

STAGING REPORT

North Sydney Public School

SSD 11869481

182 Pacific Highway, North Sydney

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Document control	Name	Position	Signature	Date
Checked by	Tarini Pathak	Snr Project Manager		21/07/22
Checked by	Mark Reynolds	Project Director		04/08/23
Checked by	Mark Reynolds	Project Director		18/12/23



1. Introduction

This Staging Report has been prepared by Taylor Construction on behalf of Schools Infrastructure NSW for North Sydney Public School (SSD 11869481).

The Staging Report has been prepared in accordance with the conditions of the Stage Significant Development Approval SSD 11869481.

This report has been prepared to meet the requirements of Condition A9, A10, A11 and A12 of the development consent and will be submitted to the Department of Planning Industry and Environment (DPIE) for approval.

1.1 Project Overview

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

Taylor Construction Group Pty Ltd has been engaged by Schools Infrastructure NSW in a Design & Construct contract.

North Sydney PS requires additions and alterations to provide a new permanent facilities and existing building refurbishments.

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

- The demolition of existing facilities (Building B – Hall and, Building C – Haven),
- Refurbishment of Building G from a library into 3 additional classrooms for the school.
- The construction of a three (3) storey building and a two-storey building both located in the southern section of the site

1.1.1 Indicative Date of Commencement of Construction

The indicative date of commencement of construction April 2022.

1.1.2 Submission of Planning to Secretary for Approval

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

2. Details of Proposed Staging

2.1 Condition Requirements

In accordance with Condition A10, part (a) and (b), if staged construction is proposed, the staging report is to 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. This is covered in the following sections.

2.2 Construction

North Sydney Public school will be constructed in one (1) stage and occupied in three (3) stages. To maintain a fully functional school community throughout construction, the project sequence requires the staged operation of the refurbishment works (Building G), the new buildings I and J and then the operation of Modification 3 works. The proposed stages, and the staging of compliance with conditions, have been determined by the operational needs of the school community.

The project has been split into three (3) stages as detailed in the table below. The intent is to enable the school to be operational as soon as possible with the handover of Stage 1 - consisting of the refurbishment of Building G. This will be followed by Stage 2 which is the demolition works of both Buildings B & C and construction of two new Buildings know as I & J as well as, all remaining works (rough-in, fit-off, finishes and landscaping). The third stage will be the construction and occupation of Modification 3 works. '1.2.2 Construction Works Staging Breakdown' below elaborates on the details within each stage.

Regarding timing for the Stages, Stage 1 and 2 works have commenced and are being undertaken concurrently. Stage 1 works are complete and occupied in full before Stage 2. Stage 2 works will be complete and occupied prior to the commencement of stage 3 works.

Communication through these stages will be undertaken in accordance with the Community Consultation Strategy developed in accordance with Condition B7. The school have already been made aware of and have approved this staging plan and understand the requirements through transitioning between each stage. School community consultation will be ongoing throughout the project to ensure operational changes are communicated in advance. The existing kiss and drop will remain functional throughout the development. Changes to pedestrian access will be communicated as required.

2.2.1 Construction Works

2.2.1.1 Building G Refurbishment

As mentioned above, the priority is to enable the handover of Building G to the school to provide them with more operational spaces. This work consists of the refurbishment of the existing Building G from a library to 3 individual classrooms. Additional classrooms and auxiliary spaces will assist with providing the school new facilities to teach within. Once the works are complete, three classes will be able to be relocated into Building G. This will allow the project team to remove 2 demountables of the school grounds, creating some additional play space for the children, which will be reduced significantly due to the construction work.

Site access and safety through Stage 1 will be as follows:

- A hoarding will be placed around the ground floor of Building G.

- This hoarding connects on to the hoarding for Stage 2.
- All contractors will access the site from their exclusive access off Bay Rd, and thus will not share an entry point with staff and students of the school
- Access to Level 2 of Building G will not be restricted as this is outside of the ground floor hoarding zone. Staff and students can safely access the second level without any interaction with the contractor team.

1.2.2.3 Building I & J

Once Building G is handed over, the balance of the major works can commence. This consists of demolition of Buildings B & C works, excavation of the main construction site. Following the in-ground works, construction will commence on the new buildings; Building I & J. Buildings I & J will provide students with a new hall and library, new classrooms, and additional outdoor recreational areas which includes a COLA. The completion of this stage will allow for the use of the new entrance to the school facility on Bay Rd.

