

# ETHOS URBAN

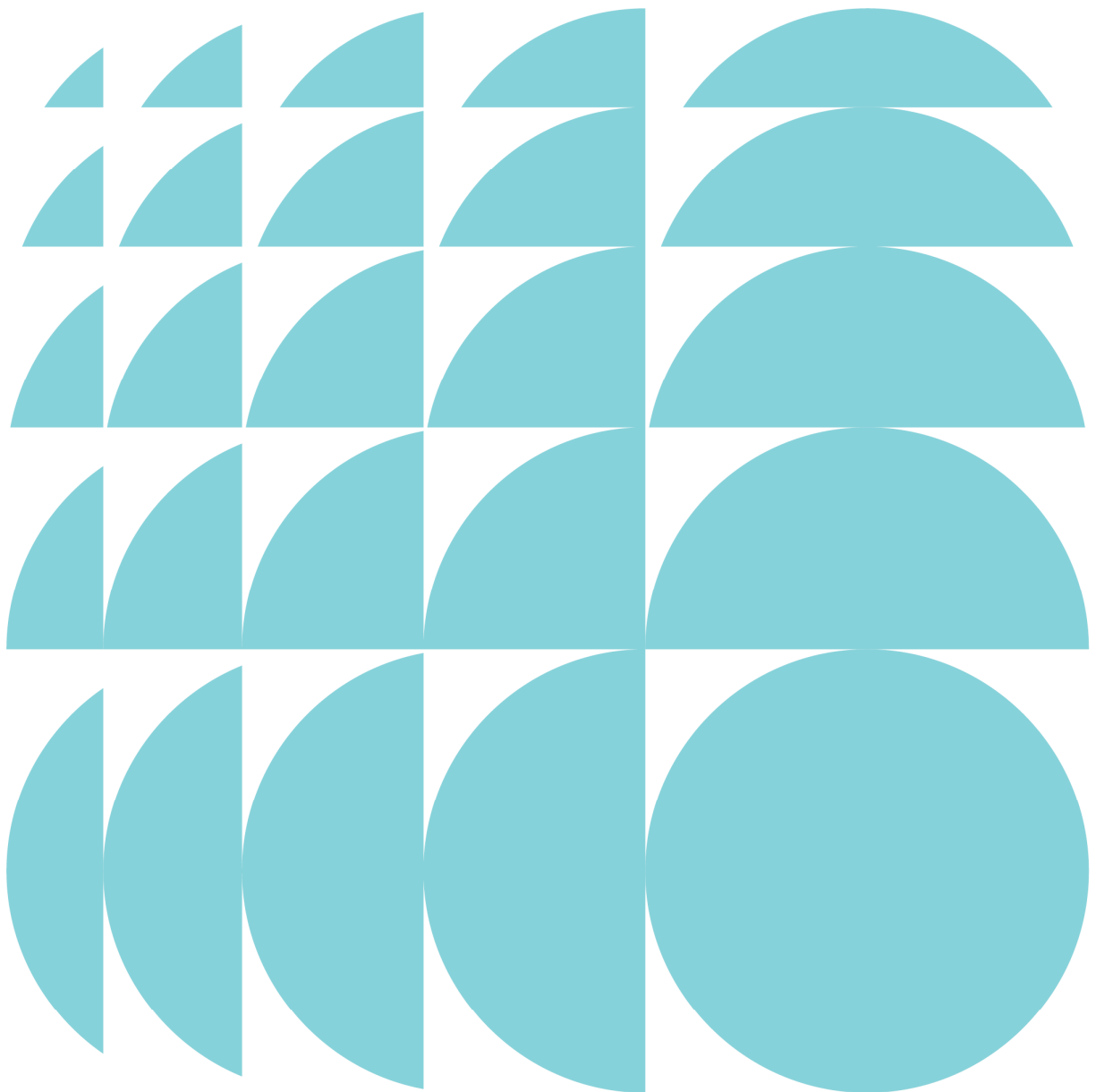
## Staging Report

Young High School Library and Joint-Use  
Community Facility – SSD 9671

Submitted to NSW Department Planning, Industry  
and Environment

On behalf of NSW Department of Education -  
School Infrastructure NSW

24 October 2022 | 218064



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# Contents

1.0	Introduction	2
1.1	Purpose of this Report	2
2.0	Project background	2
2.1	Project Description and Approvals	2
3.0	Staging of the SSD Construction	3
3.1	Outline of Stages	3
3.2	Stage 1 – Internal Refurbishment of Block EE	4
3.3	Stage 2 – Construction of New Library Building (Block NN) and Associated Works	4
3.4	Stage 3 – Landscaping, Car Park Works and Removal of Temporary Facilities	5
3.5	Stage 4 – Occupation of Stage 2 and Stage 3	6
4.0	Operation and Completion Timing and Impacts	6
4.1	Timing	6
4.2	Cumulative Impacts	7
4.3	Site Access and Safety	7
5.0	Addressing Conditions of Approval	7
5.1	Consistency Across Stages	7
5.2	Condition Compliance	7
6.0	Conclusion	8

## Figures

Figure 1	Extent of Stage 1 Works – Internal Refurbishment of Block EE	4
Figure 2	Extent of Stage 2 Works – Construction of Block NN and Associated Works	5
Figure 3	Extent of Stage 3 Works – Landscaping, Car Park and Temporary Facility Removal Works	6

## Appendices

- A** Staging Matrix for Conditions of Approval  
*Ethos Urban*
- B** Construction Staging and School Access Plan  
*Hayball + GHD*

## 1.0 Introduction

Ethos Urban has been commissioned by School Infrastructure NSW (SINSW) to prepare a Staging Report for the State Significant Development (SSD) for the Young High School Library and Joint-Use Community Facility, at 9 Campbell Street and a portion of Carrington Park, Young (the site) approved under SSD 9671. The Staging Report has been prepared in accordance with Conditions A9 – A12 of the development consent. Staged construction of the development is proposed to allow for minor internal works to progress while archaeological investigations and salvage are undertaken, as well as to allow sufficient time for finalisation of heritage interpretation in the landscape design to be undertaken while construction of the new library is undertaken.

### 1.1 Purpose of this Report

This report addresses the requirements of Conditions A9 – A12 of development consent SSD 9671 relating to the preparation of a Staging Report to enable the works approved under the consent to be constructed and occupied in stages.

In accordance with Condition A10, the Staging Report 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 (refer **Section 3.0**);
- (b) If staged operation is proposed, set out how the operation of the whole project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when the operation of each stage will commence and finish (if relevant) refer to **Section 4.0**;
- (c) Specify how compliance with conditions will be achieved across and between each of the stages of the project (refer to **Section 5.0** and **Appendix A**); and
- (d) Set out mechanisms for managing any cumulative impacts arising from the proposed staging (**Section 4.2**).

