

Staging Report

Hastings Secondary
College
Port Macquarie Campus

SSD 11920082

September 2024



Education

Document Control

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1 Introduction

This Staging Report has been prepared by RPS on behalf of the School Infrastructure NSW (SINSW) for Hasting Secondary College - Port Macquarie Campus (SSD 11920082). The Staging Report has been prepared in accordance with the conditions of the State Significant Development Approval SSD 11920082 (as modified).

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, Housing, and Infrastructure (DPHI) for approval. The dates provided for the completion of Stage 1 and Stage 2 works are indicative only. As per condition D1 notification to DPHI will be provided at least one month prior to the commencement of occupation of each stage.

This revision of the Staging Report has been prepared after further consultation with the school and to reduce the impacts on the school operations. This revision includes a further breakdown of the works associated with Stage 1 to allow for staged operation and accessibility into the main administration building (Section 2.21). The revised Staging Report has also considered the approved modifications and the impacts of the delivery of these works.

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.

Port Macquarie Campus requires additions and alterations to provide for new permanent facilities and existing building refurbishments.

The proposed development includes alterations and additions to an existing educational establishment. In summary, the proposed works will include:

- 14 new or upgraded flexible learning spaces
- 5 supported learning areas
- New Creative and Performing Arts (CAPA) building
- Increased student accessibility with 2 lifts installed
- Redeveloped school entry
- A new shared use, multi sports facility (PCYC)

1.2 Indicative Date of Commencement of Construction

The indicative date of commencement of construction (stage 1) is 4 January 2022.

1.3 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 3 December 2021.

2 Details of Proposed Staging

2.1 Condition Requirements

In accordance with Condition A10, part (a) & (b), if staged construction or operation is proposed, the staging report is to set out how the construction and 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 construction and operation of each stage will commence and finish (if relevant). This is covered in the following sections.

2.2 Construction

The development for Port Macquarie Campus is to be constructed in two (2) stages and occupied in eleven (11) stages. To maintain a fully functional school community throughout construction, the project sequence requires the phased operation of new buildings, refurbished buildings, and landscaped areas. The proposed stages, and the staging of compliance with conditions, have generally been determined by the operational needs of the school community.

Stage 1 works will commence in January 2022 and Stage 2 works will commence in December 2022 and will then run concurrently. Stage 1 (including the handover of stages 1a, 1b & 1c) is due for completion in March 2025 and Stage 2 was completed in April 2024. These dates are indicative only and will be delivered as outlined in Table 1 & 2.

Communication through these stages will be undertaken in accordance with the Community Consultation Strategy developed in accordance with Condition B9. The school have already been made aware of and have approved this staging plan and understand the requirements through transitioning between each stage. School community consultation will be ongoing throughout the project to ensure operational changes are communicated in advance. Changes to pedestrian access will be communicated as required.

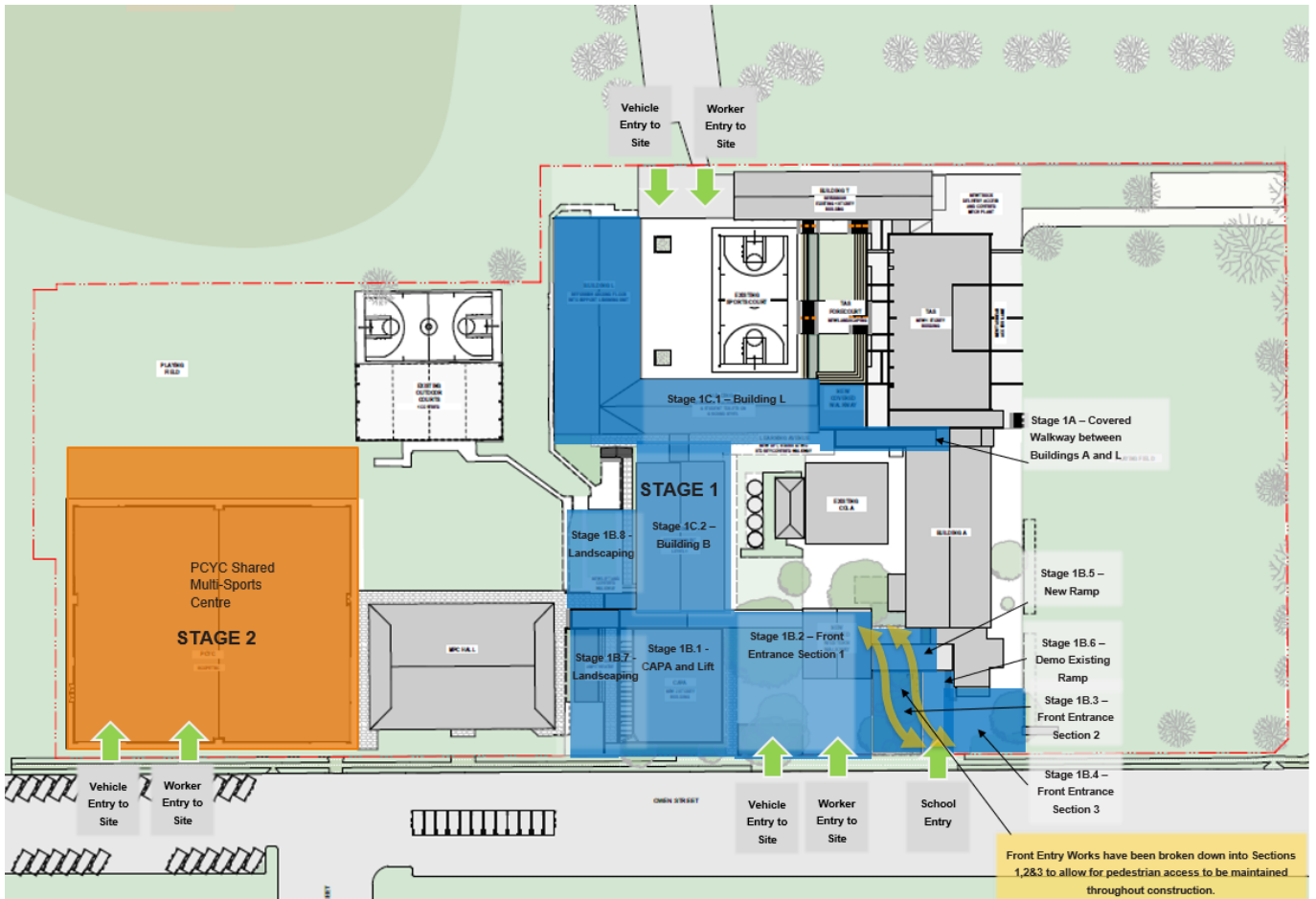


Figure 1: Site Plan showing Staging

2.2.1 SSD Stage 1 – Covered Walkway between Buildings A and L, CAPA and Lift, New School Entry, removal of Building S, and refurbishment of Building L and B

Stage 1 consists of eleven phases which have been formulated in consultation with the school. These phases are required to maintain school operations and access throughout the school year. Access for Stage 1 will be from both Owen Street and the staff carpark off Pacific Drive. Refer to Figure 1 showing site access.

