

Loreto Normanhurst
SSD 8996

STAGING REPORT

Revision 02
30 November 2021

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Revision History		
Version	Date	Comments
V01	10 November 2021	Initial report
V02	30 November 2021	Response to DPIE RFI

1. Introduction

This Staging Report has been prepared on behalf of Loreto Normanhurst to respond to Development Consent Condition Schedule 3, Part A, A9 of State Significant Development SSD-8996.

“A9. The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the 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).”

1.1 Project Overview

This report provides an assessment of a State significant development (SSD) application (SSD 8996) for the staged redevelopment of Loreto Normanhurst located at 4, 6, 14, 16, 30-62, 24-28 Mount Pleasant Avenue, 89 and 91-93 Pennant Hills Road, Normanhurst.

The proposal is a Concept development application comprising of Concept Proposal: 10 building envelopes for school buildings and facilities, an increase in student numbers by 850 students, associated car parking and landscape masterplan.

Stage 1 of the development: staged construction and operation of a two to five storey Boarding Accommodation building for 216 students and staff, new and alterations to existing car parking areas, creation of a through site link road, provision of pick-up/drop-off facilities, hard and soft landscaping, and a staged increase of 500 students.

The Stage 1 works under SSD-8996 comprises the construction and operation of a Boarding Accommodation building, car parking, pick-up/drop-off facilities, through site road, landscaping works and an additional 500 students. Insufficient existing on-site car parking and drop-off/pick-up facilities has previously prevented an increase in the student population. Specifically, the stage 1 works involve the following:

- Demolition of buildings, structures, removal of 105 trees and bulk earthworks.
- Construction of a two to five storey Boarding Accommodation building for 216 students and staff with associated landscaping works.
- Construction of two single storey carparks with playing courts at roof level and alterations to existing parking areas providing for an overall increase of 123 on-site car parking spaces.
- provision of a through site road, pick-up/drop-off facilities, bicycle parking and landscaping.
- a staged increase in 500 students to align with the staged delivery of car parking and pick-up/drop-off infrastructure.

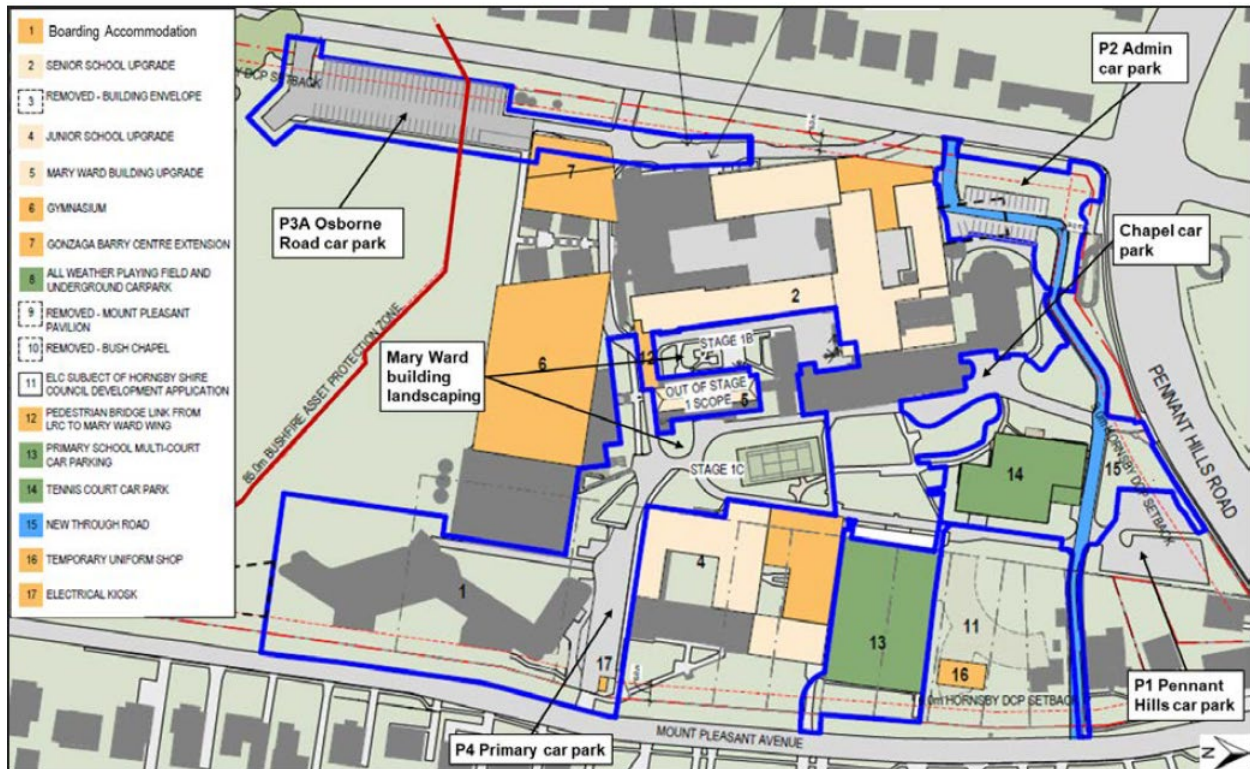


Figure 1 | Stage 1 Works

The development was proposed to the Department of Planning, Industry and Environment (DPIE) SSD 8996 and approved by the Independent Planning Commission (IPC) on 21 October 2021.

1.1.1 Date of Commencement of Construction

The proposed date of commencement of construction for the Stage 1 works is December 2021.

1.1.2 Submission to NSW Department of Planning, Industry and Environment for Approval

The Rev 01 Staging Report was submitted to DPIE on 10 November 2021.

The Rev02 Staging Report was submitted to DPIE on 30 November 2021.

1.2 Details of Proposed Staging

1.2.1 Stage 1 works Substages

The Stage 1 works under SSD- 8996 are scheduled to be delivered as per the following sub-stages described in Schedule 3 Part B B1 of the Development Consent. The works proposed in this staging report relate specifically to Stage 1 substages no. 1, no. 2 and no. 3. Substages 4 and 5 works are to be completed at a future date.

Substage	Maximum permitted student population	Maximum permitted staff population	Transport infrastructure to be provided					
			Pick-up / drop-off spaces	On-site car parking spaces			Bus spaces	Bicycle spaces
				School	Boarding	ELC		
No. 1: <ul style="list-style-type: none"> Reconfigure P3A Osborn Road carpark. Hard and soft landscaping. 	1,150	254	6	214	0	10	2	5
No. 2: <ul style="list-style-type: none"> Construct through site road including 3 pick-up/drop-off spaces. Hard and soft landscaping. 	1,250 (upon completion of through site road including 3 pick-up/drop-off spaces)	254	9	214	0	10	2	36
No. 3 (additional substage): <ul style="list-style-type: none"> Reconfigure P2 Admin/Chapel and Pennant Hills carparks. Demolish existing tennis courts and sheds. Construct P1A Tennis Court carpark including two new tennis courts. Hard and soft landscaping. 	1,250	254	5	233	0	10	4	36
No. 4: <ul style="list-style-type: none"> Relocate uniform shop. Demolish Loreto Community House and associated buildings. Construct boarding accommodation building. Reconfigure P4 Primary carpark. Hard and soft landscaping. 	1,250	254	5	214	32	10	4	51

No. 5: <ul style="list-style-type: none"> Demolish 3 multi-purpose courts/structures. Construct P4A Multi-purpose carpark including three new multi-purpose courts. 	1,400	266	5	278	32	10	4	57
No. 6: <ul style="list-style-type: none"> No physical works (except for provision of 10 bicycle parking spaces) 	1,650	290	5	278	32	10	4	67

Table 1 | Stage 1 Substages

The construction of the Stage 1 works is to be divided into five sub-stages for physical works.

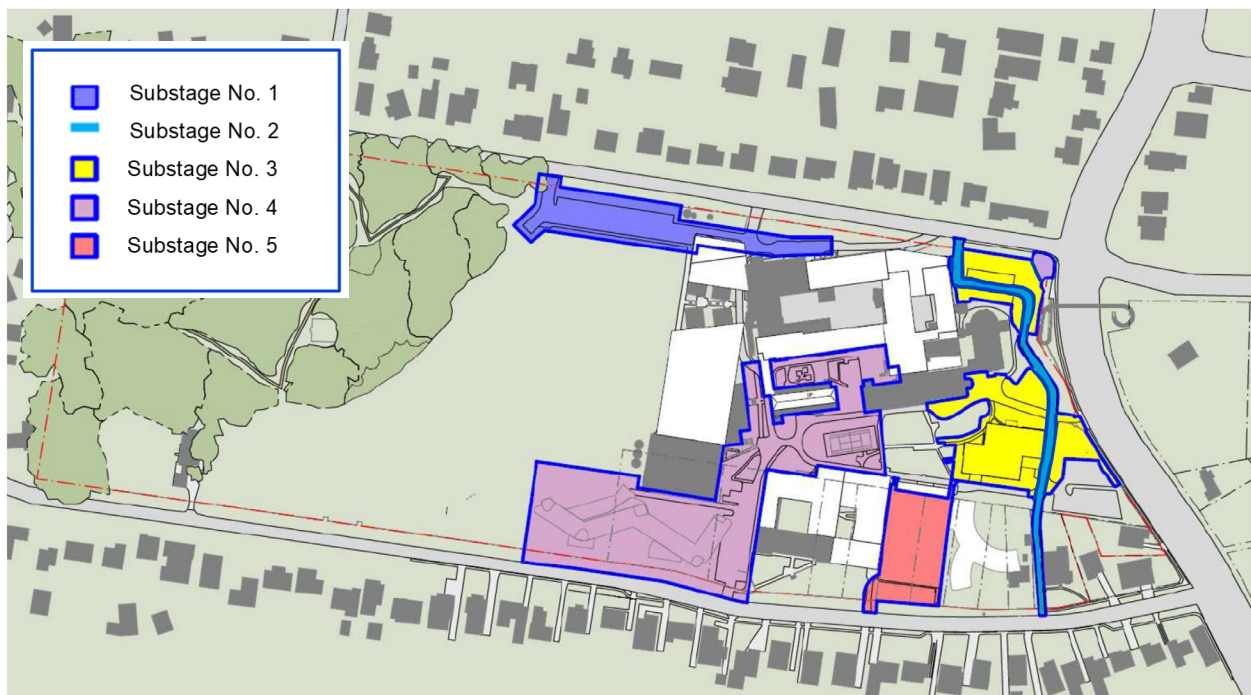


Figure 1 | Stage 1 Substages

1.2.2 Substage No. 1 – Reconfigure Osborn Rd Carpark

- Reconfigure the P3A Osborn carpark and removal of vegetation.
- Construct 2 pick-up/drop-off spaces.
- hard and soft landscaping.

1.2.3 Substage No. 2 – Through Site Link

- Construct through site road including 3 pick-up/drop-off spaces.
- Hard and soft landscaping
- Reallocation of the Osborn Road slip road into use by buses

1.2.4 Substage No. 3 – P1A tennis court carpark

- Reconfigure P2 Admin/Chapel and Pennant Hills carparks.
- Demolish existing tennis courts and sheds.
- Construct P1A Tennis Court carpark including two new tennis courts.
- Hard and soft landscaping

1.2.5 Substage No. 4 – Boarding Accommodation Building

- Relocate uniform shop.
- Demolish Loreto. Community House and associated buildings.
- Construct boarding accommodation building.
- Reconfigure P4 Primary carpark.
- Hard and soft landscaping, including Osborn Road / Pennant Hills Road corner

1.2.6 Substage No. 5 – P4A Multi-Purpose Carpark

- Demolish 3 multi-purpose courts/structures.
- Construct P4A Multi- purpose carpark including three new multi-purpose courts.

1.3 Staging Schedule

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

Table 2: Staging Schedule

item	Area and Activity (Scope)	Duration	Relevant Stage 1 Substage				
1	Reconfigure the P3A Osborn carpark, construct 2 pick-up/drop-off spaces. and removal of vegetation.	December 2021 to February 2022	1				
2	Construct through site road including 3 pick-up/drop-off spaces.	December 2021 to February 2022		2			
3	Reallocation of the Osborn Road slip road into use by buses (no physical works)	February 2022	1	2			
4	Reconfigure P2 Admin/Chapel and Pennant Hills carparks.	December 2021 to May 2022			3		
5	Demolish existing tennis courts and sheds.	December 2021			3		
6	Construct P1A Tennis Court carpark including two new tennis courts.	December 2021 to May 2022			3		
7	Hard and soft landscaping	December to May 2022	1	2	3		
8	Relocate uniform shop	June 2022				4	
9	Demolish Loreto Community House and associated buildings	June 2022				4	
10	Construct boarding accommodation building & reconfigure P4 Primary Carpark, including hard and soft landscaping	June 2022 to June 2024				4	
11	Demolish 3 multi-purpose courts/structures and Construct P4A Multi-purpose carpark including three new multi-purpose courts.	June 2024 to December 2024					5

Condition A10 (c) requires Loreto Normanhurst to demonstrate the four existing pick-up/drop-off spaces next to the Gonzaga Barry building and accessed from Osborn Road would not be removed and would remain in operation until the five new pick-up/drop-off spaces and associated infrastructure have been constructed and are operational.

At the completion of substages 1 and 2, the five new pick up/drop off spaces will become operational, and the four existing Pick up drop of spaces next to the Gonzaga Barry Building will be reallocated to use by buses (total of 4 bus bays). Access to the pick-up/drop off spaces would not be removed during construction of substages 1 and 2. There are no physical works proposed at the Osborn Road slip road, it is an operational change following completion of the five new pick-up/drop-off spaces.

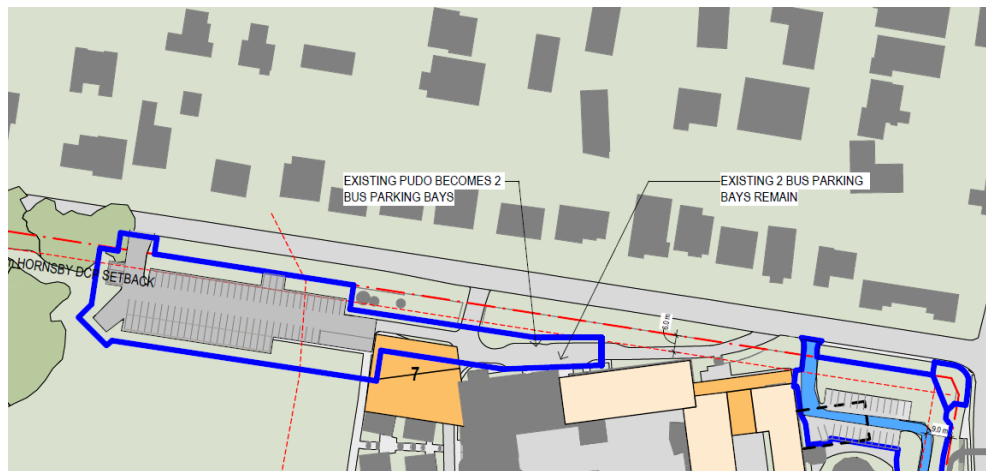


Figure 2 | Completion of Substages 1 and 2 – Osborn Road slip road

1.3.1 Operation

Operation of the Stage 1 Substages will be as per the completion dates provided in the Indicative Operation Dates Table (Table 3) and Staging Schedule (Table 2). Substages 1 and 2 will be handed over in parallel, with the completion of substage 3 occurring in May 2022. A summary of the indicative operation dates for each building are shown in the Indicative Operation Dates Table (Table 3).

Table 3: Indicative Operation Dates

Stage 1 Substage	Description	Indicative Operation Date
1	P3A Osborn carpark	February 2022
2	Through site link road	February 2022
3	P1A Tennis Court Carpark	May 2022
4	Boarding Accommodation Building	June 2024
5	P4A Multipurpose Carpark	December 2024



2. Condition Compliance

Condition A10 (f) requires Loreto Normanhurst to identify relevant conditions in relation to construction and operational stages being proposed. These are outlined in **Appendix A**.

