

Development Consent

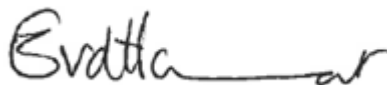
Section 4.38 of the Environmental Planning and Assessment Act 1979

As delegate of the Minister for Planning and Public Spaces under delegation executed on 26 April 2021, I determine:

- (a) to grant consent to the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2 and Schedule 3; and
- (b) that pursuant to section 4.37 of the *Environmental Planning and Assessment Act 1979*, any subsequent stage of the development not being for the purpose of an educational establishment comprising alterations and additions to an existing school with a capital investment value in excess of \$20 million is to be determined by the relevant authority and that stage of the development ceases to be state significant development.

These conditions are required to:

- prevent, minimise, or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.



Erica van den Honert
Executive Director
Infrastructure Assessments

Sydney

26 November 2021

SCHEDULE 1

Application Number:	SSD-8873789
Applicant:	Department of Education
Consent Authority:	Minister for Planning and Public Spaces
Site:	86 Chelmsford Avenue, Epping (Lot 1, DP582172)
Development:	Concept masterplan and Stage 1 development for the New Epping South Primary School, including: <ul style="list-style-type: none">• a Concept Proposal for:<ul style="list-style-type: none">- new Kindergarten to Year 6 primary school;- demolition of existing structures associated with the former use of the site as a TAFE campus;- building envelopes and land use for maximum three storey buildings on the central and eastern sections of the site; and

- associated works including road upgrades, pedestrian infrastructure, parking, earthworks, tree removal, site remediation, drainage works, landscaping and school signage.
- Stage 1:
 - demolition of existing structures on site and site preparation including bulk earthworks;
 - construction of a three storey building comprising home bases, special education learning areas, covered outdoor learning areas (COLA), administration/staff areas, canteen, library and amenities to cater for a capacity of 600 students;
 - construction of a single storey hall/out of school hours building with COLA;
 - construction of an extension to Grimes Avenue to link with Second Avenue containing drop-off/pick-up facilities and Stage 1 car park with access from Second Avenue; and
 - associated works including tree removal, site remediation, covered walkways, landscaping, outdoor play areas and sports court, bicycle parking, drainage works and school signage.

DEFINITIONS

Aboriginal object	Has the same meaning as the definition of the term in section 5 of the <i>National Parks and Wildlife Act 1974</i>
Aboriginal place	Has the same meaning as the definition of the term in section 5 of the <i>National Parks and Wildlife Act 1974</i>
Accredited Certifier	Means the holder of accreditation as an accredited certifier under the <i>Building Professionals Act 2005</i> acting in relation to matters to which the accreditation applies
Advisory Notes	Advisory information relating to the consent but do not form a part of this consent
Applicant	NSW Department of Education or any other person carrying out any development to which this consent applies
BCA	Building Code of Australia
BC Act	<i>Biodiversity Conservation Act 2016</i>
CEMP	Construction Environmental Management Plan
Certification of Crown building work	Certification under section 6.28(2) of the EP&A Act
Certifier	Means a council or accredited certifier or in the case of Crown development, a person qualified to conduct a Certification of Crown Building work
Compliance Reporting Post Approval Requirements	Compliance Reporting Post Approval Requirements as available on the Department's website
Conditions of this consent	The conditions contained in Schedule 2 and Schedule 3 of this document
Construction	<p>All physical work to enable operation including (unless specifically excluded by a condition) but not limited to the demolition and removal of buildings, the carrying out of works for the purposes of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent, but excluding the following:</p> <ul style="list-style-type: none"> • demolition and removal of buildings; • removal of trees as approved under the consent; • building and road dilapidation surveys; • investigative drilling or investigative excavation; • archaeological salvage; • establishing temporary site offices (in locations identified by the conditions of this consent); • installation of environmental impact mitigation measures, fencing, enabling works; and • minor adjustments to services or utilities <p>However, where heritage items, or threatened species or threatened ecological communities (within the meaning of the <i>Biodiversity Conservation Act 2016</i> or <i>Environment Protection and Biodiversity Conservation Act 1999</i>) are affected or potentially affected by any physical work, that work is construction, unless otherwise determined by the Planning Secretary in consultation with EES Group or DPIE Fisheries (in the case of impact upon fish, aquatic invertebrates or marine vegetation)</p>
Council	City of Parramatta Council
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
Demolition	The deconstruction and removal of buildings, sheds and other structures on the site

Department	NSW Department of Planning, Industry and Environment
Development	The development described in the EIS and RtS, including the works and activities comprising as specified in Schedule 1 and as modified by the conditions of this consent
Development Application(s)	Application for development consent or other assessment process prescribed in the <i>Environmental Planning and Assessment Act 1979</i> including exempt and complying development
DOPU	Drop-off and pick-up
Earthworks	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services
EES Group	Environment, Energy and Science Group of the Department of Planning, Industry and Environment
EIS	The Environmental Impact Statement titled <i>State Significant Development (SSD-8873789) New Primary School in Epping</i> , prepared by DFP Planning dated 20 May 2021, submitted with the application for consent for the development, including any additional information provided by the Applicant in support of the application
ENM	Excavated Natural Material
Environment	Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings
EPA	NSW Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPL	Environment Protection Licence under the POEO Act
Evening	The period from 6pm to 10pm
Feasible	Means what is possible and practical in the circumstances
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
Heritage NSW	Heritage, Community Engagement of the Department of Premier and Cabinet
Incident	An occurrence or set of circumstances that causes, or threatens to cause, material harm and which may or may not be, or cause, a non-compliance <i>Note: "material harm" is defined in this consent</i>
Independent Audit Post Approval Requirements	Independent Audit Post Approval Requirements as available on the Department's website
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
EMP	Environmental Management Plan
Management and mitigation measures	The management and mitigation measures set out in Section 7 of the EIS
Material harm	Is harm that: <ul style="list-style-type: none"> a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial; or b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)
Minister	NSW Minister for Planning and Public Spaces (or delegate)

Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Monitoring	Any monitoring required under this consent must be undertaken in accordance with section 9.39 of the EP&A Act
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
Operation	The carrying out of the approved purpose of the development upon completion of construction operational readiness work
Operational readiness work	Use of the completed areas of the development by school staff to prepare for the operation of the development
Planning Secretary	Planning Secretary under the EP&A Act, or nominee
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation, benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
Registered Aboriginal Parties	Means the Aboriginal persons identified in accordance with the document entitled “ <i>Aboriginal cultural heritage consultation requirements for proponents 2010</i> ” (DECCW)
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting
RSA	Road Safety Audit
RtS	The Applicant’s Response to Submissions and Amended Proposal to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act, titled <i>State Significant Development Response to Submissions New Primary School in Epping – SSD 8873789</i> , prepared by Johnstaff, dated 23 July 2021
Sensitive receivers	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
Site	The land defined in Schedule 1
Site Auditor	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
Site Audit Report	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
Site Audit Statement	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
SRtS	The Applicant’s Supplementary Response to Submissions to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act, titled <i>State Significant Development Response to Submissions 2 New Primary School in Epping – SSD 8873789</i> , prepared by Johnstaff, dated 17 September 2021
TfNSW	Transport for New South Wales
VENM	Virgin Excavated Natural Material
Waste	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
Year	A period of 12 consecutive months

SCHEDULE 2
CONDITIONS OF CONSENT FOR CONCEPT PROPOSAL
PART A ADMINISTRATIVE CONDITIONS

Obligation to Minimise Harm to the Environment

- A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.

Determination of Future Applications

- A2. In accordance with section 4.22(4) of the EP&A Act all development under the Concept Proposal must be subject of future application(s).
- A3. The determination of future development application(s) is not be inconsistent with the terms of development consent SSD-8873789 as described in Schedule 1 and subject to conditions in Part B, Schedule 2.

Terms of Consent

- A4. 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, RtS and SRtS; and
 - (d) in accordance with the approved plans in the table below:

Architectural Drawings prepared by <i>Pedavoli Architects</i>			
Dwg No.	Rev	Name of Plan	Date
1001	B	Site Plan	12 July 2021
1004	B	Staging Plan	12 July 2021
1101	C	Northwest & Northeast Elevations	22 November 2021
1102	C	Southwest & Southeast Elevations	22 November 2021
1103	C	Streetscape Elevations	22 November 2021
1201	C	Sections 1	22 November 2021
1201	C	Sections 2	22 November 2021
1501	B	SSDA GFA Plan	12 July 2021
Landscaping Plans prepared by <i>Taylor Brammer Landscape Architects</i>			
Dwg No.	Rev	Name of Plan	Date
L000	C	Landscape: Cover Sheet	12 July 2021
L100	C	Overall Site Plan	12 July 2021

- A5. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:
- (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;
 - (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and

- (c) the implementation of any actions or measures contained in any such document referred to in (a) above.
- A6. 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 A4(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A4(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

Limits of Consent

- A7. This consent lapses five years after the date of consent unless work is physically commenced.

Grimes Lane Drop-Off and Pick-Up (DOPU) Facilities

- A8. Prior to the school student population exceeding 600 and again exceeding 800 students, surveys must be undertaken of the Grimes Lane DOPU facilities in both the morning and afternoon peak periods (over multiple days) to determine the operation of the area and its ability to accommodate student demands. The surveys must include:
 - (a) the number of vehicles using the Grimes Lane DOPU facilities throughout the morning and afternoon school drop-off and pick-up periods;
 - (b) the number of occupied and unoccupied parking spaces within the DOPU facilities on Grimes Lane throughout the morning and afternoon school drop-off and pick-up periods;
 - (c) the extent of any vehicle queuing that may take place on Grimes Lane or surrounding residential streets during the morning and afternoon school drop-off and pick-up periods;
 - (d) typical dwell time (length of stay) of vehicles within the DOPU facilities on Grimes Lane; and
 - (e) the proportion of students being dropped off on surrounding residential streets, as opposed to the formal Grimes Lane DOPU area, via interview surveys to be conducted by the school.
- A9. Prepare a report that includes an analysis, based on the findings from surveys conducted under condition A8, which identifies any existing shortfall in capacity of DOPU facilities operation, consequent vehicle queuing and student drop-off/pick-up on surrounding residential streets. The report must also assess the likely increase in DOPU facilities demand on Grimes Lane based on the increased student load associated with the subsequent stage of development and must conclude whether the increased demand for DOPU facilities could be accommodated on Grimes Lane. The report must be submitted to the satisfaction of the Planning Secretary and a copy provided to Council for information.
- A10. Where the report prepared under condition A9 concludes that insufficient space would be available on Grimes Lane to accommodate the additional demands, the report must include mitigation measures to ensure that the increase in students would not adversely affect the safety or amenity of surrounding residential streets. Measures may include, but not limited to:
 - (a) active on site management and staffing of the DOPU facilities on Grimes Lane to provide for efficient traffic management and facilitate a higher turnover of vehicles within the area;
 - (b) staggered start and finish times to spread the DOPU demand over a longer time period;
 - (c) annual review of the STP to improve effectiveness of mode share shifts towards public and active transport options; and
 - (d) provision of additional DOPU facilities.
- A11. Any mitigation measures proposed as a result of condition A10 above, must be implemented prior to the school student population exceeding 600 students and subsequently again before exceeding 800 students. Evidence of any implemented mitigation measures must be submitted to the satisfaction of the Planning Secretary and a copy provided to Council for information.

Road Safety Audit

- A12. Within three months of the student population exceeding 600 students and again within three months of the student population exceeding 800 students, an independent Road Safety Audit (RSA), prepared by a suitably qualified consultant, must be undertaken of the local road network surrounding the school and generally centred on Grimes Lane, First Avenue, Second Avenue, Chelmsford Avenue, Edenlee Street and intersecting roads. The RSA and evidence of

implementation of recommendations must be submitted to the Certifier and a copy provided to Council and the Planning Secretary for information.

Prescribed Conditions

- A13. The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.

Planning Secretary as Moderator

- A14. 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.

PART B CONDITIONS TO BE SATISFIED IN FUTURE DEVELOPMENT APPLICATIONS

Building Design

- B1. All future development application(s) for new built form for Stage 2 and Stage 3 must include:
- (a) detailed plans, elevations and sections;
 - (b) artist's perspectives and photomontages; and
 - (c) a detailed design statement prepared by the project architect demonstrating the design quality of the proposed development having regard to the existing buildings on site, adjacent properties and the character of the surrounding development including, but not limited to, an assessment of:
 - (i) how the proposed design responds to and mitigates environmental impacts such as acoustic and visual privacy, solar access to adjoining buildings and public spaces, noise and reflectivity;
 - (ii) how the proposal incorporates a high standard of architectural design, materials and detailing appropriate to the building type and location; and
 - (iii) how the proposal is consistent with the New Primary School in Epping, Design Analysis Report dated 13 July 2021 and prepared by Pedavoli Architects.
- B2. The proposed new built form for Stage 2 and Stage 3 must be contained within the approved building envelopes illustrated in the approved plans referenced at Schedule 2, Condition A4(d).