- **Stage 1A:** Covered Walkway between Buildings A and L
- **Stage 1B:** CAPA & Lift, New School Entry, and removal of Building S.
 - Stage 1B.1 – CAPA & Lift
 - Stage 1B.2 – Front Entrance Landscaping Section 1
 - Stage 1B.3 – Front Entrance Landscaping Section 2
 - Stage 1B.4 – Front Entrance Landscaping Section 3
 - Stage 1B.5 – Front Entrance New Ramp
 - Stage 1B.6 – Demolition of Existing Ramp
 - Stage 1B.7 – CAPA Landscaping
 - Stage 1B.8 – Building B Landscaping
- **Stage 1C:** Building L and Building B
 - Stage 1C.1 – Building L
 - Stage 1C.2 – Building B

2.2.2 SSD Stage 2 – Multipurpose Sports/PCYC Facility

Stage 2 consists of a single phase. Access to Stage 2 will be from a separate entrance on Owen Street. Refer to Figure 1 showing site access.

2.3 Operation

A summary of the indicative occupation dates for each building/stage are shown in **Table 1** below.

Table 1 – Building Occupation Dates

Stage	Building / Area	Indicative Occupation Date
1A	Covered Walkway between Buildings A and L	Q3 2023
1B.1	CAPA and Lift	Q4 2023
1B.2	Front Entrance Landscaping Section 1	Q4 2023
1B.3	Front Entrance Landscaping Section 2	Q4 2023
1B.4	Front Entrance Landscaping Section 3	Q4 2023
1B.5	New Ramp	Q4 2023

1B.6	Demolition Existing Ramp	Q4 2023
1B.7	CAPA Landscaping	Q4 2023
1B.8	Building B Landscaping	Q4 2023
1C.1	Building L	Q2 2025
1C.2	Building B	Q2 2025
2	Multipurpose Sports/PCYC Facility	Q1 2024

The dates provided for the completion of Stage 1 and Stage 2 works are indicative only and DPE will be notified of occupation in accordance with Condition D1.

3 Staging

The staging schedule is outlined in **Table 2** and sets out how the construction and operation of the whole of the project will be staged, including details of the general timing of when each stage will commence construction and operation.

Table 2 – Staging Schedule

Item	Area and activity (scope)	Duration/Timing	Relevant Stage
1	Commence Construction - Stage 1 (CAPA and Entry, Walkway A & L, Building B & L refurb)	Q1 2022 – Q3 2024	1
2	Commence Construction - Stage 2 (Multipurpose Sports /PCYC Facility)	Q4 2022 – Q1 2024	2
3	Occupation - Stage 1a (Walkway A & L)	Q3 2023	1A
4	Occupation – Stage 1b.1 CAPA and Lift	Q4 2023	1B.1
5	Occupation – Stage 1b.2 Front Entrance Section 1	Q4 2023	1B.2
6	Occupation – Stage 1b.3 Front Entrance Section 2	Q4 2023	1B.3
7	Occupation – Stage 1b.4 Front Entrance Section 3	Q4 2023	1B.4
8	Occupation – Stage 1b.5 New Ramp	Q4 2023	1B.5
9	Occupation – Stage 1b.6 Demolition Existing Ramp	Q4 2023	1B.6
10	Occupation – Stage 1b.7 CAPA Landscaping	Q4 2023	1B.7
11	Occupation – Stage 1b.8 Building B Landscaping	Q4 2023	1B.8
12	Occupation - Stage 1c.1 Building L	Q2 2025	1C.1
13	Occupation - Stage 1c.2 Building B	Q2 2025	1C.2
14	Occupation - Stage 2 (Multipurpose Sports/PCYC Facility)	Q1 2024	2

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 (see Appendix 1).
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.

4 Conditions

Condition A10 (c) requires SINSW to specify how compliance with conditions will be achieved across and between each of the stages of the project; This is outlined in Appendix 1.

5 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.

No cumulative impacts have been identified above what has already been considered through the assessment of the project. It is considered the staging of the project will minimise environmental impacts as compared to a single stage process which would compromise school operations.

The staging of the works does not prolong the construction program and is consistent with what was assessed under the EIS. The proposed staging will not result in any additional impacts compared to delivering the project through a single stage. All environmental outcomes assessed, mitigated and conditioned by the terms of the SSD consent 11920082 will remain applicable and sufficient to manage the environmental impacts of the development.

6 Appendix 1 (Conditions)

Condition ID	Condition Title	Consent Condition	Stage	Phase	Comments
PART A - ADMINISTRATIVE CONDITIONS					
A1	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.	All stages	Throughout	
A2	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: Note - See revised drawing list in final approved conditions	All stages	Throughout	
A3	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.	All stages	Throughout	
A4	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.	All stages	Throughout	
A5	Limits of Consent	This consent lapses five years after the date of consent unless work is physically commenced	All stages	Throughout	
A6	Prescribed Conditions	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	All stages	Throughout	
A7	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.	All stages	Throughout	
A8	Evidence of Consultation	Where conditions of this consent require consultation with an identified party, the Applicant must: (a)& consult with the relevant party prior to submitting the subject document for information or approval; and (b)& provide details of the consultation undertaken including: (i)& the outcome of that consultation, matters resolved and unresolved; and (ii)& details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	All stages	Throughout	

A9	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 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).	All stages	Throughout
A10	Staging	A Staging Report prepared in accordance with condition A9 must: (a) & if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) & specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) & set out mechanisms for managing any cumulative impacts arising from the proposed staging.	All stages	Throughout
A11	Staging	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	All stages	Throughout
A12	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.	All stages	Throughout
A13	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).	All stages	Throughout
A14	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.	All stages	Throughout
A15	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.	All stages	Throughout
A16	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.	All stages	Throughout
A17	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. - Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District.	All stages	Throughout
A18	External Walls and Cladding	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	All stages	Throughout