A summary of the major works is outlined below:

- Demolition of existing Buildings B & C
- Safe & registered removal of asbestos
- Apply finishes to canteen and bathrooms across Buildings A, D & F
- Completion of OSD tank + stormwater
- FRP of Slab on Ground (Level 1) across Buildings I & J, FRP of Level 2 across Buildings I & J, FRP of Level 3 across Building J
- Install of external framework to house façade systems across Buildings I & J
- Install of façade finishes across Buildings I & J
- Internal fit-out
- Install of floor, ceiling, and wall finishes
- Delivery and install of furniture
- Partial handover of north-eastern playground space



Figure 1: Existing & Demolition Site Plan

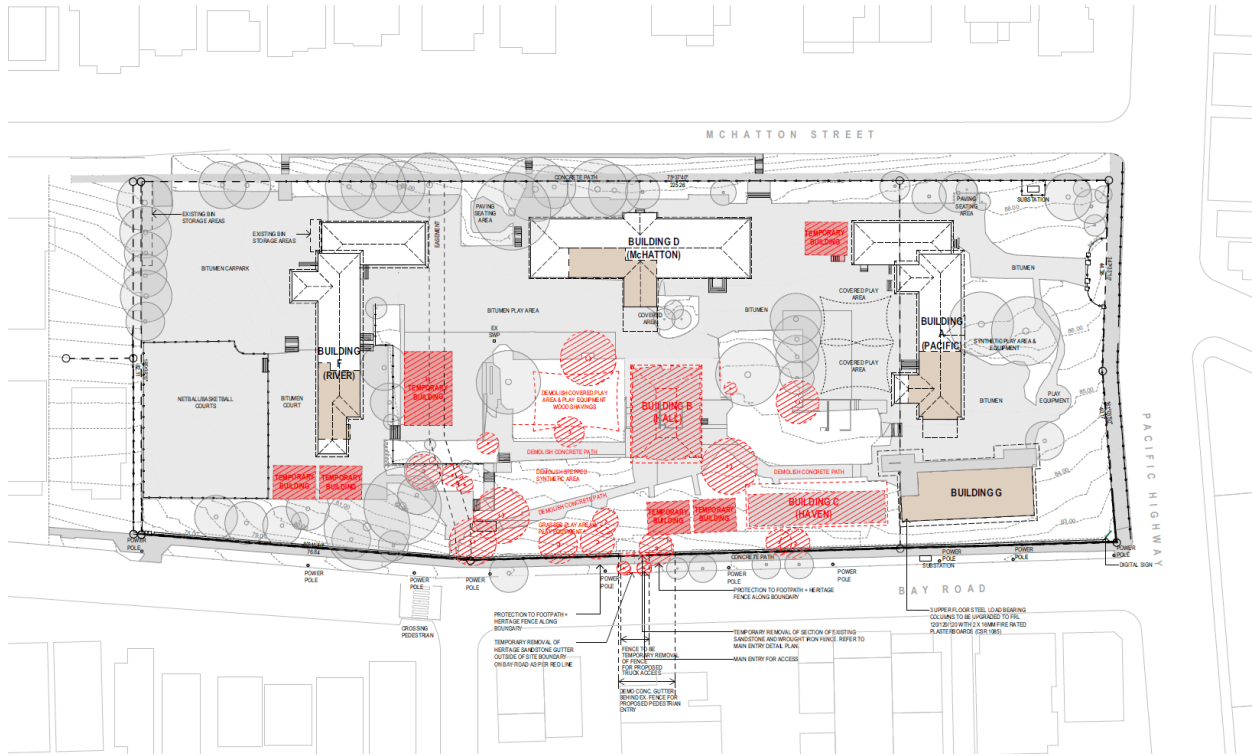
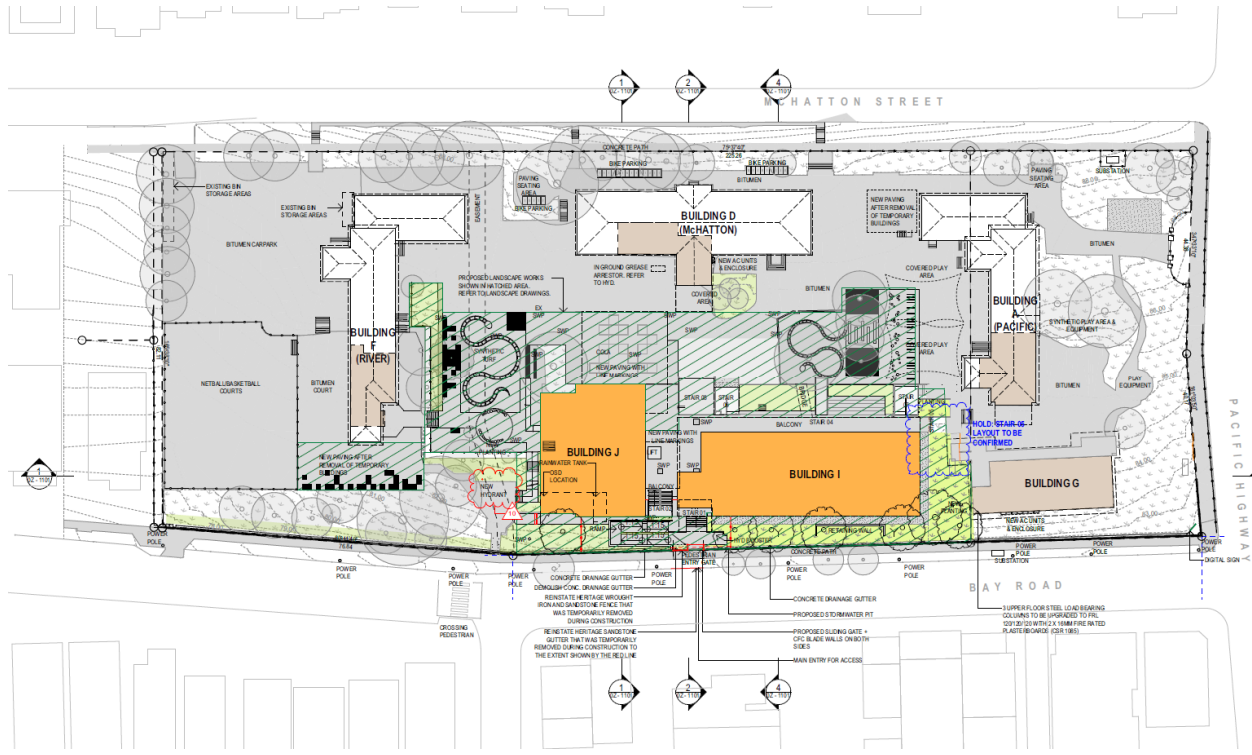