Environmental Amenity

- B3. All future development applications for new built form for Stage 2 and Stage 3 must:
- (a) include an assessment of amenity impacts including solar access (including detailed overshadowing diagrams), visual privacy, view loss and light spill; and
 - (b) be accompanied by a noise and vibration assessment that identifies and provides a quantitative assessment of the main noise generating sources and activities during construction, and any noise sources during operation. Details are to be provided outlining any mitigation measures to ensure the amenity of adjoining sensitive land uses is protected throughout the construction and operational periods.

Sediment and Erosion Control

- B4. All future development applications for new built form for Stage 2 and Stage 3 must be accompanied by a Sediment and Erosion Control Plan.

Landscaping

- B5. Where future development applications for new built form for Stage 2 and Stage 3 impact existing landscaping, they must include:
- (a) detailed landscape plans identifying any additional vegetation to be removed or relocated, and the location of replacement and additional landscaping. The plans must:
 - i) be generally in accordance with the landscaping plans, submitted with the RtS, prepared by Taylor Brammer Landscape Architects dated 12 July 2021; and
 - ii) include relevant details of the species to be planted (preferably species native/indigenous to the area) and the landscape treatments, including any pavement and seating areas.
 - (b) an arboricultural impact assessment, including detailed root mapping, which demonstrates that the Stage 2 and Stage 3 works would not be detrimental to the long term health of the existing trees retained on site.

Ecologically Sustainable Development

- B6. All future development applications for new built form for Stage 2 and Stage 3 must demonstrate how the principles of Ecologically Sustainable Development have been incorporated into the design, construction and on-going operation of the new buildings.

Utilities

- B7. All future development applications for new built form for Stage 2 and Stage 3 must address the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure through the preparation of an Infrastructure Management Plan in consultation with relevant agencies and service providers.

Stormwater and Flooding

- B8. All future development applications for new built form for Stage 2 and Stage 3 must be accompanied by:
- (a) a Stormwater Management Plan detailing an assessment of any flood risk on site and consideration of any relevant provisions of the NSW Floodplain Development Manual 2005, stormwater and drainage infrastructure, and details demonstrating that water sensitive urban design measures have been incorporated into the development; and
 - (b) a Stormwater Plan.

Disability Access

- B9. All future development applications for new built form for Stage 2 and Stage 3 must include a Disability Access Review to demonstrate an appropriate degree of accessibility in accordance with the *Disability (Access to Premises - buildings) Standards 2010 (the Premises Standards)*.

Waste

- B10. All future development applications for the new built form for Stage 2 and Stage 3 must include a Waste Management Plan to address storage, collection, and management of waste and recycling within the development.

Traffic, Access and Car Parking

- B11. All future development applications for new built form for Stage 2 and Stage 3 must be accompanied by:
- (a) a detailed assessment of the traffic and transport impacts associated with the construction and operation of the proposed development, including (but not limited to) information demonstrating that the drop-off and pick-up facilities can sufficiently cater for the proposed increase in student numbers in Schedule 2, Part A Conditions for Concept Approval, condition A8 to condition A11;
 - (b) plans confirming that the on site car park has a minimum provision of 53 spaces in Stage 2 and Stage 3;
 - (c) an updated School Transport Plan for the school, outlining the measures to reduce private vehicle usage; and
 - (d) a preliminary Construction Traffic and Pedestrian Management Plan detailing vehicles routes, numbers of trucks, hours of operation, access arrangements and traffic control measures.

Geotechnical Assessment Report

- B12. All future development applications for new built form for Stage 2 and Stage 3 must be accompanied by a detailed Geotechnical Assessment Report with details of proposed mitigation measures during excavation works and measures to control impacts on adjoining properties due to vibration or changes to groundwater or drainage during construction.

SCHEDULE 3
CONDITIONS OF APPROVAL FOR STAGE 1 WORKS
PART A ADMINISTRATIVE CONDITIONS

Obligation to Minimise Harm to the Environment

- A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.

Terms of Consent

- A2. 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, RtS and SRtS; and
 - (d) in accordance with the approved plans in the table below:

Architectural Drawings prepared by Pedavoli Architects			
Dwg No.	Rev	Name of Plan	Date
001	D	Site Plan	12 July 2021
003	D	Demolition Plan	12 July 2021
011	D	Composite Plan - Ground Floor	12 July 2021
012	D	Composite Plan - First Floor	12 July 2021
013	D	Composite Plan - Second Floor	12 July 2021
021	D	Composite Plan - Roof Plan	12 July 2021
101	D	Northwest & Northeast Elevations	12 July 2021
102	D	Southwest & Southeast Elevations	12 July 2021
103	D	Streetscape Elevation	12 July 2021
201	D	Sections 1	12 July 2021
202	D	Sections 2	12 July 2021
401	D	Render and Materials Sample Board	12 July 2021
Landscaping Plans prepared by Taylor Brammer Landscape Architects			
Dwg No.	Rev	Name of Plan	Date
L000	C	Landscape: Cover Sheet	12 July 2021
L100	C	Landscape: Overall Site Plan	12 July 2021
L200	A	Landscape: Finishes Plan	12 July 2021
L201	A	Landscape: Finishes Plan	12 July 2021
L300	A	Landscape: Grading Plan	12 July 2021
L301	A	Landscape: Grading Plan	12 July 2021
L400	A	Landscape: Planting Plan	12 July 2021
L401	A	Landscape: Planting Plan	12 July 2021
L500	A	Landscape: Cross Sections	12 July 2021
L501	A	Landscape: Cross Sections	12 July 2021
L502	A	Landscape: Cross Sections	12 July 2021
L503	A	Landscape: Cross Sections	12 July 2021
L600	A	Landscape: Construction Details	12 July 2021
L601	A	Landscape: Construction Details	12 July 2021

L700	A	Landscape: Specification	12 July 2021
L701	A	Landscape: Specification	12 July 2021
Civil Engineering Drawing prepared by ptc.			
00_0201	P6	Bulk Earthworks Plan	19 July 2021

- A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:
- (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;
 - (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and
 - (c) the implementation of any actions or measures contained in any such document referred to in (a) above.
- A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

Limits of Consent

- A5. This consent lapses five years after the date of consent unless work is physically commenced.