A19	External Materials	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: (a) & the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; (b) & the quality and durability of any alternative material is the same standard as the approved external building materials; and (c) & a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information	All stages	Throughout
A20	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.	All stages	Throughout
A21	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.	All stages	Throughout
A22	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.	All stages	Throughout
A23	Access to Information	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.	All stages	Throughout
A24	Compliance	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	All stages	Throughout
A25	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.	All stages	Throughout
A26	Incident Notification, Reporting and Response	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	All stages	Throughout

A27	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.	All stages	Throughout	
A28	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.	All stages	Throughout	
A29	Non-Compliance Notification	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	All stages	Throughout	
A30	Revision of Strategies, Plans & Programs	Within three months of: (a) the submission of a compliance report under condition A33; (b) the submission of an incident report under condition A26; (c) the submission of an Independent Audit under condition C35 or C36; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A3 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out	All stages	Throughout	
A31	Revision of Strategies, Plans & 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.	All stages	Throughout	
A32	Compliance Reporting	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements	All stages	Throughout	
A33	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.	All stages	Throughout	
A34	Compliance Reporting	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	All stages	Throughout	
A35	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.	All stages	Operation	
PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION					
B1	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.	Stage 1 and 2	Prior to Commencement of Construction	Once for Stage 1 and then again for Stage 2.
B2	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.	Stage 1 and 2	Prior to Commencement of Construction	Once for Stage 1 and then again for Stage 2.
B3	Certified Drawings	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Stage 1 and 2	Prior to Commencement of Construction	Once for Stage 1 and then again for Stage 2.

B4	External Walls and Cladding	Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Stage 1 and 2	Prior to Commencement of Construction	Once for Stage 1 and then again for Stage 2.
B5	Pre-Construction Dilapidation Report – Protection of Public Infrastructure	Prior to the commencement of construction, the Applicant must: (a) & consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) & prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non- residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; (c) & submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and (d) & provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.	Stage 1 and 2	Prior to Commencement of Demolition	Once for Stage 1 and then again for Stage 2. Only for those items likely be affected by that stage of works.
B6	Pre-Construction Survey – Adjoining Properties	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential and commercial buildings that are likely to be impacted by the development"	Stage 1 and 2	Prior to Commencement of Construction	Once for Stage 1 and then again for Stage 2. Only for those items likely be affected by that stage of works.
B7	Pre-Construction Survey – Adjoining Properties	Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	Stage 1 and 2	Prior to any Vibration Works	Once for Stage 1 and then again for Stage 2. Only for those items likely be affected by that stage of works.
B8	Pre-Construction Survey – Adjoining Properties	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must: (a) & provide a copy of the relevant survey to the owner of each building surveyed in the form of a Pre-Construction Survey Report; (b) & submit a copy of the Pre-Construction Survey Report to the Certifier; and (c) & provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.	Stage 1 and 2	Prior to Commencement of any Vibration Works (If Requested/Required)	Once for Stage 1 and then again for Stage 2. Only for those items likely be affected by that stage of works.
B9	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: (a) & identify people to be consulted during the design and construction phases; (b) & set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) & provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) & set out procedures and mechanisms: (i) & through which the community can discuss or provide feedback to the Applicant; (ii) & through which the Applicant will respond to enquiries or feedback from the community; and (iii) & to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.	Stage 1	Prior to Commencement of Construction	Once for Stage 1 to cover both stages.
B10	Ecologically Sustainable Development	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (a) & registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) & seeking approval from the Planning Secretary for an alternative certification process.	Stage 1 and 2	Prior to Commencement of Construction	Separate Green Star registrations have been lodged for the CAPA building (Stage 1) and PCYC Shared Multi-Sports Centre (Stage 2).

B11	Outdoor Lighting	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all new 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.	Stage 1 and 2	Prior to New Lighting Install	Once for Stage 1 and then again for Stage 2.
B12	Demolition	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	Stage 1	Prior to Commencement of Construction	No structures require demolition for Stage 2.
B13	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.	Stage 1 and 2	Prior to Commencement of Construction	Once for Stage 1 and then again for Stage 2.
B14	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: (a) & Details of: (i) & hours of work; (ii) & 24-hour contact details of site manager; (iii) & management of dust and odour to protect the amenity of the neighbourhood; (iv) & stormwater control and discharge; (v) & measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) & external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (vii) & community consultation and complaints handling as set out in the Community Communication Strategy required by condition B9; (b) & an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; (c) & an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (d) & Construction Traffic and Pedestrian Management Sub-Plan (see condition B15); (e) & Construction Noise and Vibration Management Sub-Plan (see condition B16); (f) & Construction Waste Management Sub-Plan (see condition B17); (g) & Construction Soil and Water Management Sub-Plan (see condition B18);	Stage 1 and 2	Prior to Commencement of Construction	Once for Stage 1 and then again for Stage 2.
B15	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: (a) & be prepared by a suitably qualified and experienced person(s); (b) & be prepared in consultation with Council; (c) & detail: (i) & measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (ii) & measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; (iii) & detail heavy vehicle routes, access and parking arrangements; (iv) & the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, in accordance with the latest version of AS 2890.2; and (v) & arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s).	Stage 1 and 2	Prior to Commencement of Construction	Once for Stage 1 and then again for Stage 2.

B16	Construction Environmental Management Plan	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) & be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) □ describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) & describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) & include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) & describe the community consultation undertaken to develop the strategies in condition B15(c)(d);</p> <p>(f) & include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(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 B13.</p>	Stage 1 and 2	Prior to Commencement of Construction	Once for Stage 1 and then again for Stage 2.
B17	Construction Environmental Management Plan	<p>The Construction Waste Management Sub-Plan (CWMS) must address, but not be limited to, the procedures for the management of waste including the following:</p> <p>(a) & the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain;</p> <p>(b) & information regarding the recycling and disposal locations; and</p> <p>(c) & confirmation of the contamination status of the development areas of the site based on the validation results.</p>	Stage 1 and 2	Prior to Commencement of Construction	Once for Stage 1 and then again for Stage 2.
B18	Construction Environmental Management Plan	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) & be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) & measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(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';</p> <p>(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);</p> <p>(e) & detail all off-site flows from the site; and</p> <p>(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.</p>	Stage 1 and 2	Prior to Commencement of Construction	Once for Stage 1 and then again for Stage 2.
B19	Construction Environmental Management Plan	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <p>(a) & minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(b) & minimise conflicts with other road users;</p> <p>(c) & minimise road traffic noise; and</p> <p>(d) & ensure truck drivers use specified routes.</p>	Stage 1 and 2	Prior to Commencement of Construction	Once for Stage 1 and then again for Stage 2.
B20	Construction Parking	<p>Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary for information.</p>	Stage 1 and 2	Prior to Commencement of Construction	Once for Stage 1 and then again for Stage 2.
B21	Operational Noise – Design of Mechanical Plant and Equipment	<p>Prior to installation of mechanical plant and equipment:</p> <p>(a) & a detailed assessment of mechanical plant and equipment with compliance with the relevant operational noise level criteria as recommended in the Noise & Vibration Impact Assessment for SSDA (SSD-119200820) for Hastings Secondary College – Port Macquarie Campus dated 14 May 2021 and Hastings Secondary College Upgrade Acoustic Statement dated 9 September 2022 and prepared by JHA as updated by Appendix 4 Acoustic Report prepared by Rapt Consulting dated 2 November 2022 must be undertaken by a suitably qualified person; and</p> <p>(b) & evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the operational noise level criteria identified in the Noise & Vibration Impact Assessment for SSDA (SSD-119200820) for Hastings Secondary College – Port Macquarie Campus dated 14 May 2021 and Hastings Secondary College Upgrade Acoustic Statement dated 9 September 2022 and prepared by JHA as updated by Appendix 4 Acoustic Report prepared by Rapt Consulting dated 2 November 2022.</p>	Stage 1 and 2	Prior to Mechanical Installation	Once for Stage 1 and then again for Stage 2.