3. Management of Cumulative Impacts

Condition A10 (g) requires Loreto Normanhurst to identify whether the staging is likely to lead to cumulative impacts and how Loreto Normanhurst anticipates managing these. The project will be developed and staged in accordance with the Environmental Impact Statement. Staging will minimise environmental impacts as compared to a single stage process which would completely compromise school operations. No cumulative impacts have been identified.

For all substages of construction during the Stage 1 works, the following separation mitigation measures will be in place:

3.1.1 Fencing & Hoarding

Maintaining a secure and safe perimeter line to protect the public and staff from construction activities will be of critical importance to on-going safe school operation. Appropriate hoarding/fencing (as specified in Australian Standards and SafeWork NSW requirements) will prevent unauthorised access into the construction site 24 hours a day. Site security is paramount for public safety and the Principal Contractor shall implement secure entry points and sign-in registers for each stage of works to prevent unauthorised access.

Vehicle entrances will be managed by Traffic Controllers. All traffic signage will be installed and maintained for the duration of the works. Site Notices will be erected at the boundary of the works. The site notices will include details of; Principal

Contractor details, name of Site Manager and 24-hour contact number, approved hours of work, and details of the Principal and other appropriate stakeholders. Safety related statutory signage will also be erected on the boundary of the site in accordance with SafeWork NSW requirements.

The Principal Contractor is responsible for maintaining safe access around the site and the safe movement of vehicles and pedestrians around the site, without any substantial detrimental effect to the operation of the School.

This safe access must be documented by the Principal Contractor as part of its Construction Methodology Plan. The Principal Contractor is responsible for maintaining clear access to walkways and vehicle movements throughout the duration of the works. Methodologies indicated will be reviewed throughout the project.

3.1.2 Traffic Management

One of the key requirements to achieve the successful delivery of the Stage 1 works will be managing the flow of materials and equipment into and out of the construction site with as little impact on the existing school operations and minimising further congestion on the neighbouring roads.

Prior to construction works commencing, a detailed Traffic Management Plan shall be prepared by the Principal Contractor for each package of the project during its start-up/ planning phase to ensure coordination between the site, the school operation and neighbouring properties.

Key issues for traffic and pedestrian management during construction to be considered in the Traffic Management Plan include, but is not limited to:

- Provide safe and uninterrupted access for pedestrians and vehicles moving around the construction site

- and school campus;
- Carpark entry and egress;
- Ensure maximum safety of site personnel, pedestrians, and drivers;
- Outline construction vehicle paths of travel;
- 24-hour access to the school drop off area;
- Minimise environmental nuisance and impact as a result of construction traffic;
- Pedestrian access routes including the relocation of crossings away from the site but remaining within
 - the vicinity of existing pedestrian routes;
- Ensure construction traffic does not unduly interrupt existing traffic flows on the local road network;
- Have no vehicles arrive at the site, without prior arrangement, outside the approved working hours;
- Encourage site workers to utilise local public transport system and car sharing wherever possible;
- Timely and effective implementation of traffic management measures; and
- Maintain access at all times for school and stakeholder's deliveries;

3.1.3 Pedestrian Protection

Pedestrian and vehicular movements for areas around the school excluding construction zones will be maintained, or alternate routes determined where approved, and be defined by clear signage. If necessary, physical traffic management personnel will be used to guide pedestrians and vehicles safely.

Temporary hoarding appropriate to the interaction between pedestrians and construction works (as per SafeWork NSW requirements and Australian Standards) will be constructed to prevent unauthorised access to the construction site. These hoardings and fences may be staged to allow for appropriate construction methodologies to be planned.

3.1.4 Substage Mitigation Measures

It is noted that the construction of Stage 1 Substages 1 and 2 the (P3A Osborn Road Carpark and the through site link road and associated works) is proposed to be completed outside the school term dates.

The following figures describe the proposed site management measures for Stage 1 Substage 3, Substage 4 and Substage 5.

LORETO NORMANHURST SCHOOL – P1a Tennis Court Carpark CMP
91 -93 Pennant Hills Road Normanhurst NSW 2076

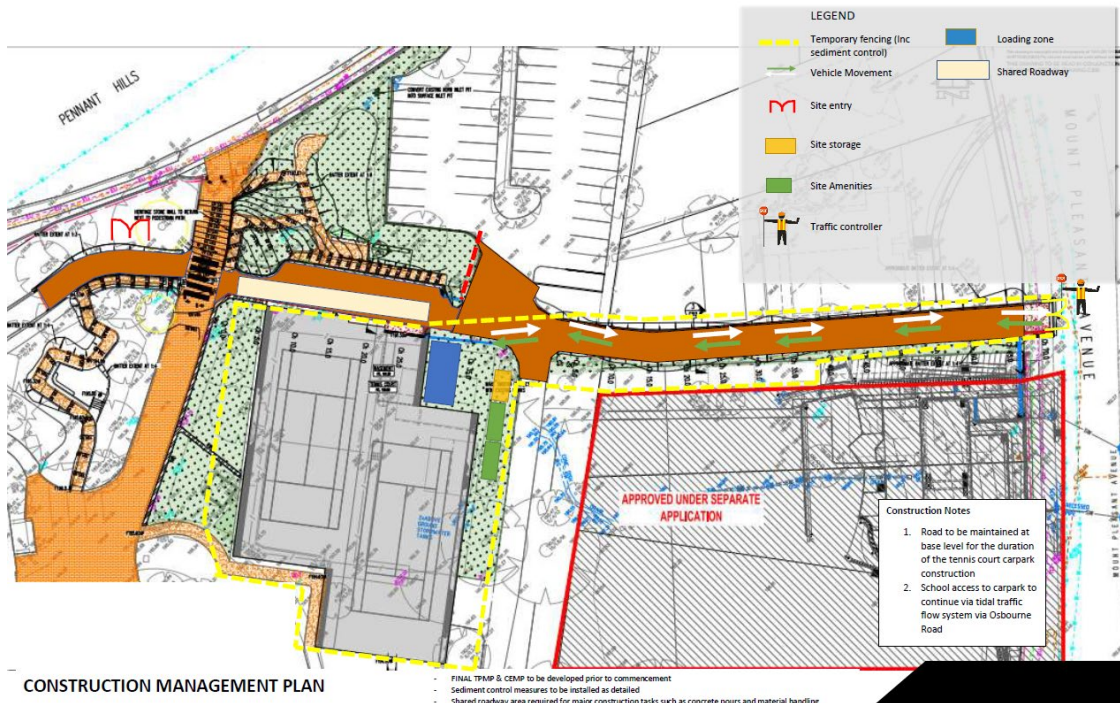


Figure 3 | Substage 3 Site Management

LORETO NORMANHURST SCHOOL – BOARDING HOUSE - SUPERSTRUCTURE CMP
91 -93 Pennant Hills Road Normanhurst NSW 2076

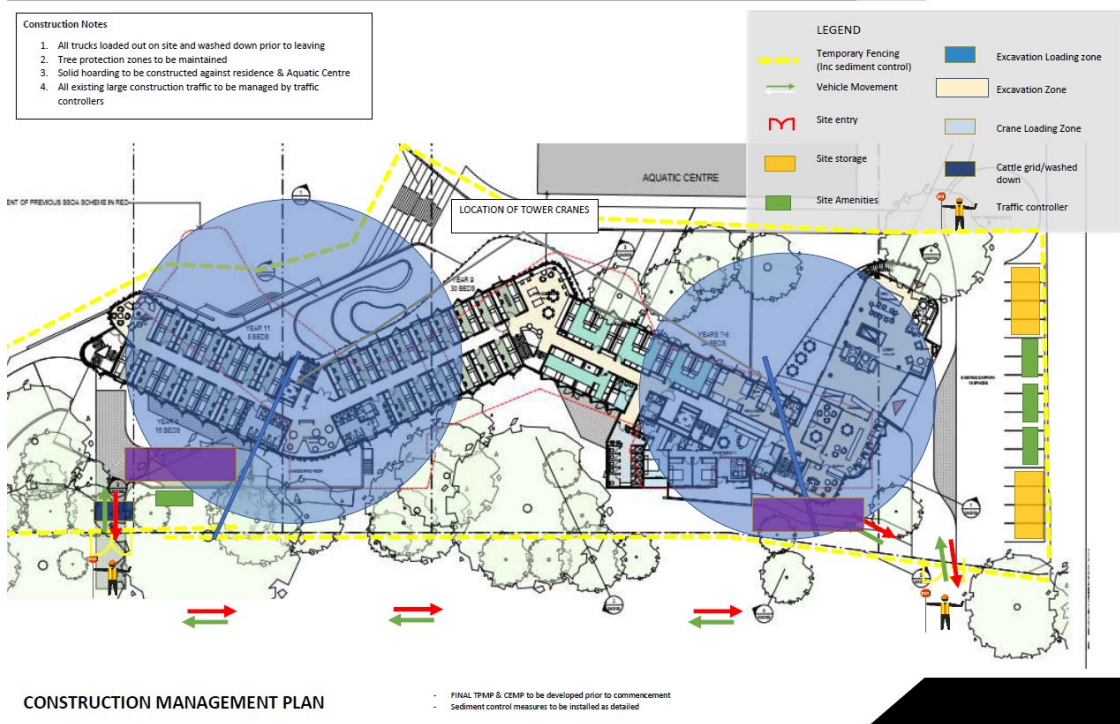
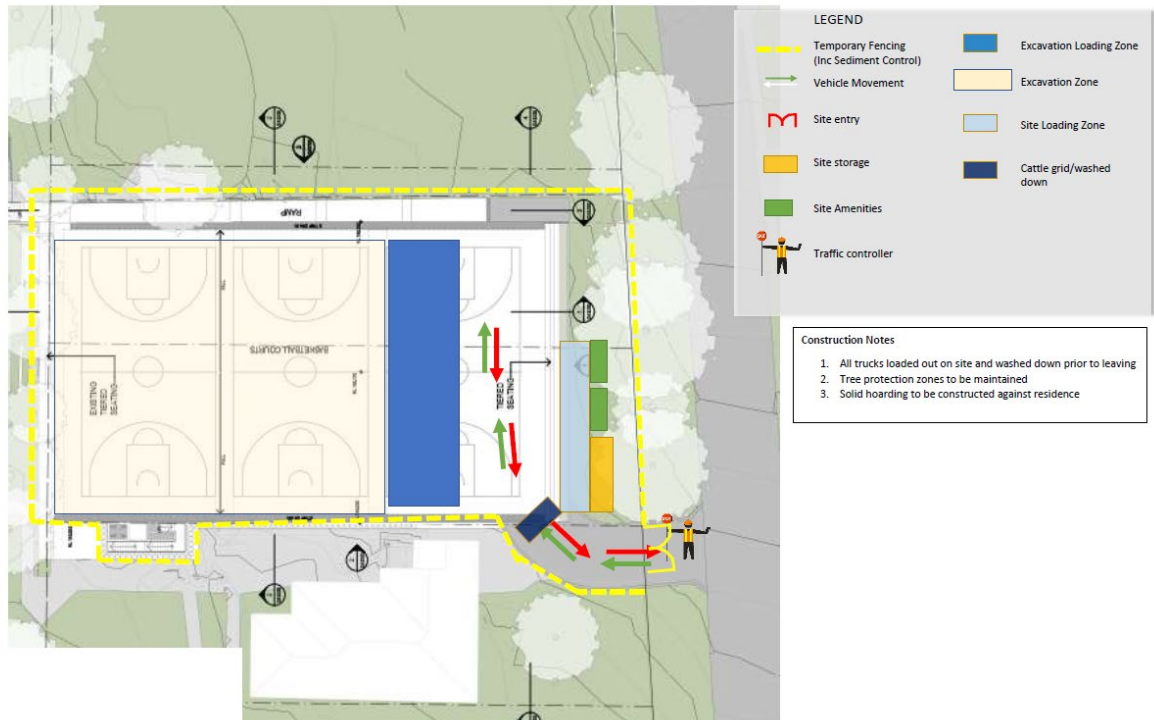


Figure 5 | Substage 4 Site Management

LORETO NORMANHURST SCHOOL – P4a Carpark CMP
91 -93 Pennant Hills Road Normanhurst NSW 2076



CONSTRUCTION MANAGEMENT PLAN

- FINAL TPMP & CEMP to be developed prior to commencement
- Sediment control measures to be installed as detailed

Figure 4 | Substage 5 Site Management

4. Staging of Strategy, Plan or Program

Condition A12 requires Loreto Normanhurst to identify whether a Strategy, Plan or Program is to be staged. Please refer to **Appendix A** for the relationship of each strategy, plan or program to each respective stage of the project.

Appendix A

Development Consent Conditions Compliance for SSD 8996

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY																																																																																								
	PART A ADMINISTRATIVE CONDITIONS – CONCEPT PROPOSAL CONDITIONS OF CONSENT																																																																																												
	Determination of Future Development Applications																																																																																												
A1	In accordance with Section 4.22 of the EP&A Act, all development under the Concept proposal must be the subject of future development application(s), other than the development of Stage 1 that is subject to the conditions in Schedule 3.	Not applicable to Stage 1																																																																																											
A2	The determination of future development application(s) is to be generally consistent with the terms of development consent SSD-8996 as described in Schedule 1 and subject to the conditions in Schedule 2 Part A.	Not applicable to Stage 1																																																																																											
	Terms of Consent																																																																																												
A3	<div><div>The development (other than the development of Stage 1 that is subject to the conditions of consent in Schedule 3) may only be carried out:</div><div><div>(a) in compliance with the conditions of this consent;</div><div>(b) in accordance with all written directions of the Planning Secretary;</div><div>(c) in accordance with the EIS, RtS and SRtS; and</div><div>(d) in accordance with the approved plans in the table below (as amended by the conditions in Schedule 2 Part A).</div></div><table><tr><th colspan="4">Concept Drawings by Allen Jack + Cottier Architects</th></tr><tr><th>Drawing No.</th><th>Rev</th><th>Title</th><th>Date</th></tr><tr><td>A0002</td><td>7</td><td>PROPOSED BUILDING ENVELOPE SITE PLAN</td><td>08/12/2020</td></tr><tr><td>A0003</td><td>8</td><td>STAGE 1 WORKS</td><td>19/05/2021</td></tr><tr><td>A0004</td><td>6</td><td>INDICATIVE EXTENT OF FUTURE ENVELOPES</td><td>08/12/2020</td></tr><tr><td>A0005</td><td>7</td><td>SITE ELEVATIONS</td><td>08/12/2020</td></tr><tr><td>A0006</td><td>7</td><td>SITE ELEVATIONS</td><td>08/12/2020</td></tr><tr><td>A0007</td><td>7</td><td>SITE SECTIONS</td><td>08/12/2020</td></tr><tr><td>A0008</td><td>7</td><td>SITE SECTIONS</td><td>08/12/2020</td></tr><tr><td>A0010</td><td>5</td><td>OVERALL 3D VIEW STAGE 1 ENVELOPES</td><td>04/12/2019</td></tr><tr><td>A0011</td><td>4</td><td>OVERALL 3D VIEW FUTURE PROJECTS</td><td>04/12/2019</td></tr><tr><td>A0029</td><td>3</td><td>3D NORTH EAST DEMOLITION</td><td>08/12/2020</td></tr><tr><td>A0031</td><td>3</td><td>3D NORTH EAST REVISED ENVELOPES FUTURE</td><td>08/12/2020</td></tr><tr><td>A0034</td><td>3</td><td>3D NORTH WEST DEMOLITION</td><td>08/12/2020</td></tr><tr><td>A0036</td><td>3</td><td>3D NORTH WEST REVISED ENVELOPES FUTURE</td><td>08/12/2020</td></tr><tr><td>A0039</td><td>3</td><td>3D SOUTH EAST DEMOLITION</td><td>08/12/2020</td></tr><tr><td>A0041</td><td>3</td><td>3D NORTH EAST REVISED ENVELOPES FUTURE</td><td>08/12/2020</td></tr><tr><td>A0044</td><td>3</td><td>3D SOUTH WEST DEMOLITION</td><td>08/12/2020</td></tr><tr><td>A0046</td><td>3</td><td>3D SOUTH WEST REVISED ENVELOPES FUTURE</td><td>08/12/2020</td></tr></table><table><tr><th colspan="4">Concept landscape drawings by Oculus</th></tr><tr><th>Drawing No.</th><th>Rev</th><th>Titled</th><th>Dated</th></tr><tr><td>L02</td><td>A</td><td>Masterplan Final</td><td>23/02/21</td></tr></table></div>	Concept Drawings by Allen Jack + Cottier Architects				Drawing No.	Rev	Title	Date	A0002	7	PROPOSED BUILDING ENVELOPE SITE PLAN	08/12/2020	A0003	8	STAGE 1 WORKS	19/05/2021	A0004	6	INDICATIVE EXTENT OF FUTURE ENVELOPES	08/12/2020	A0005	7	SITE ELEVATIONS	08/12/2020	A0006	7	SITE ELEVATIONS	08/12/2020	A0007	7	SITE SECTIONS	08/12/2020	A0008	7	SITE SECTIONS	08/12/2020	A0010	5	OVERALL 3D VIEW STAGE 1 ENVELOPES	04/12/2019	A0011	4	OVERALL 3D VIEW FUTURE PROJECTS	04/12/2019	A0029	3	3D NORTH EAST DEMOLITION	08/12/2020	A0031	3	3D NORTH EAST REVISED ENVELOPES FUTURE	08/12/2020	A0034	3	3D NORTH WEST DEMOLITION	08/12/2020	A0036	3	3D NORTH WEST REVISED ENVELOPES FUTURE	08/12/2020	A0039	3	3D SOUTH EAST DEMOLITION	08/12/2020	A0041	3	3D NORTH EAST REVISED ENVELOPES FUTURE	08/12/2020	A0044	3	3D SOUTH WEST DEMOLITION	08/12/2020	A0046	3	3D SOUTH WEST REVISED ENVELOPES FUTURE	08/12/2020	Concept landscape drawings by Oculus				Drawing No.	Rev	Titled	Dated	L02	A	Masterplan Final	23/02/21	All	At all phases		Loreto Normanhurst and Contractor
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L02	A	Masterplan Final	23/02/21																																																																																										
A4	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the	All	At all phases	Planning Secretary	Loreto Normanhurst																																																																																								

