in accordance with PAR 2020 requirements.
C		46	Independent Environmental Audit	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.	Ongoing	Contractor	1, 2	IEA undertaken in accordance with PAR 2020 requirements.
C		47	Independent Environmental Audit	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.	Operation	Contractor	1, 2	Applies to operational audits.
C		48	Operational Readiness Work	Operational readiness work must not commence on site until the following details have been submitted to the Certifier:	Prior to occupation	Contractor	1, 2	Applies to operational readiness prior to operation.
		48a	Operational Readiness Work	(a)ā 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);	Prior to occupation	Contractor	1, 2	Applies to operational readiness prior to operation.
		48b	Operational Readiness Work	(b)the maximum number of staff to be involved in operational readiness work on site at any one time;	Prior to occupation	Contractor	1, 2	Applies to operational readiness prior to operation.
		48c	Operational Readiness Work	(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	Prior to occupation	Contractor	1, 2	Applies to operational readiness prior to operation.
		48d	Operational Readiness Work	(d)access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site.	Prior to occupation	Contractor	1, 2	Applies to operational readiness prior to operation.
C		49	Operational Readiness Work	Operational readiness work must only be undertaken in accordance with the details submitted under condition C44 and the following requirements:	Prior to occupation	Contractor	1, 2	Applies to construction of all stages.
		49a	Operational Readiness Work	(a)no more than 15 staff are involved in operational readiness work on site at any one time;	Prior to occupation	Contractor	1, 2	Applies to construction of all stages.
		49b	Operational Readiness Work	(b)no more than 5 vehicles must access the school related to the operational readiness work;	Prior to occupation	Contractor	1, 2	Applies to construction of all stages.
		49c	Operational Readiness Work	(c)no students or parents are permitted on the site; and	Prior to occupation	Contractor	1, 2	Applies to construction of all stages.
		49d	Operational Readiness Work	(d)the Applicant has implemented appropriate arrangements to ensure the safety of school staff on the site.	Prior to occupation	Contractor	1, 2	Applies to construction of all stages.
C		50	Art Strategy	Within three months of the commencement of construction, an elevation must be prepared in consultation with the Government Architect NSW and submitted to the Certifier showing the location and dimensions of an artwork to be installed on the elevation of the building at the corner of Golden Grove Street and Abercrombie Street. This must be of a scale and elevated location that assists in breaking-up the blank portion of the facade of the building and provides additional visual interest.	Within 3 month of commencement of construction	Contractor	2	Condition relates to potential artwork to be installed on the building at the corner of Golden Grove and Abercrombie St. This building falls with the Stage 2 scope. The art strategy will be developed within 3 months of commencement of construction of Stage 2.
C		51	Art Strategy	Within three months of the commencement of construction, an Art Strategy prepared by a suitably qualified person in consultation with the Government Architect NSW must be submitted to the Certifier. The Strategy must include the installation of artwork to improve the public domain presentation at the corner of Golden Grove Street and Abercrombie Street.	Within 3 month of commencement of construction	Contractor	2	Condition relates to potential artwork to be installed on the building at the corner of Golden Grove and Abercrombie St. This building falls with the Stage 2 scope. The art strategy will be developed within 3 months of commencement of construction of Stage 2.
C		52	Aboriginal Cultural Heritage	The development must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by GML Heritage and dated 9 June 2020 in relation to the:	Ongoing	Contractor	1, 2	This condition will apply to the entire development where applicable.
		52a	Aboriginal Cultural Heritage	(a)continuation of Aboriginal community engagement for internal design;	Ongoing	Contractor	1, 2	This condition will apply to the entire development where applicable.
		52b	Aboriginal Cultural Heritage	(b)Archival recording of the existing school prior to demolition;	Prior to commencement	Principal	1, 2	This condition will apply to the entire development where applicable.
		52c	Aboriginal Cultural Heritage	(c)transferring the existing movable art collection to the new school;	Prior to occupation	Contractor	1, 2	This condition will apply to the entire development where applicable.