Prescribed Conditions

- A6. The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.

Planning Secretary as Moderator

- A7. In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.

Evidence of Consultation

- A8. Where conditions of this consent require consultation with an identified party, the Applicant must:
- (a) consult with the relevant party prior to submitting the subject document for information; and
 - (b) provide details of the consultation undertaken including:
 - (i) the outcome of that consultation, matters resolved and unresolved; and
 - (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

Staging

- A9. The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).
- A10. A Staging Report prepared in accordance with condition A9 must:

- (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;
 - (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);
 - (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and
 - (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.
- A11. Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.
- A12. Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.

Staging, Combining and Updating Strategies, Plans or Programs

- A13. The Applicant may:
- (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);
 - (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and
 - (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).
- A14. Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.
- A15. If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.
- A16. Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.

Structural Adequacy

- A17. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.

Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.

External Walls and Cladding

- A18. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.

External Materials

- A19. The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided:
- (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials;
 - (b) the quality and durability of any alternative material is the same standard as the approved external building materials; and
 - (c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.

Applicability of Guidelines

- A20. References in the conditions of this Schedule 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.
- A21. 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.

Monitoring and Environmental Audits

- A22. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.

Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.

Access to Information

- A23. At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:
- (a) make the following information and documents (as they are obtained or approved) publicly available on its website:
 - (i) the documents referred to in condition A2 of this consent;
 - (ii) all current statutory approvals for the development;
 - (iii) all approved strategies, plans and programs required under the conditions of this consent;
 - (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;
 - (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;
 - (vi) a summary of the current stage and progress of the development;
 - (vii) contact details to enquire about the development or to make a complaint;
 - (viii) a complaints register, updated monthly;
 - (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;
 - (x) any other matter required by the Planning Secretary; and
 - (b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.

Compliance

- A24. 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.

Incident Notification, Reporting and Response

- A25. The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.
- A26. Subsequent notification must be given and reports submitted in accordance with the requirements set out in **Appendix 2**.

Non-Compliance Notification

- A27. The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.
- A28. 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.
- A29. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

Revision of Strategies, Plans and Programs

- A30. Within three months of:
- (a) the submission of a compliance report under condition A32;
 - (b) the submission of an incident report under condition A26;
 - (c) the submission of an Independent Audit under condition C41 or C42;
 - (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,
- 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.
- A31. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.

Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.

Compliance Reporting

- A32. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.
- A33. 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.
- A34. The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.
- A35. 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.

PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION

Notification of Commencement

- B1. 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.
- B2. 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.

Certified Drawings

- B3. Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.

External Walls and Cladding

- B4. Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.

Protection of Public Infrastructure

- B5. Prior to the commencement of demolition, removal of buildings or construction (whichever occurs first), the Applicant must:
 - (a) consult with the relevant owner and provider of services and infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;
 - (b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected;
 - (c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and
 - (d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.

Pre-Construction Survey – Residential Properties

- B6. Prior to the commencement of any demolition, removal of buildings or construction (whichever occurs first), the Applicant must offer a pre-construction survey to owners of residential buildings that are likely to be impacted by vibration generating works.
- B7. Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.
- B8. Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B6 and B7, the Applicant must:
 - (a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report;
 - (b) submit a copy of the Pre-Construction Survey Report to the Certifier; and
 - (c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.

Community Communication Strategy

- B9. No later than 48 hours prior the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community

Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must:

- (a) identify people to be consulted during the design and construction phases;
- (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;
- (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;
- (d) set out procedures and mechanisms:
 - (i) through which the community can discuss or provide feedback to the Applicant;
 - (ii) through which the Applicant will respond to enquiries or feedback from the community; and
 - (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.

Ecologically Sustainable Development

B10. Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:

- (a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or
- (b) seeking approval from the Planning Secretary for an alternative certification process.

Outdoor Lighting

B11. 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.

Demolition

B12. Prior to the commencement of demolition and removal of buildings, 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.

Environmental Management Plan Requirements

B13. Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the *Environmental Management Plan Guideline: Guideline for Infrastructure Projects* (DPIE April 2020).

Note:

- The *Environmental Management Plan Guideline* is available on the Planning Portal at: <https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval>
- The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.

Construction Environmental Management Plan

B14. Prior to the commencement of demolition, removal of buildings or construction (whichever occurs first), the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following:

- (a) details of:
 - (i) hours of work;

- (ii) 24-hour contact details of site manager;
 - (iii) management of dust and odour to protect the amenity of the neighbourhood;
 - (iv) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;
 - (v) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B9;
 - (b) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;
 - (c) Construction Traffic and Pedestrian Management Sub-Plan (see condition B15);
 - (d) Construction Noise and Vibration Management Sub-Plan (see condition B16);
 - (e) Construction Waste Management Sub-Plan (see condition B17);
 - (f) Construction Soil and Water Management Sub-Plan (see condition B18); and
 - (g) Biodiversity Management Sub-Plan (see condition B19).
- B15. The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) be prepared in consultation with Council and TfNSW;
 - (c) detail
 - (i) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;
 - (ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs;
 - (iii) detail heavy vehicle routes, access and parking arrangements;
 - (iv) the swept path of the longest construction vehicle entering and exiting the site in associated with the new work, as well as manoeuvrability through the site, in accordance with the latest version of AS 2890.2; and
 - (v) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s).
- B16. The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:
- (a) be prepared by a suitably qualified and experienced noise expert;
 - (b) describe procedures for achieving the noise management levels in EPA's *Interim Construction Noise Guideline* (DECC, 2009);
 - (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;
 - (d) include strategies that have been developed with the community for managing high noise generating works;
 - (e) describe the community consultation undertaken to develop the strategies in condition B16(d);
 - (f) include a complaints management system that would be implemented for the duration of the construction; and
 - (g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B13.
- B17. The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:

