

# Staging Report

Jordan Springs Public School  
SSD 9354

September 2019



Education

## Document Control

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# 1 Introduction

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This Staging Report has been prepared by TSA Management on behalf of the NSW Department of Education (DoE) for Jordan Springs Public School (SSD 9354). The Staging Report has been prepared in accordance with the conditions of the State Significant Development Approval SSD 9354.

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

## 1.1 Project Overview

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

A project is underway to provide a new public school for Jordan Springs. The project will include:

- innovative learning spaces
- a library and a hall
- modern core facilities such as staff and administration areas
- a covered outdoor learning area (COLA).

### 1.1.1 Indicative Date of Commencement of Construction

The indicative date of commencement of construction is late September 2019.

### 1.1.2 Submission to Planning Secretary for Approval.

In accordance with Condition A9, this staging report must be submitted to the Planning Secretary at least TWO WEEKS prior to the date of commencement of the construction.

The date of submission of the report is 9 September 2019.

## 1.2 Details of Proposed Staging

### 1.2.1 Construction

The SSD pertains to the delivery of the main works only as an Early Works DA and Review of Environmental Factors (REF) have been undertaken separately to complete bulk earthworks and services infrastructure. Therefore, activities such as site establishment have already been completed.

Below is a summary of **Stage 1** construction activities,

Indicative works	Indicative timing
Foundations	50 days
Hall	127 days
Upper walkways	82 days
Services	59 days
External works (landscaping)	65 days
Commissioning and Handover	49 days

The construction of Stage 1 and 2 are distinct with no overlap in the delivery. Stage 1 will be completed in its entirety with the school operational prior to commencing Stage 2, at a later date. As we anticipate completing Stage 1 only at this point, prior to the commencement of Stage 2 this report and relevant condition compliances will be updated and resubmitted to DPIE, where relevant. See Appendix A for details regarding condition compliance across both stages of delivery.

**Stage 2** program is yet to be finalised. The construction program will be finalised and submitted to DPIE prior to commencing Stage 2 works. An indicative summary of the timing is below:

Indicative works	Indicative timing
Site establishment	5 days
Piling/foundations	10 days
Services	5 days
Module delivery	5 days
External works (landscaping)	10 days
Commissioning and Handover	50 days

### 1.2.2 Operation

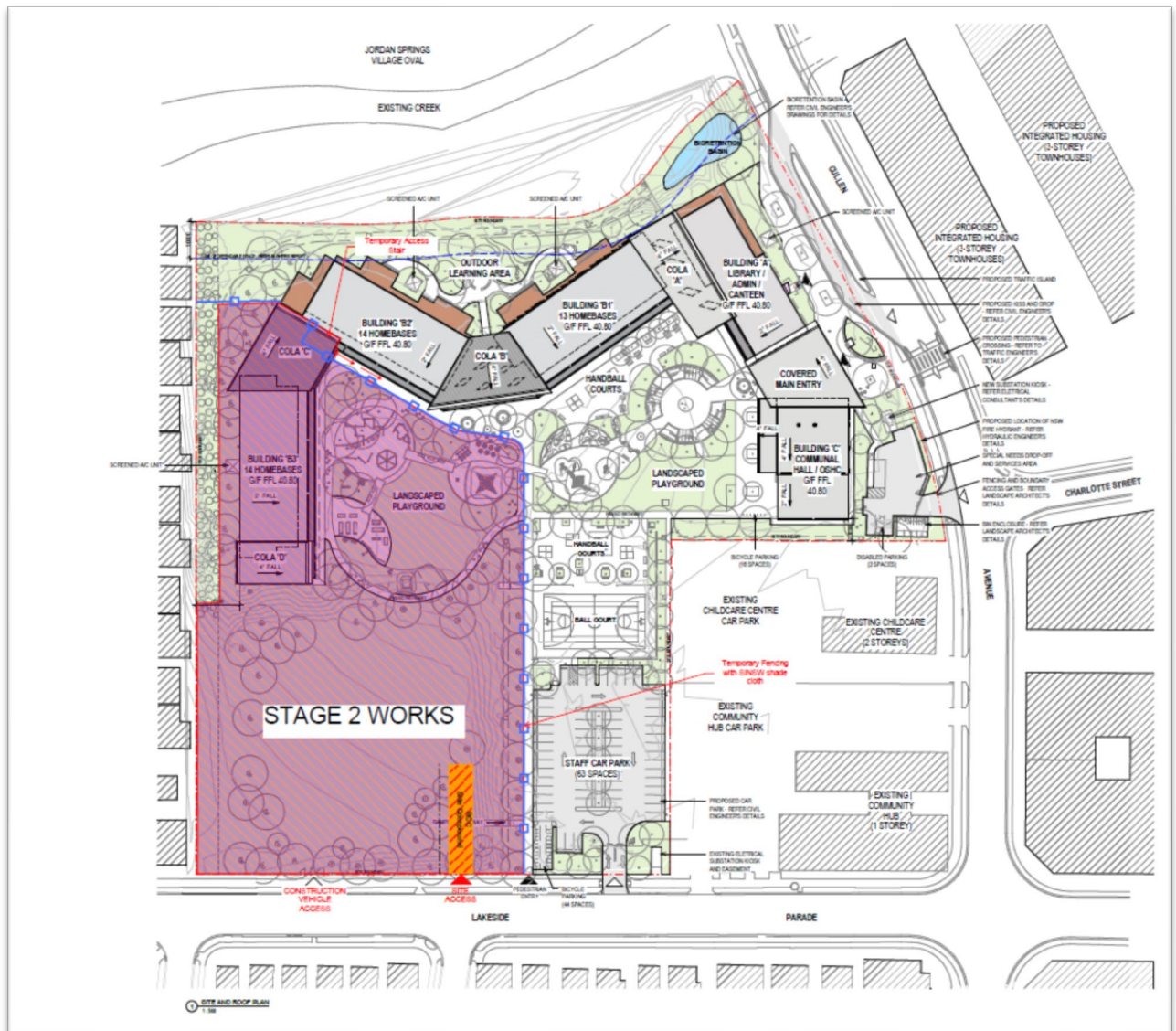
Delivery of the school will be via two stages. Stage 1 is the delivery of the library, hall, covered outdoor learning areas, basketball courts and hardstand, core facilities for administration and staff, and 27 home bases. At the completion of Stage 1, the area dedicated for Stage 2 will be grassed and will serve as play area. As all core facilities including carparking and pick-up/drop-off facilities are in Stage 1, the school will have the capacity to be fully operational until such time Stage 2 can be delivered. The school capacity at the end of Stage 1 is up to 600 students.

