

Staging Report

Kyeemagh Public School
SSD 9193

May 2021



Education

Document Control

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1 Introduction

This Staging Report has been prepared by Root Partnerships on behalf of NSW Department of Education (DoE) for Kyeemagh Public School. The Staging Report has been prepared in accordance with the conditions of the State Significant Development approval SSD 9391 dated 14 July 2020.

1.1 Project Overview

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.

The redevelopment of the Kyeemagh Infant School is to expand the capacity of the existing K-2 Infants School to that of a Core 14 public school as defined under the Educational Standards and Guidelines (EFSG) documentation in order to address established demographic pressure within the Kogarah Primary Cluster.

The scope of the project includes the demolishing of all buildings on site and the rebuild of a new school with 17 home bases and 2 special program rooms to accommodate 500 students along with support spaces required for a Core 14 school.

1.1.1 Date of Commencement of Construction

Construction commenced in August 2020 with Stage 2 works scheduled to commence in July 2021.

1.1.2 Submission to Planning Secretary for Approval.

This Staging Report is submitted to the Planning Secretary to supersede the staging report referenced in Condition A9:

A9: The project must be constructed and operated in stages in accordance with the Concept Design Report prepared by dwp dated 19 September 2019.

This Staging Report is submitted to the Planning Secretary in accordance with the following conditions:

A10: Staging of the proposed development may be varied in accordance with a revised Staging Report (for either or both construction and operation as the case may be) submitted to and approved by the Planning Secretary.

A11: Any revised Staging Report prepared in accordance with condition A10 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.*

The date of submission of the report is May 2021.

1.2 Details of Proposed Staging

1.2.1 Staging Overview

The SSD pertains to the delivery of the entire package of works.

An indicative 2 stage approach is proposed. The construction and operation of each stage is as follows:

- **Stage 1** (Works commenced August 2020 – Occupation Day 1, Term 3, 2021):
 - Existing store building to be demolished and relocated
 - Establishment of site facilities and compound
 - Preparation of site and construction of Learning Building and Admin
 - Completion of landscaping works in the community garden.
- **Stage 2** (Works to commence July 2021 - Occupation Day 1, Term 1, 2022):
 - Demolition of the existing school buildings.
 - Establishment of hall, COLA and car parking.
 - Completion of the remaining landscaping works.

1.2.2 Staging Plan

Refer to **Appendix A** for details regarding condition compliance for delivery.

2 Staging Condition of Consent

Condition A10 states the staging of the proposed development may be varied from the Concept Design Report prepared by dwp dated 19 September 2019, however it requires the Department of Education to prepare and submit a revised Staging Report to the satisfaction of the Planning Secretary.

The staging schedule is outlined in **Table 1** and sets out how the construction and operation of the whole of the project will be staged, including details of the general timing of when each stage will commence construction and operation.

Table 1 Staging schedule

Area and activity (scope)	Duration/ Timing	Relevant Stage	
<u>Construction Stage 1</u> Commencement of all Stage 1 work as per Site Establishment Plan in Appendix B.	August 2020 – June 2021	1	
<u>Operation Stage 1</u> As per Site Establishment Plan in Appendix B.	July 2021	1	
<u>Construction Stage 2</u> Commencement of all Stage 2 work as per Site Establishment Plan in Appendix B.	July 2021 – January 2022		2
<u>Operation Stage 2</u> As per Site Establishment Plan in Appendix B.	January 2022		2

3 Site Access and Safety

Below is a summary of the site access details through the stages.

- Stage 1:
 - Student and Staff access to the existing school will not be affected and will be provided through the existing entrance on Beehag Street.
 - Gate 1 will be the vehicular access to the rear of the building.
 - Gate 2 will be the main vehicular entry and exit point. This will be temporarily closed whilst the Ground Floor Pour 3 is curing.
 - Gate 3 will be the main pedestrian/ visitor entry point.
 - Gate 4 will be pedestrian access between the school and TCG staff only and will be locked at all times.
 - Gate 5 will be used as the main vehicular access until Gate 2 can be reopened.
 - Gate 6 will only be used for light deliveries.
- Stage 2:
 - Stage 1 will be handed over to SINSW with the main entrance to the reception on Jacobson Avenue.
 - Gate 1 will be the main vehicular entry and exit point.
 - Gate 2 will be used sparingly.
 - Gate 3 will be the main pedestrian/ visitor entry point.
 - Gate 4 will be pedestrian access between the school and TCG staff only and will be locked at all times.
 - Gate 5 will only be used in the event the playground needs to be accessed.

Site establishment plans for both Stages is provided in **Appendix B**.

4 Condition Compliance

The Department of Education has identified relevant conditions in relation to all stages being proposed and specifies how compliance with conditions will be achieved across and between each of the stages of the project. Refer to the table in **Appendix A** for a detailed breakdown to support the requirement for staging.

5 Management of Cumulative Impacts

The Department of Education notes that the staging is not likely to lead to cumulative impacts. The Stages will be completed in distinct phases with no overlapping of delivery. The school is wholly operational with appropriate amenity provision at each stage. As such, no cumulative impacts are anticipated as a result of the proposed staging.

Appendix A – Condition Compliance

Kyeemagh Public School SSD 9193						
Schedule 1						
Part A – Administrative Condition						
#	Consent Heading	Consent Condition	Project Phase	Staging	Action	Comment
A1	Obligation to minimise harm to the Environment	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Throughout	1,2	Note	Applies to all stages.
A2	Terms of Consent	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table below:	Throughout	1,2	Note	Applies to all stages.
A3	Terms of Consent	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any	Throughout	1,2	Note	Applies to all stages.

		actions or measures contained in any such document referred to in (a) above.				
A4	Terms of Consent	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Throughout	1,2	Note	Applies to all stages.
A5	Limits of Consent	This consent lapses five years after the date of consent unless work is physically commenced.	Construction	1,2	Note	Applies to all stages.
A6	Prescribed Conditions	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Throughout	1,2	Note	Applies to all stages.
A7	Planning Secretary as Moderator	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Construction	1,2	Note	Applies to all stages.
A8	Evidence of Consultation	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved	Throughout	1,2	Note	Applies to all stages.

		and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.				
A9	Staging	The project must be constructed and operated in stages in accordance with the Concept Design Report prepared by dwp dated 19 September 2019.	Throughout	1,2	Note	Applies to all stages.
A10	Staging	Staging of the proposed development may be varied in accordance with a revised Staging Report (for either or both construction and operation as the case may be) submitted to and approved by the Planning Secretary.	Throughout	1,2	Note	This staging report (SSD 9391 - A09 - Staging - Staging Report - DoE) supersedes the Concept Design Report (per A9) dated 19 September 2019 and applies to the revised Construction Staging and aligns with the Operational Staging of the project.
A11	Staging	Any revised Staging Report prepared in accordance with condition A10 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	Construction	1,2	Note	Applies to all stages.