- (a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during demolition, removal of buildings or construction and proposed use for materials to remain;
 - (b) information regarding the recycling and disposal locations; and
 - (c) confirmation of the contamination status of the development areas of the site based on the validation results.
- B18. The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:
- (a) be prepared by a suitably qualified expert, in consultation with Council;
 - (b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;
 - (c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';
 - (d) provide a plan of how all construction works will be managed in wet-weather events (i.e. storage of equipment, stabilisation of the site);
 - (e) detail all off-site flows from the site; and
 - (f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, where applicable, but not limited to 1 in 5-year ARI and 1 in 100-year ARI.
- B19. The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following:
- (a) be prepared by a suitably qualified and experienced person/s;
 - (b) identify areas of land where impacts on biodiversity are to be avoided as outlined in the biodiversity development assessment report, dated 23 July 2021 and prepared by Ecological Australia and set out how these areas will be protected from construction impacts; and
 - (c) set out the measures identified in the biodiversity development assessment report to minimise, mitigate and manage impacts on biodiversity, including timing and responsibility for delivery of the measures.
- B20. A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:
- (a) minimise the impacts of earthworks and construction on the local and regional road network;
 - (b) minimise conflicts with other road users;
 - (c) minimise road traffic noise; and
 - (d) ensure truck drivers use specified routes.

Construction Parking

- B21. Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets. A copy of the strategy must be provided to the Planning Secretary for information.

Operational Noise – Design of Mechanical Plant and Equipment

- B22. Prior to installation of mechanical plant and equipment:
- (a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the Noise Impact Assessment dated 21 April 2021 and prepared by RWDI must be undertaken by a suitably qualified person; and

- (b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under condition (a) have been incorporated into the design to ensure the development will not exceed the project noise trigger levels identified in the noise impact assessment dated 21 April 2021 and prepared by RWDI.

Landscaping

- B23. Prior to the installation of landscaping, the Applicant must prepare a revised Landscape Plan to manage the landscaping works on site, to the Certifier. The plan must:
- (a) provide for the planting of 141 trees;
 - (b) detail the location, species, maturity and height at maturity of plants to be planted;
 - (c) detail landscaping in areas of retained native/indigenous vegetation and using a diverse range (trees, shrubs and groundcovers) from the native/indigenous vegetation communities that occur on the site. Exotic tree and plant species may be considered for use in and adjacent to open play spaces and areas identified as cleared or exotic vegetation in the Biodiversity Development Assessment Report, dated 23 July 2021 and prepared by Ecological Australia;
 - (d) where any trees removed contain hollows / hollow trunks or fissures, these must be retained as ground fauna habitat and / or used as replacement hollows and attached to trees within the development area. If re-use of salvaged hollows is impractical, compensatory nest boxes must be included within vegetation to be retained. The number and locations of nest boxes must be determined by a qualified ecologist to adequately mitigate the loss of any hollow-bearing trees from the area;
 - (e) comply with the following principles of Appendix 5 of 'Planning for Bush Fire Protection 2019'.

Operational Waste Storage and Processing

- B24. Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:
- (a) is constructed using solid non-combustible materials;
 - (b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be opened from both inside and outside the storage area at all times;
 - (c) includes a hot and cold water supply with a hose through a centralised mixing valve;
 - (d) is naturally ventilated or an air handling exhaust system is in place; and
 - (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.

Road works

- B25. Prior to the commencement of construction of road works, the Applicant must submit plans and technical specifications to the satisfaction of the relevant roads authority for the following:
- (a) the reconstruction and extension of Grimes Lane between First Avenue and Second Avenue, associated pedestrian infrastructure and vehicle cross overs fronting Chelmsford Avenue and Second Avenue;
 - (b) the proposed connection between Second Avenue and the on site car park that incorporates:
 - (i) a revised driveway design to include a splay extending two metres from the driveway edge along the front boundary and 2.5m from the boundary along the edge of the driveway, in accordance with Figure 3.3 of the latest version of AS2890.1; and
 - (ii) information to demonstrate that clear sight lines for pedestrians and vehicles exiting the site would not be compromised by landscaping, signage, fences, walls or display materials.

- B26. Prior to the commencement of construction of road works the Applicant must submit an application for the proposed line markings and signage to Grimes Lane and relevant surrounding streets to Council for consideration by the Parramatta Traffic Committee under Delegated Authority and Council's approval.
- B27. Prior to the commencement of construction of road works, the Applicant must submit details to the satisfaction of Council of street tree planting on the northern side of Grimes Lane and provide a copy to the Planning Secretary for information.
- B28. Prior to the commencement of construction of pedestrian infrastructure upgrades, the Applicant must submit plans and technical specification to the satisfaction of Council for the following works as proposed in the SRtS:
- (a) raised pedestrian crossings at either end of Grimes Lane;
 - (b) a pedestrian refuge island on the southern side of the intersection of Chelmsford Avenue and Edenlee Street;
 - (c) a zebra type raised pedestrian crossing constructed on the southern side of the intersection of Chelmsford Avenue and Midson Road;
 - (d) construction of new pedestrian footpaths in the following locations:
 - (i) First Avenue - Dunlop Street to Chelmsford Avenue (eastern side);
 - (ii) Chelmsford Avenue - First Avenue to Edenlee Street (northern side); and
 - (iii) Dunlop Street - Neil Street to Hermington Street (northern side).

Notes:

- *Approval must be obtained for roadworks under section 138 of the Roads Act 1993.*
- *All costs associated with the proposed road upgrade works are to be paid by the Applicant at no cost to Council.*
- *All works within the road reserve are to be designed and constructed in accordance with Council's Standards.*
- *Works shall be inspected by Council's Civil Assets Team prior to the pouring of concrete or placement of asphalt.*
- *In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section 138 of the Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent.*

Operational Access, Car Parking and Service Vehicle Arrangements

- B29. 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:
- (a) a minimum of 32 on-site car parking spaces for use during Stage 1 operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and
 - (b) the swept path of the largest service vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.

Site Contamination

- B30. Prior to the commencement of demolition, removal of buildings or construction (whichever comes first), the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.

Project Arborist

- B31. Prior to the commencement of demolition, removal of buildings or construction (whichever comes first), a project arborist must be engaged to ensure all tree protection measures and works are carried out in accordance with the conditions of this consent. The project arborist must have a minimum AQD Level 5 qualification and minimum 5 years' experience. Details of the arborist including name, business name and contact details must be provided to the Certifier.