Stage 2 includes the remaining 14 home bases and rectification landscaping works. It will increase the school capacity up to 1000 students. Whilst the timing of Stage 2 delivery is currently unknown, the construction period is anticipated to take four months. During this time, the school will be operational and the shaded area detailed below will be a construction zone. Appropriate safety measures to separate the site including hoarding and traffic control will be

implemented. Construction vehicles will access the site via Lakeside Parade, per the Construction Traffic Management Plan and will be restricted during peak school times in the morning and afternoon.

See Figure 1 for delineation of Stage 1 and 2.

**Figure 1 Staging Delineation**



## 2 Staging

Condition A10(a) and A10(b) requires Department of Education to identify relevant construction and operational stages being proposed. These are outlined in Table 1.

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

**Table 1 Staging schedule**

Item	Area and activity (scope)	Duration	Relevant Stage	
			1	2
1	<p>Pre-construction</p> <p>Site preparation activities including site accommodation installation</p> <p>Note, due to the previous Early Works Development Approval, the majority of pre-construction activities have taken place.</p>	September 2019	1	
2	<p>Construction</p> <p>Delivery of 27 home bases, hall, library and administration buildings, and landscaping.</p> <p>Activities include installing foundations, module delivery and installation, construction of the hall, construction of the lift shaft, paving and walkway construction, power and services commissioning.</p> <p>Temporary turfing of nominated stage 2 area.</p>	September 2019 to June 2020	1	
3	<p>Pre-Operation</p> <p>The school will open and operate with 27 home bases. All required core facilities are delivered in Stage 1.</p>	From July 2020	1	
4	<p>Operation</p> <p>The school capacity at the end of Stage 1 is up to 600 students. As all core facilities including carparking and pick-up/drop-off facilities are in Stage 1, the school will have the capacity to be fully operational until such time Stage 2 can be delivered.</p>	July 2020	1	

Item	Area and activity (scope)	Duration	Relevant Stage	
			1	2
5	Pre-construction Site preparation including site accommodation installation	6 weeks – Dates to be confirmed		2
6	Construction Delivery of remaining 14 home bases and associated landscaping. Activities include minimal earthworks to prepare the site, module deliveries and installation, landscaping. During this time, the school will be operational and the shaded area in Figure 1 will be a construction zone. Appropriate safety measures to separate the site including hoarding and traffic control will be implemented.	10 weeks – Dates to be confirmed		2
7	Pre-Operation The school will now have capability to operate at full capacity, up to 1000 students.	Date to be confirmed		2
8	Operation Following delivery of Stage 2, the school will have capacity up to 1000 students.	Date to be confirmed		2



### 3 Condition Compliance

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Condition A10(c) requires Department of Education to identify relevant conditions in relation to construction and operational stages being proposed. These are outlined in Appendix A. For specifics regarding actions required per condition, per stage, see column “Action”. Conditions not requiring further action, or whereby the satisfaction of Stage 1 documentation applies to both stages are marked “note”.

## 4 Management of Cumulative Impacts

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Condition A10 (d) requires Department of Education to identify whether the staging is likely to lead to cumulative impacts and how Department of Education anticipate to manage these. As detailed in previous sections, the Stages will be completed in distinct phases with no overlapping of delivery and at the completion of Stage 1, the school is wholly operational with no outstanding functional amenities. As such, no cumulative impacts are anticipated for this development. Stage 1 will include the laying of turf where future Stage 2 will be delivered, such that the appearance of the site at the end of Stage 1 will not cause prolonged adverse visual amenity impact.

# 5 Appendix A

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APPENDIX A - SSD 9354 Conditions of Consent B10(c)