Figure 2: Proposed Site Plan





Site access and safety throughout the construction site will be maintained as follows:

- All staff, student and community access will be directed through Pacific Highway and McHatton Street entries. The Bay Rd access will be closed off during Stage 1 and Stage 2 works.
- The contractor will utilise the Bay Rd pedestrian access as the only access and entry point into the site.
- The contractor will create a new access off Bay Rd, for truck access. This access point will be restored following completion of Stage 2 works. This will be approved with North Sydney Council prior to commencement.
- The existing bus stop located on Bay Rd will be relocated, in accordance with North Sydney Council regulations, to ensure that there is limited interaction between the project team and the school community. The bus stop will be relocated on Bay Rd, just past the Edward St junction.

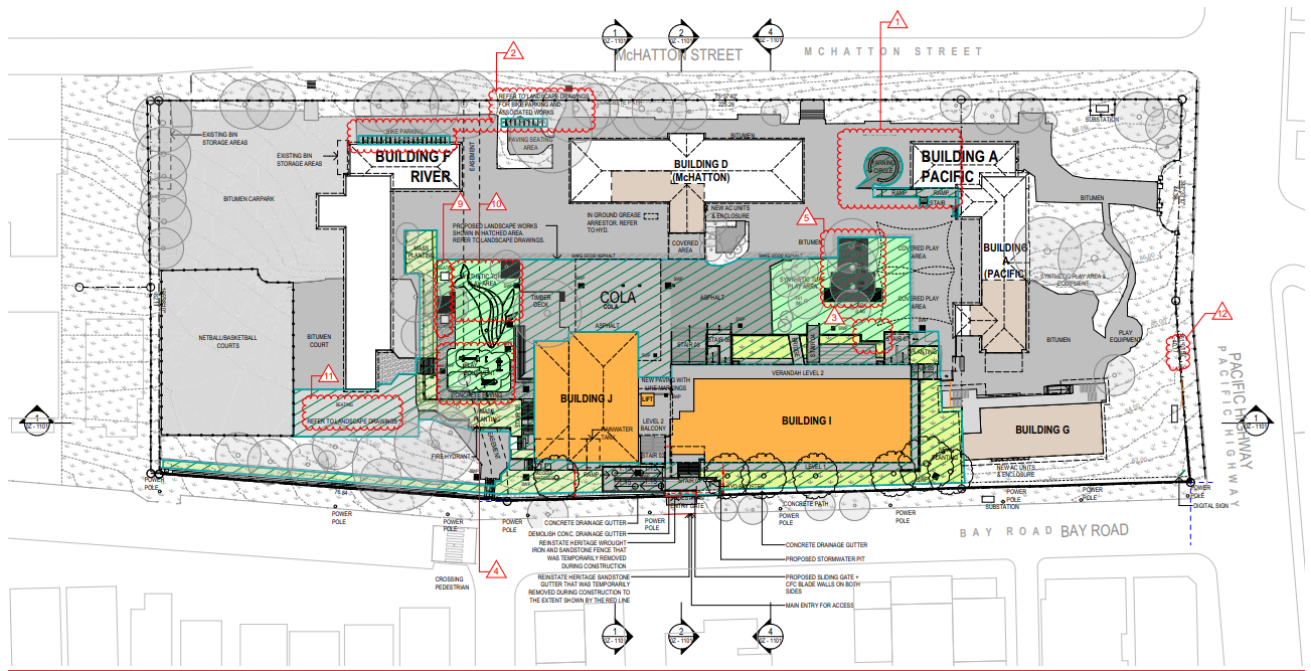
1.2.2.4 Modification #3 Works

Post handover and occupation of Building I and J, further landscaping works will commence.