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
	<p>Applicant in relation to:</p> <ul style="list-style-type: none"> (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 Department regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above. 				
A5	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 Schedule 2 condition A3. In the event of an inconsistency, ambiguity or conflict between any of the documents listed in Schedule 2 condition A3, the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	All	At all phases	Planning Secretary	All
	Limits of Consent				
A6	This consent lapses five years after the date of consent unless the Stage 1 works, described in Schedule 1 of this development consent, have physically commenced.	All	At all phases		Loreto Normanhurst
A7	This consent does not allow any components of the Concept proposal to be carried out without further approval or consent being obtained from the relevant consent authority (other than the Stage 1 works that is subject to the conditions of consent in Schedule 3).	Not applicable to Stage 1			
A8	This consent does not allow for the provision of two tennis courts adjoining the Principal Residence, 54 Mount Pleasant Avenue, Lot 32 DP 6612.	All	At all phases		Loreto Normanhurst
A9	This consent does not allow for any works, removal of, or damage to, the Loreto Normanhurst Cemetery.	All	At all phases		Loreto Normanhurst
A10	This consent does not allow the installation or display of new external signage at the site.	All	At all phases		Loreto Normanhurst
	Building envelopes and heights permitted by this consent				
A11	<p>The following components of Building Envelope 2 (identified in the drawings listed in Schedule 2 condition A3) are not permitted by this consent and must be deleted from the relevant drawings listed in Schedule 2 condition A3:</p> <ul style="list-style-type: none"> (a) any section of the Birrane Wing component of Building Envelope 2 higher than RL205.93m (i.e. the maximum height to be restricted to this specified RL); (b) any section of the Deirdre Rolf Centre component of Building Envelope 2 higher than RL 202.93m (i.e. the maximum height is restricted to this specified RL); and (c) any section of the two-storey building envelope connecting the Birrane Wing to the Deirdre Rolf Centre (shown as dark orange on drawing A0002, revision 7) higher than RL 202.93m (i.e. the maximum height is restricted to this specified RL). 	Not applicable to Stage 1			
	Legal Notice				
A12	Any advice or notice to the consent authority must be served on the Planning Secretary.	All	At all phases		Loreto Normanhurst
	Planning Secretary as Moderator				
A13	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, to the extent to which the Planning Secretary has power under the EP&A Act.	All	At all phases		Loreto Normanhurst
	Student and Staff Numbers				
A14	<p>The maximum student and staff population permitted at the school at any one time must not exceed 2000 students and 325 staff, comprising an increase of:</p> <ul style="list-style-type: none"> (a) 500 additional students (from 1150 to 1650) and 36 additional staff (from 254 to 290) within Stage 1 subject to the requirements of Schedule 3 condition A8; and (b) 350 additional students (from 1650 to 2000) and 35 additional staff (from 290 to 325) within the subsequent stage(s) after the completion and operation of 236 on-site car spaces within the site or an alternative on-site car parking number determined in accordance with the requirements of 	All	At all phases	Planning Secretary	Loreto Normanhurst

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY																								
	Schedule 2 condition B17 and subject to the satisfaction of the consent authority.																												
	PART B CONDITIONS TO BE SATISFIED IN FUTURE DEVELOPMENT APPLICATIONS																												
	Amendments to Concept Proposal Building Envelope 2																												
B1	At least 2 months prior to the lodgement of any future development application(s) relating toBuilding Envelope 2, revised plans must be submitted to the satisfaction of the Planning Secretary demonstrating compliance with the requirements in Schedule 2 condition A11.	Not Applicable to Stage 1																											
	Maximum Building Envelope Heights and Gross Floor Area Controls																												
B2	Future development application(s) associated with the Concept proposal must demonstratethat the maximum building heights for all proposed buildings, within the approved building envelopes in this development consent, comply with the maximum building heights in the architectural plans listed in Schedule 2 condition A3 as amended by Schedule 2 condition A11.	Not Applicable to Stage 1																											
B3	Future development application(s) associated with the Concept proposal must demonstrate that the maximum achievable gross floor area (GFA) for all proposed buildings, within the approved building envelopes in this development consent, do not exceed the maximum GFAs summarised in the following table: <table><tr><th>Building Envelopes</th><th>Maximum GFA</th></tr><tr><td>Envelope 1 boarding accommodation</td><td>4845m²</td></tr><tr><td>Envelope 2 senior school</td><td>4436m²</td></tr><tr><td>Envelope 4 primary school</td><td>9000m²</td></tr><tr><td>Envelope 5 Mary Ward building</td><td>400m²</td></tr><tr><td>Envelope 6 gymnasium</td><td>3800m²</td></tr><tr><td>Envelope 7 Gonzaga Barry Performing Arts Centre</td><td>2200m²</td></tr><tr><td>Envelope 8 P3A Osborn Road car park and sports field</td><td>0m²</td></tr><tr><td>Envelope 12 pedestrian link building</td><td>450m²</td></tr><tr><td>Envelope 13 P4A multi-sport court car park</td><td>0m²</td></tr><tr><td>Envelope 14 P1A tennis court car park</td><td>0m²</td></tr><tr><td>Total</td><td>25,131m²</td></tr></table>	Building Envelopes	Maximum GFA	Envelope 1 boarding accommodation	4845m²	Envelope 2 senior school	4436m²	Envelope 4 primary school	9000m²	Envelope 5 Mary Ward building	400m²	Envelope 6 gymnasium	3800m²	Envelope 7 Gonzaga Barry Performing Arts Centre	2200m²	Envelope 8 P3A Osborn Road car park and sports field	0m²	Envelope 12 pedestrian link building	450m²	Envelope 13 P4A multi-sport court car park	0m²	Envelope 14 P1A tennis court car park	0m²	Total	25,131m²	Not Applicable to Stage 1			
Building Envelopes	Maximum GFA																												
Envelope 1 boarding accommodation	4845m²																												
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Envelope 14 P1A tennis court car park	0m²																												
Total	25,131m²																												
	Built Form and Urban Design																												
B4	Future development application(s) associated with the Concept proposal must include: <div><div>(a) detailed plans, elevations and sections;</div><div>(b) artist’s perspectives / photomontages; and</div><div>(c) a Design Statement demonstrating the design quality of the proposed development andhaving regard to the existing buildings on the site, character of surrounding development and the design quality principles in Schedule 4 of the State EnvironmentalPlanning Policy (Educational Establishments and Child Care Facilities) 2017.</div></div>	Not Applicable to Stage 1																											
B5	Future development application(s) associated with the Concept proposal must include an Access Report, prepared by a suitably qualified consultant, demonstrating that the development achieves an appropriate degree of accessibility in accordance with the Disability(Access to Premises buildings) Standards 2010.	Not Applicable to Stage 1																											
B6	Future development application(s) associated with the Concept proposal must include a Crime Prevention Through Environmental Design (CPTED) report, prepared by a suitably qualified consultant, including method(s) / treatment(s) to ensure that all buildings, spaces andplaces within and around the development are safe and secure and the opportunity for crime has been minimised in accordance with CPTED principles.	Not Applicable to Stage 1																											
	Amenity																												

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
B7	Future development application(s) associated with the Concept proposal must include an assessment of amenity impacts including solar access (incorporating detailed overshadowing diagrams), visual privacy and light spill (including a lighting plan).	Not Applicable to Stage 1			
	Community Use				
B8	Future development application(s) associated with the Concept proposal must clarify whether there are any new arrangements or change to the existing arrangements for community use of school facilities/infrastructure. Where new or altered arrangements are proposed, details of operational management, use, hours of operation, noise traffic and amenity impacts must be provided.	Not Applicable to Stage 1			
	Trees and Landscaping				
B9	Future development application(s) associated with the Concept proposal must include a detailed Arboricultural Impact Assessment (AIA) assessing existing trees, proposed tree retention and removal (including justification), tree significance (including heritage significance), tree replacements, tree protection and any required management and mitigation measures.	Not Applicable to Stage 1			
B10	Future development application(s) associated with the Concept proposal must include an assessment of impact of the development on the surrounding biodiversity along with suitable mitigation and management measures.	Not Applicable to Stage 1			
B11	Future development application(s) associated with the Concept proposal must include a landscape report, prepared by a suitably qualified consultant, and plans including the detailed design and treatment of all existing and new ground and surface areas around buildings and the relationship of these spaces with existing and proposed buildings, landscaping and trees, spaces, structures and connections.	Not Applicable to Stage 1			
	Heritage				
B12	Future development application(s) associated with the Concept proposal for demolition and/or detailed design of buildings must include a detailed Heritage Impact Statement, prepared by a suitably qualified consultant, that considers the heritage impact of the development.	Not Applicable to Stage 1			
B13	Future development application(s) that include (or impact) heritage buildings, spaces and gardens must include: <ul style="list-style-type: none"> (a) detailed plans and elevations showing original fabric and building phases; (b) full justification of any significant fabric to be modified or removed; (c) Schedule of Conservation Works for original fabric to be retained and the timing of the conservation works relative to other construction; (d) details of heritage impact management and mitigation measures; (e) confirmation of archival recording of significant fabric and spaces; (f) interpretation plans based on a heritage interpretation strategy where appropriate; and (g) assessment of heritage tree loss as a result of the Concept proposal and the acceptability of specific mitigation strategies. 	Not Applicable to Stage 1			
	Traffic and Transport				
B14	Future development application(s) associated with the Concept proposal must be accompanied by a Traffic Impact Assessment (TIA), prepared by a suitably qualified consultant, that assesses the traffic, transport and pedestrian impacts on the road and footpath networks and nearby intersection capacity. The TIA must also address: <ul style="list-style-type: none"> (a) traffic generation impact and any necessary road infrastructure upgrades to adjoining and nearby roads and intersections; (b) vehicle and pedestrian safety within and around the site; (c) loading / unloading and servicing; (d) capacity, operation and access of pick-up / drop-off facilities; (e) on-site car parking provision, location, access and operation; (f) the impact of the removal of any existing on-street car parking spaces; and (g) pedestrian and bicycle infrastructure and facilities. 	Not Applicable to Stage 1			
B15	Future development application(s) associated with the Concept proposal must include a Green Travel Plan (GTP), prepared by a suitably qualified consultant, as an addendum to the GTP established by the Stage 1 Works (as updated at	Not Applicable to Stage 1			

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
	that time) which identifies opportunities to maximise and encourage sustainable transport choices for future students, staff and visitors.				
	Car and Bicycle Parking				
B16	Future development application(s) associated with the Concept proposal must demonstrate 236 additional on-site car parking spaces are provided in accordance with the latest version of the Australian Standards, comprising: (a) 123 additional car parking spaces provided as part of the Stage 1 Works; and (b) 113 additional car parking spaces provided within Envelope 8 P4A Osborn Road carpark.	Not Applicable to Stage 1			
B17	Notwithstanding Schedule 2 condition B16, less than 236 additional on-site car parking spaces may be permitted under future development application(s) if the consent authority is satisfied that: (a) the Applicant has provided a Transport Impact Assessment, prepared by a suitably quality consultant, which demonstrates that the reduced number of car parking spaces would meet the demand for the number of students and staff using private vehicles to travel to the site through evidence such as a travel mode survey and effectiveness of the Stage 1 GTP; and (b) the reduced car parking rate aligns with the mode share target set out in the GTP required by Schedule 2 condition B15.	Not Applicable to Stage 1			
B18	Future development application(s) associated with the Concept proposal must provide for bicycle parking and end of trip facilities in accordance with the Hornsby Development Control Plan 2013 requirements and in accordance with the latest version of the relevant Australian Standards.	Not Applicable to Stage 1			
	Ecologically Sustainable Design and Environmental Performance				
B19	Future development application(s) associated with the Concept proposal must demonstrate how the principles of ecologically sustainable development (ESD) have been incorporated into the design, construction and ongoing operation of the new buildings.	Not Applicable to Stage 1			
B20	Future development application(s) associated with the Concept proposal must demonstrate that building(s) achieve a minimum 5 star Green Star Design and As Built rating or an alternative certification process endorsed by the consent authority.	Not Applicable to Stage 1			
B21	Future development application(s) associated with the Concept proposal must be accompanied by a Noise and Vibration Impact Assessment (NVIA), prepared by a suitably qualified consultant, including (but not limited to): (a) a quantitative assessment of the main noise generating sources and activities during operation; and (b) any management and mitigating measures necessary to ensure the amenity of future sensitive land uses on the site and neighbouring sites is protected during the operation of the development.	Not Applicable to Stage 1			
	Operational Waste				
B22	Future development application(s) associated with the Concept proposal must include an Operational Waste Management Plan (OWMP), prepared by a suitably qualified consultant, to address storage, collection, and management of waste and recycling associated with the entire site and that stage of the development.	Not Applicable to Stage 1			
	Flooding and Stormwater Assessment				
B23	Future development application(s) associated with the Concept proposal must be accompanied by a Flood and Stormwater Impact Assessment, prepared by a suitably qualified consultant, including management and mitigation measures and emergency response plan(s) (if required).	Not Applicable to Stage 1			
	Bushfire Assessment				
B24	Future development application(s) associated with the Concept proposal must include a bushfire and emergency assessment, prepared by a suitably qualified consultant, and in accordance with the requirements of Planning for Bushfire Protection 2019 (or any updated version).	Not Applicable to Stage 1			
	Archaeology and Aboriginal Cultural Heritage Assessment				
B25	Future development application(s) associated with the Concept proposal must include appropriate assessment of impacts of that stage of the development on Aboriginal and non-Aboriginal heritage values of the site, prepared by suitably qualified consultants.	Not Applicable to Stage 1			
	Utilities				