This Staging Report provides the required details to enable the staged construction of the SSD.

## 2.0 Project background

### 2.1 Project Description and Approvals

#### 'Early Works' Development Application

On 19 September 2019, Hilltops Council granted approval for an 'Early Works' DA at Young High School, the works involved:

- Demolition of the existing two-storey 'Arts' Block;
- Relocation of the 'Wellbeing' demountable building to the staff car park and temporary closure of the 24-space car park;
- Placement of four (4) additional demountable buildings for the purpose of temporary amenities (2), temporary canteen, and temporary classroom and associated walkways;
- Minor internal alterations to Block AA to facilitate a new music room;
- Installation of a new transformer and upgrades to the site's fire, electricity and hydraulic services;
- Removal of 15 trees to facilitate the future joint-use library and community facility and planting of 30 replacement trees and other associated landscaping works; and
- Construction of a new permanent canteen, amenities and waste storage building.

The above works commenced shortly after approval and are due for completion soon. It is noted that the works approved under the Early Works DA are being undertaken separately to the SSD-9671 works. As such, this Staging Report relates exclusively to the works approved under SSD 9671.

### **Young High School and Joint-Use Community Facility SSDA (SSD-9671)**

On 21 May 2020, development consent was granted by the Executive Director, Infrastructure Assessments, as delegate of the Minister for Planning and Public Spaces for the partial redevelopment of the Young High School Library and Joint-Use Community Facility. Approval was granted for the following works:

- Site preparation works;
- Alterations and additions to the existing school library to create a staff hub and student amenities;
- Construction of a part two-storey and part three-storey new library building;
- Extension to the existing Carrington Park Carpark;
- Construction of the Currawong Walk and pathway connections to Carrington Park;
- Landscaping works, including planting various shrubs, ground covers and concrete pattern finishes; and
- Installation of services, stormwater system and signage.

The above works have not commenced since approval, due to the prior to commencement of construction requirement for salvage. The archaeological salvage associated with the SSD has commenced and are ongoing.

### **Young High School Library and Community Facility – Modification 1**

On the 23 December 2020, the NSW Department of Planning, Industry and Environment granted approval to Modification No.1 (Mod 1) of SSDA 9671, which amended the wording of the following conditions to enable the heritage interpretation plan and design refinements to the new library façade to be delivered at later stages in the design and construction process:

- B33 Heritage Interpretation Plan; and
- B34 Design Refinement.

## **3.0 Staging of the SSD Construction**

### **3.1 Outline of Stages**

The SSD works will be delivered in sequence over four (4) stages. The general details of the scope of each stage are as follows:

- Stage 1 – Internal refurbishment of Block EE and occupation of Block EE
- Stage 2 – Construction of new library building (Block NN) and associated works
- Stage 3 – Landscaping, car park works and removal of temporary facilities installed under the Early Works DA
- Stage 4 – Occupation of Stages 2 and 3.

The proposed staging is required to allow internal works to Block EE to commence while archaeological investigations and salvage continue on site in accordance with conditions B22 and B23. Currently, no works associated with SSD 9671 can commence until archaeological investigations are complete, despite the area of investigation and salvage being confined to an area north/north-east of Block CC (within the footprint of the new library Block NN). The archaeological investigations and salvage still have a significant amount of time to be completed and are significantly impacting the intended construction program. Since the proposed works to Block EE are entirely above ground and internal, there is no potential for them to impact any items or areas of archaeological significance. Therefore, these works can be brought forward and undertaken simultaneously to the remaining archaeological investigations.

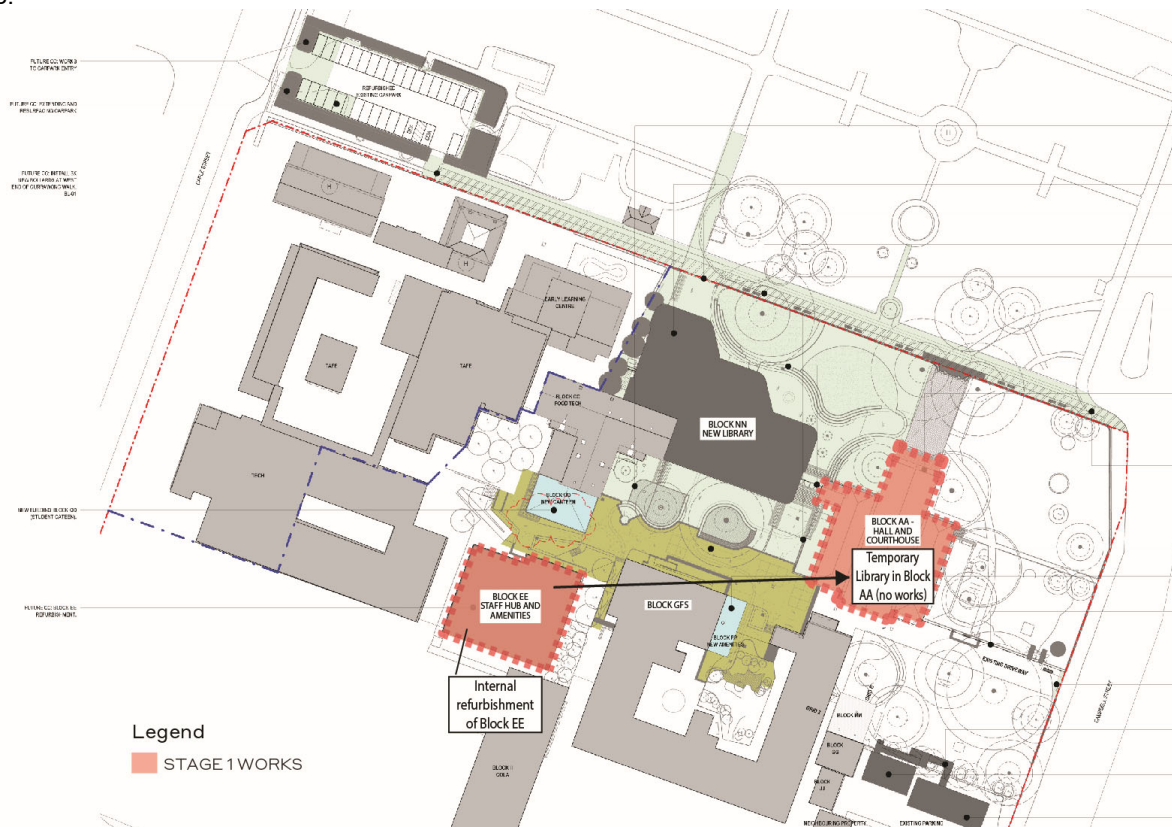
In addition, SINSW is in the process of resolving the landscape design with Heritage NSW to appropriately reflect the heritage interpretation and significance of the site. The process is expected to take some time and therefore the landscaping works are to be separated into a third and final stage.