A summary of the major works is outlined below:

- Playground equipment
- Yarning circle
- Make good existing playground after demountable removal
- Bike parking facilities
- Heritage fence repair
- Installation of tensile mesh to balcony balustrades
- Canteen ramp

Figure 3: Proposed Stage 3 Site Plan



Site access and safety through Stage 3 will be as follows

- The contractor will use the Pacific highway and McHatton Street entrance roads
- Temporary fences will cordon off restricted areas where works are taking place

2.3 Operation

Occupation and operation of the buildings will be as per the completion dates provided in the Building Occupation Dates Table (Table 2) and Staging Schedule (Table 3). Building G refurbishment will be handed over first with the completion of Stage 1. New Buildings I and J will be handed over with the completion of Stage 2. Additional landscaping areas will be operational at the completion of stage 3.

A summary of the indicative occupational dates for each building are shown in the Building Occupation Dates Table (Table 2).

Table 2: Building Occupation Date

Stage	Building	Indicative Occupation Date
Stage 1	Building G	July 22
Stage 2	Buildings I & J	September 23
Stage 3	Yarning Circle, Bike racks and Playground Areas	April 24

3. Staging

Condition A10 (a) and (b) require SINSW to identify relevant construction and operational stages being proposed. These are outlined in Table 2. The identification of the staging and relevant activities or areas allows each stage to identify the independence of a stage and key interdependences.

Table 3. Staging Schedule

Item	Description of Works	Timeframe	Stage #		
			1	2	3
1	<u>Building G:</u> <ul style="list-style-type: none"> Building G fit out 	May 2022 To July 2022	X		
2	<u>Demolition Works:</u> <ul style="list-style-type: none"> Removal of Asbestos Removal of lead paint Demolition of existing buildings 	March 2022 to July 2022		X	
4	<u>Substructure & Superstructure Works:</u> <ul style="list-style-type: none"> Excavation Piling & Footings Finishes to canteen & bathrooms Completion of OSD Tank 	May 2022 to October 2022		X	
5	<u>Building Envelope & Finishes:</u> <ul style="list-style-type: none"> Structural steel install Metal roofing External framework to façade Façade finishes Window subframes Balustrades 	September 2022 to January 2023		X	
6	<u>Internal Rough-in & Finishes:</u> <ul style="list-style-type: none"> Internal framework Services rough-in Fitout 	January 2023 to September 2023		X	
7	<u>Landscaping:</u>	March 2023		X	



	<ul style="list-style-type: none"> • North-Eastern Playground • COLA and asphalt works 	to September 2023			
8	<u>Further landscaping works</u> <ul style="list-style-type: none"> • Yarning circle • Bike parking • Playground areas 	April 2024			X

The following will be achieved at all times throughout the duration of the development:

1. All conditions of consent will be satisfied as per the appended condition matrix.
2. Site establishment will be maintained in a manner that maintains a safe environment for operational, construction and public domain components.
3. Compliance with BCA and Standards will be certified via Crown Completion Certificates and Crown Completion Certificates may be staged (as required) at the discretion of the Certifier.



4. Conditions

Condition A10 (c) requires the identification of relevant conditions in relation to construction and operational stages being proposed. They are outlined in Appendix 1.



5. Management of Cumulative Impacts

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

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



6. Staging of Strategy, Plan or Program

Condition A12 requires the identification of whether a Strategy, Plan or Program is to be staged. Appendix 1 aims to provide a breakdown demonstrating at what stage each condition will be fulfilled.

Refer to Appendix 1 for a breakdown of what conditions will be staged.

Appendix 1 – Conditions

North Sydney Public School

SSDA Conditions of Consent
SSDA 11869481 - MOD 2
182 Pacific Highway, North Sydney