		52d	Aboriginal Cultural Heritage	(d)photographing of murals which cannot be retained and printed on large canvasses; and	Prior to commencement	Principal	1, 2	This condition will apply to the entire development where applicable.
		52e	Aboriginal Cultural Heritage	(e) incorporation of spaces in the new school for the creation of new art.	Ongoing	Contractor	1, 2	This condition will apply to the entire development where applicable.
D		1	Notification of Occupation	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of operation of each stage, of the date of commencement for that stage.	Prior to occupation	Contractor	1, 2	To be submitted prior to operation of all stages (where applicable)
D		2	External Walls and Cladding	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.	Prior to occupation	Contractor	1, 2	To be submitted prior to operation of all stages (where applicable)
D		3	External Walls and Cladding	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.	Prior to occupation	Contractor	1, 2	To be submitted prior to operation of all stages (where applicable)
D		4	Works as Executed Plans	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	Prior to occupation	Contractor	1, 2	To be submitted prior to operation of all stages (where applicable)
D		5	Warm Water Systems and Cooling Systems	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Prior to occupation	Contractor	1, 2	To be submitted prior to operation of all stages (where applicable)
D		6	Outdoor Lighting	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:	Prior to occupation	Contractor	1, 2	To be submitted prior to operation of all stages (where applicable)
		6a	Outdoor Lighting	(a)complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and	Prior to occupation	Contractor	1, 2	To be submitted prior to operation of all stages (where applicable)
		6b	Outdoor Lighting	(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.	Prior to occupation	Contractor	1, 2	To be submitted prior to operation of all stages (where applicable)

	D	7	Mechanical Ventilation	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:	Prior to occupation	Contractor	1, 2	To be submitted prior to operation of all stages (where applicable)
		7a	Mechanical Ventilation	(a)AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and	Prior to occupation	Contractor	1, 2	To be submitted prior to operation of all stages (where applicable)
		7b	Mechanical Ventilation	(b)any dispensation granted by Fire and Rescue NSW.	Prior to occupation	Contractor	1, 2	To be submitted prior to operation of all stages (where applicable)
	D	8	Operational Noise – Design of Mechanical Plant and Equipment	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 B19 have been incorporated into the design of mechanical plant and equipment.	Prior to occupation	Contractor	1, 2	To be submitted prior to operation of all stages (where applicable)
	D	9	Fire Safety Certification	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Prior to occupation	Contractor	1, 2	To be submitted prior to operation of all stages (where applicable)
	D	10	Structural Inspection Certificate	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the 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:	Prior to occupation	Contractor	1, 2	To be submitted prior to operation of all stages (where applicable)
		10a	Structural Inspection Certificate	(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	Prior to occupation	Contractor	1, 2	To be submitted prior to operation of all stages (where applicable)
		10b	Structural Inspection Certificate	(b)the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Prior to occupation	Contractor	1, 2	To be submitted prior to operation of all stages (where applicable)
	D	11	Compliance with Food Code	Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.	Prior to occupation	Contractor	1, 2	The construction of the canteen falls within the Stage 2 scope.
	D	12	Post-construction Dilapidation Report	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:	Prior to occupation	Contractor	2	The final dilapidation report and any repairs should be completed only after all construction works (Stage 1 and Stage 2) are completed.
		12a	Post-construction Dilapidation Report	(a)to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;	Prior to occupation	Contractor	2	The final dilapidation report and any repairs should be completed only after all construction works (Stage 1 and Stage 2) are completed.
		12b	Post-construction Dilapidation Report	(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.	Prior to occupation	Contractor	2	The final dilapidation report and any repairs should be completed only after all construction works (Stage 1 and Stage 2) are completed.
		12c	Post-construction Dilapidation Report	(c)to be forwarded to Council for information.	Prior to occupation	Contractor	2	The final dilapidation report and any repairs should be completed only after all construction works (Stage 1 and Stage 2) are completed.