		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.				
A12	Staging	Where a revised Staging Report is approved under condition A10, the project must be staged in accordance with the approved Staging Report.	Construction	1,2	Note	Applies to all stages.
A13	Staging	The terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage set out in the Concept Design Report prepared by dwp dated 19 September 2019 or revised Staging Report approved under condition A10, must be complied with at the relevant time for that stage.	Construction	1,2	Note	Applies to all stages.
A14	Staging, Combining and Updating Strategies, Plans or Programs	The Applicant may: prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that	Throughout	1,2	Note	Applies to all stages.

		are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).				
A15	Staging, Combining and Updating Strategies, Plans or Programs	Any strategy, plan or program prepared in accordance with condition A14, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Throughout	1,2	Note	Applies to all stages.
A16	Staging, Combining and Updating Strategies, Plans or Programs	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Pre-construction	1,2	Note	Applies to all stages.
A17	Staging, Combining and Updating Strategies, Plans or Programs	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Throughout	1,2	Note	Applies to all stages.
A18	Structural Adequacy	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Note: Part 8 of the EP&A</i>	Throughout	1,2	Note	Applies to all stages.

		<i>Regulation sets out the requirements for the certification of the development.</i>				
A19	External Walls & Cladding	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Throughout	1,2	Note	Applies to all stages.
A20	Applicability of Guidelines	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Throughout	1,2	Note	Applies to all stages.
A21	Applicability of Guidelines	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Throughout	1,2	Note	Applies to all stages.
A22	Monitoring & Environmental Audits	<p>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.</p> <p><i>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</i></p>	Throughout	1,2	Note	Applies to all stages.

		<i>information on compliance with the consent or the environmental management or impact of the development.</i>				
A23	Contamination	The Applicant must engage a NSW EPA-accredited Site Auditor throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	Throughout	1,2	Note	Applies to all stages.
A24	Contamination	Prior to commencing remediation at any stage, the Applicant must submit to the Planning Secretary, an Interim Audit Advice or a Section B Site Audit Statement that certifies that the Remediation Action Plan is appropriate and that the site can be made suitable for the proposed use. The Applicant must adhere to the management measures accepted by the Site Auditor.	Throughout	1,2	Note	Stage 1 - Interim Audit Advice by Coffey submitted to DPIE on 17.07.20. Stage 2 - Final Site Audit Statement to be submitted after completion of full site remediation works.
A25	Contamination	Remediation approved as part of this development consent must be carried out in accordance with the recommendations contained in the Remediation Action Plan prepared by Cardno and dated 24 January 2019 or any variations to the Remediation Action Plan approved in accordance with condition A26.	Throughout	1,2	Note	Applies to all stages.
A26	Contamination	Any variations to the Remediation Action Plan referenced in condition A25 must be approved in writing by the Site Auditor.	Throughout	1,2	Note	Applies to all stages.
A27	Contamination	The Applicant must submit to the Planning Secretary any Interim Audit Advice/s issued by the Site Auditor to confirm satisfactory completion of each stage prior to the final stage of operation.	Construction	1,2	Note	Stage 1 - Interim Audit Advice by Coffey submitted to DPIE on 17.07.20. Stage 2 - Final Site Audit

						Statement to be submitted after completion of full site remediation works.
A28	Contamination	The Applicant must obtain a Section A1 Site Audit Statement, or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan, from a Site Auditor and submit it to the Planning Secretary and Council for information no later than one month before the commencement of the final stage of operation. Contaminated land must not be used for the purpose approved under the terms of this approval until a Site Audit Statement determines the land is suitable for that purpose and any conditions on the Site Audit Statement have been complied with.	Construction	2	Note	Stage 2 - Final Site Audit Statement to be submitted 1 month prior to the operation of Stage 2.
A29	Access to Information	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of	Throughout	1,2	Note	Applies to all stages.

		<p>the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(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;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>				
A30	Compliance	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Throughout	1,2	Note	Applies to all stages.
A31	Compliance reporting	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Operation	1,2	Note	Applies to all stages.
A32	Compliance reporting	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	Operation	1,2	Note	Applies to all stages.
A33	Compliance reporting	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Operation	1,2	Note	Applies to all stages.

A34	Compliance reporting	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Operation	1,2	Note	Applies to all stages.
A35	Incident Notification, Reporting and Response	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.	Throughout	1,2	Note	Applies to all stages.
A36	Incident Notification, Reporting and Response	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	Throughout	1,2	Note	Applies to all stages.
A37	Non-Compliance Notification	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 Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Throughout	1,2	Note	Applies to all stages.
A38	Non-Compliance Notification	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Throughout	1,2	Note	Applies to all stages.

A39	Non-Compliance Notification	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Throughout	1,2	Note	Applies to all stages.
A40	Revision of Strategies, Plans and Programs	<p>Within three months of</p> <p>(a) the submission of a compliance report under condition A32; (b) the submission of an incident report under condition A36; (c) the submission of an Independent Audit under condition C36; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,</p> <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	Throughout	1,2	Note	Applies to all stages.
A41	Revision of Strategies, Plans and Programs	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><i>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</i></p>	Throughout	1,2	Note	Applies to all stages.

		<i>performance of the development.</i>				
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Kyeemagh Public School SSD 9193

Schedule 2

Part B – PRIOR TO COMMENCEMENT OF CONSTRUCTION

#	Consent Heading	Consent Condition	Project Phase	Staging	Action	Comment
B1	Notification of commencement	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Pre-construction	1,2	Note	<p>DPIE was notified of a 01/08/2020 commencement date on 27/07/2020 of Stage 1. Stage 2 Construction commencement will be notified in July 2021 as per Condition B1/B2.</p> <p>Stage 1 operation/occupation and Stage 2 operation/occupation dates to be notified to DPIE as per Condition D1.</p>
B2	Notification of commencement	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Pre-construction	1,2	Note	<p>DPIE was notified of a 01/08/2020 commencement date on 27/07/2020 of Stage 1. Stage 2 Construction commencement will be notified in July 2021 as per Condition B1/B2.</p> <p>Stage 1 operation/occupation and Stage 2 operation/occupation dates to be notified to DPIE as per Condition D1.</p>
B3	Certified drawings	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates	Pre-construction	1	Note	This condition was satisfied prior to the commencement of Stage 1 construction and the submitted documentation applies to all stages of the development.

		compliance with this development consent.				
B4	Acoustic Mitigation	<p>Within three months of construction of stage one works, the Applicant must provide the Certifier with documented evidence that consultation with the property owner of 6 Beehag Street has been undertaken regarding the acoustic treatment of the south-east facing first floor glazing and openings of 6 Beehag Street as recommended in Noise Impact Assessment prepared by SLR dated 20 March 2020. If an agreement is reached, documented evidence of the agreement between the two parties must be provided to the Certifier. The evidence must include details regarding the Applicant being responsible for all financial payments in association with the construction and installation of the agreed treatment. If an agreement cannot be reached, all documented evidence of the consultation (including all correspondence, quotes and offers) must be provided to the Certifier and a copy provided to the Planning Secretary.</p>	Construction	1	Note	This condition was satisfied prior to the commencement of Stage 1 construction and the submitted documentation applies to all stages of the development.
B5	External Walls & Cladding	<p>Prior to the commencement of construction of external walls and cladding, the Applicant must provide the Certifier with documented evidence that the products and</p>	Pre-construction	1	Note	This condition was satisfied prior to the commencement of Stage 1 construction and the submitted documentation applies to all stages of the development.

		systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.				
B6	Protection of Public Infrastructure	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 to, 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, Certifier and Council.	Pre-construction	1	Note	This condition was satisfied prior to the commencement of Stage 1 construction and the submitted documentation applies to all stages of the development.
B7	Pre-construction Dilapidation Report	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private	Pre-construction	1	Note	This condition was satisfied prior to the commencement of Stage 1 construction and the submitted documentation applies to all stages of the development.

		properties and Council assets that are likely to be impacted by the proposed works. Where access to a privately owned property cannot reasonably be obtained within the required timeframe, specific justification must be provided to Council and the Certifier.				
B8	Community Communication Strategy	<p>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.</p> <p>The Community Communication Strategy must:</p> <p>(a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of</p>	Pre-Construction	1	Note	This condition was satisfied prior to the commencement of Stage 1 construction and the submitted documentation applies to all stages of the development.

		<p>accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant;</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</p> <p>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</p> <p>(e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.</p>				
B9	Ecologically Sustainable Development	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <p>(a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or</p> <p>(b) seeking approval from</p>	Pre-construction	1	Note	This condition was satisfied prior to the commencement of Stage 1 construction and the submitted documentation applies to all stages of the development.

		the Planning Secretary for an alternative certification process.				
B10	Outdoor lighting	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Pre-construction	1	Note	This condition was satisfied prior to commencement of lighting installation in Stage 1 and the submitted documentation applies to all stages of the development.
B11	Demolition	Prior to the commencement demolition in each stage, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	Pre-construction	1	Note	This condition was satisfied prior to demolition works in Stage 1 and the submitted documentation applies to all stages of the development.
B12	Environmental Management Plan	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	Pre-Construction	1	Note	This condition was satisfied prior to the commencement of Stage 1 construction and the submitted documentation applies to all stages of the development.

		<p>any relevant approval, licence or lease conditions);</p> <p>(ii) any relevant limits or performance measures and criteria; and</p> <p>(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;</p> <p>(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p> <p>(d) a program to monitor and report on the:</p> <p>(i) impacts and environmental performance of the development;</p> <p>management plans</p> <p>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</p> <p>(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;</p> <p>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(g) a protocol for managing and reporting any:</p> <p>(i) incident and any non-</p>				
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		<p>compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</p> <p>(ii) complaint;</p> <p>(iii) failure to comply with statutory requirements;</p> <p>and</p> <p>(h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.</p> <p><i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i></p>				
B13	Construction Environmental Management Plan	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by</p>	Pre-construction	1	Note	This condition was satisfied prior to the commencement of Stage 1 construction and the submitted documentation applies to all stages of the development.

		<p>vehicles leaving the site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</p> <p>(viii) community consultation and complaints handling;</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B14);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B15);</p> <p>(d) Construction Waste Management Sub-Plan (see condition B16);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition B17);</p> <p>(f) Flood Emergency Response Sub-Plan (see condition B18);</p> <p>(g) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and</p> <p>(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.</p>				
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B14	Construction Environmental Management Plan	<p>A Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council and TfNSW;</p> <p>(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and</p> <p>(d) detail heavy vehicle routes, access and parking arrangements.</p>	Pre-construction	1	Note	This condition was satisfied prior to the commencement of Stage 1 construction and the submitted documentation applies to all stages of the development.
B15	Construction Environmental Management Plan	<p>The Construction Noise and Vibration Management Sub-Plan (CNSWMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as</p>	Pre-construction	1	Note	This condition was satisfied prior to the commencement of Stage 1 construction and the submitted documentation applies to all stages of the development.

		<p>piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B15(d);</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition B12(d).</p>				
B16	Construction Environmental Management Plan	<p>The Construction Waste Management Sub-Plan (CWMSPP) must address, but not be limited to, the following:</p> <p>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and</p> <p>(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</p>	Pre-Construction	1	Note	This condition was satisfied prior to the commencement of Stage 1 construction and the submitted documentation applies to all stages of the development.

		commencement of construction.				
B17	Construction Environmental Management Plan	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) describe all erosion and sediment controls to be implemented during construction; as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.</p> <p>(c) include an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas.</p> <p>(d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);</p> <p>(e) detail all off-Site flows from the Site; and</p> <p>(f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-</p>	Pre-construction	1	Note	This condition was satisfied prior to the commencement of Stage 1 construction and the submitted documentation applies to all stages of the development.

		year ARI and 1 in 100-year ARI).				
B18	Construction environmental management plan	<p>The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) address the provisions of the Floodplain Risk Management Guidelines (EESG);</p> <p>(c) include details of:</p> <p>(i) the flood emergency response for construction phase of the development;</p> <p>(ii) predicted flood levels;</p> <p>(iii) flood warning time and flood notification;</p> <p>(iv) assembly points and evacuation routes;</p> <p>(v) evacuation and refuge protocols; and</p> <p>(vi) awareness training for employees and contractors, and students.</p>	Pre-construction	1	Note	This condition was satisfied prior to the commencement of Stage 1 construction and the submitted documentation applies to all stages of the development.
B19	Construction environmental management plan	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <p>(a) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(b) minimise conflicts with other road users;</p> <p>(c) minimise road traffic noise; and</p> <p>(d) ensure truck drivers use specified routes</p>	Pre-construction	1	Note	This condition was satisfied prior to the commencement of Stage 1 construction and the submitted documentation applies to all stages of the development.
B20	Construction Worker	Prior to the commencement of construction, the	Pre-construction	1	Note	This condition was satisfied prior to the commencement of

	Transportation Strategy	Applicant must submit a Construction Worker Transportation Strategy for the construction stages to the satisfaction of the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be submitted to the Planning Secretary for information.				Stage 1 construction and the submitted documentation applies to all stages of the development.
B21	Flood Management	Prior to the commencement of construction, the Certifier must be satisfied that all floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard.	Pre-construction	1	Note	This condition was satisfied prior to the commencement of Stage 1 construction and the submitted documentation applies to all stages of the development.
B22	Flood Management	Prior to the commencement of construction, the Certifier must be satisfied that any structures below the 1% Annual Exceedance Probability plus 500mm of freeboard must be constructed from flood compatible building components.	Pre-construction	1	Note	This condition was satisfied prior to the commencement of Stage 1 construction and the submitted documentation applies to all stages of the development.
B23	Operational Noise - Design of Mechanical Plant and Equipment	Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the Noise Impact Assessment prepared by SLR dated 20 March 2020. The Certifier must verify that all noise mitigation measures have been incorporated into	Construction	1	Note	This condition was satisfied prior to commencement of mechanical plant and equipment installation in Stage 1 and the submitted documentation applies to all stages of the development.