CONSENT CONDITIONS			Stage that Condition is applicable to				
COND. NO.	CONDITION HEADING	CONDITION DESCRIPTION	Project Phase	All Stages	Stage 1 (Operational handover of Building G)	Stage 2 (Operational handover of Building I and J)	Stage 3 (Operational handover of Landscaping areas)
A1	Obligation to minimise harm to the Environment	In addition to meeting the specific performance measures and criteria in this consent material harm to the environment that may result from the construction and operation of the development, if prevention is not reasonable and feasible, should be minimised.	Throughout	X			
A2	Terms of Consent	The development may only be carried out: (a)in compliance with the conditions of this consent; (b)in accordance with all written directions of the Planning Secretary; (c)generally in accordance with the EIS and Response to Submissions; (d)in accordance with the approved plans in the table below.	Throughout	X			
A3	Terms of Consent	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a)the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b)any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c)the implementation of any actions or measures contained in any such document referred to in (a) above.	Throughout	X			
A4	Terms of Consent	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In an event between any comments, the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Throughout	X			
A5	Terms of Consent	This consent lapses five years after the date of consent unless work is physically commenced.	Construction	X			
A6	Prescribed Conditions	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Throughout	X			
A7	Planning Secretary as Moderator	In the event of a dispute between the Applicant and a public authority, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Construction	X			
A8	Evidence of Consultation	Where conditions of this consent require consultation with an identified party, the Applicant must: (a)consult with the relevant party prior to submitting the subject document for information or approval; and (b)provide details of the consultation undertaken including: (i)the outcome of that consultation, matters resolved and unresolved; and (ii)details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Throughout	X			
A9	Staging	The project must be constructed and operated in stages. Where compliance with conditions is required to be staged due to construction operation, a Staging Report must be prepared and submitted to the satisfaction of the Planning Secretary.	Throughout	X			
A10	Staging	Any revised 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; (b)if staged operation is proposed, set out how the operation of the whole of the project will be staged; (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.	Throughout	X			
A11	Staging	Where a revised Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Pre-Construction	X			
A12	Staging	Where construction or operation is being staged in accordance with the Staging Report, in terms of this consent that apply must be complied with at the relevant time for that stage as identified in the Staging Report.	Pre-Construction	X			
A13	Staging, Combining and Updating Strategies, Plans or Programs	The Applicant may: (a) prepare and submit any strategy, plan or program required by this consent on a staged basis; (b) combine any strategy, plan, or program required by this consent; and (c) update any strategy, plan, or program required by this consent.	Construction	X			
A14	Staging, Combining and Updating Strategies, Plans or Programs	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Throughout	X			
A15	Staging, Combining and Updating Strategies, Plans or Programs	If the Planning Secretary agrees, a strategy, plan, or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Throughout	X			
A16	Staging, Combining and Updating Strategies, Plans or Programs	Updated strategies, plans, or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Throughout	X			
A17	Structural Adequacy	All new buildings and structures, and any alterations or additions to existing building and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	Throughout	X			
A18	External Walls & Cladding	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Throughout			X	
A19	External Materials	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Planning Secretary provided: (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; and (b) the quality and durability of any alternative material is the same standard as the approved external building materials.	Pre-Construction		X		
A20	Applicability of Guidelines	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Throughout	X			
A21	Applicability of Guidelines	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Throughout	X			
A22	Monitoring & Environmental Audits	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. Note:For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.	Throughout	X			

A23	Access to Information	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (xi) keep such information up to date, to the satisfaction of the Planning Secretary.	Throughout	X			
A24	Compliance	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Throughout	X			
A25	Incident Notification, Reporting and Response	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	Throughout	X			
A26	Incident Notification, Reporting and Response	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	Throughout	X			
A27	Non-Compliance Notification	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Throughout	X			
A28	Non-Compliance Notification	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Throughout	X			
A29	Non-Compliance Notification	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Throughout	X			
A30	Revision of Strategies, Plans and Programs	Within three months of: (a) the submission of a compliance report under condition A32; (b) the submission of an incident report under condition A25; (c) the submission of an Independent Audit under condition C43 or C44; (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.	Throughout	X			
A31	Revision of Strategies, Plans and Programs	If necessary to either improve the environmental performance of the development or 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. 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.	Throughout	X			
A32	Compliance Reporting	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirement.	Throughout	X			
A33	Compliance Reporting	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	Throughout	X			
A34	Compliance Reporting	The Applicant must make each Compliance Report publicly available within 60 days of submitting it to the Planning Secretary.	Throughout	X			
A35	Compliance Reporting	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Throughout	X			
A36	Fire Safety	Fire safety for the proposal is to be undertaken in accordance with the Fire Engineering Report prepared by Lehr Consultants International (LCI) dated 17 June 2022 and the relevant requirements of the BCA. (b) Schedule 2 Part C – During Construction, Conditions C19, C20 and C26 are amended by the deletion of the bold struckout words, and the insertion of the bold and underlined words as follows:	Construction	X			
B1	Notification of Commencement	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Pre-Construction	X			
B2	Notification of Commencement	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Pre-Construction	X			
B3	Certified Drawings	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Pre-Construction	X			
B4	External Walls & Cladding	Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls to 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.	Pre-Construction			X	
B5	Pre-Construction Dilapidation Report	Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services and infrastructure that are likely to be affected by the development to make suitable arrangements (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			X	
B6	Pre-Construction Survey - Adjoining Properties	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of buildings that are likely to be impacted by the development.	Pre-Construction			X	
B7	Pre-Construction Survey - Adjoining Properties	Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	Pre-Construction			X	
B8	Pre-Construction Survey - Adjoining Properties	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must: (a) provide a copy of the relevant survey to the owner of each 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.	Pre-Construction			X	