Condition Number	Condition Heading	Consent Condition	Stage	Phase	Relevant Authority	Responsibility	Action	Comments
<b>Part A - Administrative Conditions</b>								
A1	<b>Obligation to minimise harm to environment</b>	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.	1&2	Throughout		Note	Note	Nil
A2	<b>Terms of Consent</b>	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: GSA: 180646 JS-AR-2000 180646 JS-AR-1112 180646 JS-AR-3050 180646 JS-AR-2001 180646 JS-AR-2024 180646 JS-AR-3051 180646 JS-AR-2002 180646 JS-AR-2030 180646 JS-AR-3052 180646 JS-AR-2003 180646 JS-AR-2031 180646 JS-AR-3053 180646 JS-AR-2004 180646 JS-AR-2032 180646 JS-AR-3100 180646 JS-AR-2011 180646 JS-AR-2032 180646 JS-AR-3100 180646 JS-AR-2012 180646 JS-AR-2033 180646 JS-AR-3101 180646 JS-AR-2013 180646 JS-AR-2034 180646 JS-AR-3102 180646 JS-AR-2014 180646 JS-AR-3000 180646 JS-AR-3103 180646 JS-AR-2020 180646 JS-AR-3001 180646 JS-AR-3104 180646 JS-AR-2021 180646 JS-AR-3002 180646 JS-AR-1100 180646 JS-AR-2022 180646 JS-AR-3003 180646 JS-AR-1110 180646 JS-AR-2023 180646 JS-AR-3004 180646 JS-AR-1111 Landscape: L-0001 L-1000 L-1002 L-1003 Civil: 182535 DAC02.01 182535 DAC04.21 182535 DAC03.01 182535 DAC04.22 182535 DAC04.01 182535 DAC04.23 182535 DAC04.02 182535 DAC04.31 182535 DAC04.03 182535 DAC09.01	1&2	Throughout		Contractor/SINSW	Note	Nil
A3	<b>Terms of Consent</b>	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; and (b) the implementation of any actions or measures contained in any such document referred to in (a) above.	1&2	Throughout	Planning Secretary	Contractor/SINSW	Note	Nil
A4	<b>Terms of Consent</b>	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.	1&2	Throughout		Note	Note	Nil
A5	<b>Limits of Consent</b>	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	1&2	Throughout		Note	Note	Nil
A6	<b>Prescribed Conditions</b>	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	1&2	Throughout		Note	Note	Nil
A7	<b>Planning Secretary as Moderator</b>	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.	1&2	Throughout		Contractor/SINSW	Note	Nil
A8	<b>Evidence of Consultation</b>	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; 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	1&2	Throughout		Contractor/SINSW	Note	Nil
A9	<b>Staging</b>	The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be submitted for the approval of the Planning Secretary no later than two weeks 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).	1	Pre-construction	Planning Secretary	Contractor/SINSW	Note	Nil
A10	<b>Staging</b>	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.	1	Pre-construction		Contractor/SINSW	Note	Nil
A11	<b>Staging</b>	Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	1&2	Throughout		Contractor/SINSW	Note	Staging Plan to be updated, if required and resubmitted to Planning Secretary.
A12	<b>Staging</b>	Where staging is proposed, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.	1&2	Throughout		Contractor/SINSW	Note	Nil
A13	<b>Staging, Combining and Updating Strategies, Plans or Programs</b>	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, 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, program or architectural/design plans applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan, program or drawing required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan, program or drawing required by this consent (to ensure the strategies, plans, programs and drawings required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	1&2	Throughout	Planning Secretary	Contractor/SINSW	Note	Staging Plan to be updated, if required and resubmitted to Planning Secretary.
A14	<b>Staging, Combining and Updating Strategies, Plans or Programs</b>	If the Planning Secretary agrees, a strategy, 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.	1&2	Throughout		Note	Note	Nil
A15	<b>Staging, Combining and Updating Strategies, Plans or Programs</b>	If approved by the Planning Secretary, updated strategies, plans, programs or drawings supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	1&2	Throughout		Note	Note	Updated plans to be abided by.
A16	<b>Structural Adequacy</b>	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.	1&2	Construction		Contractor	Note	Nil
A17	<b>External Walls and Cladding</b>	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	1&2	Construction		Note	Design Certificate to be resubmitted prior to operation of Stage 2.	Re-submission of Condition required for Stage 2
A18	<b>Windows</b>	Windows on the northern elevation of Building B3 must be opaque, or translucent to maintain the amenity of residential land uses to the north.	2	Construction		Note	Compliance to be confirmed in Stage 2	Applies to Stage 2 only
A19	<b>Applicability of Guidelines</b>	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	1&2	Throughout		Note	Note	NA
A20	<b>Applicability of Guidelines</b>	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	1&2	Throughout		Note	Note	NA
A21	<b>Monitoring and Environmental Audits</b>	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.  Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.	1&2	Throughout		Note	Note	NA

A22	<b>Access to Information</b>	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (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.	1&2	Pre-construction	Planning Secretary	SINSW	Updated documentation to be provided on the website prior to Stage 2 commencing.	Updated documentation to be provided per condition requirements, throughout the development and prior to commencing Stage 2.	
A23	<b>Compliance</b>	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	1&2	Throughout		Contractor/SINSW	Note	NA	
A24	<b>Incident Notification, Reporting and Response</b>	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au 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.	1&2	Throughout	Planning Secretary	SINSW/TSA	Note	NA	
A25	<b>Incident Notification, Reporting and Response</b>	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	1&2	Throughout	Planning Secretary	SINSW/TSA	Note	NA	
A26	<b>Non-Compliance Notification</b>	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	1&2	Throughout	Planning Secretary	SINSW/TSA	Note	NA	
A27	<b>Non-Compliance Notification</b>	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	1&2	Throughout	Planning Secretary	SINSW/TSA	Note	NA	
A28	<b>Non-Compliance Notification</b>	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	1&2	Throughout		Note	Note	NA	
A29	<b>Revision of Strategies, Plans and Programs</b>	Within three months of: (a) the submission of a compliance report under condition B36; (b) the submission of an incident report under condition A24; (c) the submission of an Independent Audit under condition C36; (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifying Authority must be notified in writing that a review is being carried out.	1&2	Throughout		SINSW/TSA	Note	NA	
A30	<b>Revision of Strategies, Plans and Programs</b>	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary and Certifying Authority. Where revisions are required, the revised document must be submitted to the Planning Secretary and Certifying Authority for information 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.	1&2	Throughout		Note	Note	NA	
<b>Part B - Prior to Commencement of Construction</b>									
B1	<b>Notification of commencement</b>	The Applicant must notify the Planning Secretary in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	1&2	Pre-construction	Planning Secretary	SINSW/TSA	Note	Re-submission of Condition required for Stage 2	
B2	<b>Notification of commencement</b>	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.	1&2	Pre-construction	Planning Secretary	SINSW/TSA	Notification to be submitted prior to commencing Stage 2.	Note	
B3	<b>Certified drawings</b>	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	1	Pre-construction	Certifying Authority	Contractor	Design Certificate to be resubmitted prior to commencing construction of Stage 2.	Drawings provided per Stage 1 applies to the whole development.	
B4	<b>External walls &amp; cladding</b>	Prior to the commencement of construction, the Applicant must provide the Certifying Authority 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 Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	1&2	Pre-construction	Certifying Authority	Contractor	Design Certificate to be resubmitted prior to commencing construction of Stage 2.	To be resubmitted for Stage 2.	
B5	<b>Protection of public infrastructure</b>	Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council for information.	1&2	Pre-construction	Council, Certifying Authority, Planning Secretary	Contractor	Contractor to undertake dilapidation reports and consultation prior to commencing stage 2.	Re-submission of Condition required for Stage 2	
B6	<b>Pre-Construction Dilapidation Report</b>	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, and the Certifying Authority. The report must provide an accurate record of the existing condition of adjoining private properties, and Council assets that are likely to be impacted by the proposed works.	1&2	Pre-construction	Certifying Authority and Council	Contractor	Contractor to undertake dilapidation reports prior to commencing stage 2.	Re-submission of Condition required for Stage 2	
B7	<b>Unexpected Contamination Procedure</b>	Prior to the commencement of construction, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B13 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.	1	Pre-construction		Contractor	Note	Plan per Stage 1 applies to whole development.	
B8	<b>Community communication strategy</b>	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; (e) through which the community can discuss or provide feedback to the Applicant; (f) through which the Applicant will respond to enquiries or feedback from the community; and (g) 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.	1	Pre-construction	Planning Secretary	SINSW/TSA	Note	Plan per Stage 1 applies to whole development.	
B9	<b>Ecologically sustainable development</b>	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 Certifying Authority; or (b) seeking approval from the Planning Secretary for an alternative certification process.	1	Pre-construction	Planning Secretary	SINSW/TSA	Note	Compliance confirmed for Stage 1 noting it will hold for whole development.	
B10	<b>Access for people with disabilities</b>	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	1	Pre-construction	Certifying Authority	Contractor	Note	Design for both stages submitted and endorsed at Stage 1	
B11	<b>Outdoor lighting</b>	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifying Authority that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	1	Pre-construction	Certifying Authority	Contractor	Note	Design for both stages submitted and endorsed at Stage 1	