		the design to ensure the development will not exceed the recommended operational noise levels identified in the Noise Impact Assessment.				
B24	Biodiversity	Prior to the commencement of vegetation clearing, a suitably experienced ecologist must be engaged to relocate and/or replace nest boxes within the site at a suitable time during or after construction works have ceased.	Construction	1	Note	This condition was satisfied prior to the commencement of Stage 1 vegetation clearing.
B25	Landscaping	<p>Prior to the installation of landscaping, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site and submit it to the Certifier. The plan must:</p> <ul style="list-style-type: none"> (a) provide for the planting of 63 trees; (b) detail the native vegetation community (or communities) that once occurred on the site or locality; (c) include species (trees, shrubs and groundcovers) indigenous to the local area; (d) detail the location, species, maturity and height at maturity of plants to be planted on-site and demonstrate that enough area/space is provided to allow trees to grow to full maturity; (e) include the planting of trees with a pot container of 75 -100 litres, or greater for local 	Construction	1	Note	This condition was satisfied prior to commencement of revegetation and landscaping works on-site in Stage 1 and the submitted documentation applies to all stages of the development.

		<p>native tree species which are commercially available. Other local native tree species which are not commercially available may be sourced as juvenile sized trees or pre-grown from provenance seed; and</p> <p>(f) include the provision of relocated or new replacement nest boxes as required under condition B24 suitable to native fauna likely to use the site.</p>				
B26	Operational Waste Storage and Processing	<p>Prior to the commencement of construction of the operational waste storage area, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:</p> <p>(a) is constructed using solid non-combustible materials;</p> <p>(b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times;</p> <p>(c) includes a hot and cold water supply with a hose through a centralised mixing valve;</p> <p>(d) is naturally ventilated or an air handling</p>	Construction	1	Note	This condition was satisfied prior to construction of the operational waste storage area.

		exhaust system must be in place; and (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.				
B27	Construction Car Parking and Service Vehicle Layout	<p>Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier:</p> <p>(a) all vehicles must enter and leave the Site in a forward direction;</p> <p>(b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and</p> <p>(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.</p>	Pre-construction	1	Note	This condition was satisfied prior to the commencement of Stage 1 construction and the submitted documentation applies to all stages of the development.
B28	Operational Parking and Access Arrangements	<p>Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier:</p> <p>(a) all vehicles are able to enter and leave the site</p>	Construction	1	Note	<p>This condition was satisfied during Stage 1 and prior to the commencement of construction of operational parking and access facilities.</p> <p>These works are scheduled for Stage 2.</p>

		<p>in a forward direction;</p> <p>(b) a minimum of 19 on-site car parking spaces, including one accessible space, for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6;</p> <p>(c) the swept path of the longest service vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2; and</p> <p>(d) end-of-trip facilities are included for staff and students in accordance with the EIS and approved plans.</p>				
B29	Public Domain Works	<p>Prior to the commencement of any public domain works, the Applicant must consult with Council and TfNSW and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of the relevant road authority, including addressing pedestrian management. The Applicant must submit documentation of approval where required from the relevant road authority to the Certifier.</p>	Construction	1	Note	<p>Council and TfNSW have been consulted and a Frontage Work Permit has been granted on the 19.02.21 which is during Stage 1 construction.</p> <p>The physical Public Domain Works will be completed prior to operation/occupation of Stage 2 in accordance with D11.</p>

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Schedule 3

Part C – DURING CONSTRUCTION

#	Consent Heading	Consent Condition	Project Phase	Staging	Action	Comment
C1	Site Notice	(a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements; (b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (c) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	Construction	1,2	Note	Applies to all stages.
C2	Operation of Plant and Equipment	All construction plant and equipment used on site must be maintained in a proper and efficient	Construction	1,2	Note	Applies to all stages.

		condition and operated in a proper and efficient manner.				
C3	Demolition	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B11.	Construction	1,2	Note	Applies to all stages.
C4	Construction Hours	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Construction	1,2	Note	Applies to all stages.
C5	Construction Hours	Soil remediation activities, may only be carried out between the following hours: (a) between 7am and 6pm Mondays to Saturdays inclusive. No soil remediation activities may be carried out on Sundays or public holidays.	Construction	1,2	Note	Applies to all stages.
C6	Construction Hours	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or	Construction	1,2	Note	Applies to all stages.

		(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.				
C7	Construction Hours	Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Construction	1,2	Note	Applies to all stages.
C8	Construction Hours	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	Construction	1,2	Note	Applies to all stages.
C9	Implementation of Management Plans	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Construction	1,2	Note	Applies to all stages.
C10	Construction Traffic	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 or an approved on-street work zone before stopping.	Construction	1,2	Note	Applies to all stages.

C11	Hoarding Requirements	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	Construction	1,2	Note	Applies to all stages.
C12	No Obstruction of Public Way	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Construction	1,2	Note	Applies to all stages.
C13	Construction Noise Limits	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Construction	1,2	Note	Applies to all stages.
C14	Construction Noise Limits	The Applicant must ensure construction vehicles (including concrete agitator trucks)	Construction	1,2	Note	Applies to all stages.

		do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.				
C15	Construction Noise Limits	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Construction	1,2	Note	Applies to all stages.
C16	Vibration Criteria	<p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <p>(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</p> <p>(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).</p>	Construction	1,2	Note	Applies to all stages.
C17	Vibration Criteria	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria	Construction	1,2	Note	Applies to all stages.

		specified in condition C16.				
C18	Vibration Criteria	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B15 of this consent.	Construction	1,2	Note	Applies to all stages.
C19	Tree Protection	<p>For the duration of the construction works:</p> <p>(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;</p> <p>(b) all street trees immediately adjacent to the approved disturbance area / property boundary/ies must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;</p> <p>(c) all trees on the site that are not approved for removal must be suitably protected during construction in accordance with Council's tree protection requirements; and</p> <p>(d) if access to the area within any protective barrier is required during</p>	Construction	1,2	Note	Applies to all stages.

		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.				
C20	Air Quality	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Construction	1,2	Note	Applies to both stages throughout development
C21	Air Quality	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.	Construction	1,2	Note	Applies to all stages.
C22	Erosion and Sediment Control	All erosion and sediment control measures must be effectively	Construction	1,2	Note	Applies to all stages.

		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. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.				
C23	Imported Soil	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 Certifier upon request.	Construction	1,2	Note	Applies to all stages.
C24	Disposal of Seepage and Stormwater	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal Certifier. <u>The prior written approval</u> of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Construction	1,2	Note	Applies to all stages.
C25	Emergency Management	The Applicant must prepare and implement awareness training for employees and	Construction	1,2	Note	Applies to all stages.

		contractors, including locations of the assembly points and evacuation routes, for the duration of construction.				
C26	Stormwater Management System	<p>Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <ul style="list-style-type: none"> (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 designed in accordance with the Rockdale Technical Specification – Stormwater Management (d) be in accordance with applicable Australian Standards; and (e) 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; 	Construction	1	Note	This condition was satisfied within 3 months of commencement of Stage 1 construction and the submitted documentation applies to all stages of the development.
C27	Unexpected Finds Protocol – Aboriginal Heritage	<p>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</p>	Construction	1,2	Note	Applies to all stages.