B9	Community Communication Strategy	No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. Provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community, during the design and construction of the development and for a minimum of 12 months following the completion of construction	Pre-Construction	X			
B10	Ecologically Sustainable Development	Prior to the commencement of construction, 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	Pre-Construction			X	
B11	Outdoor Lighting	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting	Throughout			X	
B12	Demolition	Prior to the commencement demolition in each stage, demolition work plan: required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary	Pre-Construction			X	
B13	Environmental Management Plan Requirements	Management plans required under this consent must be prepared having regard to relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020)	Construction	X			
B14	Construction Environmental Management Plan	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following: (a) details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B15)	Pre-Construction	X			
B15	Construction Environmental Management Plan	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW	Pre-Construction	X			
B16	Construction Environmental Management Plan	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 B17	Pre-Construction	X			
B17	Construction Environmental Management Plan	The Construction Waste Management Sub-Plan (CWMSPP) 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 construction and proposed use; (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	Pre-Construction	X			
B18	Construction Environmental Management Plan	The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSPP) 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 a wet-weather events (i.e. storage of equipment, stabilisation of the Site); and (e) detail all off-site flows from the site	Pre-Construction	X			
B19	Construction Environmental Management Plan	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (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	Pre-Construction	X			
B20	Unexpected Contamination Procedure	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed	Pre-Construction			X	X
B21	Construction Parking	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary for information	Pre-Construction	X			
B22	Operational Noise - Design of Mechanical Plant and Equipment	Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the Noise Impact Assessment prepared by Cundall. The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Noise Impact Assessment	Pre-Construction			X	
B23	Public Domain Works	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier	Pre-Construction				X
B24	Heritage Fence and Gutter - Temporary Removal	Prior to the temporary removal of the portion of the heritage fence and gutter adjoining the Ba Road pedestrian entry (as approved under SSD 11869481 MOD 1), the Applicant must submit evidence to the Certifier demonstrating that: (a) a suitably qualified heritage consultant has been appointed by the Applicant to oversee these works; and (b) a photographic record has been undertaken in accordance with the document 'Photographic Recording of Heritage Items using Film or Digital Capture' (NSW Heritage Office, 2006) and submitted to Council for information. (c) Schedule 2 Part C - During Construction, Condition C43 is inserted using bold and underlined words as follows:	Pre-Construction			X	

C1	Site Notice	A site notice: (a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements; (b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (c) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted	Construction	X			
C2	Operation of Plant and Equipment	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner	Construction			X	X
C3	Demolition	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001. The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B1	Construction			X	
C4	Construction Hours	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays	Construction	X			
C5	Construction Hours	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may be undertaken during the following hours: (a) between 6pm and 7pm, Monday to Friday inclusive; and (b) between 1pm and 4pm Saturdays	Construction	X			
C6	Construction Hours	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (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	Construction	X			
C7	Construction Hours	Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards	Construction	X			
C8	Construction Hours	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday	Construction	X			
C9	Implementation of Management Plans	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans)	Construction	X			
C10	Construction Traffic	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping	Construction	X			
C11	Hoarding Requirements	The following hoarding requirements must be complied with (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application	Construction	X			
C12	No Obstruction of Public Way	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances	Construction	X			
C13	Construction Noise Limits	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented in the approved Construction Noise and Vibration Management Plan	Construction	X			
C14	Construction Noise Limits	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4	Construction	X			
C15	Construction Noise Limits	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised	Construction	X			
C16	Vibration Criteria	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time)	Construction	X			
C17	Vibration Criteria	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16	Construction	X			
C18	Vibration Criteria	The limits in conditions C16 and C17 apply unless otherwise outlined in: Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B16 of this consent	Construction	X			
C19	Tree Removal	The following trees as identified in the Arboricultural Impact Assessment for North Sydney Public School prepared by Arboreport dated 25 August 2021 and supplementary Arboricultural Impact Assessment Revision 3 prepared by Treemsm Arboricultural Services dated November 2022 are approved for removal; tree No's 17, 36, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 57, 64, 65, and 66 and 68. Where any inconsistencies in recommendations occur between these two AIAs the recommendations in Revision 3 prevail.	Construction			X	
C20	Tree Protection	For the duration of the demolition and construction works: (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 for North Sydney Public School prepared by Arboreport dated 25 August 2021 and supplementary Arboricultural Impact Assessment Revision 3 prepared by Treemsm Arboricultural Services dated November 2022. Where any inconsistencies in recommendations occur between these two AIAs the recommendations in Revision 3 prevail.	Construction			X	X
C21	Air Quality	The applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent	Construction	X			
C22	Air Quality	During construction, the Applicant must ensure that (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces	Construction	X			
C23	Imported Fill	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request	Construction			X	X
C24	Disposal of Seepage and Stormwater	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter	Construction			X	X
C25	Emergency Management	The applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction	Construction	X			