### 3.2 Stage 1 – Internal Refurbishment of Block EE

Stage 1 will involve alterations and additions to the existing school library (Block EE) to create a staff hub and student amenities. During Stage 1, the existing Young High School library will be relocated into Block AA where a temporary library will be set up and operated. The extent of Stage 1 works is illustrated in **Figure 1** below.

Stage 1 includes the occupation of Block EE. The works will be completed and occupied when they are complete, while Stage 2 and Stage 3 works continue.

The temporary library in Block AA will be moved back into Block EE while the remainder of works are completed on site.

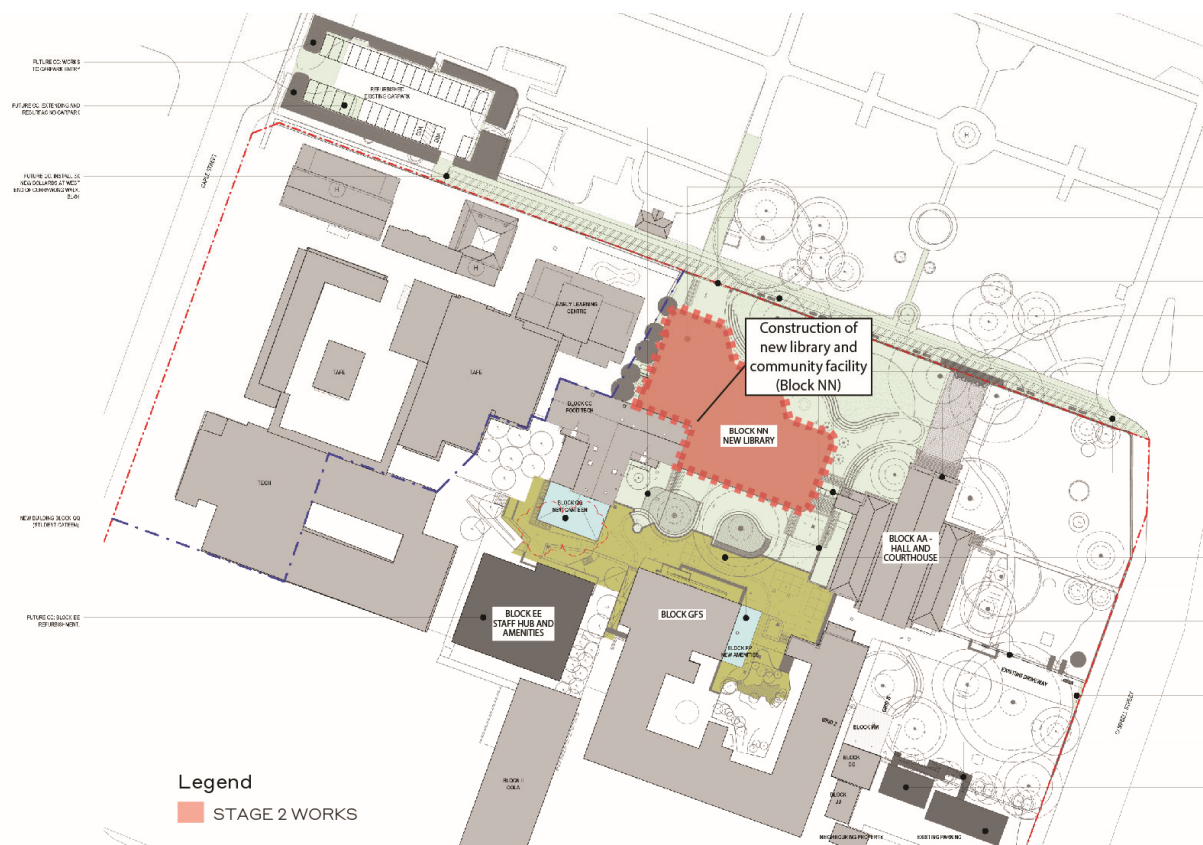


**Figure 1      Extent of Stage 1 Works – Internal Refurbishment of Block EE**

### 3.3 Stage 2 – Construction of New Library Building (Block NN) and Associated Works

Stage 2 of construction will involve construction of the new library building (Block NN), including any servicing, stormwater systems, signage, excavation/structural works, etc. ancillary to the construction of the new building.

During Stage 2, the temporary library will be moved from Block AA to Block EE (when Stage 1 is complete) as construction of the new library building (Block NN) commences. The intention is that Stage 1 – Block EE will be operational when Stage 2 works commence, but there may be some overlap depending on how long the archaeological investigations and salvage take to complete. Young High School will continue to operate as usual during Stage 2 of construction. The extent of the Stage 2 works is shown in **Figure 2** below.



**Figure 2      Extent of Stage 2 Works – Construction of Block NN and Associated Works**

### 3.4 Stage 3 – Landscaping, Car Park Works and Removal of Temporary Facilities

The third and final stage of works comprises the following:

- All landscaping works
- Carrington Park car park improvement works
- Removal of temporary facilities installed under the Early Works DA.

Stage 3 works will be delivered and occupied at the same time as the Stage 2 works, since the Stage 3 works are required for access to the new library building.





Stage 4 comprises the occupation of Stage 2 and Stage 3, simultaneously.

## 4.1 Timing

Table 1 Summary of timing

Ethos Urban | 218064 6



This Staging Report contemplates all of the conditions within the development consent to be satisfied prior to the occupation and commencement of the use at the completion of Stages 1 - 4. Further discussion on the conditions of approval is carried out in **Section 5.0**

## 4.2 Cumulative Impacts

It is not expected that the proposed staging will result in any significant cumulative environmental impacts when compared to the approved development considered as one single stage. The site is currently undergoing works associated with the Early Works DA as well as archaeological investigations and salvage under SSD 9671. Therefore, there will not be any additional construction impacts beyond those already assessed. In fact, staging of the development will allow a portion of the works to be completed and in operation earlier than if the development was not staged.

## 4.3 Site Access and Safety

Construction compounds and site access for the contractor will be provided at each stage of the works, to allow the school to continue operation during construction. Temporary fencing, ramps and designated separate accessways will be installed and designated for school access to ensure no conflict with construction activities.

Construction access during Stage 1, 2 and 3 will be consistent with the SSD 9671 Construction Management Plan. Workers will enter the site from the Carrington Park Carpark, which is located off Caple Street to the west of the site.

Refer to the Construction Staging and Site Access Plan provided at **Appendix B** for further information.

# 5.0 Addressing Conditions of Approval

## 5.1 Consistency Across Stages

SSD 9671 sets out a range of conditions which apply to the works, including:

- Part A: Administrative Conditions
- Part B: Prior to Commencement of Works
- Part C: During Construction
- Part D: Prior to Occupation or Commencement of Use; and
- Part E: Post Occupation

This Staging Report details how the works approved under SSD 9671 can be carried out over four (4) stages. As the various conditions of consent will apply to the work differently depending on the stage the works are up to, it is necessary to address how the conditions of approval will be approached so that there is consistency across all stages of the work so that the original intent of the consent is achieved.