B12	<b>Environmental Management Plan Requirements</b>	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data; (b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (h) a protocol for periodic review of the plan. Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	1	Pre-construction		Contractor	Note	Plan per Stage 1 applies for whole development.
B13	<b>Construction environmental management plan</b>	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the satisfaction of Certifying Authority and provide a copy to the Planning Secretary and to Council. 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; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B15); (c) Construction Noise and Vibration Management Sub-Plan (see condition B16); (d) Construction Waste Management Sub-Plan (see condition B17); (e) Construction Soil and Water Management Sub-Plan (see condition B18); (f) Flood Emergency Response (see condition B19); (g) an unexpected finds protocol for contamination and associated communications procedure; (h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and (i) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.	1	Pre-construction	Certifying Authority	Contractor	Note	Plan per Stage 1 applies for whole development.
B14	<b>Construction environmental management plan</b>	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.	1	Pre-construction	Certifying Authority	Contractor	Note	Plan per Stage 1 applies for whole development.
B15	<b>Construction environmental management plan</b>	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must 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 the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (d) detail heavy vehicle routes, access and parking arrangements; (e) include a Driver Code of Conduct to: (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools) of any potential disruptions to routes.	1	Pre-construction		Contractor	Note	Plan per Stage 1 applies for whole development.
B16	<b>Construction environmental management plan</b>	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B6; (f) include a complaints management system that would be implemented for the duration of the construction; and (g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with Condition B12(d).	1	Pre-construction		Contractor/SINSW	Note	Plan per Stage 1 applies for whole development.
B17	<b>Construction environmental management plan</b>	The Construction Waste Management Sub-Plan (CWMSMP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (b) 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 in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.	1	Pre-construction		Contractor	Note	Plan per Stage 1 applies for whole development.
B18	<b>Construction environmental management plan</b>	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSMP) and plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction; (c) provide a plan of how all construction works will be managed in a wet-weather event (i.e. storage of equipment, stabilisation of the Site); (d) detail all off-Site flows from the Site; and (e) 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 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).	1	Pre-construction		Contractor	Note	Plan per Stage 1 applies for whole development.
B19	<b>Construction environmental management plan</b>	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the Floodplain Risk Management Guideline (OEH, 2007); (c) include details of: (i) the flood emergency responses for both construction and operation phases of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and students.	1	Pre-construction		Contractor	Note	Plan per Stage 1 applies for whole development.
B20	<b>Construction parking</b>	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	1&2	Pre-construction		Contractor	Contractor to provide Stage 2 construction parking plan.	Re-submission of Condition required for Stage 2
B21	<b>Roads and Pedestrian Infrastructure</b>	Prior to the commencement of construction, a section 138 Roads Act 1993 application, including payment of application and inspection fees together with any applicable bonds, must be lodged and approved by Penrith City Council (being the Roads Authority for any works required in a public road). These works may include but are not limited to the following works in Cullen Avenue and Lakeside Parade: (a) vehicular crossings (including kerb reinstatement of redundant vehicular crossings); (b) concrete footpaths and or cycleways; (c) road opening for utilities and stormwater (including stormwater connection to Council roads and other Council owned drainage); (d) road occupancy or road closures; (e) placement of hoardings, structures, containers, waste skips, signs etc. in the road reserve; and (f) temporary construction access.  Note: Engineering plans must be prepared in accordance with the development consent, Council's Design Guidelines for Engineering Works for Subdivisions and Developments, Engineering Construction Specification for Civil Works, Austroads Guidelines, and best engineering practice and a copy provided to Council. All works must be carried out in accordance with the Roads Act 1993 approval, the development consent, including the stamped approved plans, and Council's specifications, guidelines and best engineering practice.	1	Pre-construction	Council	Contractor	Submission of s138 required for Stage 2 works.	Re-submission of Condition required for Stage 2