B22	Operational Waste Storage and Processing	<p>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:</p> <p>(a) & is constructed using solid non-combustible materials;</p> <p>(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;</p> <p>(c) & includes a hot and cold water supply with a hose through a centralised mixing valve;</p> <p>(d) & is naturally ventilated or an air handling exhaust system must be in place; and</p> <p>(e) & includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.</p>	Stage 1 and 2	Prior to Commencement of Construction	Once for Stage 1 and then again for Stage 2.
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B23	Operational Access, Car Parking and Service Vehicle Arrangements	<p>Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier:</p> <p>(a) & a minimum of 17 car parking spaces, two disabled spaces and two mini-bus spaces to be provided at the rear of the PCYC building for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6;</p> <p>(b) & the swept path of the largest service vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2; and</p> <p>(c) & bicycle parking for 155 spaces, comprising 152 adjacent to Building A and three in the vicinity of the PCYC building, and are located in easy to access, well-lit areas that incorporate passive surveillance.</p>	Stage 1B.4 and Stage 2	Prior to Commencement of Construction of operational parking & access facilities	Once for Stage 1B to cover access facilities within Stage 1B. Car parking is provided entirely within Stage 2 and so compliance with the condition can only be met by the design provided for Stage 2, which will include the bicycle parking.
B24	Road/Public Domain Works	<p>Prior to the commencement of any road, footpath or other public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.</p> <p>Note: Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</p> <p>All costs associated with the proposed road upgrade works must be borne by the Applicant.</p> <p>In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section 138 of the Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent.</p>	Stage 1 and 2	Prior to Commencement of any Footpath/Public Domain Works	Once for Stage 1 and then again for Stage 2.
B25	Hazardous Materials Management Plan	<p>Prior to the commencement of construction the Applicant must submit a Hazardous Materials Management Plan to the Certifier. The report must:</p> <p>(a) & address the recommendations in the Hastings Secondary College - Port Macquarie Campus 16 Owen Street, Port Macquarie prepared by Douglas Partners, dated April 2021;</p> <p>(b) & provide details of management of risks associated during demolition work and for any remaining in-situ hazardous materials located at the site; and</p> <p>(c) & comply with the relevant NSW Legislation, Codes and Practice and Australian Standards.</p>	Stage 1 and 2	Prior to Commencement of Construction	Once for Stage 1 and then again for Stage 2.
B26	Landscaping	<p>Prior to the commencement of landscaping works, the Applicant must submit a revised Landscape Plan to the Certifier. The plan must be generally consistent with the plan submitted with the Response to Submissions and Appendix 7 Landscape Plans prepared by Terras Landscape Architects dated 21 October 2022. Where there is inconsistency between the original documents, the latest plan would prevail.</p>	Stage 1 and 2	Prior to Commencement of Landscaping Works	Once for Stage 1 and then again for Stage 2 - Landscape plan for Stage 2 will cover the Stage 2 area, the Landscape plan for Stage 1 will cover the rest of the site.
B27	Conservation Management Plan	<p>Prior to the commencement of works to Building A and Building B, whichever precedes the other (as approved in SSD-11920082-MOD-1), the Applicant must prepare a Conservation Management Plan. The Plan must:</p> <p>(a) Be prepared by a suitability quality and experienced heritage consultant;</p> <p>(b) Include the recommendations made in the Statement of Heritage Impact, dated 21 April 2022 and prepared by Purcell;</p> <p>(c) Include methodology to carefully remove the Building A entrance porch glazed wall and store the wall to allow for its reinstatement (if required in the future); and</p> <p>(d) Be submitted to the satisfaction of the Certifier</p> <p>A copy of the Conservation Management plan must be made available to the Department by the Applicant within 48 hours of request.</p>	Stage 1	Prior to Commencement of Building A and Building B works.	
B28	Nominated Heritage Consultant	<p>Prior to the commencement of works to Building A and Building B (as approved in SSD-11920082-MOD-1), a suitably qualified and experienced heritage consultant must be nominated to be engaged throughout the construction (including demolition) of the works to Building A and Building B. The heritage consultant should provide input into the detailed design, provide heritage information to the site manager to inform construction workers and oversee the construction works (including demolition) to minimise impact on Building A and Building B.</p>	Stage 1	Prior to Commencement of Building A and Building B works.	
B29	Archival Photographic Documentation	<p>Prior to commencement of works to Building A and Building B (as approved in SSD-11920082-MOD-1), a photographic archival record of the external and internal areas of Building A and Building B and all other heritage significance on the site identified in the Statement of Heritage Impact, dated 21 April 2022 and prepared by Purcell must be prepared in accordance with the NSW Heritage Branch guidelines titled Photographic Recording of Heritage Items using Film or Digital Capture.</p>	Stage 1	Prior to Commencement of Building A and Building B works.	