PART C DURING CONSTRUCTION

Site Notice

- C1. A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements:
- (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size;
 - (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;
 - (c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and
 - (d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.

Operation of Plant and Equipment

- C2. All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.

Demolition

- C3. Demolition work must comply with the demolition work plans required by *Australian Standard AS 2601-2001 The demolition of structures* (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B12.

Construction Hours

- C4. 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.
- C5. Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours:
- (a) between 6pm and 7pm, Mondays to Fridays inclusive; and
 - (b) between 1pm and 4pm, Saturdays.
- C6. Construction activities may be undertaken outside of the hours in condition C4 and C5 if required:
- (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or
 - (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or
 - (c) where the works are inaudible at the nearest sensitive receivers; or
 - (d) for the delivery, set-up and removal of construction cranes, where notice of the crane-related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or
 - (e) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.
- C7. Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.
- C8. 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 Traffic

- C9. All construction vehicles must 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.

Hoarding Requirements

- C10. 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.

No Obstruction of Public Way

- C11. The public way (outside of any approved construction works zone or Road Occupancy Permit) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.

Construction Noise Limits

- C12. 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.
- C13. The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding streets outside of the construction hours of work outlined under condition C4.
- C14. 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.

Vibration Criteria

- C15. Vibration caused by construction at any residence or structure outside the site must be limited to:
- (a) for structural damage, the latest version of *DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures* (German Institute for Standardisation, 1999); and
 - (b) for human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: a technical guideline* (DEC, 2006) (as may be updated or replaced from time to time).
- C16. Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C15.
- C17. The limits in conditions C15 and C16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B16 of this consent.

Tree Removal

- C18. The following trees as identified in the Arboricultural Impact Assessment, dated 17 September and prepared by TALC are approved for removal:
- (a) tree numbers 1, 4 to 8, 11, 13, 18, 21, 24 to 37, 39, 40, 42A, 43A, 43 to 48, 49, 52 to 54, 60, 61, 65, 108A, 109, 111, 112, 116, 126 to 132, 140 to 144, 146 to 147, 149 to 153, 156 and 169.

- C19. During tree removal works, an experienced and qualified ecologist must be present to relocate any displaced fauna that may be disturbed during this activity. Any injured fauna must be appropriately cared for and released on site or at an appropriate nearby location once rehabilitated.

Tree Protection

- C20. For the duration of the construction works:
- (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;
 - (b) all street trees immediately adjacent to the approved disturbance area and property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;
 - (c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment, dated 17 September and prepared by TALC; and
 - (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.

Air Quality

- C21. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.
- C22. During construction, the Applicant must ensure that:
- (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;
 - (b) all trucks entering or leaving the site with loads have their loads covered;
 - (c) trucks associated with the development do not track dirt onto the public road network;
 - (d) public roads used by these trucks are kept clean; and
 - (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.

Imported Fill

- C23. The Applicant must:
- (a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site;
 - (b) keep accurate records of the volume and type of fill to be used; and
 - (c) make these records available to the Certifier upon request.

Disposal of Seepage and Stormwater

- C24. Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.

Emergency Management

- C25. The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.

Stormwater Management System

- C26. 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:
- (a) be designed by a suitably qualified and experienced person(s);
 - (b) be generally in accordance with the conceptual design in the RtS;
 - (c) be in accordance with applicable Australian Standards; and
 - (d) ensure that the system capacity has been designed in accordance with *Australian Rainfall and Runoff* (Engineers Australia, 2016) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) guidelines.

Aboriginal Cultural Heritage

- C27. Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report, dated 22 July 2021 and prepared by Comber Consultants.

Note: Aboriginal cultural heritage inductions would benefit from the involvement of Aboriginal community representatives.

Unexpected Finds Protocol – Aboriginal Heritage

- C28. In the event that surface disturbance identifies a new Aboriginal object:
- (a) all works must halt in the immediate area to prevent any further impacts to the object(s);
 - (b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;
 - (c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS;
 - (d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and
 - (e) and works may only recommence with the written approval of the Planning Secretary.

Waste Storage and Processing

- C29. All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.
- C30. All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).
- C31. 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.
- C32. 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.
- C33. 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.

Outdoor Lighting

- C34. 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.

Site Contamination

- C35. The Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the site and comply with the following requirements:

- (a) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the *Contaminated Land Management Act 1997*;
 - (b) the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and
 - (c) the recommendations of the Remediation Action Plan, dated April 2021 and prepared by Douglas Partners.
- C36. The unexpected finds procedure within the Remediation Action Plan, dated April 2021 and prepared by Douglas Partners, must be updated following results of further site investigations undertaken in accordance with condition C35 and implemented throughout the duration of the works.
- C37. Remediation of the site must be carried out in accordance with the Remediation Action Plan, dated April 2021 and prepared by Douglas Partners and any variations to the Remediation Action Plan approved by an NSW EPA-accredited Site Auditor.
- C38. Where remediation is carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).
- C39. The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.

Independent Environmental Audit

- C40. Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.
- C41. Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.
- C42. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.
- C43. 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 C41 of this consent, or condition C42 where notice is given;
 - (b) submit the response to the Planning Secretary; and
 - (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.
- C44. Independent Audit Reports and the applicant's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.
- C45. Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.

Operational Readiness Work

- C46. Operational readiness work must not commence on site until the following details have been submitted to the Certifier:

- (a) a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction (including construction access);
- (b) the maximum number of staff to be involved in operational readiness work on site at any one time;
- (c) arrangements to ensure the safety of school staff on the site, including how:
 - (i) areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction;
 - (ii) pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and
- (d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site.

C47. Operational readiness work must only be undertaken in accordance with the details submitted under condition C46 and the following requirements:

- (a) no more than 5 staff are involved in operational readiness work;
- (b) no students or parents are permitted; and
- (c) the Applicant has implemented appropriate arrangements to ensure the safety of school staff.

PART D PRIOR TO COMMENCEMENT OF OPERATION

Notification of Occupation

- D1. At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.

External Walls and Cladding

- D2. Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.
- D3. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.

Works as Executed Plans

- D4. Prior to the commencement of operation, works-as-executed plans signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.

Warm Water Systems and Cooling Systems

- D5. The installation of warm water systems and water cooling systems (as defined under the *Public Health Act 2010*) must comply with the *Public Health Act 2010*, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of *AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance* and the NSW Health Code of Practice for the Control of Legionnaires' Disease.