		<p>representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.</p>				
C28	Unexpected Finds Protocol - Aboriginal Heritage	<p>If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage NSW.</p>	Construction	1,2	Note	Applies to all stages.
C29	Waste Storage and Processing	<p>All waste generated during construction must be secured and maintained within designated waste storage areas at all times and</p>	Construction	1,2	Note	Applies to all stages.

		must not leave the site onto neighbouring public or private properties.				
C30	Waste Storage and Processing	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Construction	1,2	Note	Applies to all stages.
C31	Waste Storage and Processing	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Construction	1,2	Note	Applies to all stages.
C32	Waste Storage and Processing	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Construction	1,2	Note	Applies to all stages.
C33	Waste Storage and Processing	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Construction	1,2	Note	Applies to all stages.
C34	Outdoor Lighting	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Construction	1,2	Note	Applies to all stages.

C35	Independent Environmental Audit	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Construction	1,2	Note	Applies to all stages.
C36	Independent Environmental Audit	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Construction	1,2	Note	Applies to all stages.
C37	Independent Environmental Audit	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in condition C36, upon giving at least four weeks notice to the Applicant of the date upon which the audit must be commenced.	Construction	1,2	Note	Applies to all stages.
C38	Independent Environmental Audit	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C36 of this consent; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	Construction	1,2	Note	Applies to all stages.
C39	Independent Environmental Audit	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within	Construction	1,2	Note	Applies to all stages.

		two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.				
C40	Independent Environmental Audit	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance	Construction	1,2	Note	Applies to all stages.

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Schedule 4

Part D – PRIOR TO COMMENCEMENT OF OPERATION

#	Consent Heading	Consent Condition	Project Phase	Staging	Action	Comment
D1	Notification of Occupation	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Pre-operation	1,2	Note	Applies to all stages. SINSW to issue letter to DPIE a minimum of one month prior to the occupation of each stage.
D2	External Walls and Cladding	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Pre-operation	1,2	Note	Applies to all stages. Contractor to issue report with evidence that products/systems used in external walls comply with BCA/NCC. Separate submission to the Certifier will be provided for each stage.
D3	External Walls and Cladding	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Pre-operation	1,2	Note	Applies to all stages. Contractor to issue report with evidence that products/systems used in external walls comply with BCA/NCC. Separate submission to the Certifier will be

						<p>provided for each stage.</p> <p>Principal to provide a copy of the documentation accepted by the Certifier within 7 days of acceptance.</p>
D4	Post-construction Dilapidation Report	<p>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:</p> <p>a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:</p> <p>i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</p> <p>ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</p> <p>c) to be forwarded to Council.</p>	Pre-operation	2	Note	<p>Applies to Stage 2 Operation only.</p> <p>Contractor to engage qualified consultant to undertake post-construction dilapidation report, ascertain structural damage, submit to Certifier for review, confirmation advice from relevant authority that no structural damage to roads and infrastructure, then advise council. To be finalised prior to the occupation of the final stage as heavy vehicle will be servicing the site until completion of the development.</p>

D5	Protection of Public Infrastructure	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p> <p>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</p> <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage.</i></p>	Pre-operation	2	Note	<p>Applies to Stage 2 only.</p> <p>Contractor to confirm with relevant authority that repairs/relocations to public infrastructure have been completed and paid. To be finalised prior to the occupation of the last stage as heavy vehicle will be servicing the site until completion of the development.</p>
D6	Protection of Property	<p>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.</p>	Pre-operation	2	Note	<p>The Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development. To be finalised prior to the occupation of the last stage as heavy vehicle will be servicing the site until completion of the development.</p>
D7	Utilities and Services	<p>Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.</p>	Pre-operation	1	Note	<p>Contractor to complete prior to the commencement of Operation of Stage 1 and applies to all Stages.</p>

D8	Works as Executed Plans	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	Pre-operation	1,2	Note	Contractor to ensure registered surveyor undertakes work as executed drawings of stormwater drainage and finished levels constructed as approved and submit to Certifier prior to the occupation of each stage.
D9	Green Travel Plan	<p>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:</p> <p>(a) be prepared by a suitably qualified traffic consultant in consultation with Bayside Council and Transport for NSW;</p> <p>(b) identify current employee journey to work patterns including current mode share, trip origin and shift start/finish times. This can be informed by analysis of Australian Bureau of Statistics Census data and/or by conducting a staff travel survey. This information should be used to inform sustainable transport strategies in the GTP;</p> <p>(c) include Travel Demand Management Strategies in the TDS that considers</p>	Pre-operation	1	Note	GTP is being developed prior to operation of Stage 1 but applies to all stages.

		<p>opportunities to spread or stagger network demand;</p> <p>(d) in-class surveys (or online surveys such as survey monkey) to determine travel mode choice and targets;</p> <p>(e) feedback register for carpooling groups; and</p> <p>(f) feedback register for all other transport related items (whereby staff, students, parents and carers are able to provide suggestions on ways to promote sustainable transport choice).</p> <p>(g) 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;</p> <p>(h) include specific tools and actions to help achieve the objectives and mode share targets;</p> <p>(i) 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</p> <p>(j) include details regarding the methodology and monitoring/review</p>				
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		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.				
D10	Pedestrian Infrastructure Upgrades	Prior to the commencement of the first stage of operation, the Applicant must consult with Council regarding upgrades to pedestrian infrastructure along the frontages of the site required to accommodate the expansion of the school.	Pre-operation	1	Note	<p>Council and TfNSW have been consulted and a Frontage Work Permit has been granted on the 19.02.21 which is during Stage 1 construction.</p> <p>The physical Public Domain Works will be completed prior to operation/occupation of Stage 2 in accordance with D11.</p>
D11	Pedestrian Infrastructure Upgrades	Prior to the commencement of the final stage of operation, the upgrades to pedestrian infrastructure agreed under condition D10 must be completed.	Pre-operation	2	Note	These works will be completed prior to operation of Stage 2.
D12	School/Pedestrian Crossing Facilities	Prior to commencement of operation, school/pedestrian crossings must be installed on surrounding roads where agreed in consultation with Council and TfNSW, with the works completed in accordance with the relevant design standards and warrants set down by TfNSW to the satisfaction of the	Pre-operation	2	Note	<p>These works are expected to be completed prior to operation of Stage 1 with Bayside Council engaged by the Contractor to complete the Public Domain Works.</p> <p>If works are not completed by operation of Stage 1 and overlap with Stage 2 works, contingency measures will be put</p>

		relevant road authority.				in place for Stage 2 by the Contractor until the completion of the Public Domain Works.
D13	Operational Transport and Access Management Plan (OTAMP)	<p>Prior to the commencement of operation, an OTAMP is to be prepared by a suitably qualified person, in consultation with Council and TfNSW, and submitted to the Certifier and a copy provided to the Planning Secretary. The OTAMP must address the following:</p> <p>(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;</p> <p>(b) the location of bicycle spaces and end of trip facilities for staff and students close to the entries from Beehag Street and Tancred Avenue and incorporating lighting and passive surveillance consistent with AS2890.3;</p> <p>(c) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.);</p>	Pre-operation	1	Note	OTAMP is being developed prior to operation of Stage 1 but applies to all stages.

