

# Staging Report – Project 9a

**KINCOPPAL – ROSE BAY (KRB) SCHOOL**

**PROPERTY / STREET ADDRESS:** LOT 104 DP 1092747, 2 VAUCLUSE ROAD, VAUCLUSE  
**DEVELOPMENT CONSENT NO:** SSD 10325  
**APPROVAL DATE:** 14-Oct-21  
**PROPOSED DEVELOPMENT:** STAGED ALTERATIONS AND ADDITIONS TO KINCOPPAL-ROSE BAY SCHOOL OF THE SACRED HEART COMPRISING A CONCEPT PROPOSAL AND DETAILED STAGE 1 PROPOSAL.

**Document Control**

Version no.	Description	Prepared by	Reviewed by	Date
<b>A</b>	Issued to DOP	Buildcorp-ES	TM	10/02/2022
<b>B</b>	Response to DOP Comments received 9/03/2022	Buildcorp	TM	11/03/2022
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# 1 Purpose of this Report

This Staging Report has been prepared by Buildcorp for Kincoppal Rose Bay School (SSD 10325). The Staging Report has been prepared in accordance with the applicable conditions of the State Significant Development Approval and Conditions of Consent approved 14<sup>th</sup> October 2021

This report has been prepared to meet the requirements of Development Consent Conditions C13, C14, C15 and C16 and their subsections (extracted in Table 1 below) and will be submitted to the Department of Planning Industry and Environment (DPIE) for approval one month prior to commencement of any construction works.

Kincoppal Rose Bay will commence with Project 9a in April 2022. This report is the Staging Report for this project, to commence construction works. Amendments will be made, and revised in future Staging Reports.

**Table 1 - Applicable Staging Conditions of Consent**

	<b>Staging Conditions of Consent</b>	<b>Section of Staging Report this Condition is addressed</b>
C13	The Stage 1 Proposal 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 <i>submitted to the satisfaction of the Planning Secretary</i> . 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).	Throughout
C14	A Staging Report prepared in accordance with condition C13 must:	
	(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;	Section 3 Table 3
	(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);	Section 3 Table 3
	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and	Section 4 Table 4
	(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Section 4
C15	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	N/A
C16	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.	N/A

## 2 Project Overview

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This SSD comprises 14 separate projects across the entire KRB Campus. This suite of projects includes new roads and parking facilities, external heritage landscaping renewal, internal refurbishment of existing facilities, and several new elements of built form. KRB plans to build individual projects to a strategic timetable and to deliver the full suite of projects over a 10-year period. These works will all be undertaken while the school continues to operate.

A construction works Staging Plan, and a Facility Operations Plan were approved elements of SSD 10325 – with both documents outlining how construction activities and operational activities were forecast to evolve throughout the overall campus development timeframe of 10 years.

The staging of the construction works in Precinct A, all of which form part of the Stage 1 Approval, involves a mixture of:

- discreet projects – ones which are readily isolated from other areas of the campus, and
- inter-connected projects – ones which will remain adjacent to operational areas and involve more detailed construction management processes

The operations of the school will be tailored around each Precinct A construction stage – addressing safety, classroom capacity, pedestrian management, vehicle management, carparking management, and on-going facilities management requirements.

The classroom capacity issue will be managed using a decanting space within existing facilities at the campus.

The staging of the construction works in Precinct B, specifically in reference to the Stage 1 Approval, involves discreet projects which are readily isolated from other areas of the campus. The Year 8 Centre – the only classroom project in Precinct B – will also utilise decanting space within existing facilities at the campus.

The operations of the school will be tailored around each Precinct B construction stage – and noting these are all discreet projects the operational matters such as safety, classroom capacity, pedestrian management, vehicle management, carparking management, and on-going facilities management requirements can be readily addressed.

Precinct C involves one only project which has Concept Approval. Details on construction and operational matters will be addressed in a future Development Application.

This Staging Plan now provides details relevant to the first project to be constructed, namely Project 9a within Precinct A.