	D	13	Protection of Public Infrastructure	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a)repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b)relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. Note: This condition does not apply to any damage to roads caused as a result of general road usage.	Prior to occupation	Contractor	2	The final dilapidation report and any repairs should be completed only after all construction works (Stage 1 and Stage 2) are completed.
	D	14	Road Damage	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	Prior to occupation	Contractor	2	The final dilapidation report and any repairs should be completed only after all construction works (Stage 1 and Stage 2) are completed.
	D	15	Protection of Property	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	Prior to occupation	Contractor	2	The final dilapidation report and any repairs should be completed only after all construction works (Stage 1 and Stage 2) are completed.
	D	16	Bicycle Parking and End-of-Trip Facilities	Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:	Prior to occupation	Contractor	2	The construction of these facilities falls with the Stage 2 scope.
		16a	Bicycle Parking and End-of-Trip Facilities	(a)the provision of a minimum 40 bicycle and 105 scooter parking spaces;	Prior to occupation	Contractor	2	The construction of these facilities falls with the Stage 2 scope.
		16b	Bicycle Parking and End-of-Trip Facilities	(b)the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;	Prior to occupation	Contractor	2	The construction of these facilities falls with the Stage 2 scope.
		16c	Bicycle Parking and End-of-Trip Facilities	(c)the provision of end-of-trip facilities for staff; and	Prior to occupation	Contractor	2	The construction of these facilities falls with the Stage 2 scope.
		16d	Bicycle Parking and End-of-Trip Facilities	(d)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.	Prior to occupation	Contractor	2	The construction of these facilities falls with the Stage 2 scope.
	D	17	School Zones	Prior to the commencement of operation, any required changes to School Zone signage, speed management signage and associated pavement markings must be installed, inspected by TfNSW and handed over to TfNSW. Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.	Prior to occupation	Contractor	2	Due to ongoing construction access during Stage 2, the installation of school zone signage, markings etc will not be completed until the completion of Stage 2. The school will be serviced by existing school zones until then.

D	18	School Zones	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	Prior to occupation	Contractor	2	Due to ongoing construction access during Stage 2, the installation of school zone signage, markings etc will not be completed until the completion of Stage 2. The school will be serviced by existing school zones until then.
D	19	Drop-off/pick-up facilities	Prior to the commencement of operation, the Applicant must undertake changes to on-street drop-off/pick-up facilities (where approved by Council) to the satisfaction of Council. The Applicant must obtain approval for any works under section 138 of the Roads Act 1993. Note: All costs associated with the proposed works must be borne by the Applicant.	Prior to occupation	Contractor	1, 2	Initiation of 138 and any works for drop/off/pick up may also be applied in stage 1.
D	20	School Transport Plan	Prior to the commencement of operation, a School Transport Plan (STP), must be submitted to the satisfaction of the Planning Secretary. The plan must:	Prior to occupation	Contractor	2	The School Transport Plan can not be finalised until completion of Stage 2 works to ensure alignment with End-of-Trip facilities and School Zone changes. Impacts will be negligible as school capacity will not be increased from existing school during stage 1.
D	20a	School Transport Plan	(a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW;	Prior to occupation	Contractor	2	The School Transport Plan can not be finalised until completion of Stage 2 works to ensure alignment with End-of-Trip facilities and School Zone changes.
D	20b	School Transport Plan	(b) include arrangements to promote the use of active and sustainable transport modes, including: (i) objectives and mode 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 targets; (iii) details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.	Prior to occupation	Contractor	2	The School Transport Plan can not be finalised until completion of Stage 2 works to ensure alignment with End-of-Trip facilities and School Zone changes.
D	20c	School Transport Plan	(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 (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	Prior to occupation	Contractor	2	The School Transport Plan can not be finalised until completion of Stage 2 works to ensure alignment with End-of-Trip facilities and School Zone changes.
D	20d	School Transport Plan	(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	Prior to occupation	Contractor	2	The School Transport Plan can not be finalised until completion of Stage 2 works to ensure alignment with End-of-Trip facilities and School Zone changes.