B30	Archival Photographic Documentation	Prior to the commencement works to Building A and Building B (as approved in SSD-11920082-MOD-1), the archival recording prepared under condition B29, a digital copy must be provided to the Certifier.	Stage 1	Prior to Commencement of Building A and Building B works.
B31	Heritage – Building A and Building B	Prior to the commencement of works to Building A and Building B (as approved in SSD-11920082-MOD-1), the Applicant must submit evidence to the Certifier demonstrating that: (a) A suitably qualified heritage consultant has been appointed by the Applicant to oversee these works; and (b) A photographic record has been undertaken in accordance with the document 'Photographic Recording of Heritage Items using Film or Digital Capture' (NSW Heritage Office, 2006) and submitted to the Department for information if requested.	Stage 1	Prior to Commencement of Building A and Building B works.
PART C - DURING CONSTRUCTION				
C1	Site Notice	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements: (a) & minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; (b) & the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; (c) & the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaints must be displayed on the site notice(s); and (d) & the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted	All Stages	Throughout construction
C2	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.	All Stages	Throughout construction
C3	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 B12.	Stage 1 and 2	Throughout construction

C4	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.	Stage 1 and 2	Throughout construction	
C5	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.	Stage 1 and 2	Throughout construction	
C6	Construction Hours	Construction activities may be undertaken outside of the hours in condition C4 if required: (a) & by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) & in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) & where the works are inaudible at the nearest sensitive receivers; or (d) & for the delivery, set-up and removal of construction cranes, where notice of the crane-related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or (e) & where a variation is approved in advance in writing by the Planning Secretary if appropriate justification is provided for the works.	Stage 1 and 2	Throughout construction	
C7	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.	Stage 1 and 2	Throughout construction	
C8	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	Stage 1 and 2	Throughout construction	
C9	Implementation of Management Plans	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans) and Hazardous Materials Management Plan.	Stage 1 and 2	Throughout construction	Relates to the specific management plans for each stage.
C10	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.	Stage 1 and 2	Throughout construction	
C11	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.	Stage 1 and 2	Throughout construction	
C12	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.	Stage 1 and 2	Throughout construction	
C13	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.	Stage 1 and 2	Throughout construction	
C14	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	Stage 1 and 2	Throughout construction	
C15	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.	Stage 1 and 2	Throughout construction	

C16	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).	Stage 1 and 2	Throughout construction	
C17	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.	Stage 1 and 2	Throughout construction	
C18	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 B15(c) of this consent.	Stage 1 and 2	Throughout construction	
C19	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 property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) & all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment Report prepared for Hastings Secondary College Port Macquarie Campus dated 16 April 2021; and (d) & if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	Stage 1 and 2	Throughout construction	
C20	Air Quality	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Stage 1 and 2	Throughout construction	
C21	Air Quality	During construction, the Applicant must ensure that: (a) & activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (b) & all trucks entering or leaving the site with loads have their loads covered; (c) & trucks associated with the development do not track dirt onto the public road network; (d) & public roads used by these trucks are kept clean; and (e) & land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Stage 1 and 2	Throughout construction	
C22	Imported Soil	The Applicant must: (a) & ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; (b) & keep accurate records of the volume and type of fill to be used; and (c) & make these records available to the Certifier upon request.	Stage 1 and 2	Throughout construction	
C23	Disposal of Seepage and Stormwater	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of 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.	Stage 1 and 2	Throughout construction	
C24	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.	Stage 1 and 2	Throughout construction	To be done separately for each stage.

C25	Stormwater Management System	<p>Within three months of the commencement of construction or other timeframe agreed by the Planning Secretary, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier.</p> <p>The system must:</p> <p>(a) & be designed by a suitably qualified and experienced person(s);</p> <p>(b) & be generally in accordance with the conceptual design in the EIS;</p> <p>(c) & be in accordance with applicable Australian Standards;</p> <p>(d) & be to the satisfaction of Council;</p> <p>(e) & include details of the proposed diversion of the existing Council stormwater pipeline traversing the site; and</p> <p>(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;</p>	Stage 1 and 2	Within three months of the commencement of construction	Once for Stage 1 and then again for Stage 2.
C26	Unexpected Finds Protocol – Aboriginal Heritage	<p>In the event that surface disturbance identifies a new Aboriginal object:</p> <p>(a) & all works must halt in the immediate area to prevent any further impacts to the object(s);</p> <p>(b) & a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;</p> <p>(c) & the site must be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS;</p> <p>(d) & the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and</p> <p>(e) & works shall only recommence with the written approval of the Planning Secretary.</p>	Stage 1 and 2	Throughout Construction	
C27	Unexpected Finds Protocol – Historic Heritage	<p>If any unexpected archaeological relics are uncovered during the work, then:</p> <p>(a) & all works must cease immediately in that area and notice must be given to Heritage NSW and the Planning Secretary;</p> <p>(b) & depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and</p> <p>(c) & works may only recommence with the written approval of the Planning Secretary.</p>	Stage 1 and 2	Throughout Construction	
C28	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.	Stage 1 and 2	Throughout Construction	
C29	Waste Storage and Processing	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Stage 1 and 2	Throughout Construction	
C30	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.	Stage 1 and 2	Throughout Construction	
C31	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.	Stage 1 and 2	Throughout Construction	
C32	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.	Stage 1 and 2	Throughout Construction	
C33	Outdoor Lighting	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Stage 1 and 2	Throughout Construction	
C34	Independent Environmental Audit	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	All stages	Throughout	Condition relates to all stages of construction and operation
C35	Independent Environmental Audit	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements	All stages	Throughout	Condition relates to all stages of construction and operation

C36	Independent Environmental Audit	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 weeks' notice to the Applicant of the date or timing upon which the audit must be commenced	All stages	Throughout	Condition relates to all stages of construction and operation
C37	Independent Environmental Audit	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) & review and respond to each Independent Audit Report prepared under condition C35 of this consent, or condition C36 where notice is given; (b) & submit the response to the Planning Secretary; and (c) & make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	All stages	Throughout	Condition relates to all stages of construction and operation
C38	Independent Environmental Audit	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	All stages	Throughout	Condition relates to all stages of construction and operation
C39	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.	All stages	Operation	Condition relates to all stages of operation
C40	Operational Readiness Work	Operational readiness work must not commence on site until the following details have been submitted to the Certifier: (a) & a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction (including construction access); (b) & the maximum number of staff to be involved in operational readiness work on site at any one time; (c) & arrangements to ensure the safety of school staff on the site, including how: (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 (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.	Stages 1 and 2	Throughout Construction	
C41	Operational Readiness Work	Operational readiness work must only be undertaken in accordance with the details submitted under condition C40 and the following requirements: (a) & no more than 15 staff are involved in operational readiness work; (b) & no more than 5 vehicles must access the school related to the operational readiness work; (c) & no students or parents are permitted; and (d) & the Applicant has implemented appropriate arrangements to ensure the safety of school staff.	Stages 1 and 2	Throughout Construction	
C42	Contamination	Construction must be undertaken in accordance with the Report on Preliminary Site Investigation for Contamination prepared by Douglas Partners dated May 2021.	Stages 1 and 2	Throughout Construction	
C43	Heritage – Building A Porch Wall Removal and Storage	The removal and storage of the Building A entrance porch glazed wall (approved to be removed under SSD-11920082-MOD-1) must be undertaken in accordance with the methodology contained in the Conservation Management Plan as approved under B27 and to the satisfaction of the appointed heritage specialist required by condition B28.	Stage 1B.5	Throughout Construction	
PART D - PRIOR TO COMMENCEMENT OF OPERATION					
D1	Notification of Occupation	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	All stages	Prior to commencement of operation	Separately for all stages