The Development Approval for Kincoppal Rose Bay's (KRB) Master Plan includes the staged alterations and additions relating to three precincts. These precincts are shown in Appendix A and include:

- Precinct A: Junior School
- Precinct B: Senior School
- Precinct C: Expansion to Boarding House



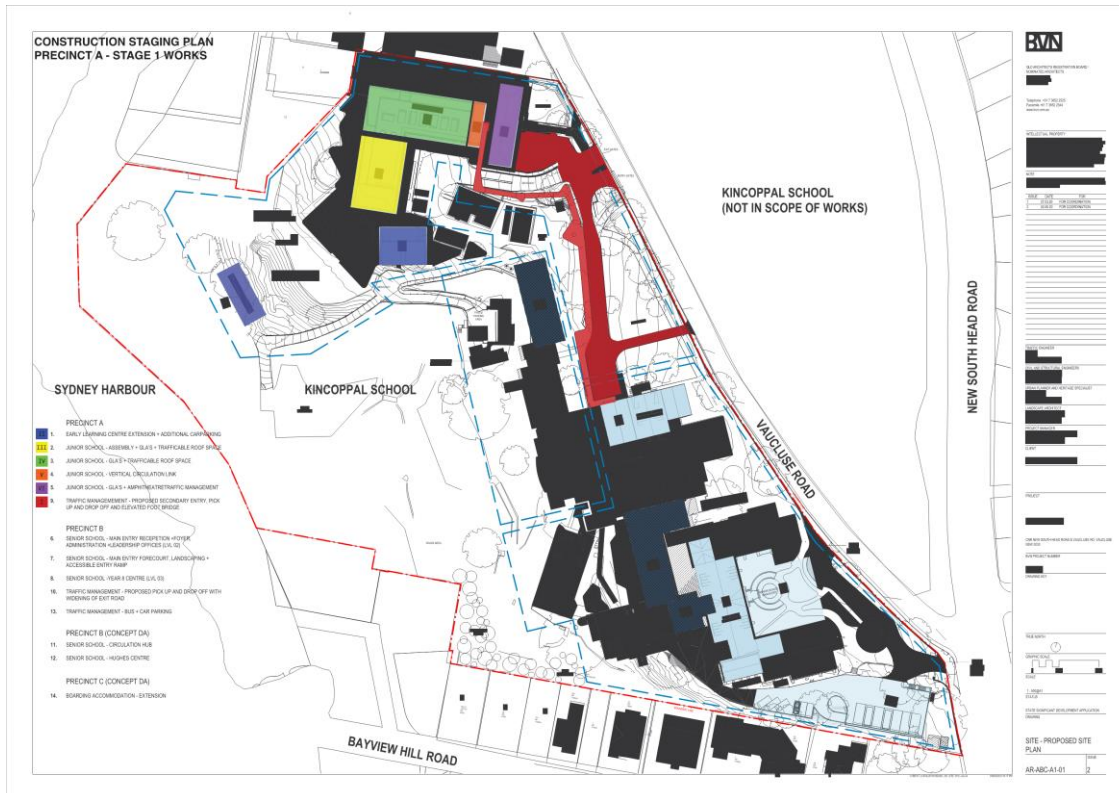
Precincts A, B and C are further broken down into smaller projects which are summarised and visually outlined in Appendix B.