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY								
B26	Future development application(s) associated with the Concept proposal must include a UtilityServices Infrastructure Assessment (USIA), prepared by a suitably qualified consultant, which addresses the existing capacity and any augmentation requirements of the development for the provision of utilities, including staging of infrastructure. The USIA must be prepared in consultation with relevant agencies and service providers and must also consider any heritageimpacts and any impacts on existing trees.	Not Applicable to Stage 1											
	Structure												
B27	Future development application(s) associated with the Concept proposal must include a Structural Report prepared by a suitably qualified consultant that demonstrates the proposalcan be constructed in accordance with the Building Code of Australia.	Not Applicable to Stage 1											
	Construction Impact Assessment												
B28	Future development application(s) associated with the Concept proposal must include a Construction Management Plan, prepared by a suitably qualified consultant, to provide ananalysis and assessment of the impacts of construction including (but not limited to): (a) Construction Pedestrian and Traffic Management Plan (CPTMP), prepared in consultation with Transport for NSW (TfNSW), detailing construction vehicles routes and numbers, hours of construction, impacts on on-going school operations, access arrangements, traffic control measures, pedestrian and cyclist links / routes, independent road safety audits on construction related traffic measures and cumulativeconstruction impacts; (b) Construction Noise and Vibration Impact Assessments (CNVMP) providing a quantitative assessment of the main noise generating sources and activities during construction, impacts of construction noise on on-going operation of the school and surrounding sensitive receivers and relevant management and mitigation measures toreduce adverse impacts due to construction noise; (c) Community Consultation and Engagement Plans; (d) Construction Waste Management Plan; and (e) Geotechnical Assessment Report, which details proposed excavation and managementand mitigation measures.	Not Applicable to Stage 1											
	Contamination												
B29	Future development application(s) associated with the Concept proposal for demolition, excavation and/or detailed designs of new / extended buildings must be accompanied by a Detailed Site Investigation Report, including an assessment of potential site contamination, prepared by a suitably qualified consultant, and a Remedial Action Plan (where necessary) to demonstrate compliance with the requirements of State Environmental Planning Policy No. 55 Remediation of Land.	Not Applicable to Stage 1											
PART A – ADMINISTRATIVE CONDITIONS – CONDITIONS OF CONSENT FOR STAGE 1 WORKS													
	Obligations to Minimise Harm to the Environment												
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result fromthe construction and operation of the development.	All	At all phases		Loreto Normanhurst								
	Term of Consent												
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS, RtS and SRtS; and (d) in accordance with the approved plans in the table below (as may be amended by theconditions in Schedule 3 Part A): Architectural drawings prepared by Allen Jack+Cottier <table><tr><th>Dwg No.</th><th>Issue</th><th>Name of Plan</th><th>Date</th></tr><tr><td>S1-003</td><td>3</td><td>Demolition Works Stage 1</td><td>18/05/2021</td></tr></table>	Dwg No.	Issue	Name of Plan	Date	S1-003	3	Demolition Works Stage 1	18/05/2021	All	At all phases	PCA	Loreto Normanhurst
Dwg No.	Issue	Name of Plan	Date										
S1-003	3	Demolition Works Stage 1	18/05/2021										

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement				STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
	S1-004	3	Stage 1 Works	18/05/2021				
	A0003	8	Stage 1 Works	19/05/2021				
	DA0001	A	Cover Sheet	08/12/2020				
	DA1001	A	Extent of Boarding House Stage 1 Works	08/12/2020				
	DA1002	1	Stage 1 Site Plan	20/11/2020				
	DA2000	B	Basement Plan	26/04/2021				
	DA2001	A	Level 1 Plan	08/12/2020				
	DA2002	A	Level 2 Plan	08/12/2020				
	DA2003	A	Level 3 Plan	08/12/2020				
	DA2004	A	Level 4 Plan	08/12/2020				
	DA2005	B	Roof Plan	26/04/2021				
	DA3101	A	Elevations 1	08/12/2020				
	DA3102	A	Elevations 2	08/12/2020				
	DA3103	A	Sections	08/12/2020				
	DA4101	A	Materials Board	08/12/2020				
	DA4202	A	Room Types	08/12/2020				
	DA1001	B	Project Scope_P1A	02/07/2021				
	DA1100	B	Demolition Plan_P1A	02/07/2021				
	DA2000	B	Lower Level Plan_P1A	02/07/2021				
	DA2001	B	Upper Level Plan_P1A	02/07/2021				
	DA3101	B	Elevations_P1A	02/07/2021				
	DA3102	B	Elevations (No Trees)_P1A	02/07/2021				
	DA3200	B	Sections P1A	02/07/2021				
	DA3201	B	Sections (No Trees)_P1A	02/07/2021				
	DA3300	B	Materials Board_P1A	02/07/2021				
	DA1001	A	Project Scope_P4A	08/12/2020				
	DA1100	A	Demolition Plan_P4A	08/12/2020				
	DA2000	A	Lower Level Plan_P4A	08/12/2020				
	DA2001	A	Upper Level Plan_P4A	08/12/2020				
	DA3100	A	Elevations_P4A	08/12/2020				
	DA3101	A	Elevations (No Trees)_P4A	08/12/2020				
	DA3200	A	Sections_P4A	08/12/2020				
	DA3201	A	Sections (No Trees)_P4A	08/12/2020				
	DA3300	A	Materials Board_P4A	08/12/2020				
	SSDA-RTS	A	Boarding House Schedule	23/03/2021				
	Landscaping drawings prepared by <i>Oculus</i>							
	Dwg No.	Rev	Name of Plan	Date				
	L-001	A	Masterplan Stage 1	23/02/2021				
	L-004	C	Proposed Vehicular & Pedestrian Masterplan	16/07/2021				
	L-005	C	Stage 1 Concept Masterplan	16/07/2021				
	L-006	C	Stage 1 Key Plan	16/07/2021				
	L-100	C	Tree Protection & Removal Plan	16/07/2021				
	L-101	C	Mary Ward Courtyard Tree Retention & Removal Plan	16/07/2021				

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement					STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
	L-102	C	Ground Floor Zoning Plan	16/07/2021					
	L-103	C	Roof Level Zoning Plan	16/07/2021					
	L-104	C	Zoning Design Intent	16/07/2021					
	L-105	C	Ground Floor Landscape	16/07/2021					
	L-106	C	Ground Floor Landscape	16/07/2021					
	L-200	C	Ground Floor Landscape Key Plan	16/07/2021					
	L-201	C	Mary Ward Landscape Key Plan	16/07/2021					
	L-202	C	Detail Plan 01 Proposed Landscape Design	16/07/2021					
	L-203	C	Detail Plan 02 Proposed Landscape Design	16/07/2021					
	L-204	C	Detail Plan 03 Proposed Landscape Design	16/07/2021					
	L-205	C	Detail Plan 04 Proposed Landscape Design	16/07/2021					
	L-206	C	Detail Plan 05 Proposed Landscape Design	16/07/2021					
	L-207	C	Detail Plan 06 Proposed Landscape Design	16/07/2021					
	L-400	C	Fence Arrangement Plan	16/07/2021					
	L-401	C	Fence Arrangement Plan	16/07/2021					
	L-501	C	Planting Images	16/07/2021					
	L-502	C	Planting Images	16/07/2021					
	L-503	C	Deep Soil Plan	16/07/2021					
	L-504	C	Deep Soil Plan	16/07/2021					
	L-505	C	Boarding House Tree Planting Plan	16/07/2021					
	L-506	C	Mary Ward Tree Planting Plan	16/07/2021					
	L-507	C	Maintenance	16/07/2021					
	1.2	-	Revised Stage 1 Master Plan	July 2021					
	1.3	-	Final Master Plan	July 2021					
	1.4	-	Proposed Works	July 2021					
	1.5	-	Access Strategy	July 2021					
	1.6	-	Tree Canopy Cover	July 2021					
	2.2	-	Tree Removal + Retention Osborn Rd Entrance	July 2021					
	2.3	-	Tree Retention + Removal Car Park 1A	July 2021					
	2.4	-	Tree Retention + Removal Car Park 4A	July 2021					
	2.5	-	Tree Retention + Removal Site Through Link (4 Mount Pleasant Ave)	July 2021					
	2.6	-	Tree Retention + Removal Car Park 3A	July 2021					
	3.1	-	Landscape Zones	July 2021					
	3.2	-	Landscape Zoning Design Intent	July 2021					
	3.3	-	Osborn Rd Entrance	July 2021					
	3.4	-	Osborn Rd Corner Retaining Wall Concept	July 2021					
	3.5	-	Main Pedestrian Entrance + Accessible Path	July 2021					
	3.6	-	Car Park 1A Tennis Courts	July 2021					
	3.7	-	New Open Space/Indigenous Garden	July 2021					
	3.8	-	Shade Shelter Concept	July 2021					
	3.9	-	Link to Mt Pleasant Ave	July 2021					
	3.10	-	Car Park 4A Basketball Court	July 2021					
	3.11	-	Car Park 3A PUDO	July 2021					

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement					STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
		3.12	-	Shade Shelter Concept	July 2021				
		4.1	-	Osborn Rd Corner Upgrade Section	July 2021				
		4.2	-	Section 1 Osborn Rd Interface	July 2021				
		4.3	-	Section 2 Pennant Hills Rd Interface	July 2021				
		L200	A	Ground Floor Site Plan	17/12/2020				
		L201	A	Ground Floor Site Plan	17/12/2020				
		L202	A	Ground Floor Site Plan	17/12/2020				
		L203	A	Ground Floor Site Plan	17/12/2020				
		L204	B	Ground Floor Site Plan	14/07/2021				
		L205	A	Ground Floor Site Plan	17/12/2020				
		L206	A	Ground Floor Site Plan	17/12/2020				
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 documentreferred to in (a) above.					All	At all phases	Planning Secretary	Loreto Normanhurst
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 Schedule 3 condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in Schedule 3 condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.					All	At all phases	Planning Secretary	Loreto Normanhurst
	Limits of Consent								
A5	This consent lapses five years after the date of consent unless work is physically commenced within the meaning of section 4.53(4) of the EP&A Act.					All	At all phases	Planning Secretary	Loreto Normanhurst
	Student and Staff Numbers								
A6	A maximum school population of 1650 students (500 additional students) and 290 (36 additional) staff are permitted at the school at any one time as part of Stage 1 works.					Stage 1	At all phases		Loreto Normanhurst
A7	A maximum of 216 students (enrolled at the school) are permitted as boarders within the Boarding Accommodation at any one time as part of the Stage 1 works.					Stage 1	At all phases		
A8	Notwithstanding Schedule 2 condition A6: (a) the increase in student and staff population must be staged in accordance with the specified maximum population listed for each substage in the amended staging plan required by Schedule 3 condition B1; (b) no increase in student numbers is permitted unless the five additional drop-off/pick-up spaces, the through site road and two additional bus bays are constructed and operational on the site; and (c) the sequential increase in the student and staff population for the relevant substage must only occur once evidence is provided to the satisfaction of the Certifier demonstrating that the specified transport infrastructure for the relevant substage has been completed in accordance with the amended staging plan required by Schedule 3 condition B1.					Stage 1	Construction	PCA	Loreto Normanhurst
	Staging								

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	Stage 1	Pre-Construction	Planning Secretary	Loreto Normanhurst
A10	A Staging Report prepared in accordance with Schedule 3 condition A9 must: <ul style="list-style-type: none"> (a) be generally consistent with the construction staging plan detailed in Normanhurst School Redevelopment (Concept and Stage 1 DA) SSD 8996 Staging, prepared by Ethos Urban and dated 19 May 2021 as amended by Schedule 3 condition B1; (b) demonstrate that the student / staff number increase, car parking numbers, pick-up / drop-off facilities would be provided in accordance with the approved staging plan, as amended by Schedule 3 condition B1; (c) demonstrate the four existing pick-up/drop-off spaces next to the Gonzaga Barry building and accessed from Osborn Road would not be removed and would remain in operation until the five new pick-up/drop-off spaces and associated infrastructure have been constructed and are operational; (d) set out how the construction of the whole of Stage 1 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; (e) 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); (f) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (g) set out mechanisms for managing any cumulative impacts arising from the proposed staging. 	Stage 1	Pre-Construction	Planning Secretary	Loreto Normanhurst
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Stage 1	Pre-Construction	Planning Secretary	Loreto Normanhurst
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Stage 1	Pre-Construction	Planning Secretary	Loreto Normanhurst
	Staging, Combining and Updating Strategies, Plans or Programs				
A13	The Applicant may: <ul style="list-style-type: none"> (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). 	Stage 1	Pre-Construction	Planning Secretary	Loreto Normanhurst
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Stage 1	Pre-Construction	Planning Secretary	Loreto Normanhurst

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Stage 1	Pre-Construction	Planning Secretary	Loreto Normanhurst
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Stage 1	Pre-Construction	Planning Secretary	Loreto Normanhurst
	Prescribed Conditions				
A17	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Stage 1	Pre-Construction		Loreto Normanhurst
	Planning Secretary as Moderator				
A18	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, to the extent to which the Planning Secretary has power under the EP&A Act.	Stage 1	Pre-Construction	Planning Secretary	Loreto Normanhurst
	Evidence of Consultation				
A19	Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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. 	Stage 1	Pre-Construction	Planning Secretary	Loreto Normanhurst
	Structural Adequacy				
A20	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>	Stage 1	Pre-Construction	PCA	Loreto Normanhurst
	Design and Construction for Bush Fire and Emergency Vehicle Access				
A22	Water, electricity and gas must comply with sections 4.1.3 and 4.2.7 of <i>Planning for Bush Fire Protection 2006</i> (or any other updated version).	Stage 1	Pre-Construction	PCA	Loreto Normanhurst
A23	Landscaping to the site must comply with the principles of Appendix 5 of <i>Planning for Bush Fire Protection 2006</i> (or any other updated version) and must ensure that the compliance with this provision does not result in removal of additional trees apart from that permitted by this development consent.	Stage 1	Pre-Construction	PCA	Loreto Normanhurst
A24	A Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with 'Development Planning A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014'.	Stage 1	Pre-Construction	PCA	Loreto Normanhurst
A25	Emergency vehicle access must continue to be provided onto the sports fields from Mount Pleasant Avenue and/or Osborn Road.	Stage 1	At all phases		Loreto Normanhurst
	Applicability of Guidelines				
A26	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.	Stage 1	At all phases		Loreto Normanhurst
A27	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.	Stage 1	At all phases		Loreto Normanhurst
	Monitoring and Environmental Audits				
A28	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. <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</i>	Stage 1	At all phases		Loreto Normanhurst

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
	<i>compliance with the consent or the environmental management or impact of the development.</i>				
A29	<p>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 Schedule 3 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. 	Stage 1	Pre-Construction		Loreto Normanhurst
	Compliance				
A30	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.	Stage 1	At all phases		Loreto Normanhurst
	Incident Notification, Reporting and Response				
A31	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.	Stage 1	At all phases		Loreto Normanhurst
A32	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2 .	Stage 1	At all phases		Loreto Normanhurst
	Non-Compliance Notification				
A33	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.	Stage 1	At all phases		Loreto Normanhurst
A34	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.	Stage 1	At all phases		Loreto Normanhurst
A35	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Stage 1	At all phases		Loreto Normanhurst
	Revision of Strategies, Plans and Programs				
A36	<p>Within three months of:</p> <ul style="list-style-type: none"> (a) the submission of a compliance report under Schedule 3 condition A38; (b) the submission of an incident report under Schedule 3 condition A32; (c) the submission of an Independent Audit under Schedule 3 condition D37; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under Schedule 3 condition A2 which requires a review, 	Stage 1	At all phases	Planning Secretary	Loreto Normanhurst