		<p>(d) the location and operational management procedures of the pick-up and drop-off parking, including staff management/traffic controller arrangements;</p> <p>(e) the location and operational management procedures for the pick-up and drop-off of students by buses and coaches for excursions and sporting activities, including staff management/traffic controller arrangements;</p> <p>(f) delivery and services vehicle and bus access and management arrangements;</p> <p>(g) management of approved access arrangements;</p> <p>(h) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing pick-up and drop-off parking in Jacobson Avenue;</p> <p>(i) car parking arrangements and management associated with the proposed use of school facilities by community members; and</p> <p>(j) a monitoring and review program.</p>				
D14	School Zones	Prior to the commencement of operation, all required	Pre-operation	2	Note	These works are expected to be completed prior to

		<p>School Zone signage, speed management signage and associated pavement markings along Tancred Avenue must be installed, inspected by TfNSW(RMS) and handed over to TfNSW(RMS).</p> <p><i>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</i></p>				<p>operation of Stage 1 with Bayside Council engaged by the Contractor to complete the Public Domain Works.</p> <p>If works are not completed by operation of Stage 1 and overlap with Stage 2 works, contingency measures will be put in place for Stage 2 by the Contractor until the completion of the Public Domain Works.</p>
D15	School Zones	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	Pre-operation	2	Note	These works will be completed prior to operation of Stage 2.
D16	Mechanical Ventilation	<p>Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:</p> <p>(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and</p> <p>(k) any dispensation granted by Fire and Rescue NSW.</p>	Pre-operation	1,2	Note	Applies to all stages.
D17	Operational Noise - Design of Mechanical Plant and Equipment	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise	Pre-operation	1,2	Note	Applies to all stages.

		mitigation recommendations in the Noise Impact Assessment prepared by SLR dated 20 March 2020 have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Environmental Noise Assessment.				
D18	Car Parking Arrangements	<p>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 certifier that demonstrates that:</p> <p>(a) works associated with the reconfiguration of the car park to create 19 car parking spaces have been completed;</p> <p>(b) the layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) are be in accordance with AS 2890.1- 2004, AS2890.6-2009 and AS 2890.2 – 2002 for heavy vehicle usage; and</p>	Pre-operation	2	Note	To be submitted prior to commencement of operation of Stage 2. Works to be undertaken during Stage 2.

		(c) the swept path of the longest vehicle (including garbage trucks, building maintenance vehicles and removalists) entering and exiting the subject site, as well as manoeuvrability through the site, should be in accordance with Austroads.				
D19	Bicycle Parking and End-of-Trip Facilities	<p>Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <ul style="list-style-type: none"> a) the provision of a minimum 50 bicycle parking spaces; b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; c) the provision of end-of-trip facilities for staff; and d) appropriate pedestrian and cyclist advisory signs are to be provided. <p>All works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.</p>	Pre-operation	1	Note	To be submitted prior to commencement of operation of Stage 1. Works to be undertaken during Stage 1.

D20	Road Damage	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	Pre-operation	2	Note	These works will be completed prior to operation of Stage 2.
D21	Fire Safety Certificate	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Pre-operation	1,2	Note	Applies to all stages.
D22	Structural Inspection Certificate	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:	Pre-operation	1,2	Note	Applies to all stages.

		(a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.				
D23	Stormwater Quality Management Plan	Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Certifier along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.	Pre-operation	1	Note	To be submitted prior to operation of Stage 1 but applies to all stages.
D24	Warm Water Systems and Cooling Systems	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system)	Pre-operation	1,2	Note	Applies to all stages.

		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.				
D25	Outdoor Lighting	<p>Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:</p> <p>(a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</p> <p>(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.</p>	Pre-operation	1,2	Note	Applies to all stages.
D26	Signage	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	Pre-operation	2	Note	To be installed prior to commencement of operation of Stage 2.

D27	Signage	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	Pre-operation	1	Note	To be installed prior to commencement of operation of Stage 1.
D28	Operational Waste Management Plan	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p> <p>(a) detail the type and quantity of waste to be generated during operation of the development;</p> <p>(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);</p> <p>(c) detail the materials to be reused or recycled, either on or off site; and</p> <p>(d) include the Management and Mitigation Measures included in Waste Management Plan</p>	Pre-operation	1	Note	To be submitted prior to operation of Stage 1 but applies to all stages.

		prepared by Turner & Townsend Thinc and dated 10 January 2019.				
D29	Landscaping	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 Planning Secretary. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping.	Pre-operation	1	Note	To be submitted prior to operation of Stage 1 but applies to all stages.
D30	Landscaping	The Applicant must not commence operation until the Operational Landscape Management Plan is submitted to the Certifier.	Pre-operation	1	Note	To be submitted prior to operation of Stage 1 but applies to all stages.
D31	Acoustic Barrier	Prior to the commencement of operation of stage one, a 2.1 metre high acoustic barrier must be constructed along the north west boundary shared with adjoining residential dwellings generally in accordance with the recommendations of the Noise Impact Assessment prepared by SLR and dated 20 March 2020.	Pre-operation	1	Note	To be installed prior to commencement of operation of Stage 1.
D32	Operational Flood Emergency Management Plan	Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier that:	Pre-operation	1	Note	To be submitted prior to operation of Stage 1 but applies to all stages.

		<p>(a) is be prepared by a suitably qualified and experienced person(s);</p> <p>(b) addresses the provisions of the Floodplain Risk Management Guidelines (EESG);</p> <p>(c) includes details of:</p> <p>(i) the flood emergency responses for operational phase of the development;</p> <p>(ii) predicted flood levels;</p> <p>(iii) flood warning time and flood notification;</p> <p>(iv) assembly points and evacuation routes;</p> <p>(v) evacuation and refuge protocols; and</p> <p>(vi) awareness training for employees and contractors, and students.</p>				
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Kyeemagh Public School SSD 9193

Schedule 5

Part E – POST OCCUPATION

#	Consent Heading	Consent Condition	Project Phase	Staging	Action	Comment
E1	Out of Hours Event Management Plan	<p>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:</p> <p>(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);</p>	Post Occupation	1,2	Note	Plan to be developed as part of Stage 1. To be reviewed and resubmitted prior to the first out of hours event.

		(e) details of the use of the multi-purpose hall, COLA and sports court where applicable, restricting use before 8am and after 10pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.				
E2	Out of Hours Event Management Plan	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.	Post Occupation	1,2	Note	Applies to occupancy of both stages.
E3	Out of Hours Event Management Plan	Prior to the commencement of out of hours events (community use) run by the external parties that involve 100 or more people, the Applicant 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:	Post Occupation	1,2	Note	Plan to be developed as part of Stage 1. To be reviewed and resubmitted prior to the first out of hours event.