## 5.2 Condition Compliance

A Staging Matrix for the conditions of approval has been prepared (**Appendix A**) which outlines how each condition will be implemented across each stage of work (as outline in this Staging Report).

It is intended that the Staging Matrix for the conditions of approval will be utilised by a Crown Certifier for the purpose of issuing Crown Certificates for each Stage of work, fulfilling the requirements of each condition as the Stages are completed.

## 6.0 Conclusion

This Staging Report has addressed the requirements of Conditions A9 – A12 of development consent SSD 9671 and sets out the proposed staging of construction as well as when each condition of consent will be satisfied (where not already satisfied) at **Appendix A**. Staging of the development will facilitate the timely construction of the project by allowing for internal refurbishment works in Block EE to progress while archaeological investigations and salvage are undertaken on site, as well as finalisation of heritage interpretation in the landscape design to be undertaken while construction of the new library is undertaken.

APPENDIX A - YOUNG HS SSD9671 - Condition Staging Matrix

Condition	Condition Wording	Timing	Stage	Comment/Justification
PART A ADMINISTRATIVE CONDITIONS				
<b>Obligation to Minimise Harm to the Environment</b>				
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.	Ongoing	All	Applies to all stages.
<b>Terms of Consent</b>				
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 and Response to Submissions; (d) in accordance with the approved plans as issued:  REFER TO TABLE IN SSDA APPROVAL	Ongoing	All	Applies to all stages.
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.	Ongoing	All	Applies to all stages.
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) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Ongoing	All	Applies to all stages.
<b>Limits of Consent</b>				
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	Ongoing	All	Applies to all stages.
<b>Prescribed Conditions</b>				
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Ongoing	All	Applies to all stages.
<b>Planning Secretary as Moderator</b>				
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.	Ongoing	All	Applies to all stages.
<b>Evidence of Consultation</b>				
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 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.	Ongoing	All	Applies to all stages.
<b>Staging</b>				

<u>A9</u>	The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be submitted 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) unless otherwise agreed to by the Planning Secretary.	One Month prior to commencement	All	Applies to all stages.
<u>A10</u>	The Staging Report 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.	One Month prior to commencement	All	Applies to all stages.
<u>A11</u>	The project must be staged in accordance with the Staging Report, as submitted to the Planning Secretary.	One Month prior to commencement	All	Applies to all stages.
<u>A12</u>	Where staging is proposed, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.	One Month prior to commencement	All	Applies to all stages.
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>				
<u>A13</u>	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).	Ongoing	All	Applies to all stages.
<u>A14</u>	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.	Ongoing	All	Applies to all stages.
<u>A15</u>	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.	Ongoing	All	Applies to all stages.
<u>A16</u>	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.	Ongoing	All	Applies to all stages.
<b>Structural Adequacy</b>				
<u>A17</u>	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.	Ongoing	All	Applies to all stages.
<b>External Walls and Cladding</b>				
<u>A18</u>	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Ongoing	All	Applies to all stages.
<b>Applicability of Guidelines</b>				
<u>A19</u>	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.	Ongoing	All	Applies to all stages.
<u>A20</u>	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.	Ongoing	All	Applies to all stages.
<b>Monitoring and Environmental Audits</b>				

<u>A21</u>	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.	Ongoing	All	Applies to all stages.
	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.	Ongoing	All	Applies to all stages.
<b><u>Access to Information</u></b>				
<u>A22</u>	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.	48hrs prior to construction and ongoing.	All	Applies to all stages.
<b><u>Compliance</u></b>				
<u>A23</u>	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.	Ongoing	All	Applies to all stages.
<b><u>Incident Notification, Reporting and Response</u></b>				
<u>A24</u>	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.	Ongoing	All	Applies to all stages.
<u>A25</u>	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	Ongoing	All	Applies to all stages.
<b><u>Non-Compliance Notification</u></b>				
<u>A26</u>	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Ongoing	All	Applies to all stages.
<u>A27</u>	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.	Ongoing	All	Applies to all stages.
<u>A28</u>	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Ongoing	All	Applies to all stages.
<b><u>Revision of Strategies, Plans and Programs</u></b>				



<u>A29</u>	<p>Within three months of:</p> <p>(a) the submission of a compliance report under condition B27;</p> <p>(b) the submission of an incident report under condition A25;</p> <p>(c) the submission of an Independent Audit under condition C37;</p> <p>(d) the approval of any modification of the conditions of this consent; or</p> <p>(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,</p> <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and Certifying Authority must be notified in writing that a review is being carried out.</p>	Ongoing	All	Applies to all stages.
<u>A30</u>	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 Certifying Authority (where previously approved by the Certifying Authority). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifying Authority for approval and / or information (where relevant) within six weeks of the review.	Ongoing	All	Applies to all stages.
	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.	Ongoing	All	Applies to all stages.
<b>PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>				
<b>Notification of Commencement</b>				
<u>B1</u>	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.	All Stage 1 completed	1, 2, 3	Applies to all stages.
<u>B2</u>	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.	48hrs to commencement of each stage	All	Applies to all stages.
<b>Certified Drawings</b>				
<u>B3</u>	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Prior to Commencement of each stage	1, 2, 3	Structural drawings will be submitted separately for each stage, prior to commencement of that stage, if applicable.
<b>External Walls and Cladding</b>				
<u>B4</u>	Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Prior to Commencement of Stage 2	2	External walls and cladding are only proposed within Stage 2 works. Therefore, Stage 1 can commence prior to satisfaction of this condition. No external walls and cladding proposed in either Stage 1 or Stage 3.
<b>Protection of Public Infrastructure</b>				
<u>B5</u>	<p>Prior to the commencement of construction, the Applicant must:</p> <p>(a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</p> <p>(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</p> <p>(c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.</p>	Completed	1	Completed
<b>Pre-Construction Dilapidation Report</b>				

<u>B6</u>	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, the Heritage Council and the Certifying Authority. The report must provide an accurate record of the existing condition of adjoining private properties, heritage items and Council assets that are likely to be impacted by the proposed works.	Condition satisfied - letter approved by Certifying Authority 22 February 2021.		
<b>Unexpected Contamination Procedure</b>				
<u>B7</u>	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B13 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.	Prior to commencement of Stage 2.	2	Must be completed prior to any earthworks commencing. No earthworks proposed in Stage 1. Will cover Stage 3 works also.
<b>Community Communication Strategy</b>				
<u>B8</u>	<p>No later than two weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <p>(a) identify people to be consulted during the design and construction phases;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant;</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</p> <p>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</p> <p>(e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.</p>	Condition satisfied. Strategy issued to DPIE on 23/12/21.		
<b>Ecologically Sustainable Development</b>				
<u>B9</u>	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <p>(a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority; or</p> <p>(b) seeking approval from the Planning Secretary for an alternative certification process.</p>	Condition satisfied 20 February 2021.		
<b>Outdoor Lighting</b>				