C26	Stormwater Management System	<p>Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design in the RTS and as amended by the updated stormwater design dated 13/07/2022;</p> <p>(c) be in accordance with applicable Australian Standards; and</p> <p>(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;</p> <p>(e) Schedule 2 Part D – Prior to Commencement of Operation, Conditions D29 and D30 are inserted using bold and underlined words as follows:</p>	Construction				X	
C27	Unexpected Finds Protocol - Aboriginal Heritage	<p>In the event that surface disturbance identifies a new Aboriginal object:</p> <p>(a) all works must halt in the immediate area to prevent any further impacts to the object(s);</p> <p>(b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;</p> <p>(c) the site 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;</p> <p>(d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and</p> <p>(e) works may only recommence with the written approval of the Planning Secretary</p>	Construction				X	X
C28	Unexpected Finds Protocol - Historic Heritage	<p>If any unexpected archaeological relics are uncovered during the work, then:</p> <p>(a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;</p> <p>(b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and</p> <p>(c) works may only recommence with the written approval of the Planning Secretary</p>	Construction				X	X
C29	Water Storage and Processing	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Construction	X				
C30	Water Storage and Processing	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Construction	X				
C31	Water Storage and Processing	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourses.	Construction	X				
C32	Water Storage and Processing	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Construction	X				
C33	Water Storage and Processing	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Construction	X				
C34	Outdoor Lighting	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Construction				X	
C35	Independent Environmental Audit	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Construction	X				
C36	Independent Environmental Audit	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Construction	X				
C37	Independent Environmental Audit	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least four weeks notice to the Applicant of the date upon which the audit must be commence.	Construction	X				
C38	Independent Environmental Audit	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:	Construction	X				
C39	Independent Environmental Audit	<p>(a) review and respond to each Independent Audit Report prepared under condition C38 of this consent;</p> <p>(b) submit the response to the Planning Secretary; and</p> <p>(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary</p>	Construction	X				
C40	Independent Environmental Audit	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.	Construction	X				
C41	Operational Readiness Work	<p>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.</p> <p>Operational readiness work must not commence on site until the following detail have been submitted to the Certifier:</p> <p>(a) a plan and description of the area(s) of the site to be used for operational readiness work and areas still under construction;</p> <p>(b) the maximum number of staff to be involved in operational readiness work on site at any one time;</p> <p>(c) arrangements to ensure the safety of school staff on the site, including how:</p> <p>(i) areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction;</p> <p>(ii) pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and</p> <p>(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.</p>	Construction					X
C42	Operational Readiness Work	Operational readiness work must only be undertaken in accordance with the detail submitted under condition C41 and the following requirements:	Construction	X				
C43	Heritage Fence and Gutter - Temporary Removal and Storage	<p>(a) no more than 15 staff are involved in operational readiness work;</p> <p>(b) no students or parents are permitted; and</p> <p>(c) the Applicant has implemented appropriate arrangements to ensure the safety of school staff.</p> <p>The temporary removal and storage of the portion of the heritage fence and gutter adjoining the Bay Road pedestrian entry (approved under SSD 11869481 MOD 1) must be undertaken in accordance with the methodology contained in Section 7.2 of the S4.55 Heritage Impact Statement, prepared by Curio Projects and dated 11 April 2022 and to the satisfaction of the appointed heritage specialist required by condition B24.</p> <p>(c) Schedule 2 Part D – Prior to Commencement of Operation, Condition D28 is inserted using bold and underlined words as follows:</p>	Construction				X	
D1	Notification of Occupation	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing.	Pre-Operation	X				
D2	External Walls & Cladding	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls comply with the requirements of the BCA.	Pre-Operation				X	
D3	External Walls & Cladding	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Pre-Operation				X	
D4	Works as Executed Plans	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	Pre-Operation				X	X
D5	Warm Water Systems and Cooling Systems	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Pre-Operation				X	
D6	Outdoor Lighting	<p>Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:</p> <p>(a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</p> <p>(b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</p>	Pre-Operation				X	

D7	Mechanical Ventilation	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1668.2:2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.	Pre-Operation			X	
D8	Operational Noise - Design of Mechanical Plant and Equipment	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition 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 and Vibration Assessment dated 13 August 2021 and prepared by Marshall Day Acoustics.	Pre-Operation		X	X	
D9	Fire Safety Certificate	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Pre-Operation			X	
D10	Structural Inspection Certificate	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (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.	Pre-Operation			X	X
D11	Post-Construction Dilapidation Report - Protection of Public Infrastructure	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.	Pre-Operation				X
D12	Repair of Public Infrastructure	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.	Pre-Operation				X
D13	Road Damage	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	Pre-Operation				X
D14	Post-Construction Survey - Adjoining Properties	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 preconstruction 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.	Pre-Operation				X
D15	Post-Construction Survey - Adjoining Properties	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 building.	Pre-Operation				X
D16	Bicycle Parking and End-of-Trip Facilities	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 55 bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities for staff; and (d) appropriate pedestrian and cyclist advisory signs are to be provided.	Pre-Operation				X
D17	School Zones	Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement markings along [xx] must be installed, inspected by TfNSW and handed over to TfNSW.	Pre-Operation				X
D18	School Zones	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	Pre-Operation				X
D19	School Transport Plan	Prior to the commencement of operation, a School Transport Plan (STP), must be submitted to the satisfaction of the Planning Secretary. The plan must: (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, (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.	Pre-Operation				X
D20	Utilities and Services	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	Pre-Operation			X	
D21	Stormwater Operation and Maintenance Plan	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.	Pre-Operation			X	
D22	Signage	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	Pre-Operation				X
D23	Signage	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	Pre-Operation			X	X
D24	Signage	Prior to the commencement of operation, any proposed identification signage for the school must: (a) be wholly located within the property (b) not use materials that produce unreasonable glare; and (c) not operate after 7pm if the proposed signage is illuminated and adjoining residential dwellings.	Pre-Operation	X			