		<p>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:</p> <ul style="list-style-type: none"> (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 multi-purpose hall, where applicable, restricting use before 7am and after 10pm Mondays to Saturdays and not at all on Sundays and public 				
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		<p>holidays;</p> <p>(f) details of the use of the outdoor games/sports court, where applicable, restricting use before 12pm and after 6pm Mondays to Fridays, before 8am and after 6pm on Saturdays and not at all on Sundays and public holidays;</p> <p>(g) measures to minimise localised traffic and parking impacts; and</p> <p>(h) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.</p>				
E4	Out of Hours Event Management Plan	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.	Post Occupation	1,2	Note	Applies to occupancy of both stages.
E5	Operations of Plant & Equipment	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	Post Occupation	1,2	Note	Applies to ongoing operation of the project for perpetuity managed by school operations.
E6	Sign Illumination	Any sign that is to be illuminated in accordance with the approved plans must not be	Post Occupation	1,2	Note	Applies to ongoing operation of the project for perpetuity

		illuminated between the hours of 10pm and 6am seven days a week.				managed by school operations.
E7	Warm Water Systems and Cooling Systems	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Post Occupation	1,2	Note	Applies to ongoing operation of the project for perpetuity managed by school operations.
E8	Community Communication Strategy	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	Post Occupation	2	Note	Community Communication Strategy will be implemented for a minimum of 12 months following the completion of the final Stage.
E9	Operational Transport and Access Management Plan (OTAMP)	The OTAMP(s) approved under condition D13 (as revised from time to time) must be implemented by the Applicant for	Post Occupation	1,2	Note	OTAMP to be implemented throughout the life of the development at all stages. OTAMP to be completed prior to

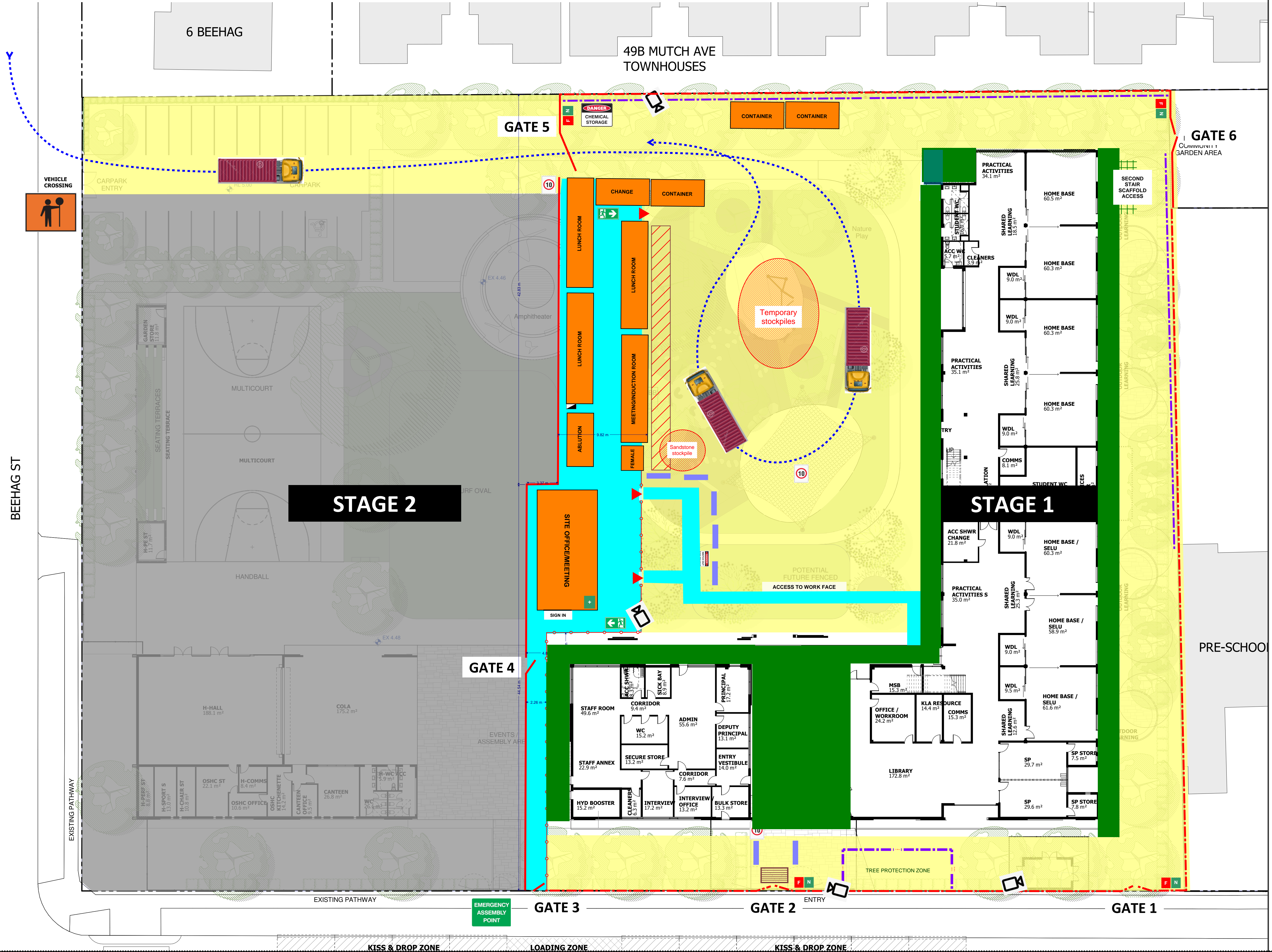
		the life of the development.				occupation of Stage 1 and reviewed prior to occupation of Stage 2.
E10	Operational Noise Limits	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Noise Impact Assessment prepared by SLR and dated 20 March 2020.	Post Occupation	1,2	Note	Applies to all stages.
E11	Operational Noise Limits	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant	Post Occupation	2	Note	This will be completed within 2 months of final Stage of development.

		<p>identified in the Noise Impact Assessment prepared by SLR and dated 20 March 2020. 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.</p>				
E12	Unobstructed Driveways and Parking Areas	<p>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.</p>	Post Occupation	1,2	Note	Applies to ongoing operation of the project for perpetuity managed by school operations.

E13	Green Travel Plan	The Green Travel Plan required by condition D9 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	Post Occupation	2	Review annually	GTP to be implemented throughout the life of the development of both stages. OTAMP to be completed prior to occupation of Stage 1 and reviewed prior to occupation of Stage 2.
E14	Ecologically Sustainable Development	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B9, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	Post Occupation	2	Within six months of commencement of operation of Stage 2.	Single ESD submission for overall development to be completed within 6 months of commencement of operation of the final stage. This is to ensure the completeness of documentation, noting that the ESD requirement is intended for the whole development. All building works and ESD measures will be finalised upon completion of stage 2.
E15	Outdoor Lighting	Notwithstanding condition B10, should outdoor lighting result in any residual	Post Occupation	1,2	Note	Applies to all stages.

