

Roseville College Swell – Staging Report


SSD 9912

**27-29 Bancroft Avenue
Roseville NSW 2069**

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1. Document control	Name	Position	Signature	Rev	Date
Completed by	Dean Fondas	Project Director		1	23.10.2023
Checked by	Jordan Graham	Associate		1	23/10/23



1. Introduction

This Staging Report has been prepared by Taylor Construction on behalf of Roseville College for the Swell Project (SSD 9912).

The Staging Report has been prepared in accordance with the conditions of the Stage Significant Development Approval SSD 9912.

This report has been prepared to meet the requirements of Condition A14, A15, A16 and A17 of the development consent and will be submitted to the Department of Planning Industry and Environment (DPIE) for approval.

1.1 Project Overview

The Roseville College Swell Project is a 4-Green Star rated state-of-the-art facility that includes an eight-lane 25-meter indoor pool, eight additional classrooms (including a flexible space for dance and functions), a strength and conditioning gym, a leading-edge nutrition and food technology space, three outdoor multipurpose courts and a 48 space two-storey underground carpark, to ease the demand on neighbouring streets, while remaining sensitive to the local heritage conservation area.

1.1.1 Date of Commencement of Construction

The indicative date of commencement of construction August 2022

1.1.2 Submission of Planning to Secretary for Approval

In accordance with Condition A14, this staging report must be submitted to the Planning Secretary at least one month prior to the date of commencement of the construction or if only staged operation is proposed, one month before the commencement of the operation of the first of the proposed stages of operation.

2. Details of Proposed Staging

2.1 Condition Requirements

In accordance with Condition A15 part (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). This is covered in the following sections.

2.2 Construction

Roseville College Swell Project will be constructed in one (1) stage and occupied in two (2) stages. To maintain a fully functional school community throughout construction, the project sequence requires the staged operation of 1. Carpark, and then 2. the Pool/Amenities, Landscaping, Sports courts and Classrooms (i.e. the balance of the work). The proposed stages, and the staging of compliance with conditions, have been determined by the operational needs of Roseville College.

The project has been split into two (2) stages as detailed in the table below. The intent is to enable the school to be operational as soon as possible with the handover of Stage 1 - consisting of the Operational Carpark. This will be followed by Stage 2 which is the handover of the swimming pool, classrooms, amenities and sports courts/landscaping. Handover/operation Staging Breakdown' below elaborates on the details within each stage.

Regarding timing for the Operations, Stage 1 and 2 works have commenced and are being undertaken concurrently. Stage 1 works are due to be completed by the End of January 2024 and occupied in full before Stage 2. Stage 2 works will be completed and occupied in April 2024

Communication through these stages will be undertaken in accordance with the Community Consultation Strategy developed in accordance with Condition B8. The school and the PCA have already been made aware of and have given in-principal endorsement of this staging plan and understand the requirements through transitioning between each stage. School community consultation will be ongoing throughout the project to ensure operational changes are communicated in advance. The existing kiss and drop will remain functional throughout the development. Changes to pedestrian access will be communicated as required.

2.2.1 Construction Works

2.2.1.1 Carpark

As mentioned above, the priority is to enable the operation of the carpark for the school to provide them with more operational spaces and student numbers.

Site access and safety through will be as follows at the handover for operation of stage 1:

- A hoarding will be placed on the southern boundary of the site to separate the vehicular and pedestrian access to level 2 carpark, Level 1 carpark is accessed via the existing adjoining underground carpark.
- All contractors will continue to access the site from Bancroft, and thus will continue to not share an entry point with staff and students of the school once the carpark is in operation.



1.2.2.3 Swimming Pool, Amenities, Classrooms, Sports Courts and Landscaping

The remaining works consisting of the swimming pool, amenities, classrooms, sports courts and landscaping will be part of the stage 2 operations.

A summary of the major works is outlined below:

- Construction of new 25m swimming pool
- Construction of new classrooms
- Construction of new Sports Courts
- Landscaping works to the North, East, South and Western Boundaries
- Construction of New amenities



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

- All staff, student and community access will be directed through the School entrance on Bancroft and Victoria Street entries.
- The contractor will utilise the approved workzone and entrance to the site from Bancroft Avenue.
- The contractor will create a new access as per the approved S139 Plans for Recreation Avenue to access the Level 2 Carpark for Operation of Stage 1.
- The Kiss and Drop location on Bancroft will remain in use and project deliveries will not take place during the times of the drop off and pick up times.

2.3 Operation

Occupation and operation of the buildings will be as per the completion dates provided in the Building Occupation Dates Table (Table 2) and Staging Schedule (Table 3). The Carpark will be handed over first with the completion of Stage 1. The swimming pool, classrooms, amenities and sports courts/landscaping will be handed over for operation as Stage 2

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

Table 2: Building Occupation Date

Stage	Building	Indicative Occupation Date
Stage 1	Carpark	January 2024
Stage 2	Swimming pool, classrooms, amenities and sports courts/landscaping	April 2024



3. Staging

Condition A14 (b) require Roseville College to identify relevant operational stages being proposed. These are outlined in Table 2. The identification of the staging and relevant activities or areas allows each stage to identify the independence of a stage and key interdependences.

Table 3. Staging Schedule

Item	Description of Works	Timeframe	Operation Date	1	2
1	<u>Carpark:</u> <ul style="list-style-type: none"> Construction of 48 Space Carpark 	August 2022 To January 2024	January 2024	X	
2	Remaining works: <ul style="list-style-type: none"> Swimming Pool Landscaping Amenities Classrooms Sports courts 	August 2022 to April 2024	April 2024		X

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

1. All conditions of consent will be satisfied as per the appended condition matrix.
2. Site establishment will be maintained in a manner that maintains a safe environment for operational, construction and public domain components.
3. Compliance with BCA and Standards will be certified via an Occupation Certificate that will be issued by the Private Certifier.