<u>B10</u>	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifying Authority that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Prior to Stage 2	2	Will be completed prior to Stage 2 and will apply to Stage 3 also. No outdoor lighting is proposed in Stage 1. All outdoor lighting falls under Stage 2 and Stage 3 works.
<b>Demolition</b>				
<u>B11</u>	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority and Planning Secretary.	Prior to construction of Stage 2	2	Condition B11 relates to demolition of entire buildings/structures. Since no complete demolition is proposed in Stage 1, condition B11 is not required to be satisfied prior to Stage 1. No demolition of structures is proposed in Stage 3 either.
<b>Environmental Management Plan Requirements</b>				
<u>B12</u>	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data; (b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.	Prior to construction	All	Must be completed prior to any construction commencing and will cover all stages of construction.
	Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans			
<b>Construction Environmental Management Plan</b>				

<u>B13</u>	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifying Authority and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) details of: <ul style="list-style-type: none"> <li>(i) hours of work;</li> <li>(ii) 24-hour contact details of site manager;</li> <li>(iii) management of dust and odour to protect the amenity of the neighbourhood;</li> <li>(iv) stormwater control and discharge;</li> <li>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</li> <li>(vi) groundwater management plan including measures to prevent groundwater contamination;</li> <li>(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</li> <li>(viii) community consultation and complaints handling;</li> </ul> </li> <li>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B14);</li> <li>(c) Construction Noise and Vibration Management Sub-Plan (see condition B15);</li> <li>(d) Construction Waste Management Sub-Plan (see condition B16);</li> <li>(e) Aboriginal Cultural Heritage Management Sub-Plan (see condition B17);</li> <li>(f) an unexpected finds protocol for contamination and associated communications procedure;</li> <li>(g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and</li> <li>(h) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.</li> </ul> <p>B14. The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared</p>	Prior to construction	All	Must be completed prior to any construction commencing. Will be submitted prior to Stage 1 and will remain in place for the entire construction pahse (i.e. through stage 1 and stage 2 and Stage 3)
<u>B14</u>	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced person(s);</li> <li>(b) be prepared in consultation with Council;</li> <li>(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;</li> <li>(d) detail heavy vehicle routes, access and parking arrangements;</li> <li>(e) include a Driver Code of Conduct to: <ul style="list-style-type: none"> <li>i) minimise the impacts of construction on the local and regional road network;</li> <li>ii) minimise conflicts with other road users;</li> <li>iii) minimise road traffic noise; and</li> <li>iv) ensure truck drivers use specified routes;</li> </ul> </li> <li>(f) include a program to monitor the effectiveness of these measures; and</li> <li>(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.</li> </ul>	Prior to construction	All	Must be completed prior to any construction commencing. Will be submitted prior to Stage 1 and will remain in place for the entire construction pahse (i.e. through stage 1 and stage 2 and stage 3)
<u>B15</u>	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced noise expert;</li> <li>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</li> <li>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</li> <li>(d) include strategies that have been developed with the community for managing high noise generating works;</li> <li>(e) describe the community consultation undertaken to develop the strategies in condition B15(d);</li> <li>(f) include a complaints management system that would be implemented for the duration of the construction; and</li> <li>(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition B12(d).</li> </ul>	Prior to construction	All	Must be completed prior to any construction commencing. Will be submitted prior to Stage 1 and will remain in place for the entire construction pahse (i.e. through stage 1 and stage 2 and stage 3)

<u>B16</u>	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction.	Prior to construction	All	Must be completed prior to any construction commencing. Will be submitted prior to Stage 1 and will remain in place for the entire construction pahse (i.e. through stage 1 and stage 2 and stage 3)
<u>B17</u>	The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties to determine specific requirements and management measures to be used on site during construction, including protection of any objects or items in perpetuity; (b) be submitted to the satisfaction of the Planning Secretary prior to construction of any part of the development; (c) provide a methodology for the salvage excavation program for the Hilltops Aboriginal Artefact site; (d) describe how additional areas will be assessed if works are to occur in areas identified as requiring further investigation; (e) outline the long-term management for Aboriginal objects retrieved as part of archaeological investigations; and (f) describe the measures to protect the Reconciliation Tree in perpetuity;	Prior to construction	All	Must be completed prior to any construction commencing. Will be submitted prior to Stage 1 and will remain in place for the entire construction pahse (i.e. through stage 1 and stage 2 and stage 3)
<u>B18</u>	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.	Condition Satisfied and to be enforced during construction.		
<b>Soil and Water</b>				
<u>B19</u>	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	Prior to construction	All	Must be completed prior to any construction commencing.
<u>B20</u>	Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the Certifying Authority. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be designed in consultation with and to the satisfaction of Council; (c) be generally in accordance with the conceptual design in the EIS; (d) be in accordance with applicable Australian Standards; (e) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines; (f) divert existing clean surface water around operational areas of the site; and (g) include details of all on-site retention/detention and water quality treatment systems are to be individually signposted in accordance with Council's Stormwater and Water Efficiency for Development Technical Manual.	Prior to construction	All	Must be completed prior to any construction commencing.
<b>Construction Parking</b>				
<u>B21</u>	Construction Worker Transportation Strategy Prior to the commencement of construction, a Construction Worker Transportation Strategy must be submitted to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers which minimise demand for parking in nearby public and residential streets or public parking facilities.	Condition satisfied 9 March 2021 - will cover all stages of works.		
<b>Archaeological Salvage – Historic Archaeology</b>				