		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.				
E16	Landscaping	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Operational Landscape Management Plan required by condition D29 for the duration of occupation of the development.	Post Occupation	1,2	Note	Applies to all stages.
E17	Waste Collection	Waste collection services must not be undertaken outside the hours of 7:30am to 6pm Monday to Friday.	Post Occupation	1,2	Note	Applies to all stages.
E18	Grounds Maintenance Using Powered Equipment	Grounds maintenance involving the use of powered equipment must not be undertaken outside the hours of 7:30am to 6pm Monday to Friday, and 8am to 1pm Saturday.	Post Occupation	1,2	Note	Applies to all stages.

Appendix B - Site Establishment Plans



- LEGEND**
- CHAINWIRE FENCING
 - PLYWOOD HOARDING
 - EXISTING PERIMETER FENCE
 - SITE ACCOMODATION & AMENITIES
 - FIRE EXTINGUISHER
 - NURSE CALL ALARM
 - VEHICULAR EROSION CONTROL
 - VEHICULAR PATH
 - VEHICULAR ACCESS AND MATERIALS HANDLING ZONE
 - SAFE PEDESTRIAN/WORKERS ACCESS
 - WORK ZONE
 - TEMPORARY FENCE
 - SITE CAMERA
 - FIRST AID
 - COVERED WALKWAY
 - INFILTRATION TANK
 - BARRIERS
 - SITE ENTRY
 - MATERIALS STORAGE
 - SCAFFOLD

ENTRY POINTS

Gate 2 will be the main vehicular entry and exit is temporarily closed whilst GF Pour 3 is curing.

Gate 3 will be the main pedestrian/visitor entry.

Gate 4 will be pedestrian access between the school and TCG staff only and will be locked at all times.

Gate 6 will only be used for light deliveries as the garden is located here.

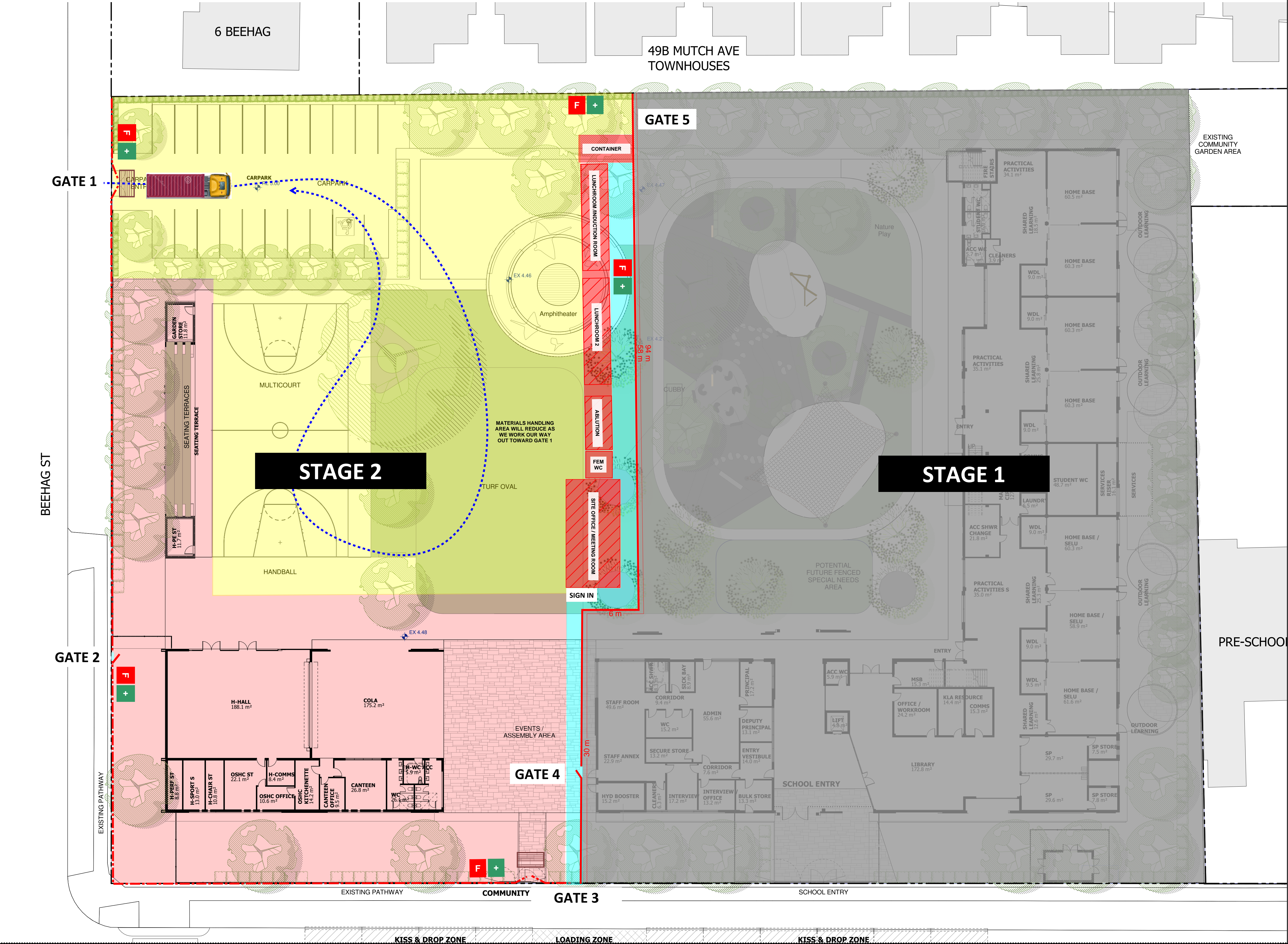
Gate 5 will be used as the main vehicular access until Gate 2 can be reopened.

Gate 1 will be our vehicular entry to access the rear of the building.

SITE PLAN - STAGE 1

Rev 9 - 10.11.20
Kyeemagh Public School

TAYLOR



- LEGEND**
 - CHAINWIRE FENCING
 - PLYWOOD HOARDING
 - EXISTING PERIMETER FENCE
 - SITE ACCOMODATION & AMENITIES
 - FIRE EXTINGUISHER
 - NURSE CALL ALARM
 - VEHICULAR EROSION CONTROL
 - VEHICULAR PATH
 - VEHICULAR ACCESS AND MATERIALS HANDLING ZONE
 - SAFE PEDESTRIAN/WORKERS ACCESS
 - WORK ZONE
- ENTRY GATES**

Gate 1 will be the main vehicular entry and exit

Gate 2 will only be used sparingly as the gate is existing.

Gate 3 will be the main pedestrian/visitor entry.

Gate 4 will be pedestrian access between the school and TCG staff only and will be locked at all times.

Gate 5 will only be used if required to access the playground.