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY																																				
	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.																																								
A37	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	Stage 1	At all phases	Planning Secretary	Loreto Normanhurst																																				
	Compliance Reporting																																								
A38	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (2020).	Stage 1	At all phases	Planning Secretary	Loreto Normanhurst																																				
A39	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.	Stage 1	At all phases	Planning Secretary	Loreto Normanhurst																																				
A40	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Stage 1	At all phases	Planning Secretary	Loreto Normanhurst																																				
A41	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2020), 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.	Stage 1	At all phases	Planning Secretary	Loreto Normanhurst																																				
PART B PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE																																									
	Amendments to staging of student and staff increases and transport infrastructure / facilities																																								
B1	<p>Prior to the issue of any construction certificate in relation to Stage 1, a revised staging plan must be prepared and submitted to the satisfaction of the Planning Secretary. The revised staging plan must incorporate all substages, associated maximum permitted student and staff numbers and the required transport infrastructure as listed in the table below:</p> <table><tr><th rowspan="3">Substage</th><th rowspan="3">Maximum permitted student population</th><th rowspan="3">Maximum permitted staff population</th><th colspan="6">Transport infrastructure to be provided</th></tr><tr><th rowspan="2">Pick-up / Drop-off spaces</th><th colspan="3">On-site car parking spaces</th><th rowspan="2">Bus spaces</th><th rowspan="2">Bicycle spaces</th></tr><tr><th>School</th><th>Boarding</th><th>ELC</th></tr><tr><td>No. 1: Reconfigure P3A Osborn Road carpark. Hard and soft landscaping.</td><td>1,150</td><td>254</td><td>6</td><td>214</td><td>0</td><td>10</td><td>2</td><td>5</td></tr><tr><td>No. 2: Construct through site road including 3 pick-up/drop-off spaces. Hard and soft landscaping.</td><td>1,250 (upon completion of through site road including 3 pick-up / drop-off spaces)</td><td>254</td><td>9</td><td>214</td><td>0</td><td>10</td><td>2</td><td>36</td></tr></table>	Substage	Maximum permitted student population	Maximum permitted staff population	Transport infrastructure to be provided						Pick-up / Drop-off spaces	On-site car parking spaces			Bus spaces	Bicycle spaces	School	Boarding	ELC	No. 1: Reconfigure P3A Osborn Road carpark. Hard and soft landscaping.	1,150	254	6	214	0	10	2	5	No. 2: Construct through site road including 3 pick-up/drop-off spaces. Hard and soft landscaping.	1,250 (upon completion of through site road including 3 pick-up / drop-off spaces)	254	9	214	0	10	2	36	Stage 1	Pre-Construction	Planning Secretary	Loreto Normanhurst
Substage	Maximum permitted student population				Maximum permitted staff population	Transport infrastructure to be provided																																			
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No. 1: Reconfigure P3A Osborn Road carpark. Hard and soft landscaping.	1,150	254	6	214	0	10	2	5																																	
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NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement									STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
	No. 3 (additional substage): Reconfigure P2 Admin / Chapel and Pennant Hills carparks. Demolish existing tennis courts and sheds. Construct P1A Tennis Court carpark including two new tennis courts. Hard and soft landscaping.	1,250	254	5	233	0	10	4	36				
	No. 4: Relocate uniform shop. Demolish Loreto Community House and associated buildings. Construct boarding accommodation building. Reconfigure P4 Primary carpark. Hard and soft landscaping.	1,250	254	5	214	32	10	4	51				
	No. 5: Demolish 3 multi-purpose courts / structures. Construct P4A Multi-purpose carpark including three new multi-purpose courts.	1,400	266	5	278	32	10	4	57				
	No. 6: No physical works (except for provision of 10 bicycle parking spaces).	1,650	290	5	278	32	10	4	67				
	Design Amendments												
B2	Prior to the issue of any construction certificate for Stage 1, the approved architectural and landscape plans listed in Schedule 3 condition A2 relating to the boarding accommodation building must be amended to									Stage 1	Pre-Construction	Planning Secretary	Loreto Normanhurst

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
	<p>incorporate the following changes to the design of the boarding accommodation building to the satisfaction of the Planning Secretary:</p> <ul style="list-style-type: none"> (a) the at-grade waste collection area including associated hard stand areas and separated driveway must be deleted and the existing trees in this location (Tree Nos. 227, 321, 323, 324, 328, 331, 335, 336 and 337 as identified on the landscape plans) must be retained; (b) the design of the basement must be amended to enable the trees listed in (a) above to be retained; (c) the waste collection area must be relocated to the basement; (d) the design of the basement, including ceiling clearance and turning circle, must be redesigned to enable a waste collection vehicle to enter and exit the basement in a forward direction; (e) the redesigned basement required by (b) above must not result in the removal of any other existing trees; and (f) the tree identified as T195 on Landscape Drawing L-000, Revision C, prepared by Oculus and dated 16/07/21 must be retained through design mitigation and tree protection measures to allow for access and retention of the existing tree. 				
B3	<p>Prior to the issue of any construction certificate for Stage 1, the approved architectural and landscape plans listed in Schedule 3 condition A2 relating to the P3A Osborn Road carpark must be amended to incorporate the following changes to the design of the P3A Osborn Road carpark to the satisfaction of the Planning Secretary:</p> <ul style="list-style-type: none"> (a) existing tree nos. T413 to T420 and T472 as identified on the landscape plans must be retained; (b) the tandem car parking spaces from the western (Osborn Road) side to the eastern (oval side) of the carpark must be relocated or the carpark redesigned in another manner which results in the retention of the trees listed in (a) above as may be agreed to by the Planning Secretary. 	Stage 1	Pre-Construction	Planning Secretary	Loreto Normanhurst
	Electrical Substation				
B4	<p>Prior to the issue of any construction certificate for Stage 1, the Applicant must submit detailed plans of the electrical stand-alone substation to the satisfaction of the Planning Secretary. The plans must:</p> <ul style="list-style-type: none"> (a) demonstrate that service connections, cabling or associated works would not be located within Tree Protection Zone or Structural Root Zone of any existing trees; (b) confirm appropriate tree protection measures to be implemented during construction (if required); (c) demonstrate that the substation front is accessed from the existing Primary School carpark driveway and does not include a new separate driveway connected to Mount Pleasant Avenue; and (d) include details of landscaping around the substation to visually screen / reduce the visibility of the structure from Mount Pleasant Avenue. 	Stage 1	Pre-Construction	Planning Secretary	Loreto Normanhurst
	Landscape Plans				
B5	<p>Prior to the issue of any construction certificate for Stage 1, the Applicant must prepare updated Landscape Plans, to the satisfaction of the Planning Secretary. The Landscape Plans must:</p> <ul style="list-style-type: none"> (a) incorporate the design amendments in Schedule 3 conditions B2, B3 and B4; (b) confirm the resulting tree canopy site coverage is no less than 42% of the site area (13.17 hectares); (c) detail the location, species, maturity and height at maturity of plants to be planted on-site; (d) include a majority of plants (trees, shrubs and groundcovers) endemic to the local area; (e) include details to confirm that all trees to be planted on site will be advanced stock in containers of 200 litres or greater; (f) include detailed design to demonstrate that the front setback of the boarding accommodation building (facing Mount Pleasant Avenue) includes canopy trees and minimal hard surfaces; (g) include the provision of any nest boxes required by Schedule 3 condition D20; and 	Stage 1	Pre-Construction	Planning Secretary	Loreto Normanhurst

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY																																																																												
	(h) comply with the principles of Appendix 5 of <i>Planning for Bush Fire Protection 2006</i> (or any other updated version).																																																																																
	External Walls and Cladding																																																																																
B6	Prior to the issue of the relevant construction certificate, 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.	Stage 1	Pre-Construction	PCA	Loreto Normanhurst																																																																												
B7	Prior to the issue of a construction certificate for the boarding accommodation building, the Applicant must submit to the satisfaction of the Certifier evidence the staff apartments would be constructed in accordance with the BASIX Certificate no. 1194482M commitments. The BASIX Certificate must be submitted to the Certifier with all commitments clearly shown on the Construction Certificate plans. An updated certificate must be issued if relevant design amendments are made.	Stage 1	Pre-Construction	PCA	Loreto Normanhurst																																																																												
B8	<p>Prior to the issue of the relevant construction certificate that involves stormwater works, the Applicant must provide detailed design plans for an operational stormwater management system for that stage of the development, to the Certifier for approval. 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 SRtS as listed in the table below (as amended by the conditions of this consent where applicable):</p> <table><tr><th colspan="4">Civil Engineering Drawings prepared by <i>Taylor Thompson Whitting</i></th></tr><tr><th>Dwg No.</th><th>Issue</th><th>Name of Plan</th><th>Date</th></tr><tr><td>SKC000</td><td>P6</td><td>Notes and Legend Sheet</td><td>17/12/2020</td></tr><tr><td>SKC102</td><td>P4</td><td>Overall Siteworks Plan</td><td>17/12/2020</td></tr><tr><td>SKC103</td><td>P7</td><td>Siteworks Plan Sheet 1 (Basement and Level 01)</td><td>17/12/2020</td></tr><tr><td>SKC104</td><td>P5</td><td>Siteworks Plan Sheet 2 (Level 02 and 03)</td><td>17/12/2020</td></tr><tr><td>SKC105</td><td>P5</td><td>Siteworks Plan Sheet 3 (Level 02 and 03)</td><td>17/12/2020</td></tr><tr><td>SKC200</td><td>P1</td><td>Notes and Legend Sheet</td><td>17/01/2019</td></tr><tr><td>SKC202</td><td>P2</td><td>Siteworks Concept Plan</td><td>11/01/2019</td></tr><tr><td>SKC203</td><td>P2</td><td>Catchment Plan</td><td>11/01/2019</td></tr><tr><td>C300</td><td>P5</td><td>Cover, Notes and Legend</td><td>02/06/2021</td></tr><tr><td>C310</td><td>P7</td><td>Siteworks & Pavement Plan Sheet 1 and Sections</td><td>23/06/2021</td></tr><tr><td>C311</td><td>P7</td><td>Siteworks & Pavement Plan Sheet 2</td><td>23/06/2021</td></tr><tr><td>C315</td><td>P4</td><td>Typical Cross Sections and Longitudinal Sections</td><td>02/06/2021</td></tr><tr><td>C330</td><td>P5</td><td>Details Sheet 1</td><td>02/06/2021</td></tr><tr><td>C331</td><td>P1</td><td>Details Sheet 2</td><td>02/06/2021</td></tr><tr><td>C410</td><td>P4</td><td>Siteworks & Pavement Plan</td><td>02/06/2021</td></tr><tr><td>C510</td><td>P4</td><td>Siteworks and Pavement Plan</td><td>17/12/2020</td></tr><tr><td>C530</td><td>P3</td><td>Details Sheet</td><td>17/12/2020</td></tr></table> <p>(c) be in accordance with applicable Australian Standards;</p> <p>(d) include details of the on-site detention system and water sensitive urban design measures as required by the conditions of this development consent;</p> <p>(e) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and</i></p>	Civil Engineering Drawings prepared by <i>Taylor Thompson Whitting</i>				Dwg No.	Issue	Name of Plan	Date	SKC000	P6	Notes and Legend Sheet	17/12/2020	SKC102	P4	Overall Siteworks Plan	17/12/2020	SKC103	P7	Siteworks Plan Sheet 1 (Basement and Level 01)	17/12/2020	SKC104	P5	Siteworks Plan Sheet 2 (Level 02 and 03)	17/12/2020	SKC105	P5	Siteworks Plan Sheet 3 (Level 02 and 03)	17/12/2020	SKC200	P1	Notes and Legend Sheet	17/01/2019	SKC202	P2	Siteworks Concept Plan	11/01/2019	SKC203	P2	Catchment Plan	11/01/2019	C300	P5	Cover, Notes and Legend	02/06/2021	C310	P7	Siteworks & Pavement Plan Sheet 1 and Sections	23/06/2021	C311	P7	Siteworks & Pavement Plan Sheet 2	23/06/2021	C315	P4	Typical Cross Sections and Longitudinal Sections	02/06/2021	C330	P5	Details Sheet 1	02/06/2021	C331	P1	Details Sheet 2	02/06/2021	C410	P4	Siteworks & Pavement Plan	02/06/2021	C510	P4	Siteworks and Pavement Plan	17/12/2020	C530	P3	Details Sheet	17/12/2020	Stage 1	Pre-Construction	PCA	Loreto Normanhurst
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NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
	<p><i>Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines; and</p> <p>(f) be designed for an average recurrence interval (ARI) of 20 years and be gravity drained and connected to an existing Council piped drainage system.</p>				
B9	<p>Prior to the issue of the relevant construction certificate, the Applicant must design an on-site stormwater detention system for the development and submit it to the Certifier for approval. The system must:</p> <ul style="list-style-type: none"> (a) be designed by a suitably qualified and experienced person(s); (b) have a capacity of not less than 115 cubic metres (m³), and a maximum discharge (when full) of 114 m³ per second; (c) have a surcharge/inspection grate located directly above the outlet; (d) ensure the discharge from the detention system is controlled via 1 metre (m) length of pipe, not less than 150mm diameter or via a stainless plate with sharply drilled orifice. <p>bolting over the face of the outlet discharging into a larger diameter pipe capable of carrying the design flow to an approved / existing Council drainage system; and</p> <p>(e) ensure that where above ground and the average depth is greater than 0.3m, a pool type safety fence and warning signs are installed.</p>	Stage 1	Pre-Construction	PCA	Loreto Normanhurst
B10	<p>Prior to the issue of the relevant construction certificate that involves stormwater works that would result in any change to existing stormwater drainage on Pennant Hills Road, detailed design plans and hydraulic calculations of the stormwater drainage system must be submitted to and be endorsed by TfNSW. Evidence of such endorsement must be provided to the Certifier prior to the issue of the construction certificate for those stormwater management works.</p> <p><i>Note: plans are to be submitted to Development.Sydney@rms.nsw.gov.au. A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issued.</i></p>	Stage 1	Pre-Construction	TfNSW / PCA	Loreto Normanhurst
B11	<p>Prior to the issue of the relevant construction certificate, a Water Sensitive Urban Design (WSUD) Strategy must be submitted to the Certifier for approval. The WSUD Strategy must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be peer-reviewed and certified by a qualified hydraulic engineer; (c) include the recommended water quality devices and targets contained within the Civil Engineering Report and plans prepared by Taylor Whitting Consulting Engineers, dated 17 December 2020, including (but not limited to): <ul style="list-style-type: none"> (i) 100kL rainwater tank; (ii) vegetated swale/s; (iii) gully pit insert / baskets designed to capture pollution prior to it running into stormwater drains; and (iv) storm filter cartridges or equivalent; (d) comply with the water quality targets set out in the Hornsby Development Control Plan 2013; and (e) be supported by a MUSIC model. 	Stage 1	Pre-Construction	PCA	Loreto Normanhurst
	Operational Noise – Design of Mechanical Plant, Equipment and School Bell / PA System				
B12	<p>Prior to the issue of the relevant construction certificate for the design of mechanical plant / equipment and school bell / PA system, the Applicant must incorporate appropriate noise mitigation measures into the detailed design drawings. The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Construction and Operational Noise Assessment prepared by Wilkinson Murray and dated 16 December 2020.</p>	Stage 1	Pre-Construction	PCA	Loreto Normanhurst