4. Conditions

Condition A15 (c) requires the identification of relevant conditions in relation to construction and operational stages being proposed. They are outlined in Appendix 1.



5. Management of Cumulative Impacts

Condition A15 (d) requires the identification of whether the staging is likely to lead to cumulative impacts and how Roseville College anticipates managing these.

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

Appendix 1 – Conditions

Condition No.	Condition	Project Phase	Satisfied at CC Stage																																																																																										
			All Stages	Stage 1	Stage 2																																																																																								
Application Number (SSD-9912) as modified by SSD-9912-Mod-1																																																																																													
A ADMINISTRATIVE CONDITIONS																																																																																													
A1	<p>Obligation to Minimise Harm to the Environment: In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.</p>	Throughout	✓																																																																																										
A2	<p>Terms of Consent: The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table below:</p> <table border="1"> <thead> <tr> <th colspan="4">Architectural Plans prepared by Brewster Hjorth Architects</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>01</td><td>I</td><td>Site Plan</td><td>14/02/22</td></tr> <tr><td>02</td><td>J</td><td>Level 1 – Plan</td><td>14/02/22</td></tr> <tr><td>03</td><td>K</td><td>Level 2 – Plan</td><td>14/02/22</td></tr> <tr><td>04</td><td>K</td><td>Level 3 – Plan</td><td>14/02/22</td></tr> <tr><td>05</td><td>G</td><td>Roof Plan</td><td>14/02/22</td></tr> <tr><td>06</td><td>K</td><td>Elevation North & South</td><td>14/02/22</td></tr> <tr><td>07</td><td>K</td><td>Elevation East & West</td><td>14/02/22</td></tr> <tr><td>08</td><td>K</td><td>Section 01 & 02</td><td>14/02/22</td></tr> <tr><td>09</td><td>K</td><td>Section 03 & 04</td><td>14/02/22</td></tr> <tr><td>10</td><td>D</td><td>Demolished Plan</td><td>19/10/20</td></tr> <tr><td>12</td><td>E</td><td>Detail Section 1:20</td><td>14/02/22</td></tr> <tr><td>13</td><td>E</td><td>Signage</td><td>14/02/22</td></tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="4">Landscape Plans prepared by Sym Studio</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>EMP05-DA-101</td><td>F</td><td>Concept Landscape Masterplan</td><td>22/04/22</td></tr> <tr><td>EMP05-DA-102</td><td>F</td><td>Detail Plan – Bancroft Avenue</td><td>22/04/22</td></tr> <tr><td>EMP05-DA-103</td><td>H</td><td>Concept Landscape Planting Plan</td><td>22/04/22</td></tr> <tr><td>EMP05-DA-104</td><td>E</td><td>Living Landscape</td><td>07/02/22</td></tr> <tr><td>EMP05-DA-105</td><td>D</td><td>Existing Tree Impact Study</td><td>29/10/20</td></tr> <tr><td>EMP05-DA-106</td><td>D</td><td>Bancroft Avenue Street Frontage Visual Tree Study</td><td>29/10/20</td></tr> </tbody> </table>	Architectural Plans prepared by Brewster Hjorth Architects				Dwg No.	Rev	Name of Plan	Date	01	I	Site Plan	14/02/22	02	J	Level 1 – Plan	14/02/22	03	K	Level 2 – Plan	14/02/22	04	K	Level 3 – Plan	14/02/22	05	G	Roof Plan	14/02/22	06	K	Elevation North & South	14/02/22	07	K	Elevation East & West	14/02/22	08	K	Section 01 & 02	14/02/22	09	K	Section 03 & 04	14/02/22	10	D	Demolished Plan	19/10/20	12	E	Detail Section 1:20	14/02/22	13	E	Signage	14/02/22	Landscape Plans prepared by Sym Studio				Dwg No.	Rev	Name of Plan	Date	EMP05-DA-101	F	Concept Landscape Masterplan	22/04/22	EMP05-DA-102	F	Detail Plan – Bancroft Avenue	22/04/22	EMP05-DA-103	H	Concept Landscape Planting Plan	22/04/22	EMP05-DA-104	E	Living Landscape	07/02/22	EMP05-DA-105	D	Existing Tree Impact Study	29/10/20	EMP05-DA-106	D	Bancroft Avenue Street Frontage Visual Tree Study	29/10/20	Throughout	✓		
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A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make writtendirections to the Applicant in relation to:</p> <p>(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.</p>	Throughout	✓																																																																																										
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c).In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Throughout	✓																																																																																										
A5	<p>Limits of Consent: This consent lapses five years after the date of consent unless work is physically commenced.</p>	Throughout	✓																																																																																										
A6	<p>Student Numbers A maximum of 1,000 students are permitted to be enrolled at the school.</p>	Operation	✓																																																																																										
A7	<p>The student population may increase to a maximum of 1,250 student enrolments, subject to theApplicant demonstrating that the following requirements have been addressed to the satisfaction of the Planning Secretary:</p> <p>(a) an occupation certificate for the basement carpark in the Sport and Wellbeing Centre hasbeen obtained which includes provision of a minimum of 48 additional on-site car parkingspaces; and</p>	Operation	✓																																																																																										