<u>B22</u>	Prior to the commencement of construction, historical archaeological excavation investigations must be undertaken by a suitably qualified and experienced historical archaeologist in accordance with: (a) Heritage Council's Excavation Director Criteria for the excavation of State significant historical archaeological sites; (b) the Excavation Methodology in section 8 of the Historical Archaeological Assessment & Research Design Report, prepared by GML at Appendix J of the EIS.	Prior to commencement of Stage 2 works.	2	Stage 1 comprises only internal refurbishment works to Block EE. All ground disturbing works are contained within Stage 2. Will cover the relevant areas for Stage 3 also.
<u>B23</u>	During the excavation works required by condition B22 should archaeological deposits and substantially intact evidence be found, notification under section 146 of the Heritage Act 1977 is required and a design review process must be undertaken with the Heritage Council to achieve the best outcomes for managing State significant archaeology at the site.	Prior to commencement of Stage 2 works.	2	Stage 1 comprises only internal refurbishment works to Block EE. All ground disturbing works are contained within Stage 2. Will cover the relevant areas for Stage 3 also.
<b>Landscaping</b>				
<u>B24</u>	Prior to the commencement of construction of landscape works, the Applicant must prepare a revised Landscape Plan to detail and manage the revegetation and landscaping works on-site, to the satisfaction of the Planning Secretary. The plan must: (a) be prepared in consultation with the Heritage Council; (b) ensure that there is an appropriate relationship between the courthouse forecourt and landscape design considering both the Aboriginal and European heritage of the site; (c) ensure appropriate consideration of the moderate to high archaeological potential of the area to the north and east of the Courthouse is achieved; (d) detail the number, location, species, maturity and height at maturity of plants to be planted on-site; and (e) include species (trees, shrubs and groundcovers) indigenous to the local area.	Prior to commencement of Stage 3 works.	3	All landscaping works are contained within Stage 3.
<b>Operational Car Parking and Service Vehicle Layout</b>				
<u>B25</u>	Prior to the commencement of construction, compliance with the following requirements must be submitted to the Certifying Authority: (a) a minimum of 32 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6 to be provided in the Carrington Park carpark; (b) the swept path of the longest construction or service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with the latest version of AS 2890.2; and (c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	Prior to commencement of Stage 3 works.	3	All works relating to the car park are contained within Stage 3.
<b>Public Domain Works</b>				
<u>B26</u>	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority.	Prior to commencement of footpath or public domain works.	3	Stage 1 comprises only internal refurbishment works to Block EE. All footpath and Public Domain Works are contained within Stage 3.
<b>Compliance Reporting</b>				
<u>B27</u>	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifying Authority.	Completed	1	Completed
<u>B28</u>	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	Ongoing	All	Applies to all stages.
<u>B29</u>	Compliance Reports of the development must be submitted to the Planning Secretary in accordance with timing outlined in the Compliance Monitoring and Reporting Program.	Ongoing	All	Applies to all stages.



<u>B30</u>	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary and notify the Planning Secretary and the Certifying Authority in writing at least seven days before this is done.	Ongoing	All	Applies to all stages.
<u>B31</u>	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary’s satisfaction that an operational compliance report has demonstrated operational compliance.	Operational Stage 1 completed	1, 4	Applies to operation.
<b><u>Heritage Interpretation Strategy</u></b>				
<u>B32</u>	Prior to the commencement of construction (excluding demolition and earthworks), the Applicant must submit a Heritage Interpretation Strategy to acknowledge the heritage of the site to the satisfaction of the Planning Secretary. The Strategy must: (a) be prepared by a suitably qualified and experienced expert in consultation with the Heritage Council and Council; (b) incorporate relevant history and significance of the site including the Lambing Flat Anti-Chinese Riots, recognition of key buildings and landscape features; and (c) establish the key elements relevant to guiding the detailed Heritage Interpretation Plan, consistent with the NSW history syllabus.	Prior to commencement of construction for Stage 2	2	Stage 1 works comprise internal refurbishment and occupation of Block EE and do not relate to any interpretative elements. All interpretative elements relate to the detailed design of Block NN and the landscape design. Therefore the HIS is not required to be finalised until commencement of Stage 2 since all interpretative elements relate to Stage 2/3/4 elements.
<b><u>Design Refinement</u></b>				
<u>B34</u>	Prior to the commencement of construction of the facade elemnts of the new Library, the design of the façade of the new Library building must be refined to reduce the visual impact of the historic Court House through a review of materials selections and colours in consultation with the Heritage Council. The final design plans for the development must incorporate any comments received from the Heritage Council and be submitted to the Planning Secretary	Prior to the commencement of construction of façade elements of the new library (Block NN)	2	Construction of Block NN is contained in Stage 2.
<b>PART C - DURING CONSTRUCTION</b>				
<b><u>Site Notice</u></b>				
<u>C1</u>	C1. A site notice(s): (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, Certifying Authority 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.	Ongoing Stage 1 construction complete	1, 2, 3	Applies to all construction stages (1, 2, 3). Sign installed already. No construction works are proposed in Stage 4. Stage 1 construction complete
<b><u>Operation of Plant and Equipment</u></b>				
<u>C2</u>	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.	Ongoing	All	Applies to all stages.
<b><u>Demolition</u></b>				
<u>C3</u>	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B11.	Ongoing	All	Applies to all stages.
<b><u>Construction Hours</u></b>				

<u>C4</u>	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.	Ongoing	All	Applies to all stages.
<u>C5</u>	Construction activities may be undertaken outside of the hours in condition C4 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	Ongoing	All	Applies to all stages.
<u>C6</u>	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.	Ongoing	All	Applies to all stages.
<u>C7</u>	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.	Ongoing	All	Applies to all stages.
<b>Implementation of Management Plans</b>				
<u>C8</u>	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Ongoing	All	Applies to all stages.
<b>Construction Traffic</b>				
<u>C9</u>	All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	Ongoing	All	Applies to all stages.
<b>Hoarding Requirements</b>				
<u>C10</u>	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.	Ongoing	All	Applies to all stages.
<b>No Obstruction of Public Way</b>				
<u>C11</u>	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. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	Ongoing	All	Applies to all stages.
<b>Construction Noise Limits</b>				
<u>C12</u>	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.	Ongoing	All	Applies to all stages.
<u>C13</u>	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site outside of the construction hours of work outlined under condition C4.	Ongoing	All	Applies to all stages.
<u>C14</u>	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.	Ongoing	All	Applies to all stages.
<b>Vibration Criteria</b>				
<u>C15</u>	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).	Ongoing	All	Applies to all stages.

<u>C16</u>	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 C20.	Ongoing	All	Applies to all stages.
<u>C17</u>	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 B15 of this consent.	Ongoing	All	Applies to all stages.
<b>Tree Protection</b>				
<u>C18</u>	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 / property boundary/ies must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction; (d) the Reconciliation Tree must be protected in accordance with the ACHMSP. (e) 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.	Ongoing	All	Applies to all stages.
<b>Air Quality Discharges</b>				
<u>C19</u>	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Ongoing	All	Applies to all stages.
<u>C20</u>	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.	Ongoing	All	Applies to all stages.
<b>Erosion and Sediment Control</b>				
<u>C21</u>	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	Ongoing	All	Applies to all stages.
<b>Imported Soil</b>				
<u>C22</u>	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 Certifying Authority upon request.	Ongoing	All	Applies to all stages.
<b>Disposal of Seepage and Stormwater</b>				
<u>C23</u>	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997.	Ongoing	All	Applies to all stages.
<b>Unexpected Finds Protocol – Aboriginal Heritage</b>				
<u>C24</u>	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.	Ongoing	All	Applies to all stages.
<b>Unexpected Finds Protocol – Historic Heritage</b>				
<u>C25</u>	If any unexpected archaeological relics (including but not limited to prisoner transfer tunnels or similar / associated features) are uncovered during the work, then all works must cease immediately in that area and the Heritage Council contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage Council.	Ongoing	All	Applies to all stages.