D	20e	School Transport Plan	(e) a monitoring and review program.	Prior to occupation	Contractor	2	The School Transport Plan can not be finalised until completion of Stage 2 works to ensure alignment with End-of-Trip facilities and School Zone changes.
D	21	Utilities and Services	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	Prior to occupation	Contractor	1, 2	To be submitted prior to operation of all stages.
D	22	Stormwater Operation and Maintenance Plan	Prior to the commencement of operation, an 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: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.	Prior to occupation	Contractor	1, 2	Plan will be submitted prior to operation of stage 2 when all storm water systems are complete.
D	23	Signage	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that any installed digital signage board on Abercrombie Street is capable of having the intensity of its illumination adjusted and that it is capable of being switched off automatically.	Prior to occupation	Contractor	2	A digital signage board (if required) would be installed within Stage 2. No digital signage board is currently proposed.
D	24	Signage	Prior to the commencement of operation, way-finding signage must be installed within the site.	Prior to occupation	Contractor	1, 2	To be installed prior to operation of all stages (where applicable).
D	25	Signage	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	Prior to occupation	Contractor	2	As the bicycle parking facility will be constructed in Stage 2, the associated signage will also be installed in Stage 2, not Stage 1.
D	26	Operational Waste Management Plan	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) restrict waste collection to daytime hours only; (c) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (d) detail the materials to be reused or recycled, either on or off site; and (e) include the Management and Mitigation Measures included in Section 7 of the EIS.	Prior to occupation	Contractor	1, 2	To be submitted prior to operation of stage 1. May be staged if required.
D	27	Site Contamination	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.	Prior to occupation	Contractor	1, 2	To be submitted prior to operation of each stage.
D	28	Landscaping	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) approved under condition B25.	Prior to occupation	Contractor	1, 2	Applies to landscaping installed in all stages.

D	29	Landscaping	Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site, to the Certifier. The plan must: (a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and (b) be consistent with the Applicant's Management and Mitigation Measures at Section 7 in the EIS.	Prior to occupation	Contractor	1, 2	To be submitted prior to operation of stage 1. May be staged if required.
D	30	Heritage Interpretation Plan	Prior to the commencement of operation, the Applicant must submit a Heritage Interpretation Plan in accordance with the recommendations of the Heritage Impact Statement prepared by GML Heritage and dated June 2020, to the satisfaction of the Planning Secretary. The plan must: (a) be prepared by a suitably qualified and experienced expert in consultation with the Heritage NSW and Council; and (b) incorporate the relevant recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by GML Heritage and dated April 2020.	Prior to occupation	Contractor	2	HIP will apply to project completion and therefore shall be issued prior to final occupation in Stage 2.
D	31	Archaeological Salvage – Historic Archaeology	The Applicant must prepare an archaeological report of any salvage excavation undertaken in accordance with condition B21. An interim report of the salvage excavation must be provided for the information of the Planning Secretary within one month of completion of the salvage work and a final report provided within 12 months of completion of the salvage work or within another timeframe agreed with the Planning Secretary. Copies of the report must also be provided to the Heritage NSW and Council.	Within 1 month of any salvage excavation	Contractor	1, 2	Interim and final report to be submitted where applicable.
D	32	Consolidation of Lots	Prior to the commencement of operation, Lot 100 in DP 623500 and Lot 592 in DP 7523049 must be consolidated into one lot on title and the plan lodged with the NSW Land Registry Services.	Prior to occupation	Contractor	2	Lot consolidation must be finalised before occupation of the works.
D	33	Aboriginal Cultural Heritage	Prior to the commencement of operation, evidence must be submitted to the Certifier that the recommendations set out in Section 7 of the Aboriginal Cultural Heritage Assessment Report prepared by GML Heritage dated 9 June 2020 have been implemented, as required under condition C51.	Prior to occupation	Contractor	2	At the completion of the project prior to occupation (Stage 2) the contractor shall submit evidence of compliance with the ACHAR.