Condition No.	Condition	Project Phase	Satisfied at CC Stage			
			All Stages	Stage 1	Stage 2	
	(b) confirmation that the capacity of the school pick-up and drop-off zone along Victoria Street has been increased to accommodate a minimum of 15 vehicles.					
A8	<p>Surrender of Existing Development Consents:</p> <p>Within 12 months of the date of commencement of development to which this consent applies, or within another timeframe agreed by the Planning Secretary, the Applicant must surrender the following existing development consents in accordance with the EP&A Regulation:</p> <p>(a) DA0262/16 approved by the Sydney North Planning Panel on 25 January 2017; and</p> <p>(b) DA0261/16 approved by Ku-ring-gai Council on 6 April 2017.</p>	Throughout		✓		
A9	<p>Upon the commencement of development to which this consent applies, and before the surrender of existing development consents or project approvals required under condition A8, the conditions of this consent prevail to the extent of any inconsistency with the conditions of those consents or approvals.</p> <p><i>Note: This requirement does not extend to the surrender of construction and occupation certificates for existing and proposed building works under the former Part 4A of the EP&A Act or Part 6 of the EP&A Act as applies from 1 September 2018. The surrender should not be understood as implying that works legally constructed under a valid consent or approval can no longer be legally maintained or used.</i></p>	Throughout		✓		
A10	<p>Modification of Existing Development Consent:</p> <p>Prior to the commencement of operation, the Applicant must modify any existing development consents that relate to the site that are identified as being inconsistent with the conditions of this consent, pursuant to section 4.17(1)(b) of the EP&A Act. The modification(s) must ensure that a condition is inserted specifying that any provision of each of the modified development consents and approvals does not authorise or require anything that is inconsistent with the conditions of this development consent. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict.</p>	Prior to Operation				✓
A11	<p>Prescribed Conditions:</p> <p>The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.</p>	Throughout		✓		
A12	<p>Planning Secretary as Moderator:</p> <p>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.</p>	Throughout		✓		
A13	<p>Evidence of Consultation:</p> <p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>(a) consult with the relevant party prior to submitting the subject document for information or approval; and</p> <p>(b) provide details of the consultation undertaken including:</p> <p>(i) the outcome of that consultation, matters resolved and unresolved; and</p> <p>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>	Throughout		✓		
A14	<p>Staging:</p> <p>The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).</p>	Throughout		✓		
A15	<p>Staging, Combining and Updating Strategies, Plans or Programs:</p> <p>A Staging Report prepared in accordance with condition A14 must:</p> <p>(a) if staged construction is proposed, set out how the construction of the</p>	Throughout		✓		

Condition No.	Condition	Project Phase	Satisfied at CC Stage			
			All Stages	Stage 1	Stage 2	
	<p>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;</p> <p>(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);</p> <p>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</p> <p>(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</p>					
A16	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Throughout		✓		
A17	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Throughout		✓		
A18	<p>Staging, Combining and Updating Strategies, Plans or Programs</p> <p>The Applicant may:</p> <p>(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);</p> <p>(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</p> <p>(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).</p>	Throughout		✓		
A19	Any strategy, plan or program prepared in accordance with condition A18, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Throughout		✓		
A20	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.	Throughout		✓		
A21	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Throughout		✓		
A22	<p>Structural Adequacy:</p> <p>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 Building Code of Australia (BCA).</p> <p><i>Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i></p>	Throughout		✓		
A23	<p>External Walls and Cladding:</p> <p>The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.</p>	Throughout		✓		
A24	External Materials:	Throughout		✓		

Condition No.	Condition	Project Phase	Satisfied at CC Stage			
			All Stages	Stage 1	Stage 2	
	<p>The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided:</p> <ul style="list-style-type: none"> (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; (b) the quality and durability of any alternative material is the same standard as the approved external building materials; and (c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information. 					
A25	<p>Applicability of Guidelines: References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.</p>	Throughout		✓		
A26	<p>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.</p>	Throughout		✓		
A27	<p>Monitoring and Environmental Audits: Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	Throughout		✓		
A28	<p>Access to Information: At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <ul style="list-style-type: none"> (a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations. 	Prior to Commencement of Construction and Throughout	✓	✓		
A29	<p>Compliance:</p>	Throughout		✓		

Condition No.	Condition	Project Phase	Satisfied at CC Stage			
			All Stages	Stage 1	Stage 2	
	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.					
A30	Incident Notification, Reporting and Responses: The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	Throughout	✓			
A31	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1 .	Throughout	✓			
A32	Non-Compliance Notification: The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	Throughout	✓			
A33	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Throughout	✓			
A34	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Throughout	✓			
A35	Revision of Strategies, Plans and Programs: Within three months of: (a) the submission of a compliance report under condition A38; (b) the submission of an incident report under condition A31; (c) the submission of an Independent Audit under condition C37 or C38; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	Throughout	✓			
A36	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	Throughout	✓			
A37	Compliance Reporting: Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Throughout	✓			
A38	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	Throughout	✓			
A39	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Throughout	✓			
A40	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Throughout	✓			
B	PRIOR TO COMMENCEMENT OF CONSTRUCTION					
B1	Notification of Commencement: The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Prior to Commencement of Construction	✓			
B2	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of	Throughout	✓			