B22	<b>Roads and Pedestrian Infrastructure</b>	Within 3 months of commencement of construction, detailed plans must be prepared in consultation with and approved by Council for the provision of the following: (a) pick-up/drop-off zone in Cullen Avenue; (b) raised pedestrian 'Children's Crossing' platform in Cullen Avenue; (c) a raised pedestrian crossing, with associated street lighting complying with AS 1158 and Council Street Lighting Policy; (d) pavement marking and signage for 'No Stopping' zones; (e) 'Kiss and Ride' signage with boarding points and bus shelters for two buses complying with Disability Discrimination Act and Council requirements; (f) "Kiss and Ride" drop-off/pick-up zone signage; (g) short term parking signage; and (h) any other traffic and parking restrictions in the public roads or car parks. All works are subject to a 12 month defect liability period.	1	Pre-construction	Council	Contractor	Note only, works completed for Stage 1.	Nil - works completed in Stage 1.	
B23	<b>Roads and Pedestrian Infrastructure</b>	Prior to the commencement of construction, an Infrastructure Restoration Bond must be lodged with Council for development involving works around Council's Public Infrastructure Assets. The bond must be lodged with Council prior to commencement of any works on site. The bond and applicable fees are in accordance with Council's adopted Fees and Charges. An application form together with an information sheet and conditions are available on Council's website. Contact Council's City Works Department on 4732 7777 or visit Council's website for more information.	1&2	Pre-construction	Council	Contractor	Infrastructure Restoration Bond to be lodged for both stages.	Re-submission of Condition required for Stage 2	
B24	<b>Roads and Pedestrian Infrastructure</b>	Prior to the issue of a Roads Act Approval, a Performance Bond is to be lodged with Council for any construction works within the road reserve areas of Cullen Avenue and Lakeside Parade. The value of the bond shall be determined in accordance with Council's adopted Fees and Charges. Note: Contact Council's Development Engineering Department on 4732 7777 for further information relating to bond requirements.	1&2	Pre-construction	Council	Contractor	Performance Bond required for both stages.	Re-submission of Condition required for Stage 3	
B25	<b>Site Contamination</b>	Prior to the commencement of construction, a site auditor accredited under the Contaminated Land Management Act 1987 must be engaged to: (a) review the adequacy of the site investigations, Unexpected Finds Protocol, any remedial works or management plan required; (b) review all Unexploded Ordnance (UXO) related assessments and management plans, and the UXO Unexpected Finds Protocol. During construction, the site auditor must: (c) provide an updated Section A site audit statement (SAS) and accompanying site audit report (SAR) certifying suitability of the land for the proposed land use; and (d) ensure that the updated site audit statement referred to in paragraph (c) above clearly indicates that it applies to the whole of the development site.	1	Pre-construction		Contractor	Note	Stage 1 only	
B26	<b>Site Contamination</b>	The Applicant must implement site auditor recommendations and requirements.	1	Pre-construction		Contractor	Note	Stage 1 only	
B27	<b>Stormwater management system</b>	Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.	1	Pre-construction	Certifying Authority	Contractor	Note	Plan per Stage 1 applies for whole development. Stage 2 connections are detailed in the design documentation. Note, all in-ground infrastructure will be completed in Stage 1.	
B28	<b>Operational Waste Storage and Processing</b>	Prior to the commencement of construction, 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, the design of the operational waste storage area must be in accordance with Council's standards. Evidence of the design and Council endorsement (where relevant) must be provided to the Certifying Authority.	1	Pre-construction	Council	Contractor	Note	Plan per Stage 1 applies for whole development.	
B29	<b>Operational Noise - Design of Mechanical Plant and Equipment</b>	Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the Environmental Noise Assessment prepared by Acoustic Logic dated 24 May 2019, into the detailed design drawings. The Certifying Authority must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Environmental Noise Assessment prepared by Acoustic Logic dated 24 May 2019.	1&2	Construction	Certifying Authority	Contractor	Applies for whole development	Re-submission of Condition required for Stage 2	
B30	<b>Rainwater Harvesting</b>	Prior to the commencement of construction unless otherwise agreed to by the Planning Secretary, the Applicant must ensure that a rainwater reuse/harvesting system for the development is prepared for the site. A rainwater reuse plan must be prepared and certified by an experienced hydraulic engineer.	1	Pre-construction		Contractor	Plan per Stage 1 applies for whole development.	Plan per Stage 1 applies for whole development.	
B31	<b>Operational Access</b>	Prior to the commencement of construction, the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of the largest vehicle required to access the site.	1	Pre-construction	Council	Contractor	Plan per Stage 1 applies for whole development.	Plan per Stage 1 applies for whole development.	
B32	<b>Operational Car Parking and Service Vehicle Layout</b>	Within three months of the commencement of construction, compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority: (a) all construction vehicles must enter and leave the Site in a forward direction; (b) a minimum of 65 on-site carparking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1; (c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTRROADS; and (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	1&2	Pre-construction	Certifying Authority	Contractor	Note only, access points in Stage 2 are the same as Stage 1. Operational carpark will be constructed in Stage 1.	Note	
B33	<b>Public domain works</b>	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority 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 Certifying Authority.	1	Pre-construction	Certifying Authority and Council	Contractor	Applies for whole development	Applies for whole development	
B34	<b>Compliance reporting</b>	No later than 48 hours before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifying Authority.	1&2	Pre-construction		SINSW/TSA	Compliance Report to be provided prior to Stage 2 commencing per Compliance Program provided in Stage 1.	Re-submission of Condition required for Stage 2	
B35	<b>Compliance reporting</b>	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary and notify the Planning Secretary and the Certifying Authority in writing at least seven days before this is done.	1&2	Throughout		SINSW/TSA	Note	Nil	
B36	<b>Compliance reporting</b>	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), 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.	1&2	Throughout		SINSW/TSA	Note	Nil	
<b>Part C - During Construction</b>									
C1	<b>Site Notice</b>	A site notice must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer is to satisfy the following requirements: (a) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (b) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (c) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (d) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	1&2	Construction		Contractor	Site notice to be erected for both stages.	Nil	
C2	<b>Operation of Plant and Equipment</b>	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.	1&2	Construction		Contractor	Note	Nil	
C3	<b>Construction Hours</b>	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.	1&2	Construction		Contractor	Note	Nil	
C4	<b>Construction Hours</b>	Construction activities may be undertaken outside of the hours in condition C3 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or their nominee if appropriate justification is provided for the works.	1&2	Construction		Contractor	Note	Nil	
C5	<b>Construction Hours</b>	Notification of such construction activities as referenced in Condition C4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	1&2	Construction		Contractor	Note	Nil	
C6	<b>Construction Hours</b>	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.	1&2	Construction		Contractor	Note	Nil	
C7	<b>Implementation of Management Plans</b>	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	1&2	Construction		Contractor	Note	Nil	
C8	<b>Construction Traffic</b>	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	1&2	Construction		Contractor	Note	Nil	