<b>Waste Storage and Processing</b>				
<u>C26</u>	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.	Ongoing	All	Applies to all stages.
<u>C27</u>	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Ongoing	All	Applies to all stages.
<u>C28</u>	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.	Ongoing	All	Applies to all stages.
<u>C29</u>	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.	Ongoing	All	Applies to all stages.
<u>C30</u>	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.	Ongoing	All	Applies to all stages.
<b>Outdoor Lighting</b>				
<u>C31</u>	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Ongoing	All	Applies to all stages.
<b>Independent Environmental Audit</b>				
<u>C32</u>	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Prior to preparation of independent audit program or commencemen of independent audit.	All	Applies to all stages.
<u>C33</u>	Prior to the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018), as amended by condition C35, must be submitted to the Planning Secretary and the Certifying Authority.	Completed	1	Completed
<u>C34</u>	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is: (a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and (b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	Ongoing	All	Applies to all stages.
<u>C35</u>	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 commenced.	Ongoing	All	Applies to all stages.
<u>C36</u>	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Planning Secretary and the Certifying Authority under condition C34 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	Ongoing	All	Applies to all stages.
<u>C37</u>	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C37 of this consent; (b) submit the response to the Planning Secretary and the Certifying Authority; and (c) make each Independent Audit Report and response to it publicly available 60 days after submission to the Planning Secretary and notify the Planning Secretary and the Certifying Authority in writing at least seven days before this is done.	Ongoing	All	Applies to all stages.
<u>C38</u>	Independent Audit Reports and the Applicant’s response to audit findings must be submitted to the Department within 21 days of the date referenced in the Independent Audit Program, unless otherwise agreed by the Planning Secretary.	Ongoing	All	Applies to all stages.
<u>C39</u>	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary’s satisfaction that an audit has demonstrated operational compliance.	Ongoing	All	Applies to all stages.
<b>PART D - PRIOR TO OCCUPATION OR COMMENCEMENT OF USE</b>				
<b>Notification of Occupation</b>				
<u>D1</u>	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.	Prior to occupation of Stage 4 <u>Stage 1 complete</u>	1, 4	Occupation is only proposed in Stage 1 and Stage 4. Stages 2 and 3 only contain construction
<b>External Walls and Cladding</b>				
<u>D2</u>	Prior to commencement of operation, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Prior to Stage 4	4	No external walls or cladding proposed in Stage 1. No operation proposed in Stages 2 and 3. Stage 4 relates to operation of the elements with external walls and cladding.

<u>D3</u>	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Prior to Stage 4	4	No external walls or cladding proposed in Stage 1. No operation proposed in Stages 2 and 3. Stage 4 relates to operation of the elements with external walls and cladding.
<b>Post-construction Dilapidation Report</b>				
<u>D4</u>	<p>Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:</p> <p>a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;</p> <p>b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must:</p> <p>i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</p> <p>ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</p> <p>c) to be forwarded to Council.</p>	Prior to Stage 4	4	Required prior to Stage 4. The post-construction dilapidation report needs to be carried out after ALL works are complete, otherwise there would be opporutnity for further damage to occur during further construction activities. Therefore the dilapidation report will be completed after occupation of Stage 4 and will cover works in all stages (1, 2, 3).
<b>Protection of Public Infrastructure</b>				
<u>D5</u>	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p> <p>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</p>	Ongoing	All	Applies to all stages
	Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by Error! Reference source not found. of this consent.	Ongoing	All	Applies to all stages
<b>Utilities and Services</b>				
<u>D6</u>	Prior to occupation of the building, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifying Authority.	Prior to Stage 4	4	No new water connections proposed in Stage 1. Stage 2 and 3 do not include occupation/operation. Required for Stage 4 which relates to occupation of the new library and other components .
<b>Roadworks and Access</b>				
<u>D7</u>	Prior to the commencement of operation, the Applicant must prepare a final list of mitigation measures to address the existing road safety issues identified in the Road Safety Audit in the EIS to be reviewed by the Local Traffic Advisory Committee. In preparing the final list of mitigation measures, the Applicant is to give specific consideration to construction of pedestrian crossing in Ripon Street to the satisfaction of Council and TfNSW(RMS).	Prior to Stage 4	4	The road safety measures relate primarily the Block NN. Block NN will be occupied in Stage 4. Therefore not relevant for Stages 1-3.
<b>Works as Executed Plans</b>				
<u>D8</u>	Prior to occupation of the building, 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 Certifying Authority.	Prior to Stage 4	4	Required prior to Stage 4. Stage 1 works are internal and do not include any stormwater works. No occupation is proposed in Stage 2 and 3. Therefore only relevant to Stage 4.
<b>Green Travel Plan</b>				
<u>D9</u>	<p>Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the satisfaction of the Planning Secretary to promote the use of active and sustainable transport modes. The plan must:</p> <p>(a) be prepared by a suitably qualified traffic consultant in consultation with Council and TfNSW(RMS) based on the draft Green Travel Plan in the EIS;</p> <p>(b) include the formation of a working party to facilitate transport outcomes and advocate for a public transport service to connect the town centre and other services to the library;</p> <p>(c) include objectives and modes share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;</p> <p>(d) include specific tools and actions to help achieve the objectives and mode share targets;</p> <p>(e) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and</p> <p>(f) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.</p>	Prior to Stage 4.	4	Stage 1 does not relate to the new library building. The GTP relates primarily to the new library building which includes EOT, as well as access for school students/teachers and the public. Stage 2 and 3 do not include operation. Therefore, the GTP is relevant to Stage 4 (when the library will be occupied).
<b>Car Parking Arrangements</b>				

<u>D10</u>	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the satisfaction of the Planning Secretary that demonstrates that: (a) construction works associated with the proposed expansion of Carrington Park carpark as proposed under condition B25 have been completed and that the expanded car parking facility is operational.	Prior to Stage 4	4	Required prior to occupation in Stage 4. Car Park is to be used for construction access so cannot be completed any earlier.
<b>Road Damage</b>				
<u>D11</u>	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.	Prior to Stage 4	4	Required prior to Stage 4, which is the final occupation stage. Cannot be satisfied any earlier since there would still be potential for damages to be incurred during construction.
<b>Fire Safety Certification</b>				
<u>D12</u>	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	Prior to occupation of Stage 4 Stage 1 complete	1, 4	Required prior to occupation of each stage. No occupation is proposed in Stages 2 and 3.
<b>Structural Inspection Certificate</b>				
<u>D13</u>	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Prior to occupation of Stage 4 Stage 1 complete	1, 4	Required prior to occupation of each stage. No occupation is proposed in Stages 2 and 3.
<b>Stormwater Quality Management Plan</b>				
<u>D14</u>	Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Certifying Authority along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.	Prior to Stage 4	4	The works to which the OMP would relate will be occupied in Stage 4 and therefore the OMP is required prior to Stage 4 and not earlier. OMP does not relate to Stage 1 internal refurbishment works.
<b>Warm Water Systems and Cooling Systems</b>				
<u>D15</u>	The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water 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.	Ongoing.	All	Applies to all stages.
<b>Outdoor Lighting</b>				
<u>D16</u>	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifying Authority that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Prior to Stage 4	4	Lighting will be constructed in Stage 2 and Stage 3 - which will both be occupied in Stage 4. No outdoor lighting proposed in Stage 1.
<b>Archaeological Salvage – Historic Archaeology</b>				