D25	Operational Waste Management Plan	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in EIS and RTS	Pre-Operation					X
D26	Landscaping	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plans listed in condition A2(d)	Pre-Operation					X
D27	Landscaping	Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must: (a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and (b) be consistent with the Applicant's Management and Mitigation Measures in the EIS and RTS	Pre-Operation					X
D28	Heritage Fence and Gutter - Reconstruction	Prior to commencement of operation, evidence must be submitted to the Certifier demonstrating that the portion of the temporarily removed heritage fence and gutter (approved under SSD 11869481 MOD 1) has been reinstated in accordance with the methodology contained in Section 7.2 of the S4.55 Heritage Impact Statement, prepared by Curio Projects and dated 11 April 2022 and to the satisfaction of the appointed heritage specialist required by condition B24.	Pre-Occupation					X
D29	Stormwater Line and OSD Connection	Prior to operation, any damage to the stormwater channel within Council land resulting from the connection of the OSD must be rectified. (d) Schedule 2 Part E – Post Occupation, Condition E8 is amended by the deletion of the bold struckout words, and the insertion of the bold and underlined words as follows:	Pre-Operation			X		
E1	Out of Hours Event Management Plan	Prior to the commencement of the first out of hours events (school use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) and submit it to the Council and Planning Secretary in consultation with Council	Post Occupation					X
E2	Out of Hours Event Management Plan	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use	Post Occupation					X
E3	Out of Hours Event Management Plan	Prior to the commencement of out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary for information	Post Occupation					X
E4	Out of Hours Event Management Plan	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use	Post Occupation					X
E5	Operations of Plant & Equipment	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner	Post Occupation			X		
E6	Warm Water Systems and Cooling Systems	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease	Post Occupation	X				
E7	Community Communication Strategy	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	Post Occupation			X		
E8	Operational Noise Limits	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Noise and Vibration Assessment dated 13 August 2021 and prepared by Marshall Day Acoustics and complies with the acoustic performance requirements in Memorandum 220015-NSPS-S4.55 Acoustic Review-R3 dated 2 November 2022 and prepared by Pulse White Noise Acoustics	Post Occupation			X		X
E9	Operational Noise Limits	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development 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 dated 13 August 2021 and prepared by Marshall Day Acoustics	Post Occupation			X		X
E10	Unobstructed Driveways and Parking Areas	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises	Post Occupation	X				
E11	School Transport Plan	The School Transport Plan required. Must be updated annually and implemented unless otherwise agreed by the Planning Secretary	Post Occupation					X
E12	Ecologically Sustainable Development	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B10, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier	Post Occupation					X
E13	Outdoor Lighting	Notwithstanding condition D6, should outdoor lighting result in any residual impact 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.	Post Occupation			X		
E14	Landscaping	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D25 for the duration of occupation of the development	Post Occupation					X
E15	Signage	Any signage approved by under the consent must be continuously maintained in a structurally sound and tidy manner by the Applicant for the duration of occupation of the development	Post Occupation			X		
E16	Signage	The illumination of signage and LED screen must be switched off between 6pm and 7am, unless otherwise agreed by the Planning Secretary	Post Occupation			X		
E17	Signage	The lighting to be used in connection with approved signage including the LED screen must comply with the latest version of AS 4282-2019 – Control of the obtrusive effects of outdoor lighting	Post Occupation			X		
E18	Signage	The LED sign must not: (a) dazzle or distract drivers due to colouring of the digital content, (b) be able to be mistaken for a traffic signal because the digital content has, for example, red, amber, or green circles, octagons, crosses or triangles; (c) be able to be mistaken as an instruction to drivers; (d) display advertising or messages which contain fully animated or video/movie style advertising or images	Post Occupation			X		
AN1.1	General	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	Throughout	X				
AN1.2	Long Service Levy	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	Throughout	X				
AN1.3	Legal Notices	Any advice or notice to the consent authority must be served on the Planning Secretary	Throughout	X				
AN1.4	Access for People with Disabilities	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	Pre-Construction	X				
AN1.5	Utilities and Services	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers	Construction	X				
AN1.6	Utilities and Services	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	Construction	X				

AN1.7	Road Design and Traffic Facilities	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.	Construction	X			
AN1.8	Road Occupancy License	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Construction	X			
AN1.9	SafeWork Requirements	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.	Construction	X			
AN1.10	Hoarding Requirements	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Construction	X			
AN1.11	Handling of Asbestos	The Applicant must consult with SafeWork NSW concerning the handling of an 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.	Construction			X	
AN1.12	Speed Limit Authorisation	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 plan.	Pre-Operation	X			
AN1.13	Fire Safety Certificate	The owner must submit to Council an Annual Fire Safety Statement, each 12 month: after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	Post Occupation			X	