## Precinct A - Junior School Campus

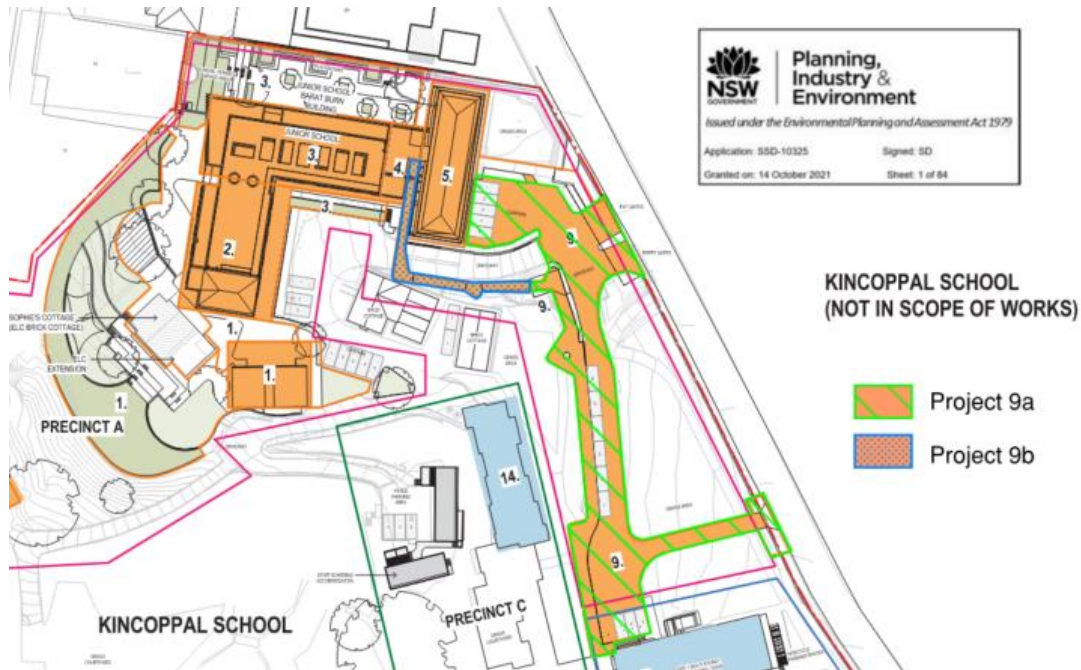
- ▼ Project 1 Early Learning Centre (ELC) Extension + Additional Carparking
  - New space for ELC (allowing decanting of students from Level -02, Area 2)
- ▼ Project 2 Assembly Hall + General Learning Areas + Trafficable Roof Space (North/South Wing)
  - Development across 4 levels utilising empty Level -02 space for decanting
- ▼ Project 3 General Learning Areas + Trafficable Roof Space (East/West Wing)
  - Development across 4 levels utilising new GLA from Item 2 for decanting
- ▼ Project 4 Vertical Circulation Link
  - New lift & stair facilities
  - Elevated Foot Bridge – final stage (facilitates full separation of pedestrian/traffic movements)
- ▼ Project 5 General Learning Areas Years 5/6 + Amphitheatre
  - Development across 4 levels utilising new GLA from Items 2 & 3 for decanting

- ▼ Project 9a Traffic Management – Proposed Secondary Entry, pick up and Drop Off and Elevated Foot Bridge (partial)
  - Traffic Management – New Junior School Site Entry off Vaucluse
  - Road, new Drop-off and Pick-up facilities, and Elevated Foot Bridge
  - Enhanced vehicular entry/egress capacity
  - Internal vehicle queueing (relieving pressure from Vaucluse Road)
  - Resolved Drop-off & Pick-up arrangement
  - Elevated Foot Bridge
  
- ▼ Project 9b Traffic Management – Proposed Secondary Entry, Pick up and Drop Off and Elevated Foot Bridge
  - Elevated Foot Bridge – connection to Project 4

Project 9 has been divided into 2 parts, 9a and 9b, as detailed above. Project 9a is the first project of the master plan to commence and is the subject of this Staging Plan. See the below image and Refer to Appendix D for the boundary of works for Project 9a and 9b.