Condition No.	Condition	Project Phase	Satisfied at CC Stage			
			All Stages	Stage 1	Stage 2	
	each stage, of the date of commencement and the development to be carried out in that stage.					
B3	Certified Drawings: Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Prior to Commencement of Construction	✓			
B4	External Walls and Cladding Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Prior to Commencement of Construction	✓			
B5	Protection of Public Infrastructure: Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	Prior to Commencement of Construction	✓			
B6	Pre-Construction Dilapidation report Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.	Prior to Commencement of Construction	✓			
B7	Development Contributions: Prior to the commencement of construction for any part of the development, development contributions must be paid to Council under section 7.12 of the EP&A Act and in accordance with the Ku-ring-gai s94A Contributions Plan 2015.	Prior to Commencement of Construction	✓			
B8	Community Communication Strategy: No later than two weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for approval, prior to the commencement of construction or within another timeframe agreed with the Planning Secretary. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. (e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water,	Prior to Commencement of Construction	✓			

Condition No.	Condition	Project Phase	Satisfied at CC Stage			
			All Stages	Stage 1	Stage 2	
	contamination, heritage.					
B9	<p>Ecologically Sustainable Development:</p> <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> <ul style="list-style-type: none"> (a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process. 	Prior to Commencement of Construction	✓			
B10	<p>Outdoor Lighting:</p> <p>Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting. Outdoor lighting is to be designed generally in accordance with the description prepared by DFP Planning Pty Ltd in its email response to the Independent Planning Commission dated 2 June 2021.</p>	Prior to Commencement of Construction	✓			
B11	<p>Demolition:</p> <p>Prior to the commencement of construction, demolition work plans required by AS 2601-2001 <i>The demolition of structures</i> (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.</p>	Prior to Commencement of Construction	✓			
B12	<p>Environmental Management Plan Requirements:</p> <p>Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020).</p> <p>Note:</p> <ul style="list-style-type: none"> • The Environmental Management Plan Guideline is available on the Planning Portal at: http://www.planning.portal.nsw.gov.au/major_projects/assessment/post_approval • The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. 	Prior to Commencement of Construction	✓			
B13	<p>Construction Environmental Management Plan:</p> <p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) Details of: <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; and (viii) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B8; (b) a works methodology outlining protective measures for 31 Bancroft Avenue (Rose Cottage) and 39 Bancroft Avenue during the excavation and construction; (c) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; (d) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (e) Construction Traffic and Pedestrian Management Sub-Plan (see condition B14); (f) Construction Noise and Vibration Management Sub-Plan (see condition 	Prior to Commencement of Construction and Throughout	✓	✓		

Condition No.	Condition	Project Phase	Satisfied at CC Stage			
			Satisfied at CC Stage	All Stages	Stage 1	Stage 2
	<p>B15);</p> <p>(g) Construction Waste Management Sub-Plan (see condition B16); and</p> <p>(h) Construction Soil and Water Management Sub-Plan (see condition B17).</p>					
B14	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council and TfNSW;</p> <p>(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;</p> <p>(d) detail heavy vehicle routes, access and parking arrangements;</p> <p>(e) ensure that construction vehicle movements do not occur during the school drop-off (7:45am to 8:30am) and pick up (2.45pm to 3:30pm) periods on school days;</p> <p>(f) detail the operational requirements for a Works Zone along Bancroft Avenue, including activities to be carried out, measures for safe access and egress and hours of operation; and</p> <p>(g) include traffic control sub-plans for each of the following stages of work:</p> <p>(i) demolition;</p> <p>(ii) excavation;</p> <p>(iii) concrete pour;</p> <p>(iv) construction of vehicular crossing and reinstatement of footpath; and</p> <p>(v) traffic control for vehicles reversing into or out of the site.</p>	<p>Prior to Commencement of Construction and Throughout</p>	✓	✓		
B15	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B15(d);</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B12.</p>	<p>Prior to Commencement of Construction and Throughout</p>	✓	✓		
B16	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <p>(a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use;</p> <p>(b) information regarding the recycling and disposal locations; and</p> <p>(c) confirmation of the contamination status of the development areas of the site based on the validation results.</p>	<p>Prior to Commencement of Construction and Throughout</p>	✓	✓		
B17	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication <i>Managing Urban Stormwater: Soils & Construction</i> (4th</p>					

Condition No.	Condition	Project Phase	Satisfied at CC Stage			
			Satisfied at CC Stage	All Stages	Stage 1	Stage 2
	<p>edition, Landcom 2004) commonly referred to as the 'Blue Book';</p> <p>(d) provide a plan of how all construction works will be managed in a wet-weather events (i.e.storage of equipment, stabilisation of the site);</p> <p>(e) detail all off-site flows from the site; and</p> <p>(f) describe the measures that must be implemented to manage stormwater and flood flowsfor small and large sized flooding events up to the 1 in 100-year ARI.</p>					
B18	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavyvehicle drivers and must address the following:</p> <p>(a) minimise the impacts of construction on the local and regional road network;</p> <p>(b) minimise conflicts with other road users;</p> <p>(c) minimise road traffic noise; and</p> <p>(d) ensure truck drivers use specified routes.</p>	<p>Prior to Commencement of Construction and During Construction</p>	✓	✓		
B19	<p>Construction Worker Transportation Strategy:</p> <p>Prior to the commencement of construction, the Applicant must prepare and submit a Construction Worker Transportation Strategy (CWTS) for the development to the satisfaction ofthe Planning Secretary. The CWTS must include the following:</p> <p>(a) detailed the provision of sufficient parking facilities to minimise the car parking demandfor construction workers in the locality and impacts on nearby public and residential streets or public parking facilities;</p> <p>(b) options to secure off-site car parking on a temporary basis (such as a leasing arrangement) for the duration of construction, where practicable; and</p> <p>(c) arrangements to effectively manage and monitor construction parking issues that may occur once construction works have commenced.</p>	<p>Prior to Commencement of Construction and Throughout</p>	✓	✓		
B20	<p>Operational Noise – Design of Mechanical Plant and Equipment:</p> <p>Prior to installation of mechanical plant and equipment, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in <i>Roseville College SWELL Centre Development Application Acoustic Assessment 29-37 Bancroft Avenue, Roseville, NSW</i> prepared by Acoustic Dynamics and dated 2 November 2020 (Revision 3) have been incorporated into the design to ensure the development will not exceed the project noise triggerlevels (PNTLs).</p>	<p>Construction</p>	✓			
B21	<p>Construction Access Arrangements:</p> <p>Prior to the commencement of construction, evidence of compliance of construction access arrangements with the following requirements must be submitted to the Certifier:</p> <p>(a) all vehicles must enter and leave the site in a forward direction;</p> <p>(b) the swept path of the longest construction vehicle entering and exiting the site inassociation with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and</p> <p>(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.</p>	<p>Prior to Commencement of Construction</p>	✓			
B22	<p>Operational Access, Car Parking and Service Vehicle Arrangements:</p> <p>Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with thefollowing requirements must be submitted to the Certifier:</p> <p>(a) a minimum of 48 on-site car parking spaces for use during operation of the developmentand designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and</p> <p>(b) the swept path of the largest service vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.</p>	<p>Prior to Commencement of Construction</p>	✓			