<u>D17</u>	The Applicant must prepare an archaeological report of the salvage excavation undertaken in accordance with condition B22. An interim report of the salvage excavation must be provided for the information of the Planning Secretary within one month of completion of the salvage work and a final report provided within 12 months of completion of the salvage work or within another timeframe agreed with the Planning Secretary. Copies of the report must also be provided to the Heritage Council and Council.	Prior to 1 July 2023 as agreed with the nominee (Department of Planning and Environment) of the Planning Secretary	N/A	N/A
<b><u>Signage</u></b>				
<u>D18</u>	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed	Prior to Stage 4	4	Required prior to occupation of Stage 2 and 3 works (i.e. Stage 4) in which wayfinding signage is required. No wayfinding signage to be installed during Stage 1.
<u>D19</u>	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.	Prior to Stage 4	4	No wayfinding signage to be installed during Stage 1. Stage 2 and 3 do not include occupation.
<b><u>Landscaping</u></b>				
<u>D20</u>	Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping on-site, to the satisfaction of the 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 at Section 7 in the EIS.	Prior to Stage 4	4	All landsacpe works will be occupied in Stage 4
<u>D21</u>	The Applicant must not commence operation until the Operational Landscape Management Plan is submitted to the Planning Secretary.	Prior to Stage 4	4	All landsacpe works will be occupied in Stage 4
<b><u>Heritage Interpretation Plan</u></b>				
<u>D22</u>	Prior to the commencement of operation, the Applicant must submit a Heritage Interpretation Plan to the satisfaction of the Planning Secretary. The plan must: (a) be prepared by a suitably qualified and experienced expert in consultation with the Heritage Council and Council; (b) be prepared in accordance with the relevant Heritage Council of NSW Guidelines; (c) outline key results from the historical and Aboriginal archaeological investigations; (d) include provision for naming elements within the development that acknowledges the site’s heritage; and (e) incorporates interpretive information into the site.	Prior to Stage 4	4	Required prior to final occupation, which is Stage 4. Stage 1 includes occupation of Block EE which does not include any interpretative elements. No occupation proposed in Stage 2 or 3.
	<b>PART E - POST OCCUPATION</b>			
<b><u>Out of Hours Event Management Plan</u></b>				

<u>E1</u>	Prior to the commencement of the first out of hours events that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan and submit it to the Council and Planning Secretary in consultation with Council. The plan must include the following: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) details of the use of the library 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.	All	All	Prior to first out of hours event of 100+ people
<u>E2</u>	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.	Operation	All	Applies to operation of all stages
<b><u>Operation of Plant and Equipment</u></b>				
<u>E3</u>	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	Operation	All	Applies to operation of all stages
<b><u>Warm Water Systems and Cooling Systems</u></b>				
<u>E4</u>	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.	Operation	All	Applies to operation of all stages
<b><u>Community Communication Strategy</u></b>				
<u>E5</u>	The Community Communication Strategy, must be implemented for a minimum of 12 months following the completion of construction.	12 months from Stage 4	-	12 months from completion of Stage 4
<b><u>Heritage Interpretation Plan</u></b>				
<u>E6</u>	The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition B33	Operation	All	Applies to operation of all stages
<b><u>Unobstructed Driveways and Parking Areas</u></b>				
<u>E7</u>	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.	Operation	All	Applies to operation of all stages
<b><u>Green Travel Plan</u></b>				
<u>E8</u>	The Green Travel Plan required by condition D10 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	Operation	All	Applies to operation of all stages
<b><u>Ecologically Sustainable Development</u></b>				
<u>E9</u>	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifying Authority and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B9, evidence of compliance of implementation must be provided to the Planning Secretary and Certifying Authority.	Operation	All	Applies to operation of all stages
<b><u>Outdoor Lighting</u></b>				
<u>E10</u>	Notwithstanding condition D17, 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.	Operation	All	Applies to operation of all stages
<b><u>Landscaping</u></b>				
<u>E11</u>	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D21 for the duration of occupation of the development.	Operation	All	Applies to operation of all stages
<b><u>ADVISORY NOTES</u></b>				
<u>AN1</u>	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.	Operation	All	Applies to operation of all stages

<b>Long Service Levy</b>				
<u>AN2</u>	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.	Condition satisfied - 20 November 2020		
<b>Legal Notices</b>				
<u>AN3.</u>	Any advice or notice to the consent authority must be served on the Planning Secretary	Operation	All	Applies to operation of all stages
<b>Access for People with Disabilities</b>				
<u>AN4</u>	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	Ongoing.	All	Applies to all stages.
<u>AN5</u>	Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.	Ongoing.	All	Applies to all stages.
<b>Utilities and Services</b>				
<u>AN6</u>	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Prior to construction of the relevant stage	All	Applies to all stages.
<u>AN7</u>	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.	Prior to construction of the relevant stage	All	Applies to all stages.
<b>Road Design and Traffic Facilities</b>				
<u>AN8</u>	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW(RMS) (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.	Ongoing.	All	Applies to all stages.
<b>Road Occupancy Licence</b>				
<u>AN9</u>	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Ongoing.	All	Applies to all stages.
<b>SafeWork Requirements</b>				
<u>AN10</u>	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.	Ongoing.	All	Applies to all stages.
<b>Hoarding Requirements</b>				
<u>AN11</u>	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	N/A		
<b>Handling of Asbestos</b>				
<u>AN12</u>	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.	Ongoing.	All	Applies to all stages.

Written Incident Notification Requirements				
<u>1</u>	A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary at the following address: <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> 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 A24 or, having given such notification, subsequently forms the view that an incident has not occurred.			
<u>2</u>	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) <del>identify a project contact for further communication regarding the incident.</del>			
<u>3</u>	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.			
<u>4</u>	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.			

Note:

Where the contractor has been delegated responsibility for submissions to the Department or Planning Secretary, these should be provided to the Principal (SINSW) as the Applicant to submit to the Department of Planning and Environment or the Planning Secretary.