Outdoor Lighting

- D6. Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:
- (a) complies with the latest version of AS 4282-2019 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 1997); and
 - (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

Mechanical Ventilation

- D7. Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:
- (a) *AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings* and other relevant codes; and
 - (b) any dispensation granted by Fire and Rescue NSW.

Operational Noise – Design of Mechanical Plant and Equipment

- D8. Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B22 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels identified in the noise impact assessment, dated 21 April 2021 and prepared by RWDI.

Fire Safety Certification

- D9. Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety

Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.

Structural Inspection Certificate

- D10. Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:
- (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.

Compliance with Food Code

- D11. Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 *Design, construction and fit-out of food premises* and provide evidence of receipt of the certificate to the satisfaction of the Certifier.

Post-Construction Dilapidation Report – Protection of Public Infrastructure

- D12. Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must:
- (a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B5 of this consent;
 - (b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads).
 - (c) be submitted to the Certifier;
 - (d) be forwarded to Council for information; and
 - (e) be provided to the Planning Secretary when requested.

Repair of Public Infrastructure

- D13. Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and / or
 - (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and / or
 - (c) pay compensation for the damage as agreed with the owner of the public infrastructure.

Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.

Road Damage

- D14. Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the subject site as a result of construction works associated with the approved development must be met in full by the Applicant.

Post-Construction Survey – Residential Properties

- D15. Where a pre-construction survey has been undertaken in accordance with condition B7, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must:
- (a) document the results of the post-construction survey and compare it with the pre-construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B7;

- (b) be provided to the owner of the relevant buildings surveyed;
- (c) be provided to the Certifier; and
- (d) be provided to the Planning Secretary when requested.

D16. Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.

Road works

D17. Prior to the commencement of operation, the Applicant must complete the construction of Grimes Lane and vehicle cross overs fronting Chelmsford Avenue and Second Avenue, as approved under condition B25 to the satisfaction of the relevant roads authority.

Notes:

- *Approval must be obtained for roadworks under section 138 of the Roads Act 1993.*
- *All costs associated with the proposed road upgrade works are to be paid by the Applicant at no cost to Council.*
- *All works within the road reserve are to be designed and constructed in accordance with Council's Standards.*
- *Works shall be inspected by Council's Civil Assets Team prior to the pouring of concrete or placement of asphalt.*
- *In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section 138 of the Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent.*

D18. Prior to the commencement of operation, an independent Road Safety Audit prepared by a suitably qualified consultant, must be undertaken of Grimes Lane from the Chelmsford Avenue/First Avenue cross over and the Second Avenue cross over, in consultation with Council and TfNSW and any recommendations of the RSA must be implemented. The RSA and evidence of implementation of recommendations must be submitted to the Certifier prior to any occupation.

D19. Prior to commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be provided to the Certifier that pedestrian infrastructure upgrades approved under condition B28 have been completed to the satisfaction of Council.

D20. Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be provided to the Certifier that street tree planting has been completed on the northern side of Grimes Lane in accordance with the details approved under condition B27.

Car Parking Arrangements

D21. Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier that demonstrates that 32 parking spaces have been provided on site.

Bicycle Parking and End-of-Trip Facilities

D22. Prior to the commencement of operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:

- (a) the provision of a minimum 20 staff and 40 student bicycle and scooter 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.

Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.

School Zones

D23. Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement markings must be installed, inspected by TfNSW and handed over to TfNSW.

Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.

- D24. The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.

School Transport Plan

- D25. Prior to the commencement of operation, a School Transport Plan (STP) must be submitted to the satisfaction of the Planning Secretary. The plan must:
- (a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW;
 - (b) include arrangements to promote the use of active and sustainable transport modes, including:
 - (i) objectives and mode share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation);
 - (ii) specific tools and actions to help achieve the objectives and mode share targets;
 - (iii) details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.
 - (c) include operational transport access management arrangements, including:
 - (i) detailed pedestrian analysis including the identification of safe route options to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the site in a safe and efficient manner during school start and finish;
 - (ii) the location of all car parking spaces on the school campus and their allocation (i.e. staff, visitor, accessible, emergency, etc.);
 - (iii) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements;
 - (iv) the location and operational management procedures for the drop-off and pick-up of students by buses and coaches including staff management/traffic controller arrangements;
 - (v) delivery and services vehicle and bus access and management arrangements;
 - (vi) management of approved access arrangements;
 - (vii) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones;
 - (viii) car parking arrangements and management associated with the proposed use of school facilities by community members; and
 - (d) measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the plan; and
 - (e) a monitoring and review program that includes, but not limited to:
 - (i) mode share surveys (undertaken at a suitable time to reflect typical school operations) to determine the level of achievement of travel mode share targets;
 - (ii) review of the adequacy of school bus services to cater for school demand; and
 - (iii) identification of measures to be implemented where mode share targets are not met and/or where demand exceeds the capacity of bus services.

Positive Covenant and Restriction - Stormwater Detention

- D26. Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, the Applicant must create a Positive Covenant and Restriction on the Use of Land under Section 88E of the *Conveyancing Act 1919*, burdening the owner of the land with the requirement to maintain the on site stormwater detention and water sensitive urban design facilities on the lot.

Note:

- The terms of the 88E Instruments are to be generally in accordance with Council's "standard terms" available in Council's website, under Development Forms.
- Where a Title exists, the Positive Covenant and Restriction on the Use of Land is to be created through an application to the Land Registry Services Office using forms 13PC and 13RPA. The 88E Instruments must be submitted to Council for approval. Copy of the registered title documents showing the covenants and restrictions must be submitted to Council for records

Utilities and Services

- D27. 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*.

Stormwater Operation and Maintenance Plan

- D28. Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:
- (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.

Signage

- D29. Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.
- D30. 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.

Operational Waste Management Plan

- D31. Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:
- (a) detail the type and quantity of waste to be generated during operation of the development;
 - (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the *Protection of the Environment Operations Act 1997*, *Protection of the Environment Operations (Waste) Regulation 2014* and the *Waste Classification Guideline* (Department of Environment, Climate Change and Water, 2009);
 - (c) detail the materials to be reused or recycled, either on or off site; and
 - (d) include the Management and Mitigation Measures included in the EIS.

Site Contamination

- D32. Prior to the commencement of operation, the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan (if required) prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.