C9	<b>Hoarding Requirements</b>	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.	1&2	Construction		Contractor	Note	Nil
C10	<b>No Obstruction of Public Way</b>	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.	1&2	Construction		Contractor	Note	Nil
C11	<b>Construction Noise Limits</b>	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.	1&2	Construction		Contractor	Note	Nil
C12	<b>Construction Noise Limits</b>	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 C3.	1&2	Construction		Contractor	Note	Nil
C13	<b>Construction Noise Limits</b>	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.	1&2	Construction		Contractor	Note	Nil
C14	<b>Construction Noise Limits</b>	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	1&2	Construction		Contractor	Note	Nil
C15	<b>Construction Noise Limits</b>	The Applicant must schedule intra-day 'respite periods' for construction activities identified in the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009) as being particularly annoying or intrusive to noise sensitive receivers. These activities are to be carried out 8am only and over continuous periods no exceeding three hours (with at least a one hour respite every three hours).	1&2	Construction		Contractor	Note	Nil
C16	<b>Vibration Criteria</b>	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).	1&2	Construction		Contractor	Note	Nil
C17	<b>Vibration Criteria</b>	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.	1&2	Construction		Contractor	Note	Nil
C18	<b>Vibration Criteria</b>	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 B16 of this consent.	1&2	Construction		Contractor	Note	Nil
C19	<b>Tree Protection</b>	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 must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; and (c) 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.	1&2	Construction		Contractor	Note	Nil
C20	<b>Air Quality</b>	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	1&2	Construction		Contractor	Note	Nil
C21	<b>Air Quality</b>	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (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.	1&2	Construction		Contractor	Note	Nil
C22	<b>Erosion and Sediment Control</b>	All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	1&2	Construction		Contractor	Note	Nil
C23	<b>Imported Soil</b>	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by 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 Planning Secretary and Certifying Authority upon request.	1&2	Construction		Contractor	Note	Nil
C24	<b>Disposal of Seepage and Stormwater</b>	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal certifying authority. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	1&2	Construction	Certifying Authority	Contractor	Note	Nil
C25	<b>Unexpected Finds Protocol - Aboriginal Heritage</b>	The Applicant must prepare and implement an Aboriginal Heritage Management Plan (AHMP) to reduce the risk of impacting Aboriginal heritage and to provide guidance on the appropriate protocol to follow if unanticipated Aboriginal Artefacts are found. The AHMP must include but not be limited to the following: (a) be prepared by a suitably qualified person whose appointment has been endorsed by the Planning Secretary; (b) be prepared in consultation with registered Aboriginal parties; and (c) include a description of the measures that would be implemented for; (d) a contingency plan and reporting procedure if previously unidentified Aboriginal artefacts are found or Aboriginal skeletal material is discovered; (e) ensuring workers on-site receive suitable heritage inductions prior to carrying out any development and that suitable records are kept of these inductions; and (f) ongoing consultation with registered Aboriginal parties during the implementation of the plan.	1&2	Construction	Planning Secretary	SINSW/TSA	Note	Nil
C26	<b>Unexpected Finds Protocol - Aboriginal Heritage</b>	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Environment, Energy and Science Group of the Department of Planning, Industry and Environment (former NSW Office of Environment and Heritage) (EESG) and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EESG to develop and implement management strategies for all objects/sites. Works shall only commence with the written approval of EESG.	1&2	Construction		Contractor	Note	Nil
C27	<b>Unexpected Finds Protocol - Historic Heritage</b>	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the NSW Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the NSW Heritage Division.	1&2	Construction		SINSW/TSA	Note	Nil
C28	<b>Site Contamination</b>	The Unexploded Ordnance Management Protocol must be reviewed by a site auditor accredited under the Contaminated Land Management Act 1997 to confirm that: (a) there has been an appropriate level of site investigation in relation to unexploded ordnance; and (b) the site is suitable for its proposed use.	1	Construction		Contractor	Note	Plan developed for Stage 1 applies to whole development
C29	<b>Site Contamination</b>	Prior to the commencement of construction, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the CEMP in accordance with Condition B13 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	1	Pre-construction		Contractor	Note	Plan developed for Stage 1 applies to whole development
C30	<b>Waste Storage and Processing</b>	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.	1&2	Construction		Contractor	Note	Nil
C31	<b>Waste Storage and Processing</b>	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	1&2	Construction		Contractor	Note	Nil
C32	<b>Waste Storage and Processing</b>	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.	1&2	Construction		Contractor	Note	Nil
C33	<b>Independent Environmental Audit</b>	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	1	Pre-construction	Planning Secretary	SINSW/TSA	Note	Nil
C34	<b>Independent Environmental Audit</b>	Prior to the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post-Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	1	Pre-construction		SINSW/TSA	Audit Program to be confirmed prior to commencing Stage 2.	Auditing per Program provided in Stage 1
C35	<b>Independent Environmental Audit</b>	Table 1 of the Independent Audit Post-Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is: (a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and (b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.  In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice to the applicant of the date upon which the audit must be commenced.	1	Construction		SINSW/TSA	Initial audit to be undertaken within 8 weeks of Stage 2 construction commencement.	Auditing per Program provided in Stage 1