D2	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.	All stages	Prior to commencement of operation	Separately for all stages.
D3	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.	All stages	Prior to commencement of operation	Separately for all stages
D4	Works as Executed Plans	Prior to the commencement of operation, works-as-executed plans signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	All stages	Prior to commencement of operation	Separately for all stages
D5	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.	N/A	Prior to commencement of operation	No systems of this kind in all stages
D6	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: (a) & complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) & has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	All Stages	Prior to commencement of operation	Separately for all stages
D7	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: (a) □ AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) & any dispensation granted by Fire and Rescue NSW.	Stages 1B.1, 1C.2 and 2	Prior to commencement of operation	Separately for stages 1B, 1C, and 2. No mechanical ventilation systems associated within Stage 1A or other 1B works.
D8	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 B21 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the operational noise level criteria identified in the Noise & Vibration Impact Assessment for SSDA (SSD-119200820) for Hastings Secondary College – Port Macquarie Campus dated 14 May 2021 and Hastings Secondary College Upgrade Acoustic Statement dated September 2022 prepared by JHA and as updated by Appendix 4 Acoustic Report prepared by Rapt Consulting dated 2 November 2022.	Stages 1B.1, 1C.1 1C.2 and 2	Prior to Commencement of operation	Separately for stages 1B.1, 1C.2, and 2.
D9	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.	Stages 1B.1, 1C.1, 1C.2 and 2	Prior to commencement of operation	Separately for stages 1B.1, 1C.1, 1C.2 and 2.
D10	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: (a) & the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) & the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	All stages	Prior to commencement of operation	Separately for all stages

D11	Post-Construction Dilapidation Report – Protection of Public Infrastructure	<p>Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must:</p> <p>(a) & ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B5 of this consent;</p> <p>(b) & have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads).</p> <p>(c) & be submitted to the Certifier;</p> <p>(d) & be forwarded to Council for information; and</p> <p>(e) & be provided to the Planning Secretary when requested.</p>	Stage 1B.8, 1C.2 and Stage 2	Prior to commencement of operation	To be done following the completion of Stage 1C.2 (the final handover of works) and again for Stage 2. .Public infrastructure is utilised for all stages however dilapidation report to be finalised for Stage 1C.2 being the final part of Stage 1 because heavy vehicles will continue to access the site until completion of Stage 1C.2.
D12	Repair of Public Infrastructure	<p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p> <p>(a) & repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or</p> <p>(b) & relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or</p> <p>(c) & pay compensation for the damage as agreed with the owner of the public infrastructure.</p> <p>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent</p>	Stage 1B.8, 1C.2 1C.2 and Stage 2	Prior to commencement of operation	To be done following the completion of Stage 1C.2 (the final handover of works) and again for Stage 2. .Public infrastructure is utilised for all stages however dilapidation report to be finalised for Stage 1C.2 being the final part of Stage 1 because heavy vehicles will continue to access the site until completion of Stage 1C.2.
D13	Road Damage	<p>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.</p>	Stage 1B.8, 1C.2 and Stage 2	Prior to commencement of operation	To be done following the completion of Stage 1C.2 (the final handover of Stage 1 works) and again for Stage 2.
D14	Post-Construction Survey – Adjoining Properties	<p>. Where a pre-construction survey has been undertaken in accordance with condition B7 prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must:</p> <p>(a) & document the results of the post-construction survey and compare it with the pre- construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B7;</p> <p>(b) & be provided to the owner of the relevant buildings surveyed;</p> <p>(c) & be provided to the Certifier; and</p> <p>(d) & be provided to the Planning Secretary when requested.</p>	Stage 1B.8, 1C.2 and Stage 2	Prior to commencement of operation	To be done following the completion of Stage 1C.2 (the final handover of Stage 1 works) and again for Stage 2.
D15	Post-Construction Survey – Adjoining Properties	<p>Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.</p>	Stage 1B.8, 1C.2 and Stage 2	Prior to commencement of operation	To be done following the completion of Stage 1C.2 (the final handover of Stage 1 works) and again for Stage 2.
D16	Bicycle Parking and End-of-Trip Facilities	<p>Prior to the commencement of operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <p>(a) & the provision of a minimum 155 bicycle parking spaces;</p> <p>(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;</p> <p>(c) & the provision of end-of-trip facilities; and</p> <p>(d) & appropriate pedestrian and cyclist advisory signs are to be provided.</p> <p>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</p>	Stage 1B.4 and Stage 2	Prior to commencement of operation	At completion of Stage 2 (completion of final stage). End-of-Trip Facilities will be provided in the PCYC Facility and so this condition cannot be complied with until completion of Stage 2 however bicycle parking required as part of Stage 1 works (152 spaces) will be provided prior to the occupation of Stage 1B.4.