Condition No.	Condition	Project Phase				
			Satisfied at CC Stage	All Stages	Stage 1	Stage 2
B23	<p>Public Domain Works:</p> <p>Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.</p>	Construction	✓	✓		
B24	<p>Archival Photographic Record:</p> <p>Prior to the commencement of demolition works, or alternative timing as agreed to in writing by the Planning Secretary, a photographic archival record of 37 Bancroft Avenue, Roseville must be prepared in accordance with the NSW Heritage Branch guidelines titled <i>Photographic Recording of Heritage Items using Film or Digital Capture</i> (2006) and in accordance with the recommendations in both the <i>Heritage Impact Statement, Roseville Anglican College: 27-37 Bancroft Avenue, Roseville</i> prepared by Urbis Pty Ltd, dated 4 January 2019 and the <i>Statement of Heritage Impact for SSD-9912</i> prepared by GBA Heritage Pty Ltd, dated January 2021. The archival photographic record must capture the internal and external areas of the dwelling at 37 Bancroft Avenue, Roseville and its garden and views from the street showing its relationship to the neighbouring properties and streetscape.</p>	Prior to Commencement of Demolition	✓			
B25	<p>Within 12 months of completing the archival recording required under condition B24, a digital copy must be provided to Council, including:</p> <ul style="list-style-type: none"> (a) high resolution images (i.e. 6" x 4") printed on archival quality paper and contained within acid-free photo sleeves; (b) thumbnail images printed on archival quality paper and contained within acid-free photosleeves; (c) scaled site plan showing the location of each photograph and the direction of which the images were taken; (d) a photographic catalogue sheet cross-referenced to the site plan; and (e) two copies of the recording are to be provided to Council on USBs. 	Within 12 Months of B24	✓			
B26	<p>Landscape:</p> <p>Prior to the commencement of construction, the Applicant must consult with the owners of the residential property at 39 Bancroft Avenue regarding tree planting at the eastern boundary of the site, including species selection.</p>	Prior to Commencement of Construction	✓			
B27	<p>Prior to the commencement of construction, details of the landscape plan(s) listed in condition A2(d) must be updated to the satisfaction of the Secretary, including the landscape treatment of the northern and eastern boundaries of the site and the landscape treatment at the boundaries of the roof-top sports courts. Landscape plans must include:</p> <ul style="list-style-type: none"> (a) details of proposed plant species; (b) details demonstrating adequate soil depth in planter beds; (c) the provision of trees at the eastern boundary of the site that include a mix of native and deciduous trees set out informally, selected in consultation with the owners of the residential property at 39 Bancroft Avenue, as required by condition B26; (d) the provision of a 1.8 metre tall vegetated trellis at the eastern side of the roof-top sports courts to provide visual privacy to the residential property at 39 Bancroft Avenue; (e) the provision of planting at the northern boundary of the site that is in keeping with the garden setting of the surrounding heritage conservation areas; and (f) the preparation of a protection and maintenance strategy for the mature Himalayan Cedar tree (Tree 7) on Bancroft Avenue in consultation with an Arborist. 	Prior to Commencement of Construction	✓			
B28	<p>In the event of a dispute between the Applicant and the owners of the adjoining residential property at 39 Bancroft Avenue in relation to appropriate landscape screening, 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.</p>	Throughout		✓		
C DURING CONSTRUCTION						
C1	Site Notice:	Construction		✓		

Condition No.	Condition	Project Phase	Satisfied at CC Stage			
			All Stages	Stage 1	Stage 2	
	<p>A site notice(s):</p> <ul style="list-style-type: none"> (a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements; (b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (c) the notice is to be durable and weatherproof and is to be displayed throughout the work 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. 					
C2	<p>Operation of Plant and Equipment:</p> <p>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.</p>	Construction		✓		
C3	<p>Demolition:</p> <p>Demolition work must comply with the demolition work plans required by <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B11.</p>	Construction		✓		
C4	<p>Construction Hours:</p> <p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <ul style="list-style-type: none"> (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. <p>No work may be carried out on Sundays or public holidays.</p>	Construction		✓		
C5	<p>Construction activities may be undertaken outside of the hours in condition C4 if required:</p> <ul style="list-style-type: none"> (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. 	Construction		✓		
C6	<p>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.</p>	Construction		✓		
C7	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <ul style="list-style-type: none"> (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday. 	Construction		✓		
C8	<p>Implementation of Management Plans:</p> <p>The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).</p>	Construction		✓		
C9	<p>Construction Traffic:</p>	Construction		✓		