C36	<b>Independent Environmental Audit</b>	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Planning Secretary and the Certifying Authority under condition C33 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	1	Construction			SINSW/TSA		Nil	
C37	<b>Independent Environmental Audit</b>	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C34 of this consent; (b) submit the response to the Planning Secretary and the Certifying Authority; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary and notify the Planning Secretary and the Certifying Authority in writing at least seven days before this is done.	1&2	Pre-construction			SINSW/TSA		Auditing per Program provided in Stage 1	
C38	<b>Independent Environmental Audit</b>	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	1&2	Construction			SINSW/TSA	Note	Nil	
C39	<b>Landscaping</b>	Within 3 months of the commencement of construction, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must: (a) provide for the planting of 55 trees indigenous to the local area including 25 trees of intermediate mature size up to 12m and 30 larger native trees with a minimum mature size of 15m and a potential mature size of 25m; (b) native trees to be planted on site must consist of advanced and established local native tree species with a minimum tree height of 2.2.5m and/or plant container pot size of 100 litres; (c) provide for the planting of street trees along the southern property boundary along Cullen Avenue and on the eastern side of Lakeside Parade. Species and spacing of trees are to be determined in consultation with Council; and (d) Conquest Couch, Santa Anna Couch or Nullarbor Couch must be used adjacent to the riparian corridor.	1&2	Operation	Certifying Authority		SINSW	Landscape Management Plan to be resubmitted within three months of commencing Stage 2 construction.	Resubmission required for Stage 2	
<b>Part D - Prior to Occupation or Commencement of use</b>										
D1	<b>Notification of Occupation</b>	At least one month prior to 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.	1&2	Pre-operation	Planning Secretary		SINSW/TSA	Submission of notification one month prior to Stage 2 operation.	Re-submission of Condition required for Stage 2	
D2	<b>External Walls and Cladding</b>	Prior to the occupation of the building, the Applicant must provide the Certifying Authority 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.	1&2	Pre-operation			Contractor	Compliance documentation to be resubmitted prior to operation of Stage 2.	Re-submission of Condition required for Stage 2	
D3	<b>External Walls and Cladding</b>	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	1&2	Pre-operation	Certifying Authority		Contractor/SINSW	Submission of compliance documentation prior to Stage 2 operation.	Re-submission of Condition required for Stage 2	
D4	<b>Post-construction Dilapidation Report</b>	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; (b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (c) to be forwarded to Council.	1&2	Pre-operation	Certifying Authority		Contractor/SINSW	Note	Nil	
D5	<b>Protection of public infrastructure</b>	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by B5 of this consent.	1&2	Pre-operation			Contractor	DoE to ensure compliance at the end of Stage 1 and 2.	Re-submission of Condition required for Stage 2	
D6	<b>Protection of Property</b>	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	1&2	Pre-operation			Contractor	Note	Nil	
D7	<b>Utilities and Services</b>	Prior to occupation of the building, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	1&2	Pre-operation			Contractor	Compliance Certificate to be resubmitted prior to operation of Stage 2.	Re-submission of Condition required for Stage 2	
D8	<b>Road and pedestrian infrastructure</b>	Prior to the commencement of operation, infrastructure upgrades described in Condition B21 must be completed.	1	Pre-operation			Contractor	Note	Nil	
D9	<b>Road and pedestrian infrastructure</b>	Prior to commencement of operation and upon completion of the works outlined in Condition B22 or connecting to a public road, a Road Safety Audit (RSA), as per the NSW Centre for Road Safety Guidelines for Road Safety Audit Practices and Australroads Guide to Road Safety Part 6: Road Safety Audit) must be undertaken in consultation with Council for all relevant sections of road utilised for bus and private vehicle pick-up and drop-off, any traffic management facilities, signage and line-marking. The Applicant must submit a copy of the plans to the Planning Secretary for information. The Applicant must address the findings of the RSA and the proposed measures mentioned above must incorporate any required modifications to address the findings, in consultation with Council. Note: Any RSA is to be undertaken by an independent TINSW accredited auditor.	1	Pre-operation			Contractor	Note	Nil	
D10	<b>Maintenance Bond</b>	Prior to the commencement of operation, a 12 month maintenance bond is to be submitted to Penrith City Council for all civil works within the road reserves at Cullen Avenue and Lakeside Parade. This bond will be refunded at the end of the 12 month defect liability period.	1	Pre-operation	Council		Contractor	Note	Nil	
D11	<b>Works as Executed Plans</b>	Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish.	1&2	Pre-operation			Contractor	Compliance Certificate to be resubmitted prior to operation of Stage 2.	Re-submission of Condition required for Stage 2	
D12	<b>Green Travel Plan</b>	Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the satisfaction of the Planning Secretary to promote the use of active and sustainable transport modes. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with Penrith City Council and (Sydney Coordination Office) Transport for NSW (TNSW); (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; (c) include specific tools and actions to help achieve the objectives and mode share targets; (d) include 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 GTP; and (e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.	1	Pre-operation	Planning Secretary		Contractor/SINSW	Note	Nil	
D13	<b>Operational Transport and Access Management Plan</b>	Prior to the commencement of operation, an OTAMP is to be prepared by a suitably qualified person, in consultation with Council and Transport for NSW and submitted to the satisfaction of the Planning Secretary. The OTAMP must address the following: (a) 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; (b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.); (c) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements; (d) the location and operational management procedures for the drop-off and pick-up of students by buses and coaches for excursions and sporting activities, including staff management/traffic controller arrangements; (e) delivery and services vehicle and bus access and management arrangements; (f) management of approved access arrangements; (g) 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; (h) car parking arrangements and management associated with the proposed use of school facilities by community members; (i) kerbside vehicle pick-up/drop-off management and orderly vehicle queuing; (j) maintaining bus accessibility and student waiting areas; (k) safe parent and student behaviour during pick-up/drop-off; (l) safe pedestrian movements to the school entrances, minimising vehicle-pedestrian conflicts; and (m) a monitoring and review program. The plan must detail the responsibilities of various personnel executing the plan and include measures to monitor, review the performance and make improvements to the plan. This plan should be implemented as part of the ongoing operation of the redeveloped school.	1	Pre-operation	Planning Secretary		Contractor/SINSW	Note	Nil	
D14	<b>School Zones</b>	Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement markings along Cullen Avenue and Lakeside Parade must be installed and handed over to TNSW (RMS). Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.	1	Pre-operation			Contractor/SINSW	Note	Nil	
D15	<b>School Zones</b>	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	1	Pre-operation			Contractor/SINSW	Note	Nil	