E	1	Out of Hours Event Management Plan	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: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) details of the use of the school hall and sports court, where applicable, restricting use before 8am and after 10pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan	Operation	Principal	1, 2	Applies to operation of all stages.
E	2	Out of Hours Event Management Plan	The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.	Operation	Principal	1, 2	Applies to operation of all stages.
E	3	Out of Hours Event Management Plan	Prior to the commencement of out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) details of the use of the school hall and sports court, where applicable, restricting use before 8am and after 10pm; (f) measures to minimise localised traffic and parking impacts; and (g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	Operation	Principal	1, 2	Applies to operation of all stages.
E	4	Out of Hours Event Management Plan	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.	Operation	Principal	1, 2	Applies to operation of all stages.
E	5	Operation of Plant and Equipment	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner	Operation	Principal (except for Contractor's obligations during Post Completion period)	1, 2	Applies to operation of all stages.
E	6	Warm Water Systems and Cooling Systems	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease	Operation	Contractor	1, 2	Applies to operation of all stages.
E	7	Community Communication Strategy	The Community Communication Strategy, as submitted to the Certifier, must be implemented for a minimum of 12 months following the completion of construction.	Operation	Principal (except for Contractor's obligations during Post Completion period)	1, 2	Applies to operation of all stages.
E	8	Environmental Management Plan	Upon completion of remediation works, the Applicant must manage the site in accordance with the Environmental Management Plan approved by the Site Auditor (if any) under condition D25 and any on-going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997.	Operation	Contractor for Construction works, Principal for Operations	1, 2	Applies to operation of all stages.
E	9	Operational Noise Limits	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in SSDA Acoustic Assessment dated 4 June 2020 and prepared by Acoustic Logic.	Operation	Contractor for Construction works, Principal for Operations	1, 2	Applies to operation of all stages.
E	10	Operational Noise Limits	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of the final 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 of use of the final 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 condition B19. 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.	Operation	Contractor for Construction works, Principal for Operations	2	Noise monitoring to be undertaken during operation of stage 2 when school is at full capacity.
E	11	Unobstructed Driveways and Parking Areas	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	Operation	Contractor for Construction works, Principal for Operations	1, 2	Applies to operation of all stages.
E	12	School Transport Plan	The School Transport Plan required by condition D19 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	Operation	Principal	1, 2	Applies to operation of all stages.
E	13	Ecologically Sustainable Development	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B8, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	Operation	Contractor	2	Evidence for entire development provided within 6 months of stage 2 operation when entire development is complete.
E	14	Outdoor Lighting and Signage	Notwithstanding condition D6, should outdoor lighting (including from signage) result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	Operation	Contractor	1, 2	Applies to operation of all stages.
E	15	Outdoor Lighting and Signage	The Applicant must ensure that the digital signage board is illuminated only between the hours of 7am and 5pm. Should the illumination of the signage board result in amenity impacts, the illumination must be adjusted to reduce the impacts to an acceptable level.	Operation	Contractor for Construction works, Principal for Operations	1, 2	Applies to operation of all stages.
E	16	Landscaping	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D26 for the duration of occupation of the development.	Operation	Contractor for Construction works and agreed period after, Principal for Operations	1, 2	Applies to operation of all stages.

	E	17	Landscaping	The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition D29.	Operation	Contractor	1, 2	Applies to operation of all stages.
				Within 12 months of the commencement of operation, evidence must be provided to the Certifier that artwork has been installed in accordance with the details submitted under condition C48.	Operation	Contractor	2	Condition relates to potential artwork to be installed on the building at the corner of Golden Grove and Abercrombie St. This building falls with the Stage 2 scope. Therefore within 12 months of the completion of the project (occupation of Stage 2) the contractor shall submit evidence of artwork installation.
	E	18	Installation of Artwork					
	E	19	Archival recording	Within 12 months of completing the archival recording prepared under condition B33, a digital copy must be provided to Heritage NSW and Council.	Within 12 months of archival recording	Principal	1	Archival recording must occur prior to Stage 1.