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
	Operational Waste Storage and Collection				
B13	Prior to the issue of the relevant construction certificate for the operational waste storage and collection areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a private contractor, the design of the operational waste storage area must be in accordance with Council's standards. Evidence of the design and Council endorsement (where relevant) must be provided to the Certifier.	Stage 1	Pre-Construction	Local Council / PCA	Loreto Normanhurst
	Public Domain Works				
B14	Prior to the issue of the relevant construction certificate for 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.	Stage 1	Pre-Construction	Local Council / PCA	Loreto Normanhurst
B15	Separate construction certificate applications under the provisions of section 138 of the Roads Act 1993 must be submitted with the relevant road authority (Council / TfNSW as relevant) for works within their land or public reserves including new vehicular crossings.	Stage 1	Pre-Construction	PCA	Loreto Normanhurst
B16	Public domain works relating to Council property must be designed in accordance with AUS-SPEC Specifications (www.hornsby.nsw.gov.au/property/build/aus-spec-terms-and-conditions) and comply with the following requirements: (a) any damaged footpath, kerb, gutter and stormwater drainage pits and pipes as a result of the development must be reconstructed; (b) the land adjoining the footpath must be fully turfed; (c) any public utility adjustments must be carried out at the cost of the applicant and to the requirements of the relevant public authority; (d) any damaged road pavement, as a result of the development, must be saw cut a minimum of 600 mm from the existing edge of the bitumen and reconstructed; and (e) the submission of a compaction certificate from a geotechnical engineer for any fill within road reserves, and all road sub-grade and road pavement materials.	Stage 1	Pre-Construction		Loreto Normanhurst
	Operational Car Parking, Access, Drop-off/Pick-up and Service Vehicle Layout				
B17	Prior to the issue of the relevant construction certificate, evidence must be submitted to the satisfaction of the Certifier that the proposed access, parking and servicing arrangements comply with the following requirements: (a) adequate number of car spaces are provided in each substage in accordance with Schedule 3 condition B1; (b) amendments to the car parking layout are in accordance with Schedule 3 condition B3; (c) new and amended car parking spaces are designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; (d) the basement access to the boarding accommodation building is designed to accommodate the turning path of a 6.5m medium rigid truck; (e) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; (f) design levels at the front boundary have been approved by Council; (g) the driveway pavement complies with AS 3727 and is a minimum 3m wide; (h) the pavement has a kerb to one side and a one-way cross fall with a minimum gradient of 2 percent and a lintel and pit provided at the low point; (i) retaining walls required to support the carriageway and the compaction of all fill batters are designed in accordance with the requirements of a structural engineer;	Stage 1	Pre-Construction	PCA	Loreto Normanhurst

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
	<ul style="list-style-type: none"> (j) safety rails are provided where there is a level difference more than 0.3m and a 1:4batter cannot be achieved; (k) pedestrian grades steeper than 12.5% are provided with surface texturing, brushing or cleats to satisfy Class V: R11 ramps in accordance with Australian Standards AS 4586-2004 Clause 5.2; and (l) longitudinal sections along centreline of the access driveway are provided inaccordance with the relevant sections of AS 2890.1 to demonstrate that: <ul style="list-style-type: none"> (i) the maximum grade does not exceed 1 in 4 (25%) with the maximum changes ofgrade of 1 in 8 (12.5%) for summit grades and 1 in 6.7 (15%) for sag grades; (ii) any transition grades have a minimum length of 2m; and (iii) the longitudinal sections incorporate the street cross-over design levels obtainedfrom Council. 				
	Bicycle Parking and End-of-Trip Facilities				
B18	Prior to the issue of the relevant construction certificate, revised drawings showing the stagedprovision of a minimum of 67 additional bicycle parking spaces must be submitted to and approved by the Planning Secretary.	Stage 1	Pre-Construction	Planning Secretary	Loreto Normanhurst
B19	<p>Prior to the issue of the relevant construction certificate, the following design details in relationto the secure bicycle parking and end-of-trip facilities must be submitted to the Certifier for approval:</p> <ul style="list-style-type: none"> (a) compliance of the layout, design and security of bicycle facilities with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking,and; (b) the provision of end-of-trip facilities for staff in accordance with the HornsbyDevelopment Control Plan 2013. 	Stage 1	Pre-Construction	PCA	Loreto Normanhurst
	Geotechnical - Northconnex				
B20	<p>Prior to the issue of the relevant construction certificate for excavation works, the developer must submit design drawings and documents relating to the excavation of the site and supportstructures to TfNSW for endorsement (in accordance with Technical Direction GTD2012/001).The design drawings and documents must demonstrate the proposed Stage 1 works would have no impact to the NorthConnex tunnel and verify that any sub-basement does not encroach on the NorthConnex tunnel envelope.</p> <p>Note:</p> <p><i>All documents in relation to Schedule 3 condition B20 must be sent to development.sydnev@transport.nsw.gov.au. The Applicant must pay the plan checking fee to TfNSWproper to endorsement of the plans.</i></p> <p><i>The geotechnical designer of the development will need to consult with the NorthConnex tunnel operatorsto obtain accurate mapping of the sub surface structure to confirm the area of influence in relation to the NorthConnex tunnel.</i></p>	Stage 1	Pre-Construction	TfNSW / PCA	Loreto Normanhurst
PART C – PRIOR TO COMMENCEMENT OF CONSTRUCTION					
	Notice of Commencement				
C1	The Applicant must notify the Planning Secretary in writing of the dates of the intendedcommencement of construction and operation at least 48 hours before those dates.	Stage 1	Pre-Construction		Loreto Normanhurst
C2	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 thedate of commencement and the development to be carried out in that stage.	Stage 1	Pre-Construction		Loreto Normanhurst
	Certified Drawings				
C3	Prior to the commencement of construction for the relevant construction stage, the Applicantmust 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.	Stage 1	Pre-Construction	PCA	Loreto Normanhurst
	Photographic Archival Recording				
C4	Prior to any demolition and/or alteration works commencing on the site in Stage 1 on the site, archival photographic recordings must be undertaken for significant building fabric and spaces, as specified by a qualified heritage consultant. The archival recordings must specifically include a detailed account of internal and external components of the buildings / spaces and context photographs of the existing site as viewed from the street and its surroundings. A copy of the final recordings must be submitted to the Certifier and Council forinformation.	Stage 1	Pre-Construction	PCA	Loreto Normanhurst

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
	Pre-Construction Dilapidation Report Protection of Public Infrastructure				
C5	<p>Prior to the commencement of construction, the Applicant must:</p> <ul style="list-style-type: none"> (a) consult with the relevant owner and provider of services and infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; (c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and (d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested. 	Stage 1	Pre-Construction	PCA	Contractor
	Pre-Construction Survey – Residential Properties				
C6	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential buildings that are likely to be impacted by the relevant construction.	Stage 1	Pre-Construction	PCA	Contractor
C7	Where the offer for a pre-construction survey is accepted (as required by condition C6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	Stage 1	Pre-Construction	PCA	Contractor
C8	<p>Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition C6, the Applicant must:</p> <ul style="list-style-type: none"> (a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; (b) submit a copy of the Pre-Construction Survey Report to the Certifier; and (c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested. 	Stage 1	Pre-Construction	PCA	Contractor
	Development Contribution				
C9	<p>Prior to the commencement of any construction works, a payment of a levy of 1% of the proposed cost of carrying out the development in Stage 1 must be paid to Council under section 7.12 of the EP&A Act.</p> <p><i>Note: There are approval requirements for imposing a condition under section 7.12 in respect of land within a special contributions area.</i></p>	Stage 1	Pre-Construction	PCA	Loreto Normanhurst
C10	<p>No later than two weeks before the commencement of any construction, a Community Communication Strategy must be submitted to the Planning Secretary for approval and approved by the Planning Secretary 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.</p> <p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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; 	Stage 1	Pre-Construction	Planning Secretary	Loreto Normanhurst

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
	<p>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>				
	Community Consultative Committee				
C11	<p>Prior to the commencement of any construction, a Community Consultative Committee (CCC) must be established for the development in accordance with the Department's <i>Community Consultative Committee Guidelines: State Significant Projects</i> (2016). The CCC must begin to exercise functions in accordance with such guidelines before the commencement of construction and continue to do so for the duration of construction and for at least six months following completion of construction.</p> <p><i>Notes:</i></p> <p><i>The CCC is an advisory committee only.</i></p> <p><i>In accordance with the Guidelines, the Committee should comprise an independent chair and appropriate representation from the Applicant, Council and the local community.</i></p>	Stage 1	Pre-Construction		Loreto Normanhurst
	Demolition				
C12	<p>Prior to the commencement of any 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>	Stage 1	Pre-Construction	PCA	Contractor
	Environmental Management Plan Requirements				
C13	<p>Management plans required under this consent must be prepared having regard to relevant guidelines, including but not limited to the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020).</p> <p><i>Notes:</i></p> <p><i>The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval</i></p> <p><i>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i></p>	Stage 1	Pre-Construction		Contractor
	Construction Environmental Management Plan				
C14	<p>Prior to the commencement of any construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <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) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (vii) community consultation and complaints handling as set out in the Community Communication Strategy required by condition C10; 	Stage 1	Pre-Construction	PCA	Contractor

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
	<p>(viii) the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (condition C16);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (condition C17);</p> <p>(d) Construction Soil and Water Management Sub-Plan (condition C18);</p> <p>(e) Construction Waste Management Sub-Plan (condition C19);</p> <p>(f) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(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;</p> <p>(i) details of location of protective fencing (exclusion fence) to protect the significant vegetation on the southern side of the site;</p> <p>(j) details to demonstrate that the proposed exclusion fence on the site would not impinge on species movement within and adjoining the site;</p> <p>(k) details of all mitigation and management measures to ameliorate impacts on flora and fauna during the construction works as indicated in the BDAR <i>Loreto Normanhurst Biodiversity Assessment Report</i> (version 6), prepared by Eco Logical Australia and dated 16 December 2020.</p>				
C15	The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary.	Stage 1	Pre-Construction	PCA	Contractor
C16	<p>A Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council and TfNSW;</p> <p>(c) include details of predicted number of construction vehicle movements per day and detail of vehicle types, noting that vehicle movements are to be minimised during peak periods;</p> <p>(d) include assessment of potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works;</p> <p>(e) include details of any cumulative impacts due to ongoing construction works on nearby sites;</p> <p>(f) include 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>(g) detail heavy vehicle routes, access and parking arrangements;</p> <p>(h) detail construction vehicle access arrangements and student / staff access to the site during construction works to ensure safe operation of the school at all times; and</p> <p>(i) no existing trees are to be removed to facilitate construction works that are not included in the list of trees permitted to be removed as part of this consent.</p>	Stage 1	Pre-Construction	PCA	Contractor
C17	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's interim <i>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) describe the measures to be implemented to ensure that the noise generated by the construction</p>	Stage 1	Pre-Construction	PCA	Contractor

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
	<p>activities do not have adverse impacts on the ongoing operation of the school;</p> <p>(e) include details of respite measures to be implemented for high noise generating activities (exceeding 75DBA as measured at the sensitive receiver) including (but not limited to) measures such as:</p> <ul style="list-style-type: none"> works being undertaken in continuous blocks of no more than 3 hours, with at least a 1-hour respite between each block of work generating high noise impact at the identified sensitive receiver; respite periods implemented during the day; and elimination of high noise generating construction works during identified examination times; <p>(f) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(g) describe the community consultation undertaken to develop the strategies in condition C17(d);</p> <p>(h) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(i) 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 C13.</p> <p><i>Note: the purposes of this condition 'continuous' includes any period during which there is less than one hour respite between ceasing and recommencing any of the work the subject of this condition.</i></p>				
C18	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'; (c) 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); (d) detail all off-Site flows from the Site; and (e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to, 1 in 5-year ARI. 	Stage 1	Pre-Construction	PCA	Contractor
C19	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste comprising:</p> <ul style="list-style-type: none"> (a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use; (b) information regarding the recycling and disposal locations; and (c) confirmation of the contamination status of the development areas of the site based on the validation results. 	Stage 1	Pre-Construction	PCA	Contractor
C20	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ul style="list-style-type: none"> (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. 	Stage 1	Pre-Construction		Contractor

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
	Soil and Water				
C21	Prior to the commencement of construction, the Applicant must install erosion and sediment controls and other soil and water management measures in accordance with the CSWMSP (Schedule 3 condition C18).	Stage 1	Pre-Construction	PCA	Contractor
	Construction Worker Transportation Strategy				
C22	Prior to the commencement of any construction, the Applicant must submit a Construction Worker Transportation Strategy to the satisfaction of the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be submitted to the Planning Secretary for information.	Stage 1	Pre-Construction	PCA	Contractor
	Biodiversity				
C23	Prior to the commencement of any vegetation clearing, the number and classes of ecosystem credits (like-for-like) set out in the Biodiversity Assessment Method (BAM) Biodiversity Credit Summary Report contained in Appendix G of the <i>Loreto Normanhurst Biodiversity Assessment Report</i> (version 6), prepared by Eco Logical Australia and dated 16 December 2020 must be retired.	Stage 1	Pre-Construction	PCA	Loreto Normanhurst
C24	The requirement to retire credits in Schedule 3 condition C23 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of ecosystem and species credits.	Stage 1	Pre-Construction	PCA	Loreto Normanhurst
C25	Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of condition C24 must be provided to the Planning Secretary prior to carrying out commencement of any construction works.	Stage 1	Pre-Construction	PCA	Loreto Normanhurst
	Outdoor Lighting				
C26	Prior to the installation of outdoor lighting, evidence must be submitted to 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.	Stage 1	Pre-Construction	PCA	Loreto Normanhurst
	Ecologically Sustainable Development				
C27	Prior to the commencement of construction for the relevant construction stage, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (a) registering for a minimum 5-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.	Stage 1	Pre-Construction	PCA / Planning Secretary	Loreto Normanhurst
C28	Prior to the commencement of construction for the relevant construction stage, the Applicant must engage a suitably qualified Green Star accredited professional to ensure the ESD measures indicated in the ESD SSDA Report prepared by ARUP and dated 7 January 2019 and the requirements of condition C27 are incorporated into the detailed design of the development.	Stage 1	Pre-Construction	PCA	Loreto Normanhurst
	Contamination				
C29	Prior to the commencement of any construction, the Applicant must engage a NSW EPA- accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed. Evidence of the appointment of the Site Auditor must be provided to the Certifier prior to the commencement of construction.	Stage 1	Pre-Construction	PCA	Contractor
C30	Prior to the commencement of each construction substage specified in Schedule 3 condition A9 as amended by this development consent, the Applicant must conduct additional site investigations (where relevant to the substage) to confirm the full nature and extent of the contamination in accordance with Section 4 'Data Gap Investigation Requirements' of the Remedial Action Plan (Revision 1), prepared by JK Environments and dated 12/01/2021.	Stage 1	Pre-Construction	PCA	Contractor
C31	The additional site investigations required by Schedule 3 condition C30 must be documented in a report prepared by, or reviewed and endorsed by, a suitably consultant certified under Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme.	Stage 1	Pre-Construction	PCA	Contractor

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
C32	The recommendations of the <i>Remediation Action Plan</i> (RAP) (Revision 1) prepared by JK Environments and dated 12/01/2021 and the unexpected finds procedure must be updated following results of further site investigations and implemented throughout duration of projectwork as required by Schedule 3 conditions C30 and C31. The updated RAP must be endorsed by the same consultant as specified in Schedule 3 condition C30.	Stage 1	Pre-Construction	PCA	Contractor
C33	The site investigation report, required in Schedule 3 condition C31, the amended RAP in Schedule 3 condition C32 and the relevant certification must be submitted to the satisfaction of the Planning Secretary at least 4 weeks prior to the commencement of any construction for the relevant substage. A copy of the Planning Secretary's approval must be submitted to the Certifier for information prior to the commencement of construction of each relevant substage.	Stage 1	Pre-Construction	PCA	Contractor
	Utilities				
C34	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Stage 1	Pre-Construction	PCA	Contractor
C35	Prior to the commencement of construction written advice must be obtained from the relevant utility providers / authorities (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Stage 1	Pre-Construction	PCA	Contractor
	Notification of excavation				
C36	If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the Applicant must ensure that the relevant roads authority is/are given at least seven (7) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.	Stage 1	Pre-Construction	PCA	Contractor
PART D – DURING CONSTRUCTION					
	Site Notice				
D1	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details and must satisfy the following requirements: (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; (c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.	Stage 1	Construction		Contractor
	Operation of Plant and Equipment				
D2	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.	Stage 1	Construction		Contractor
	Demolition				
D3	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 Schedule 3 condition C12.	Stage 1	Construction		Contractor
	Construction Hours				
D4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:	Stage 1	Construction		Contractor