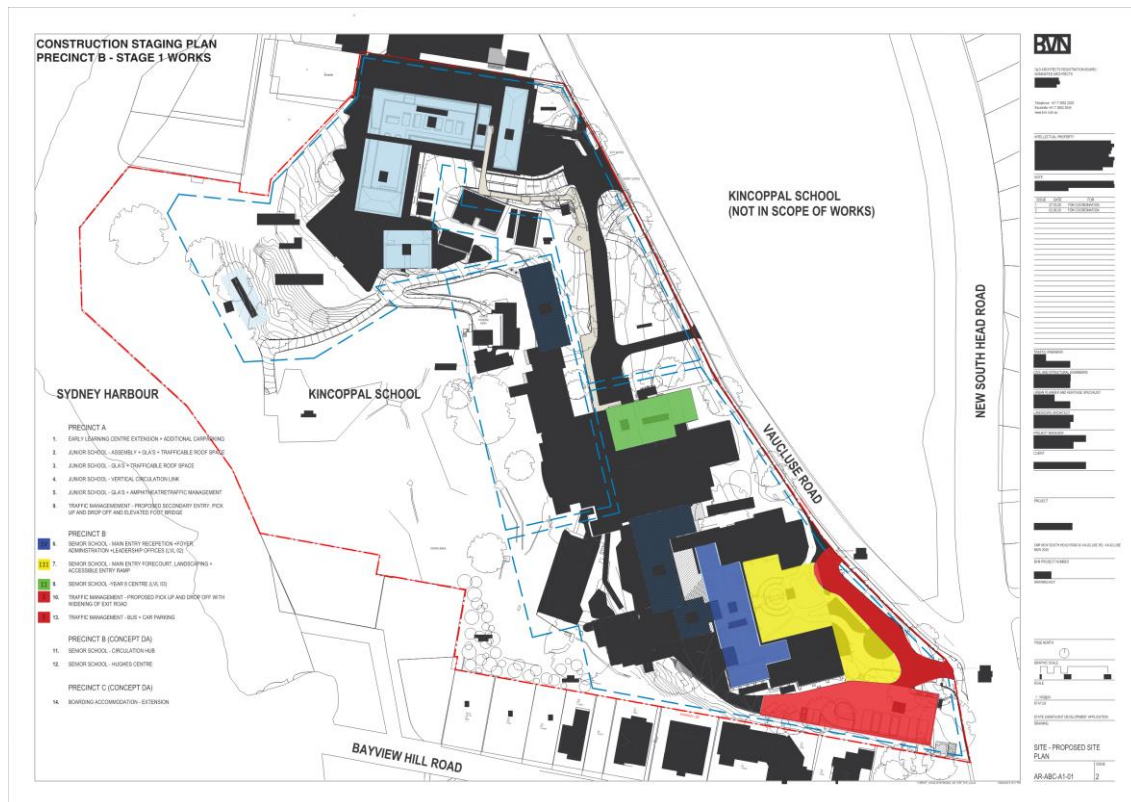
## Project 9a and 9b Demarcation



### Precinct B - Senior School Campus

- ▼ Project 6 Main Entrance + Reception Foyer + Administration & Leadership Offices
  - Internal refurbishment works
  - Works planned for December/January period – no student/staff decanting required
- ▼ Project 7 Main Entry Forecourt + Landscaping + Accessible Entry Ramps
  - External works
  - Temporary pedestrian access arrangements required
- ▼ Project 8 Year 8 Centre
  - Minor elements of new structure
  - Additional GLA for year 8
  - Works planned for December/January period – no student/staff decanting required
- ▼ Project 10 Traffic Management – Pick-up/Drop-off + Widened Exit Road
  - Revised road with new Drop-off & Pick-up
  - Temporary pedestrian access arrangements required
- ▼ Project 11 Circulation Hub
  - Internal refurbishment works
  - Temporary pedestrian access arrangements required
- ▼ Project 12 Hughes Centre

- Internal refurbishment works – no decanting required
- Project 13 Traffic Management – Bus & Carparking
  - New bus parking area
  - Additional carparking



## Precinct C – Boarding School

- Project 14 Boarding Accommodation – Extension
  - New construction
  - Construction area can be isolated
  - No student/staff decanting required





## 3 Details of Staging

### 3.1 Approved Development Consent Staging

The Development Approval has considered the precincts and projects and has categorised them into either a Concept Proposal or a Stage 1 Proposal. See details below:

#### Concept Proposal - Precinct B (partial) and Precinct C

- the reconfiguration and expansion to the Hughes centre
- the reconfiguration and expansion to the senior school circulation hub
- the construction of a new building to form an expansion to the existing boarding house facilities

#### Stage 1 Proposal – Precinct A and Precinct B (partial)

- the demolition of pavements, toilet block, building interiors and roofs
- alterations and upgrade works to the existing early learning centre, junior school Barat Burn buildings, year 8 learning centre and senior school main entrance forecourt
- traffic management works including new drop-off pick up facilities, new entrance signage, new vehicular crossing, elevated pedestrian path and increased car parking
- improved pedestrian access throughout the school
- landscaping and tree removal
- an Increase in the total number of students up to 1,205

### 3.2 ‘Concept Proposal’ – Precinct B (partial) and Precinct C

The SSD Approval requires that Concept Proposal’s - Precinct B (partial) and C, are subject to future Development Applications as noted in Condition A1.