Landscaping

- D33. Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, landscaping of the site must be completed in accordance with landscape plan(s) approved under condition A2(d).
- D34. Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must:
- (a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and

- (b) be consistent with the Applicant's Management and Mitigation Measures in the EIS and RtS.

Asset Protection Zones

D35. Prior to the commencement of operation, the entire property must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019.

Consultation with Council – Shared Use of Facilities

- D36. Prior to the commencement of operation, evidence must be submitted to the Certifier that consultation has occurred with Council with regard to the following:
- (a) opportunities for shared community use of the school's facilities; and
 - (b) opportunities for the use of nearby local public open space/parks to supplement what is provided on site.

Operational Flood Emergency Management Plan

- D37. Prior to the commencement of operation, a Flood Emergency Management Plan must be submitted to the Certifier that:
- (a) is prepared by a suitably qualified and experienced person(s);
 - (b) addresses the provisions of the *Floodplain Risk Management Guidelines (EESG)*;
 - (c) is in accordance with the recommendations of the *Flood Analysis Report*, prepared by Site Plus and dated November 2020;
 - (d) includes details of:
 - (i) the flood emergency responses for operational phases of the development;
 - (ii) predicted flood levels;
 - (iii) flood warning times and flood notification;
 - (iv) assembly points and evacuation routes;
 - (v) evacuation and refuge protocols; and
 - (vi) awareness training for employees and contractors, and visitors.

PART E POST OCCUPATION

Out of Hours Events

- E1. Prior to the commencement of the first out of hours events (School Use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following:
- (a) the number of attendees, time and duration;
 - (b) arrival and departure times and modes of transport;
 - (c) where relevant, a schedule of all annual events;
 - (d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);
 - (e) details of the use of the buildings or outdoor sports courts, 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. The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.
- E3. Community use of the site outside of school hours must:
- (a) be restricted to no more than 50 attendees;
 - (b) not occur before 8am or after 9:30pm; and
 - (c) not include the use of amplified music unless inside a building with doors and windows closed.
- E4. Prior to the commencement of out of hours events (Community Use) run by the external parties, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following:
- (a) the number of attendees, times and durations;
 - (b) arrival and departure times and modes of transport;
 - (c) where relevant, a schedule of all annual events;
 - (d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);
 - (e) details of the use of the buildings or outdoor sports courts where applicable, restricting use before 8am and after 10pm;
 - (f) measures to minimise localised traffic and parking impacts; and
 - (g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.
- E5. The Out of Hours Event Management Plan (Community Use) must be implemented and updated by the Applicant for the duration of the identified community events or uses.

Operation of Plant and Equipment

- E6. All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.

Warm Water Systems and Cooling Systems

- E7. 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.

Community Communication Strategy

- E8. The Community Communication Strategy must be implemented for a minimum of 12 months following the completion of construction.

Environmental Management Plan

- E9. Upon completion of remediation works, the Applicant must manage the site in accordance with the Environmental Management Plan approved by the Site Auditor (if any) under condition D32 and any on-going maintenance of remediation notice issued by EPA under *the Contaminated Land Management Act 1997*.

Operational Noise Limits

- E10. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in noise impact assessment dated 21 April 2021 and prepared by RWDI.
- E11. 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 or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in noise impact assessment dated 21 April 2021 and prepared by RWDI. 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.

Unobstructed Driveways and Parking Areas

- E12. 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.

School Transport Plan

- E13. The School Transport Plan required by condition D25 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.

Ecologically Sustainable Development

- E14. Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B10, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.

Outdoor Lighting

- E15. Notwithstanding condition D6, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.

Landscaping

- E16. The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D34 for the duration of occupation of the development.

Asset Protection Zones

- E17. The asset protection zones required by condition D35 shall be maintained for the duration of occupation of the development.

APPENDIX 1 ADVISORY NOTES

General

AN1. All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.

Long Service Levy

AN2. For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.

Legal Notices

AN3. Any advice or notice to the consent authority must be served on the Planning Secretary.

Access for People with Disabilities

AN4. The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.

Utilities and Services

AN5. Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.

AN6. Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.

Road Design and Traffic Facilities

AN7. All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.

Road Occupancy Permit

AN8. Prior to the commencement of construction works, for occupation of any part of the footpath or road for carrying out work, storage of building materials and the like, an application for a Road Occupancy Permit must be submitted to Council.

Oversize Vehicles

AN9. Oversize vehicles using local roads require approval from the National Heavy Vehicle Regulator (NHVR). The Applicant must submit an application for an Oversize Vehicle Access Permit through NHVR's portal (www.nhvr.gov.au/about-us/nhvr-portal), prior to driving oversize vehicles through local roads within the City of Parramatta local government area.

Road Occupancy Licence

AN10. A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.

One-way Traffic Approval

AN11. One-way traffic approval for Grimes Lane must be obtained from relevant roads authority.

SafeWork Requirements

AN12. To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.

Hoarding Requirements

AN13. The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.

Speed limit authorisation

AN14. At least eight weeks prior to the commencement of operation, the Applicant must submit the following details to TfNSW and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs:

- (a) a copy of the conditions of consent;
- (b) the proposed school commencement/opening date;
- (c) two sets of detailed design plans showing the following:
 - (i) accurate site boundaries;
 - (ii) details of all road reserves, adjacent to the site boundaries;
 - (iii) all proposed access points from the site to the public road network and any additional conditions imposed/proposed on their use;
 - (iv) all existing and proposed pedestrian crossing facilities on the adjacent road network;
 - (v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and
 - (vi) all existing and proposed street furniture and street trees.

Handling of Asbestos

AN15. The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.

Fire Safety Certificate

AN16. The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.

APPENDIX 2 WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

Written Incident Notification Requirements

1. A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A25 or, having given such notification, subsequently forms the view that an incident has not occurred.
2. Written notification of an incident must:
 - (a) identify the development and application number;
 - (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
 - (c) identify how the incident was detected;
 - (d) identify when the applicant became aware of the incident;
 - (e) identify any actual or potential non-compliance with conditions of consent;
 - (f) describe what immediate steps were taken in relation to the incident;
 - (g) identify further action(s) that will be taken in relation to the incident; and
 - (h) identify a project contact for further communication regarding the incident.
3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.
4. The Incident Report must include:
 - (a) a summary of the incident;
 - (b) outcomes of an incident investigation, including identification of the cause of the incident;
 - (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
 - (d) details of any communication with other stakeholders regarding the incident.