D17	Road / Public Domain Works	<p>Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier that demonstrates that the works approved under condition B24 have been completed to the satisfaction of the relevant roads authority.</p> <p>Note: Approval must be obtained for roadworks under section 138 of the Roads Act 1993. All costs associated with the proposed road upgrade works must be borne by the Applicant. In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent</p>	Stage 1C2	Prior to commencement of operation	Public domain works relevant to Stage 1 will be handed over with Stage 1C.2.
D18	School/Pedestrian Crossing Facilities	<p>Prior to commencement of operation, school/pedestrian crossings must be installed on surrounding roads in accordance with the relevant design standards and warrants to the satisfaction of the relevant road authority.</p>	Stage 1C2	Prior to commencement of operation	All public domain works will be handed over with Stage 1C.2.
D19	School Zones	<p>Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement markings along Owen Street, Burrawan Street, Gordon Street and Church Street must be installed, inspected by TfNSW and handed over to TfNSW.</p> <p>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</p>	Stage 1C2	Prior to commencement of operation	All school zones works will be handed over with Stage 1C.2.
D20	School Zones	<p>The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.</p>	Stage 1C.2	Prior to commencement of operation	If required these works will be carried out with Stage 1C.2.
D21	School Transport Plan	<p>Prior to the commencement of operation, a School Transport Plan (STP), must be submitted to the satisfaction of the Planning Secretary. The plan must:</p> <p>(a) & be prepared by a suitably qualified consultant in consultation with Council and TfNSW;</p> <p>(b) & include arrangements to promote the use of active and sustainable transport modes, including:</p> <p>(i) & objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation);</p> <p>(ii) & specific tools and actions to help achieve the objectives and mode share targets;</p> <p>(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.</p> <p>(c) & include operational transport access management arrangements, including:</p> <p>(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;</p> <p>(ii) & the location of all car parking spaces on the school campus and their allocation (i.e. staff, visitor, accessible, emergency, etc.);</p> <p>(iii) & the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements;</p> <p>(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;</p> <p>(v) the location and operational management procedures for inter-campus transfers and consideration of measures to reduce the frequency of trips and ensure the safety of travel for students;</p> <p>(vi) & delivery and services vehicle and bus access and management arrangements;</p> <p>(vii) & management of approved access arrangements;</p> <p>(viii) & 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;</p> <p>(ix) & car parking arrangements and management associated with the proposed use of school facilities by community members; and</p> <p>(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</p> <p>(e) & a monitoring and review program.</p>	Stage 1C.2	Prior to commencement of operation	To be provided prior to occupation of stage 1C.2 (the final handover of stage 1 works). School transport and access arrangements will continue as existing up until that point.

D22	PCYC Operations Plan	<p>Prior to the commencement of operation of the PCYC, a PCYC Operations Plan must be submitted to the Certifier. The plan must:</p> <p>(a) be prepared by a suitably qualified consultant in consultation with Council, TfNSW and Hastings Secondary College;</p> <p>(b) detail proposed operations including:</p> <p>(i) hours of operation;</p> <p>(ii) expected staff and volunteer attendance levels;</p> <p>(iii) schedule of use and intended group activities;</p> <p>(c) include arrangements to promote the use of active and sustainable transport modes and reduce demand for parking, particularly during peak school operations, including:</p> <p>(i) objectives and modes share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation);</p> <p>(ii) specific tools and actions to help achieve the objectives and mode share targets;</p> <p>(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.</p> <p>(d) include operational transport access management arrangements, including:</p> <p>(i) the location of all car parking spaces on the site and their allocation (i.e. staff, visitor, accessible, emergency, etc.);</p> <p>(ii) delivery and services vehicle and bus access and management arrangements;</p> <p>(iii) management of approved access arrangements;</p> <p>(iv) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to minimise impacts during school hours; and</p> <p>(e) 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</p> <p>(f) a monitoring and review program</p>	Stage 2	Prior to commencement of operation	Relates specifically to PCYC Facility which is wholly within Stage 2.
D23	Utilities and Services	Prior to commencement of operation, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifier.	Stage 1B.7 and 2	Prior to commencement of operation	Separately for stages 1B.1 and 2. Not relevant for stages 1A.
D24	Utilities and Services	Prior to Council accepting new stormwater infrastructure (where proposed), a CCTV inspection of all new and modified stormwater assets must be undertaken in accordance with the Conduit Inspection Reporting Code of Australia WSA 05. A copy of the CCTV inspection footage and inspection report prepared and certified by a suitably qualified person shall be provided to Council prior to the acceptance of works into the nominated 'into maintenance period'.	Stage 2	Prior to commencement of operation	No Council stormwater assets associated with stage 1 works.
D25	Utilities and Services	All works relating to public infrastructure must be certified by a practicing Civil Engineer or Registered Surveyor as compliant with the requirements of AUSPEC.	Stages 2	Prior to commencement of operation	
D26	Stormwater Operation and Maintenance Plan	<p>Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <p>(a) & maintenance schedule of all stormwater quality treatment devices;</p> <p>(b) & record and reporting details;</p> <p>(c) & relevant contact information; and</p> <p>(d) & Work Health and Safety requirements.</p>	Stage 1B.1 and 2.	Prior to commencement of operation	Separately for stages 1B.1 and 2. To be submitted prior to stage 1B to cover all stage 1 sub stages and again prior to stage 2.
D27	Signage	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	Stage 2	Prior to commencement of operation	Once for Stage 2. No new parking provided as part of Stage 1 works.
		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.			

D28	Signage		Stage 1B.4 and 2	Prior to commencement of operation	Once for Stage 1B.4 and then again for Stage 2. bicycle way-finding signage will be located in Stage 1B.4 area and Stage 2 area only.
D29	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) & describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) & detail the materials to be reused or recycled, either on or off site; and (d) & include the Management and Mitigation Measures included in the EIS and Rts.	Stage 1B.8 and 2	Prior to commencement of operation	Separately for stages 1B.8 and 2. The Waste Management Plan will be submitted prior to occupation of Stage 1B.8 and cover all of Stage 1 sub stages. It will be submitted again prior to occupation of Stage 2.
D30	Landscaping	Prior to the commencement of operation or other timeframe agreed by the Planning Secretary, landscaping of the site must be completed in accordance with landscape plan(s) approved under condition A2(d).	Stage 1B.8 and 2	Prior to commencement of operation	Separately for stages 1B.8 (the last of the landscaping for Stage 1) and 2. The Landscaping for Stage 1 will be complete prior to occupation of Stage 1B.8. For Stage 2 area it will be complete prior to occupation of Stage 2.
D31	Landscaping	Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must: (a) & describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and (b) □ be consistent with the Applicant's Management and Mitigation Measures in the EIS and Rts;	Stage 1B.8 and 2	Prior to commencement of operation	Separately for stages 1B.8 (the last of the landscaping for Stage 1) and 2. The Landscape Management Plan will be submitted prior to occupation of Stage 1B and cover all of Stage 1 sub stages. It will be submitted again prior to occupation of Stage 2.
D32	Landscaping	Prior to the commencement of operation or other timeframe agreed by the Planning Secretary, the Applicant must undertake street tree planting on Owen Street along the frontage of the CAPA building and PCYC building subject to consultation and agreement with Council. The number, species and spacing of plantings are to be determined in consultation with Council. If street tree planting is not supported by Council, evidence of Council's advice must be submitted to the Certifier.	Stage 2	Prior to commencement of operation	Tree planting in front of PCYC and CAPA will be undertaken prior to the commencement of operation of Stage 2. Although CAPA is Stage 1, more efficient to complete all plantings along Owen St at one time.
PART E - POST OCCUPATION					
E1	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 must prepare an Out of Hours Event Management Plan (School Use) in consultation with Council and submit it to Council and the 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 activity(ies), 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 in compliance with the Noise & Vibration Impact Assessment for SSDA (SSD-119200820) for Hastings Secondary College - Port Macquarie Campus dated 14 May 2021 and prepared by JHA .	All stages	Post Occupation	
E2	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	All stages	Post Occupation	