Condition No.	Condition	Project Phase	Satisfied at CC Stage			
			All Stages	Stage 1	Stage 2	
	All construction vehicles must be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street workzone before stopping.					
C10	Hoarding Requirements: The following hoarding requirements must be complied with: <ul style="list-style-type: none"> (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 anyconstruction hoardings or the like within the construction area within 48 hours of its application. 	Construction	✓			
C11	No Obstruction of Public Way: The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Construction	✓			
C12	Construction Noise Limits: The development must be constructed to achieve the construction noise management levels detailed in <i>the Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Construction	✓			
C13	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of workoutlined under condition C4.	Construction	✓			
C14	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts onsurrounding noise sensitive receivers are minimised.	Construction	✓			
C15	Vibration Criteria: Vibration caused by construction at any residence or structure outside the site must be limitedto: <ul style="list-style-type: none"> (a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updatedor replaced from time to time). 	Construction	✓			
C16	Vibratory compactors must not be used closer than 30 metres from residential buildings unlessvibration monitoring confirms compliance with the vibration criteria specified in condition C15.	Construction	✓			
C17	The limits in conditions C15 and C16 apply unless otherwise specified in a Construction Noiseand Vibration Management Plan, approved as part of the CEMP required by condition B15 of this consent.	Construction	✓			
C18	Site Contamination: At the completion of demolition of the dwelling and associated structures at 37 Bancroft Avenue,the Applicant must submit to the satisfaction of the Certifier, the results of a data gap analysis within the building(s) footprint to confirm the full nature and extent of any contamination at the site, in accordance with the <i>Report on Preliminary Site Investigation, Proposed Roseville SWELL Centre 29 & 37 Bancroft Avenue, Roseville</i> prepared by Douglas Partners and dated September 2020.	Construction	✓			
C19	Tree Protection: For the duration of the construction works: <ul style="list-style-type: none"> (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 emergencyto avoid the loss of life or damage to property; (b) all street trees and trees on neighbouring properties immediately adjacent to the approved disturbance area / property boundaries must be protected at all times during construction in accordance 	Construction	✓			

Condition No.	Condition	Project Phase	Satisfied at CC Stage			
			All Stages	Stage 1	Stage 2	
	<p>with Council's tree protection requirements and must be protected from possible water table movement during excavation. Any street tree or tree on a neighbouring property which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;</p> <p>(c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the <i>Arboricultural Impact Appraisal and Method Statement - Rev B Including: Root Investigation Report</i> prepared by Ezigrow and dated 10 September 2020; and</p> <p>(d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.</p>					
C20	<p>Air Quality: The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.</p>	Construction		✓		
C21	<p>During construction, the Applicant must ensure that:</p> <p>(a) exposed surfaces and stockpiles are suppressed by regular watering;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>	Construction		✓		
C22	<p>Erosion and Sediment Control: All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP.</p>	Construction		✓		
C23	<p>Imported Soil: The Applicant must:</p> <p>(a) ensure that only virgin excavated natural material (VENM), excavated natural material (ENM), or other material approved in writing by the EPA is brought onto the site;</p> <p>(b) keep accurate records of the volume and type of fill to be used; and</p> <p>(c) make these records available to the Certifier upon request.</p>	Construction		✓		
C24	<p>Disposal of Seepage and Stormwater: Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.</p>	Construction		✓		
C25	<p>Emergency Management: The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.</p>	Construction		✓		
C26	<p>Stormwater Management System: Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design in the documents and plans referred to in condition A2 of this consent;</p> <p>(c) be in accordance with applicable Australian Standards; and</p> <p>(d) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997)</p>	Construction		✓		

Condition No.	Condition	Project Phase	Satisfied at CC Stage			
			All Stages	Stage 1	Stage 2	
	guidelines.					
C27	Unexpected Finds Protocol – Aboriginal Heritage: 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 Heritage NSW under Department of Premier and Cabinet 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 Heritage NSW to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of Heritage NSW.	Construction	✓			
C28	Unexpected Finds Protocol – Historic Heritage: If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage NSW	Construction	✓			
C29	Waste Storage and Processing: All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Construction	✓			
C30	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Construction	✓			
C31	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Construction	✓			
C32	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Construction	✓			
C33	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Construction	✓			
C34	Outdoor Lighting: The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Construction	✓			
C35	Site Contamination: The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	Construction	✓			
C36	Independent Environmental Audit: Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Throughout	✓			
C37	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Throughout	✓			
C38	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks notice to the Applicant of the date or timing upon which the audit must be commenced.	Throughout	✓			
C39	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C37 of this consent, or condition C38 where notice is given; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	Throughout	✓			