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
	(a) between 7am and 5pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.				
D5	Construction activities may be undertaken outside of the hours in Schedule 3 condition D4 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 a variation is approved in advance in writing by the Planning Secretary or their nominee if appropriate justification is provided for the works.	Stage 1	Construction		Contractor
D6	Notification of such construction activities as referenced in Schedule 3 condition D5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Stage 1	Construction		Contractor
D7	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.	Stage 1	Construction		Contractor
D8	Construction of the P4A Osborn Road and the through site road and associated works must be undertaken outside the school term dates or outside the AM and PM peak pick-up/drop-off times.	Stage 1	Construction		Contractor
	Implementation of Management Plans				
D9	The Applicant must carry out the construction of the development in accordance with the most recent version of the submitted CEMP (including Sub-Plans).	Stage 1	Construction		Contractor
	Construction Traffic				
D10	All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	Stage 1	Construction		Contractor
	Hoarding Requirements				
D11	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.	Stage 1	Construction		Contractor
	No Obstruction of Public Way				
D12	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.	Stage 1	Construction		Contractor
	Construction Noise Limits				
D13	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 CNVMSP in Schedule 3 condition C17.	Stage 1	Construction		Contractor

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
D14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under Schedule 3 condition D4.	Stage 1	Construction		Contractor
D15	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.	Stage 1	Construction		Contractor
	Vibration Criteria				
D16	Vibration caused by construction at any residence or structure outside the site must be limited to: (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 updated or replaced from time to time).	Stage 1	Construction		Contractor
D17	Vibratory compactors must not be used closer than 30m from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition D16.	Stage 1	Construction		Contractor
D18	The limits in Schedule 3 conditions D16 and D17 apply unless otherwise outlined in the CNVMSP required by Schedule 3 condition C17.				
	Tree Protection				
D19	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 as per the recommendations of the Arboricultural Impact Assessment Reports (Boarding Accommodation) and (Car Parks and Through Site Link), prepared by Earthscape Horticultural Services and dated January 2021, as amended by Schedule 3 conditions B2 and B3; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	Stage 1	Construction	Local Council	Contractor
D20	Any trees on-site approved for removal that have hollows must be retained in part as ground fauna habitat or used as replacement hollows and attached to trees within the site. If it is not feasible to use salvaged hollows as replacement tree hollows, an artificial nest box must be installed to replace the loss of each tree hollow at a minimum ratio of 1:1. Details of the artificial nest box/es for targeted species must be approved in writing by a suitably qualified ecologist and included in the Landscape Plans required under Schedule 3 condition B5.	Stage 1	Construction		Contractor
	Air Quality				
D21	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Stage 1	Construction		Contractor
D22	During construction, the Applicant must ensure that: (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (b) all trucks entering or leaving the site with loads have their loads covered;	Stage 1	Construction		Contractor

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
	<ul style="list-style-type: none"> (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. 				
	Erosion and sediment control				
D23	All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP (Schedule 3 condition C17).	Stage 1	Construction		Contractor
	Imported Soil				
D24	<p>The Applicant must:</p> <ul style="list-style-type: none"> (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request. 	Stage 1	Construction		Contractor
D25	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.	Stage 1	Construction		Contractor
	Emergency Management				
D26	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.	Stage 1	Construction		Contractor
	Unexpected Finds Protocol – Aboriginal Heritage				
D27	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 must 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 must only recommence with the written approval of EES Group.	Stage 1	Construction	EES Group	Contractor / Loreto Normanhurst
	Unexpected Finds Protocol – Historic Heritage				
D28	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and 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 must only recommence with the written approval of Heritage NSW.	Stage 1	Construction	Heritage NSW	Contractor / Loreto Normanhurst
	Waste Storage and Processing				
D29	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.	Stage 1	Construction		Contractor
D30	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Stage 1	Construction		Contractor
D31	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.	Stage 1	Construction		Contractor
D32	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.	Stage 1	Construction		Contractor
D33	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.	Stage 1	Construction		Contractor
	Outdoor Lighting				
D34	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-	Stage 1	Construction		Contractor

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
	2019 Control of the obtrusive effects of outdoor lighting.				
	Site Contamination				
D35	Remediation of the site must be carried out in accordance with the RAP and any variations to the RAP approved by an NSW EPA-accredited Site Auditor, as amended by this development consent.	Stage 1	Construction		Contractor
D36	If work is to be carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	Stage 1	Construction		Contractor
	Independent Environmental Audit				
D37	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.	Stage 1	Construction	Planning Secretary	Contractor / Loreto Normanhurst
D38	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	Stage 1	Construction		Contractor / Loreto Normanhurst
D39	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 weeks to the applicant of the date or timing upon which the audit must be commenced.	Stage 1	Construction		Contractor / Loreto Normanhurst
D40	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: (a) review and respond to each Independent Audit Report prepared under Schedule 3 condition D38 of this consent; (b) submit the response to the Planning Secretary and the Certifier; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	Stage 1	Construction		Contractor / Loreto Normanhurst
D41	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.	Stage 1	Construction		Contractor / Loreto Normanhurst
D42	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), 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.	Stage 1	Construction		Contractor / Loreto Normanhurst
PART E – PRIOR TO THE ISSUE OF OCCUPATION CERTIFICATE / COMMENCEMENT OF OPERATION					
	Notification of Occupation				
E1	At least one month before the issue of the occupation certificate for the relevant stage, 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.	Stage 1	Prior to Occupation / commencement of operation		Loreto Normanhurst
	External Walls and Cladding				
E2	Prior to the issue of the occupation certificate for the relevant stage, 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.	Stage 1	Prior to Occupation / commencement of operation	PCA	Contractor
E3	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.	Stage 1	Prior to Occupation / commencement of operation	Planning Secretary	Contractor / Loreto Normanhurst
	Post-construction Dilapidation Report Protection of Public Infrastructure				
E4	Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must:	Stage 1	Prior to Occupation / commencement of operation	PCA	Contractor

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
	<ul style="list-style-type: none"> (a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition C5 of this consent; (b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads). (c) be submitted to the Certifier; (d) be forwarded to Council for information; and (e) be provided to the Planning Secretary when requested. 				
	Repair of Public Infrastructure				
E5	<p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must, prior to the commencement of operation:</p> <ul style="list-style-type: none"> (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. <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 payable under this consent.</i></p>	Stage 1	Prior to Occupation / commencement of operation		Contractor
	Post-Construction Survey Residential Properties				
E6	<p>Where a pre-construction survey has been undertaken in accordance with condition 0, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must:</p> <ul style="list-style-type: none"> (a) document the results of the post-construction survey and compare it with the pre-construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition C7; (b) be provided to the owner of the relevant buildings surveyed; (c) be provided to the Certifier; and (d) be provided to the Planning Secretary when requested. 	Stage 1	Prior to Occupation / commencement of operation	PCA	Contractor
E7	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary.	Stage 1	Prior to Occupation / commencement of operation	PCA	Contractor
	Utilities and Services				
E8	Prior to the issue of the occupation certificate for the relevant stage, 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> .	Stage 1	Prior to Occupation / commencement of operation	PCA	Contractor
	Works as Executed Plans				
E9	Prior to the issue of the occupation certificate for the relevant stage, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	Stage 1	Prior to Occupation / commencement of operation	PCA	Contractor
	Green Travel Plan (GTP)				
E10	<p>Prior to the issue of first occupation certificate which permits an increase in student and staff numbers, the applicant must update the GTP in consultation with TfNSW with an Implementation Strategy that commits to specific management actions, including operational procedures to be implemented along with timeframes. The GTP must include, but not be limited to:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified traffic consultant; 	Stage 1	Prior to Occupation / commencement of operation	TfNSW / PCA	Loreto Normanhurst

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
	<ul style="list-style-type: none"> (b) analysis of current travel survey data and school postcode data and discussion of how this data has informed the mode share targets and actions of the GTP; (c) identify the number of staff and students within reasonable walking / cycling distance; (d) specific tools and actions to help achieve the objectives and mode share target of 5.1% reduction in staff car trips and 11.4% for students; (e) an implementation strategy that commits to specific actions (including operational procedures to be implemented along with timeframes) to encourage the use of public and active transport and discourage the use of single occupant car travel to access the site; (f) details of bicycle parking and dedicated end of trip facilities including but not limited to lockers, showers and change rooms and e-bike charging station(s) for staff and students to support an increase in the non-car mode share for travel to and from the site; (g) a Transport Access Guide for staff, students and visitors providing information about the range of travel modes, access arrangements and supporting facilities that service the site; (h) a communication strategy for engaging with students, staff and visitors regarding public and active transport use to the site and the promotion of the health and wellbeing benefits of active and non-car travel to the site; (i) include a mechanism to monitor the effectiveness of the measures of the plan; and (j) the appointment of a Travel Plan Coordinator responsible for implementing the plan and its ongoing monitoring and review, including the delivery of actions and associated mode share targets. <p><i>Note: The applicant must submit a copy of the plan for the endorsement of TfNSW via development.sco@transport.nsw.gov.au, prior to the issue of the occupation certificate.</i></p>				
	Operational Transport and Access Management Plan (OTAMP)				
E11	<p>Prior to the issue of the occupation certificate for the through site road, new carparks and drop-off/pick-up facilities, an OTAMP must be prepared by a suitably qualified person, in consultation with Council and TfNSW, and submitted to the satisfaction of the Certifier. The OTAMP must address the following:</p> <ul style="list-style-type: none"> (a) the recommendations and commitments within the document titled 'Operational Traffic Management Plan' ref: 181202 TAAB, prepared by Taylor Thomson Whitting and dated 8 December 2020 (as amended by this consent); (b) detailed pedestrian analysis including the identification of safe route options to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish; (c) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.); (d) the access and security arrangements of the boarding accommodation basement carpark including clarification of how: <ul style="list-style-type: none"> (i) school staff and students not residing at the boarding accommodation are provided safe access to the car and bicycle parking within the building; and (ii) unauthorised access of the boarding accommodation basement would be prevented; (e) the operation of the pick-up/drop-off facilities confirming that all facilities would be open and allow access for on-site vehicle queuing at least 30 minutes prior to the afternoon school pick-up period commencing each day; (f) the location and operational management procedures of the pick-up and drop-off parking located within the project site, including staff management/traffic controller arrangements; (g) delivery and services vehicle and bus access and management arrangements; (h) management of approved access arrangements; 	Stage 1	Prior to Occupation / commencement of operation	PCA	Loreto Normanhurst

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
	<ul style="list-style-type: none"> (i) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing pick-up and drop-off parking in the project site; (j) car parking arrangements and management associated with attendance at the school by staff, parents and persons associated with the school to ensure no parking occurs on Osborn Road and Mount Pleasant Avenue; (k) monitoring of Mount Pleasant Avenue and Osborn Road by traffic marshals and/or staff during peak periods to ensure pick-up/drop-off does not occur on these roads; (l) booking system / management of the tandem car parking spaces; (m) car parking arrangements and management associated with the proposed use of school facilities by community members; and (n) a monitoring and review program. 				
	Boarding Accommodation Operational Management Plan				
E12	<p>Prior to the issue of the first occupation certificate for the boarding accommodation, a Boarding Accommodation Operational Management Plan (BAOMP) must be submitted to and approved by the Planning Secretary. The BAOMP must:</p> <ul style="list-style-type: none"> (a) include all the measures to be implemented on the premises in terms of safety & security, amenity and health including but not limited to matters relating to curfews and after-hours access, bringing of visitors on to the site, emergency response and use of communal areas etc; (b) include all the responsibilities of the caretaker/manager; (c) include an Incident Register to be maintained by the caretaker/manager. This Register must be produced upon demand by any Council officer or NSW Police Officer. The Register must contain a direction that all incidents of a criminal nature are to be reported to the Police immediately; (d) be dated and the name and signature of the author of the document must be included; and (e) be displayed in prominent locations within the premises and a copy of the Plan must be provided to all residents of the boarding accommodation. 	Stage 1	Prior to Occupation / commencement of operation	PCA	Loreto Normanhurst
E13	Prior to occupation and commencement of the use of the boarding accommodation, a notification letter must be forwarded to Council and neighbours providing contact details for the caretaker/manager so that any issues regarding the operation of the premises can be addressed promptly. Evidence of this letter being forwarded as required in this condition must be provided to the satisfaction of the Certifier. The letter must also be forwarded to the CCC for information	Stage 1	Prior to Occupation / commencement of operation	PCA	Loreto Normanhurst
	Evacuation and Emergency Planning				
E14	Prior to the commencement of operation, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with <i>Development Planning A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan</i> December 2014.	Stage 1	Prior to Occupation / commencement of operation	PCA	Loreto Normanhurst
	Mechanical Ventilation				
E15	<p>Prior to the issue of the occupation certificate for the relevant stage, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:</p> <ul style="list-style-type: none"> (a) AS 1668.2-2012 <i>The use of air-conditioning in buildings</i> Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW. 	Stage 1	Prior to Occupation / commencement of operation	PCA	Contractor
	Operational Noise Design of Mechanical Plant, Equipment and School Bell / PA System				

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
E16	Prior to the issue of the occupation certificate for the relevant stage, the Applicant must submit evidence to the Certifier that the appropriate noise mitigation measures required under Schedule 3 condition B12 have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Construction and Operational Noise Assessment prepared by Wilkinson Murray and dated 16 December 2020.	Stage 1	Prior to Occupation / commencement of operation	PCA	Contractor
	Car Parking, Service Vehicles and Bicycle parking Arrangements				
E17	<p>Prior to the issue of the occupation certificate for any relevant construction stage, evidence must be submitted to the satisfaction of the Planning Secretary that demonstrates that:</p> <ul style="list-style-type: none"> (a) the car-parking, service vehicle areas, bicycle parking facilities comply with the approved Staging Report under Schedule 3 condition A10, the amended Staging Plan under Schedule 3 condition B1 and the requirements of Schedule 3 conditions B17 and B18; (b) appropriate pedestrian and cyclist advisory signs have been provided; (c) all works/regulatory signposting associated with the proposed developments have been undertaken at no cost to the relevant roads authority; (d) appropriate signage has been provided within the site to direct the pedestrians to the safe pedestrian crossing facilities within the site; (e) the location and design of the bicycle spaces comply with the provisions of Schedule 3 condition B19; and (f) end-of-trip facilities for staff and students are provided. 	Stage 1	Prior to Occupation / commencement of operation	PCA	Contractor
	Road Damage				
E18	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.	Stage 1	Prior to Occupation / commencement of operation	PCA	Contractor
	Fire Safety Certification				
E19	Prior to the issue of the occupation certificate, 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.	Stage 1	Prior to Occupation / commencement of operation	PCA	Contractor
	Structural Inspection Certificate				
E20	<p>Prior to the issue of the occupation certificate of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <ul style="list-style-type: none"> (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. 	Stage 1	Prior to Occupation / commencement of operation	PCA	Contractor
	Compliance with Food Code				
E21	Prior to the issue of the occupation certificate for the boarding accommodation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 <i>Design, construction and fit-out of food premises</i> and provide evidence of receipt of the certificate to the satisfaction of the Certifier.	Stage 1	Prior to Occupation / commencement of operation	PCA	Contractor
	Stormwater Quality Management Plan				
E22	<p>Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Certifier along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <ul style="list-style-type: none"> (a) maintenance schedule of all stormwater quality treatment devices; 	Stage 1	Prior to Occupation / commencement of operation	PCA	Contractor