E3	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 must prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to Council and the 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 activity(ies) 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 in compliance with the Noise & Vibration Impact Assessment for SSDA (SSD-119200820) for Hastings Secondary College - Port Macquarie Campus dated 14 May 2021 and prepared by JHA.	All stages	Post Occupation	
E4	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.	All stages	Post Occupation	
E5	PCYC Hours of Operation	The PCYC may only operate between the hours of 6am to 10pm Monday to Sunday.	2	Post Occupation	Only relevant to PCYC which is Stage 2
E6	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.	All stages	Post Occupation	
E7	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	N/A	Post Occupation	
E8	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.	All stages	Post Occupation	
E9	Operational Noise Limits	The Applicant must comply with the recommendations of, and ensure that noise generated by operation of the development does not exceed the noise limits in the Noise & Vibration Impact Assessment for SSDA (SSD-119200820) for Hastings Secondary College – Port Macquarie Campus dated 14 May 2021 and Hastings Secondary College Upgrade Acoustic Statement dated September 2022 prepared by JHA and as updated by Appendix 4 Acoustic Report prepared by Rapt Consulting dated 2 November 2022.	All stages	Post Occupation	
E10	Operational Noise Limits	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement of use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the Noise & Vibration Impact Assessment for SSDA (SSD-119200820) for Hastings Secondary College – Port Macquarie Campus dated 14 May 2021 and Hastings Secondary College Upgrade Acoustic Statement dated September 2022 prepared by JHA and as updated by Appendix 4 Acoustic Report prepared by Rapt Consulting dated 2 November 2022.. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant must 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.	Stage 1B.8 and Stage 2	Post Occupation	Separately for stages 1B.8 and 2. To be submitted within 2 months of commencement of use of stage 1B.8 to cover all stage 1 sub stages and again prior to stage 2.
E11	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.	All stages	Post Occupation	
E12	School Transport Plan	The School Transport Plan required by condition D21 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	1C.2	Post Occupation	
E13	PCYC Operations Plan	The PCYC Operations Plan required by condition D22 must be updated as required and implemented unless otherwise agreed by the Planning Secretary.	2	Post Occupation	Only relevant to PCYC (Stage 2)

E14	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 B10, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	Stage 1B.1 and 2	Within Six (6) months of commencing operation	Once for Stage 1 B.1 and then again for Stage 2. CAPA Building is within Stage 1B.1 and PCYC is Stage 2.
E15	Outdoor Lighting	Notwithstanding condition D6, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	Stage 1 and 2	Post Occupation	
E16	Landscaping	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D30 for the duration of occupation of the development.	Stage 1 and 2	Post Occupation	
E17	Utilities and Services	Within three months of the commencement of operation or other timeframe agreed to by the Planning Secretary, an easement under section 88A and/or restriction or public positive covenant under section 88E of the Conveyancing Act 1919 naming the Council as the prescribed authority, which can only be revoked, varied or modified with the consent of the Council, and which provides for a 3m wide easement for drainage in favour of Council must be provided over the "Future 3m wide easement for drainage" adjacent to the northern property boundary as shown on the Stormwater Management Plan prepared by Northrop dated 21 April 2021 must be registered on title of Lot 111 in DP 1270315.	Stage 2	Within Three (3) Months of commencing operation	Construction work will still be ongoing for Stage 2 for three months beyond completion of Stage 1.
E18	Utilities and Services	<p>Within three months of the commencement of operation or other timeframe agreed to by the Planning Secretary, a positive covenant must be created under Section 88E of the Conveyancing Act 1919 and registered, burdening the owner(s) with the requirement to maintain the on-site stormwater detention facilities on the property. The terms of the 88E instrument with positive covenant must include, but not be limited to, the following:</p> <p>(a) & the Proprietor of the property must be responsible for maintaining and keeping clear all pits, pipelines, trench barriers and other structures associated with the on-site stormwater detention facilities (OSD).</p> <p>(b) & the Proprietor must have the OSD inspected annually by a competent person.</p> <p>(c) & the Council must have the right to enter upon the land referred to above, at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order all pits, pipelines, trench barriers and other structures in or upon the said land which comprise the OSD or which convey stormwater from the said land; and recover the costs of any such works from the Proprietor.</p> <p>(d) & the registered Proprietor must indemnify the Council and any adjoining land owners against damage to their land arising from the failure of any component of the OSD, or failure to clean, maintain and repair the OSD.</p> <p>Note: The proprietor or successor must bear all costs associated in the preparation of the subject 88E instrument.</p>	Stage 2	Within Three (3) Months of commencing operation	Construction work will still be ongoing for Stage 2 for three months beyond completion of Stage 1.
E19	Utilities and Services	<p>Within three months of the commencement of operation or other timeframe agreed to by the Planning Secretary, a positive covenant must be created under Section 88E of the Conveyancing Act 1919 and registered, burdening the owner(s) with the requirement to maintain the water quality control facilities within the site. In addition, a maintenance schedule for the water quality controls must be submitted to Council for approval with the stormwater work-as executed plans. This maintenance schedule and work as executed plan must be registered and referred to as part of the positive covenant. The terms of the 88E instrument with positive covenant must include, but not be limited to, the following:</p> <p>(a) & The Proprietor of the property must be responsible for inspecting, maintaining and keeping clear all components of and structures associated with the stormwater quality improvement device (SQID) in accordance with the maintenance plan in order to achieve the design system performance targets.</p> <p>(b) & The Proprietor must have the SQID inspected annually by a competent person.</p> <p>(c) & The Council must have the right to enter upon the land referred to above, at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order all components or structures in or upon the said land which comprise the SQID and recover the costs of any such works from the proprietor.</p> <p>(d) & The registered Proprietor must indemnify the Council and any adjoining land owners against damage to their land arising from the failure of any component of the SQID, or failure to clean, maintain and repair the SQID.</p>	Stage 2	Within Three (3) Months of commencing operation	Construction work will still be ongoing for Stage 2 for three months beyond completion of Stage 1.