Condition No.	Condition	Project Phase	Satisfied at CC Stage			
			All Stages	Stage 1	Stage 2	
C40	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit siteinspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	Throughout	✓			
C41	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Throughout	✓			
D PRIOR TO COMMENCEMENT OF OPERATION						
D1	Notice of Occupation: At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Prior to Commencement of Operation		✓	✓	
D2	External Walls and Cladding: Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Prior to Commencement of Operation		✓	✓	
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Prior to Commencement of Operation		✓	✓	
D4	Works as Executed Plans: Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the satisfaction of the Certifier. The documentation must demonstrate that: (a) the minimum retention and on-site detention storage volume requirements of the Ku-ring-gai Development Control Plan 2015 – Part 24 Water Management have been achieved; (b) retained water is connected and available for use; (c) all grates potentially accessible by children are secured; (d) components of the new drainage system have been installed by a licensed plumbing contractor in accordance with AS 3500.3 (2018) and the BCA; and (e) all enclosed floor areas are safeguarded from outside stormwater runoff ingress by suitable differences in finished levels, gradings and provision of stormwater collection devices.	Prior to Commencement of Operation				✓
D5	Warm Water Systems and Cooling Systems: The installation of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Airhandling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Prior to Commencement of Operation				✓
D6	Outdoor Lighting: Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create an nuisance to surrounding properties or the public road network.	Prior to Commencement of Operation				✓
D7	Mechanical Ventilation: Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: (a) <i>AS 1668.2-2012 The use of air-conditioning in buildings –</i>	Prior to Commencement of Operation		✓	✓	

Condition No.	Condition	Project Phase	Satisfied at CC Stage			
			All Stages	Stage 1	Stage 2	
	Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.					
D8	Operational Noise – Design of Mechanical Plant and Equipment: Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the <i>Roseville College SWELL Centre Development Application Acoustic Assessment 29-37 Bancroft Avenue, Roseville, NSW</i> prepared by Acoustic Dynamics and dated 2 November 2020 (Revision 3) have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the recommended PNTLs.	Prior to Commencement of Operation				✓
D9	Operational Noise – Outdoor Rooftop Sports Courts: Prior to the commencement of operation, the Applicant must submit to the satisfaction of the Certifier a Plan of Management for the outdoor rooftop sports courts that mandates: (a) staff supervision during sporting activities; (b) no use of any amplification system; and (c) use of low noise emitting equipment, including low noise emitting whistles.	Prior to Commencement of Operation				✓
D10	This consent does not permit installation of an acoustic barrier around the roof-top sports courts.	Throughout		✓		
D11	Site Contamination: If, based on data gap analysis required to be undertaken in accordance with condition C18, it is determined that ongoing on-site management of soil contamination is required, then the following requirements must be satisfied: (a) the Applicant must engage a NSW EPA-accredited Site Auditor to confirm the appropriateness of the site for the proposed use. The Applicant must obtain from a NSW EPA-accredited Site Auditor a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a certified consultant and submit it to the Planning Secretary and relevant Council for information no later than one month before the commencement of operation. (b) the development must not be used for the purpose approved under the terms of this consent until a Site Audit Statement determines the land is suitable for that purpose and any conditions on the Site Audit Statement have been complied with.	Prior to Commencement of Operation		✓		
D12	Fire Safety Certification: 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 Commencement of Operation			✓	✓
D13	Structural Inspection Certificate: Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings must be submitted to the approval authority and Council after: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Prior to Commencement of Operation			✓	✓
D14	Deleted					
D15	Post-Construction Dilapidation Report: Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;	Prior to Commencement of Operation				✓

Condition No.	Condition	Project Phase	Satisfied at CC Stage			
			All Stages	Stage 1	Stage 2	
	<p>(b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:</p> <p>(i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</p> <p>(ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</p> <p>(c) to be forwarded to Council for information.</p>					
D16	<p>Protection of Public Infrastructure:</p> <p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p> <p>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</p> <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by condition B7 of this consent.</i></p>	Throughout	✓			
D17	<p>Road Damage:</p> <p>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 site as a result of construction works associated with the approved development must be met in full by the Applicant.</p>	Prior to Commencement of Operation			✓	
D18	<p>Protection of Property:</p> <p>Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.</p>	Throughout	✓			
D19	<p>Car Parking Arrangements:</p> <p>Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier that demonstrates that works associated with the construction of the basement carpark to create 48 additional car parking spaces have been completed.</p>	Prior to Commencement of Operation		✓		
D20	<p>Bicycle Parking and End-of-Trip Facilities:</p> <p>Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <p>(a) the provision of a minimum eight staff bicycle parking spaces;</p> <p>(b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i>, and be located in easy to access, well-lit areas that incorporate passive surveillance;</p> <p>(c) the provision of end-of-trip facilities for staff; and</p> <p>(d) appropriate pedestrian and cyclist advisory signs are to be provided.</p> <p><i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</i></p>	Prior to Commencement of Operation			✓	
D21	<p>Green Travel Plan:</p> <p>Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the Certifier to promote the use of active and sustainable transport modes and a copy be provided to the Planning Secretary for information. The plan must:</p> <p>(a) be prepared by a suitably qualified traffic consultant in consultation with Council, TfNSW and the State Transit Authority;</p> <p>(b) include objectives and modes share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;</p> <p>(c) include specific tools and actions to help achieve the objectives and mode share targets;</p> <p>(d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and</p>	Prior to Commencement of Operation		✓		