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
	<ul style="list-style-type: none"> (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements. 				
	Warm Water Systems and Cooling Systems				
E23	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 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</i> .	Stage 1	Prior to Occupation / commencement of operation	PCA	Contractor
	Outdoor Lighting				
E24	<p>Prior to the issue of the occupation certificate for the relevant stage, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:</p> <ul style="list-style-type: none"> (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, public road network or bushland. 	Stage 1	Prior to Occupation / commencement of operation	PCA	Contractor
	Signage and No-Right Turn restriction				
E25	Prior to the issue of an occupation certificate for the relevant stage, way-finding signage and signage identifying the location of staff car parking must be installed.	Stage 1	Prior to Occupation / commencement of operation	PCA	Contractor
E26	Prior to the issue of an occupation certificate for the relevant stage, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	Stage 1	Prior to Occupation / commencement of operation	PCA	Contractor
E27	<p>Prior to the issue of the occupation certificate for the through site road, the Applicant must provide the following to the satisfaction of the Certifier:</p> <ul style="list-style-type: none"> (a) evidence to demonstrate that “No Stopping” restrictions have been installed within the through site road (effective at all times); (b) evidence of endorsement from Council’s Traffic Committee and/or TfNSW (where applicable) to install a “No Right Turn” from Mount Pleasant Avenue onto Pennant Hills Road for the following time periods: <ul style="list-style-type: none"> (i) 8am to 9.30am school days; and (ii) 2.30pm to 4pm school days (c) evidence, of any alternative advice (including refusal) from the relevant roads authority (Council or TfNSW), if the requirement of Schedule 3 condition E27(b) is not endorsed by the relevant roads authority; and (d) Evidence to demonstrate that the “No Right Turn” signage has been installed, in the case endorsement is obtained from the relevant roads authority(s). 	Stage 1	Prior to Occupation / commencement of operation	PCA	Contractor
	Operational Waste Management Plan (OWMP)				
E28	<p>Prior to the commencement of operation, the Applicant must prepare an OWMP for the development and submit it to the Certifier. The OWMP must:</p> <ul style="list-style-type: none"> (a) incorporate relevant amendments to the development required under Schedule 3 condition B2; (b) detail the type and quantity of waste to be generated during operation of the development; (c) 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, 	Stage 1	Prior to Occupation / commencement of operation	PCA	Contractor

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
	Climate Change and Water, 2009); (d) detail the materials to be reused or recycled, either on or off site; and (e) include the Management and Mitigation Measures included in EIS Appendix P.				
	Site Contamination				
E29	If, based on further site investigations report undertaken in accordance with Schedule 3 condition C31, it is determined that ongoing on-site management of soil or groundwater 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; and (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.	Stage 1	Prior to Occupation / commencement of operation	PCA	Contractor
	Landscaping				
E30	Prior to the issue of an occupation certificate for the relevant stage, landscaping of the site must be completed in accordance with approved landscape plan(s) under Schedule 3 condition B5.				
E31	Prior to the issue of an occupation certificate for the relevant stage, the Applicant must submit an Operational Landscape Management Plan to manage the proposed landscaping on-site, to the satisfaction of the Certifier. The plan must: (a) describe the ongoing monitoring and maintenance measures to manage proposed landscaping; (b) be consistent with the Applicant's Management and Mitigation Measures in the RfS Appendices C and I; and	Stage 1	Prior to Occupation / commencement of operation	PCA	Contractor
	BASIX				
E32	Prior to the issue of the occupation certificate for the boarding accommodation building, the Applicant must implement the BASIX commitments required by Schedule 3 condition B7.	Stage 1,	Prior to Occupation / commencement of operation	PCA	Contractor
	Pennant Hills Road Vehicular Entrance				
E33	Prior to the issue of any occupation certificate, removable bollards must be installed at the Pennant Hills Road vehicular entrance of the driveway accessing the Chapel.	Stage 1	Prior to Occupation / commencement of operation	PCA	Contractor
	Road Safety Audit				
E34	Prior to the issue of an occupation certificate for internal through site road and drop-off/pick-up facilities, a Road Safety Audit (RSA) must be conducted on the school pick-up and drop off areas, through site road, pedestrian and vehicular accesses to the school. The RSA must be undertaken in accordance with <i>Austroads Guide to Road Safety Part 6: Managing Road Safety Audits</i> and <i>Austroads Guide to Road Safety Part 6A: Implementing Road Safety Audits</i> .	Stage 1	Prior to Occupation / commencement of operation	PCA	Loreto Normanhurst
E35	The results of the RSA and the relevant recommendations, including any measures to improve road safety must be submitted to the Certifier for information within one month of undertaking the audit and prior to the issue of that substage.	Stage 1	Prior to Occupation / commencement of operation	PCA	Loreto Normanhurst
E36	Based on the recommendations of the RSA, appropriate road safety and/or traffic management measures must be implemented, in consultation with Council and TfNSW, within 3 months of the RSA and evidence submitted to the satisfaction of the Certifier.	Stage 1	Prior to Occupation / commencement of operation	PCA	Loreto Normanhurst
	Certification of WSUD Facilities				
E37	Prior to the issue of an occupation certificate for the relevant stage, a certificate from a Civil Engineer must be obtained stating that the WSUD facilities have been constructed and will meet the water quality targets set out in the approved WSUD Strategy required by Schedule 3 Condition B11.	Stage 1	Prior to Occupation / commencement of operation	PCA	Contractor

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
	Damage to Council Assets				
E38	Any damage caused to Council's assets as a result of the construction or demolition of the development must be rectified by the applicant in accordance with AUS-SPEC Specifications (www.hornsby.nsw.gov.au/property/build/aus-spec-terms-and-conditions. Rectification works must be undertaken prior to the issue of an occupation certificate, or sooner, as directed by Council.	Stage 1	Prior to Occupation / commencement of operation	PCA	Contractor
	Creation of Easements (Application for the Execution of Legal Documents)				
E39	<p>Prior to the issue of the occupation certificate for the relevant stage, the following easement/s must be created on the title of the property under the <i>Conveyancing Act 1919</i>:</p> <ul style="list-style-type: none"> (a) the creation of an appropriate "Positive Covenant" and "Restriction as to User" over the constructed on-site detention/retention systems and the water quality devices, within the lots in favour of Council in accordance with council's prescribed wordings. The position of the on-site detention and water quality system is to be clearly indicated on the title; and (b) to register the OSD and water quality devices easement, the restriction on the use of land "works as executed" details of the on-site detention system must be submitted verifying that the required storage and discharge rates have been constructed in accordance with the design requirements. The details must show the invert levels of the on-site system together with pipe sizes and grades. Any variations to the approved plans must be shown in red on the "works-as-executed" plan and support by calculations. <p><i>Note: Council must be nominated as the authority to release, vary or modify any easement, restriction or covenant.</i></p>	Stage 1	Prior to Occupation / commencement of operation	PCA	Contractor / Loreto Normanhurst
	Arborist certification				
E40	<p>Prior to the issue of the occupation certificate for the relevant stage, the project Arborist must submit to the Certifier a certificate that details:</p> <ul style="list-style-type: none"> (a) all tree protection requirements were complied with for the duration of the construction works in accordance with the Arboricultural Impact Assessments Reports 'Boarding House' and "Car Parks and Through Site Link", prepared Earthscape Horticultural Services and dated 21 January 2021; (b) all completed works relating to tree protection and maintenance have been carried out in compliance with the conditions of consent and approved plans (as amended by conditions of this consent); (c) dates, times and reasons for all site attendance by the project Arborist/s; and (d) all works undertaken to maintain the health of retained trees. 	Stage 1	Prior to Occupation / commencement of operation	PCA	Contractor
PART F – POST OCCUPATION					
	Pennant Hills Road Vehicular Entrance				
F1	Bollards in accordance with the requirements of condition E33 must be installed at the Pennant Hills Road vehicular entrance between Monday and Friday to prevent access by general traffic. The Pennant Hills Road access is only allowed to be opened for use on the weekend for ceremonial vehicles accessing the Chapel.	Stage 1	Post-Occupation/Operation		Loreto Normanhurst
	Early Learning Centre Car Parking				
F2	<p>On-site car parking spaces must be provided for the operation of the Early Learning Centre (ELC) approved under development application No. DA/1227/2018 as follows:</p> <ul style="list-style-type: none"> (a) 10 car parking spaces must be made available on-site for the exclusive use of ELC staff; and (b) 5 car spaces must be made available on-site for drop-pick/pick-up for the ELC outside of school peak periods. 	Stage 1	Post-Occupation/Operation		Loreto Normanhurst
F3	Notwithstanding, Schedule 3 condition F2, the car parking spaces may be used by school users prior to completion of construction of the ELC.	Stage 1	Post-Occupation/Operation		Loreto Normanhurst
	Operation of Plant and Equipment				

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
F4	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	Stage 1	Post-Occupation/Operation		Loreto Normanhurst
	Warm Water Systems and Cooling Systems				
F5	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.	Stage 1	Post-Occupation/Operation		Loreto Normanhurst
	Community Communication Strategy				
F6	The Community Communication Strategy required by condition C10, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	Stage 1	Post-Occupation/Operation		Loreto Normanhurst
F7	The CCC required by condition C11 must be operational at least 6 months after completion of the Stage 1 works.	Stage 1	Post-Occupation/Operation		Loreto Normanhurst
	Operational Noise Limits				
F8	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the <i>Construction and Operational Noise Assessment</i> prepared by Wilkinson Murray and dated 16 December 2020.	Stage 1	Post-Occupation/Operation		Loreto Normanhurst
F9	The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> , where valid data is collected within three months of commencement of use of each stage which results in an increase in student numbers.	Stage 1	Post-Occupation/Operation		Loreto Normanhurst
F10	The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each substage (which results in an increase in student numbers) to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the Construction and Operational Noise Assessment prepared by Wilkinson Murray and dated 16 December 2020.	Stage 1	Post-Occupation/Operation		Loreto Normanhurst
F11	Should the noise monitoring program required by Schedule 3 condition F10 identify any exceedance of the recommended noise levels referred to in Schedule 3 condition F8, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	Stage 1	Post-Occupation/Operation		Loreto Normanhurst
	Unobstructed Driveways and Parking Areas				
F12	All of the site's 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.	Stage 1	Post-Occupation/Operation		Loreto Normanhurst
	Operational Transport and Access Management Plan (OTAMP)				
F13	The OTAMP(s) approved under Schedule 3 condition E11 (as revised from time to time) must be: (a) implemented by the Applicant for the life of the development; and (b) monitored, reviewed and updated (if necessary) on an annual basis, to ensure operational transport impacts of the development are effectively managed and mitigated.	Stage 1	Post-Occupation/Operation		Loreto Normanhurst
	Signposting				
F14	All works/regulatory signposting associated with the proposed development are to be at no cost to TfNSW or Council.	Stage 1	Post-Occupation/Operation		Loreto Normanhurst
	Green Travel Plan (GTP)				
F15	The GTP required by Schedule 3 condition E10 of this consent must be updated annually and implemented for the life of the development unless otherwise agreed by the Planning Secretary.	Stage 1	Post-Occupation/Operation		Loreto Normanhurst
	Ecologically Sustainable Development				
F16	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star	Stage 1	Post-Occupation/Operation	PCA / Planning Secretary	Loreto Normanhurst

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
	certification must be obtained demonstrating the development achieves a minimum 5 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 C27, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.				
	Outdoor Lighting				
F17	Notwithstanding Schedule 3 condition D34, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide reasonable mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level. Details of outdoor lighting must also be provided to the CCC for information.	Stage 1	Post-Occupation/Operation		Loreto Normanhurst
	Various Operational Management Plan				
F18	The following operational management plans (and any updates to those plans), must be implemented and adhered to at all times by the Applicant following the issue of the relevant occupation certificate: (a) Operational Landscape Management Plan (Schedule 3 condition E31); (b) GTP (Schedule 3 condition E10); (c) Operational Transport Access Management Plan (Schedule 3 condition E11); (d) Boarding Accommodation Operational Management Plan (Schedule 3 condition E12); (e) Operation and Maintenance Plan (Schedule 3 condition E22); and (f) Operational Waste Management Plan (Schedule 3 condition E28).	Stage 1	Post-Occupation/Operation		Loreto Normanhurst
APPENDIX 1 – ADVISORY NOTES					
	General				
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	All	At all Phases		Loreto Normanhurst
	Long Service Levy				
AN2	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	All	At all Phases		Loreto Normanhurst
	Legal Notices				
AN3	Any advice or notice to the consent authority must be served on the Planning Secretary.	All	At all Phases	Planning Secretary	Loreto Normanhurst
	Access for People with Disabilities				
AN4	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	All	Pre-Construction	PCA	Loreto Normanhurst
	Utilities and Services				
AN5	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	All	Pre-Construction		Contractor
AN6	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	All	Pre-Construction	Relevant supply authority	Contractor
	Road Design and Traffic Facilities				
AN7	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	All	At all Phases	TfNSW/ Local Council	Contractor
	Road Occupancy Licence				
AN8	A Road Occupancy Licence must be obtained from the relevant road authority for any work that impact on traffic flows	All	At all Phases		Contractor

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
	during construction activities.				
	SafeWork Requirements				
AN9	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.	All	At all Phases		Contractor
	Hoarding Requirements				
AN10	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	All	At all Phases		Contractor
	Handling of Asbestos				
AN11	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	All	At all Phases	SafeWork NSW	Contractor
	Speed limit authorisation				
AN12	At least eight weeks prior to the commencement of operation, the Applicant must submit the following details to TfNSW(RMS) and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs: (a) a copy of the conditions of consent; (b) the proposed school commencement/opening date; (c) two sets of detailed design plans showing the following: (i) accurate Site boundaries; (ii) details of all road reserves, adjacent to the Site boundaries; (iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use; (iv) all existing and proposed pedestrian crossing facilities on the adjacent road network; (v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and (vi) all existing and proposed street furniture and street trees.	All	Pre-Construction	TfNSW	Contractor
	Fire Safety Certificate				
AN13	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	All	At all Phases	Local Council	Loreto Normanhurst
	Vehicle Size Controls along Pennant Hills Road				
AN14	The proponent should be advised that there are existing vehicle size controls along the Pennant Hills Road frontage of the subject site. Heavy vehicles and buses (over 12.5m in length and 2.8m in height) coming from the south of Pennant Hills Road should use NorthConnex and exit at Hornsby exit. Further information regarding NorthConnex and Pennant Hills Road Truck Enforcement is available on the website: https://www.rms.nsw.gov.au/business-industry/heavy-vehicles/safety-compliance/pennant-hills-road-regulation/index.html .	All	At all Phases		Loreto Normanhurst / Contractor
	Road Works				
AN15	A separate application under the <i>Local Government Act 1993</i> and the <i>Roads Act 1993</i> must be submitted to Council for the installation of a new vehicular crossing and the removal of the redundant crossing. The vehicular crossing must be constructed in accordance with AUS- SPEC Specifications (www.hornsby.nsw.gov.au/property/build/aus-spec-terms-and-conditions) and the following requirements: (a) Design levels at the front boundary must be obtained from Council for the design on the internal driveway; (b) Any redundant crossings must be replaced with integral kerb and gutter; and (c) The footway area must be restored by turfing.	All	At all Phases	Local Council	Loreto Normanhurst

NO.	SSD Clause (SSD 8996 – Date 21/10/2021) / Compliance Requirement	STAGE of SSD	Development Phase	Relevant Authority	RESPONSIBILITY
	<i>Note: An application for a vehicular crossing can only be made to one of Council's Authorised Vehicular Crossing Contractors. You are advised to contact Council on 02 9847 6940 to obtain a list of contractors.</i>				
APPENDIX 2 – WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS					
	Written Incident Notification Requirements				
	<ol style="list-style-type: none"> 1. A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A31 or, having given such notification, subsequently forms the view that an incident has not occurred. 2. Written notification of an incident must: <ol style="list-style-type: none"> a. identify the development and application number; b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); c. identify how the incident was detected; d. identify when the applicant became aware of the incident; e. identify any actual or potential non-compliance with conditions of consent; f. describe what immediate steps were taken in relation to the incident; g. identify further action(s) that will be taken in relation to the incident; and h. identify a project contact for further communication regarding the incident. 3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested. 4. The Incident Report must include: <ol style="list-style-type: none"> 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. 	All	At all Phases	Planning Secretary	Loreto Normanhurst / Contractor



Carmichael Tompkins Property Group Pty Ltd.

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