D16	<b>Mechanical Ventilation</b>	Prior to the commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifying Authority, 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.	1&2	Pre-operation	Certifying Authority	Contractor	Compliance Certificate to be resubmitted prior to operation of Stage 2.	Re-submission of Condition required for Stage 2	
D17	<b>Operational Noise – Design of Mechanical Plant and Equipment</b>	Prior to the commencement of operation, the Applicant must submit evidence to the Certifying Authority that the noise mitigation recommendations in the Environmental Noise Assessment dated May 2019 and prepared by Acoustic Logic and all reasonable noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Environmental Noise Assessment.	1&2	Pre-operation		Contractor	Compliance Certificate to be resubmitted prior to operation of Stage 2.	Re-submission of Condition required for Stage 2	
D18	<b>Operational Noise – Design of Mechanical Plant and Equipment</b>	The Applicant must design, install and operate the school public address/bell system to ensure use of that system does not interfere unreasonably with the comfort and repose of occupants of nearby residences.	1	Pre-operation		Contractor	Note	Nil	
D19	<b>Car Parking Arrangements</b>	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the satisfaction of the Planning Secretary that demonstrates that construction works associated with the proposed school have been completed and that the car parking facility is operational.	1	Pre-operation		Contractor	Note	Nil	
D20	<b>Road Damage</b>	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.	1&2	Pre-operation		Contractor	Note	Nil	
D21	<b>Fire Safety Certification</b>	Prior to the final occupation, a Fire Safety Certification 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 Certification must be prominently displayed in the building.	1&2	Pre-operation		Contractor	Fire Certificate to be provided prior to operation of Stage 2.	Re-submission of Condition required for Stage 2	
D22	<b>Structural Inspection Certificate</b>	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 satisfaction of the Certifying Authority. 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 Certifying Authority 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.	1&2	Pre-operation	Certifying Authority	Contractor	Structural Inspection Certificate to be provided prior to operation of Stage 2.	Re-submission of Condition required for Stage 2	
D23	<b>Compliance with Food Code</b>	Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified practitioner, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority.	1	Pre-operation		Contractor	Note	Nil	
D24	<b>Stormwater Quality Management Plan</b>	Prior to occupation of the building, an Operation and Maintenance Plan (OMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The OMP must contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.	1	Pre-operation		Contractor	Note	Nil	
D25	<b>Rainwater Harvesting</b>	Prior to the commencement of operation, signed works-as-executed Rainwater Re-use Plan must be provided to the Planning Secretary and Certifying Authority.	1	Pre-operation		Contractor	Note	Nil	
D26	<b>Warm Water Systems and Cooling Systems</b>	The installation, 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 Parts 1 and 2 (or Part 3 if a Performance-based water coding 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.	1&2	Operation		Contractor	Confirmation of compliance to Public Health Act 2010 to be resubmitted prior to operation of Stage 2.	Re-submission of Condition required for Stage 2	
D27	<b>Outdoor Lighting</b>	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifying Authority 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.	1&2	Operation		Contractor	Design Certificate to be resubmitted prior to operation of Stage 2.	Re-submission of Condition required for Stage 2	
D28	<b>Signage</b>	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	1	Pre-operation		Contractor	Note	Nil	
D29	<b>Signage</b>	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.	1	Pre-operation		Contractor	Note	Nil	
D30	<b>Signage</b>	Prior to the commencement of operation, 'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site.	1	Pre-operation		Contractor	Note	Nil	
D31	<b>Operational Waste Management Plan</b>	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Planning Secretary and Certifying Authority. 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 Appendix W of the EIS.	1	Pre-operation	Planning Secretary and Certifying Authority	Contractor	Note	Nil	
D32	<b>Operational Waste</b>	The proponent be required ensure waste collection services are to be undertaken outside the hours of 7.30am and 6pm Monday to Friday.	1&2	Operation		SINSW/TSA	Note	Nil	
D33	<b>Aboriginal Artwork</b>	Prior to the commencement of operation, Aboriginal artwork is to be installed on the eastern facade of Building C.	1	Pre-operation		Contractor	Note	Nil	
D34	<b>Landscaping</b>	Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping on-site, to the satisfaction of the Certifying Authority. The plan must: (a) detail the species to be planted on-site; and (b) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping.	1&2	Pre-operation	Certifying Authority	Contractor	Operational Landscaping Plan to be resubmitted prior to Stage 2 operations.	To be resubmitted for Stage 2.	
D35	<b>Bicycle Parking and End-of-Trip Facilities</b>	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 satisfaction of the Certifying Authority: (a) the provision of a minimum 60 bicycle parking spaces for staff, students and visitors; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool; (d) appropriate pedestrian and cyclist advisory signs are to be provided; and (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads' authority.	1	Pre-operation	Certifying Authority	Contractor	Note	Nil	
<b>Part E - Post Occupation</b>									
E1	<b>Out of Hours Event Management Plan</b>	Prior to the commencement of the first out of hours events (school use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) and submit it to the Council and Planning Secretary in consultation with Council. 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) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) details of the use of the school hall where applicable, restricting use before 8am and after 10pm on week days and until 6pm on Saturdays; (f) the hall doors remain closed during use; (g) restricting the use of the sporting facilities between 7am and no later than 6pm on week nights and between 8am and 6pm Saturdays; (h) measures to minimise localised traffic and parking impacts; and (i) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	1&2	Operation	Council and Planning Secretary	SINSW	Note	Nil	
E2	<b>Out of Hours Event Management Plan</b>	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.	1&2	Operation		SINSW	Note	Nil	
E3	<b>Out of Hours Event Management Plan</b>	Prior to the commencement of out of hours events (community use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary. 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) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) details of the use of the school hall and/or sporting facilities, where applicable, restricting use before 8am and after 10pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	1&2	Operation	Council and Planning Secretary	SINSW	Note	Nil	
E4	<b>Out of Hours Event Management Plan</b>	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.	1&2	Operation		SINSW	Note	Nil	

E5	<b>Out of Hours Event Management Plan</b>	The school hall and sporting facilities must not be used on Sundays and public holidays.	1&2	Operation		SINSW	Note	Nil
E6	<b>Operation of Plant and Equipment</b>	All plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	1&2	Operation		SINSW	Note	Nil
E7	<b>Warm Water Systems and Cooling Systems</b>	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.	1&2	Operation		SINSW	Note	Nil
E8	<b>Operational Transport and Access Management Plan (OTAMP)</b>	The OTAMP(s) approved under Condition D11 (as revised from time to time) must be implemented by the Applicant for the life of the development.	1&2	Operation		SINSW	Note	Nil
E9	<b>Community Communication Strategy</b>	The OTAMP(s) approved under Condition D13 (as revised from time to time) must be implemented by the Applicant for the life of the development.	1&2	Operation		SINSW	The CCS will be monitored for 12 months post completion of Stage 2	To be implemented 12months post Stage 2
E10	<b>Operational Noise Limits</b>	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Environmental Noise Assessment for Jordan Springs Public School prepared by Acoustic Logic dated 24 May 2019.	1&2	Operation		SINSW	Note	Nil
E11	<b>Operational Noise Limits</b>	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 use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the Environmental Noise Assessment for Jordan Springs Public School prepared by Acoustic Logic dated 24 May 2019. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	1&2	Operation		SINSW	Note	Nil
E12	<b>Unobstructed Driveways and Parking Areas</b>	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.	1&2	Operation		SINSW	Note	Nil
E13	<b>Green Travel Plan</b>	The Green Travel Plan required by condition D12 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	1&2	Operation		SINSW	Note	Nil
E14	<b>Ecologically Sustainable Development</b>	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 Certifying Authority and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under Condition B9, evidence of compliance of implementation must be provided to the Planning Secretary and Certifying Authority.	1	Operation	Planning Secretary and Certifying Authority	SINSW	Note	Nil
E15	<b>Outdoor Lighting</b>	Notwithstanding Condition D25, 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.	1&2	Operation		SINSW	Note	Nil
E16	<b>Landscaping</b>	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition C39 for the duration of occupation of the development.	1&2	Operation		SINSW	Note	Nil