Condition No.	Condition	Project Phase	Satisfied at CC Stage			
			All Stages	Stage 1	Stage 2	
	(e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.					
D22	<p>Operation Transport and Access Management Plan:</p> <p>Prior to the commencement of operation of the development, an Operational Transport and Access Management Plan (OTAMP) for the site must be submitted to the satisfaction of the Planning Secretary. The OTAMP must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW; (b) detail the location and operational management procedures associated with all drop-off and pick-up zones by private vehicle, including staff management/traffic controller arrangements; (c) detail the location and operational management procedures for the drop-off and pick-up of students by buses and coaches along Bancroft Avenue, including staff management/traffic controller arrangements; (d) detail delivery and service vehicle access and management arrangements; (e) address potential traffic impacts on the surrounding road network and include mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones; (f) detail car parking arrangements and management associated with the proposed use of school facilities by community members; (g) detail vehicle access and management arrangements at Recreation Avenue to ensure safe pedestrian movements are maintained to the public recreation path connecting Bancroft Park to the end of Recreation Avenue; and (h) include a monitoring and review program. <p>The OTAMP is to be implemented during core school hours and during any out-of-hours activities at the site.</p>	Prior to Commencement of Operation			✓	
D23	<p>Heritage Interpretation Plan:</p> <p>Prior to the commencement of operation, the Applicant must submit a Heritage Interpretation Plan to acknowledge the heritage of the site to the satisfaction of the Planning Secretary. The plan must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced heritage expert in consultation with Council; (b) include provision for naming elements within the development that acknowledges the site's heritage; and (c) incorporates interpretive information as part of the development that evidences the school's evolution and growth over the past century. 	Prior to Commencement of Operation				✓
D24	<p>Utilities and Services:</p> <p>Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i>.</p>	Prior to Commencement of Operation				✓
D25	<p>Stormwater Operation and Maintenance Plan:</p> <p>Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan is to be submitted to the Certifier. The Plan must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <ul style="list-style-type: none"> (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 Commencement of Operation				✓
D26	<p>Signage:</p> <p>Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed</p>	Prior to Commencement of Operation			✓	✓

Condition No.	Condition	Project Phase	Satisfied at CC Stage			
			All Stages	Stage 1	Stage 2	
D27	<p>Operational Waste Management Plan:</p> <p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p> <ul style="list-style-type: none"> (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i>, <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the management and mitigation measures included in the <i>Operational, Demolition and Construction Waste Management Plan</i> prepared by Waste Audit and Consulting Services, dated October 2019 and submitted with the EIS. 	Prior to Commencement of Operation				✓
D28	<p>Landscaping:</p> <p>Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) listed in condition A2(d).</p>	Prior to Commencement of Operation				✓
D29	<p>Landscape Management Plan:</p> <p>Prior to the commencement of operation, a Landscape Management Plan for the ongoing maintenance and management of landscaping on the site must be submitted to the satisfaction of the Planning Secretary.</p>	Prior to Commencement of Operation				✓
D30	<p>Operational Flood Emergency Management Plan:</p> <p>Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier that:</p> <ul style="list-style-type: none"> (a) is prepared by a suitably qualified and experienced person(s) and in consultation with Council; (b) addresses the provisions of the <i>Floodplain Risk Management Guidelines</i> (EESG); (c) includes details of: <ul style="list-style-type: none"> (i) the flood emergency responses for operational phase of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (d) awareness training for employees and contractors, and visitors. 	Prior to Commencement of Operation				✓
E POST OCCUPATION						
E1	<p>Hours of Operation:</p> <p>Use of the Sport and Wellbeing Centre facilities, including the roof-top sports courts, may only be carried out between the following hours:</p> <ul style="list-style-type: none"> (a) 7am and 6pm, Mondays to Fridays (school use); and (b) 7am and 2pm, Saturdays (community use). <p>No out-of-hours events are permitted on the roof-top sports courts.</p>	Operation			✓	✓
E2	<p>Operation of Plant and Equipment:</p> <p>All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.</p>	Operation			✓	✓
E3	<p>Warm Water Systems and Cooling Systems:</p> <p>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/NZS3666.2:2011 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.</p>	Operation				✓
E4	<p>Community Communication Strategy:</p>	Operation				✓

Condition No.	Condition	Project Phase	Satisfied at CC Stage			
			All Stages	Stage 1	Stage 2	
	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.					
E5	Heritage Interpretation Plan: The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition D23.	Operation				✓
E6	Operation Noise Limits: The Applicant must ensure that noise generated by operation of the mechanical plant and equipment does not exceed the noise limits in <i>Roseville College SWELL Centre Development Application Acoustic Assessment 29-37 Bancroft Avenue, Roseville, NSW</i> prepared by AcousticDynamics and dated 2 November 2020 (Revision 3).	Operation				✓
E7	The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement of use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant and use of the rooftop outdoor sports courts identified in <i>Roseville College SWELL Centre Development Application Acoustic Assessment 29-37 Bancroft Avenue, Roseville, NSW</i> prepared by Acoustic Dynamics and dated 2 November 2020 (Revision 3). Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant must implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	Operation				✓
E8	Unobstructed Driveways and Parking Areas: All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	Operation			✓	✓
E9	Green Travel Plan: The Green Travel Plan required by condition D21 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	Operation			✓	✓
E10	Operational Transport and Access Management Plan: The OTAMP approved under condition D22 (as revised from time to time) must be implemented by the Applicant for the life of the development.	Operation			✓	✓
E11	Ecologically Sustainable Development: Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B9, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	Operation				✓
E12	Outdoor Lighting: Notwithstanding condition D6, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	Operation				✓
E13	Signage: The Applicant must ensure the signage at the Bancroft Avenue frontage is non-illuminated.	Operation				✓
E14	Landscaping: The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D28 for the duration of occupation of the development.	Operation				✓

Condition No.	Condition	Project Phase	Satisfied at CC Stage			
			All Stages	Stage 1	Stage 2	
E15	Dangerous Goods: The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's <i>Hazardous and Offensive Development Application Guidelines – Applying SEPP 33</i> at all times.	Operation				✓
E16	Discharge Limits: The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters	Operation		✓	✓	