**Table 2 - Condition A1**

A	<b>ADMINISTRATIVE CONDITIONS</b>
15	<b>DETERMINATION OF FUTURE APPLCIATIONS</b>
A1	In accordance with Section 4.22(4) of the EP&A Act <b>all development under the concept proposal must be the subject of future development application(s)</b> , other than the development of Stage 1 that is subject to the conditions of consent in Schedule 3.
A2	The determination of future application(s) is to be not inconsistent with the terms of development consent SSD 10325 as described in Schedule 1 and subject to the conditions in Parts A and B, Schedule 2.

Conditions of consent that relate specifically to the Concept Proposal are detailed in Section 4 of this report.

No works will be undertaken for any of the Concept Proposal until a separate Development Application is approved.

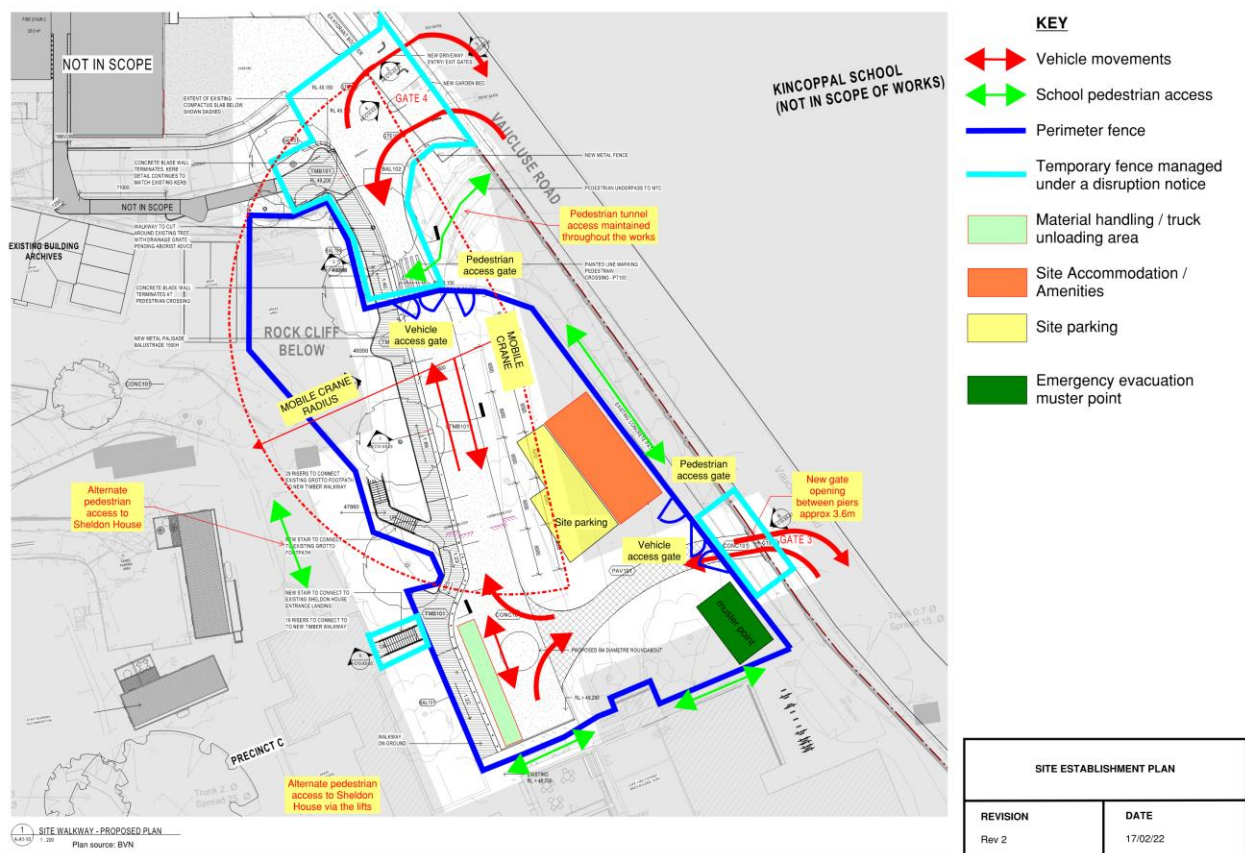
## 3.3 'Stage 1 Proposal' – Precinct A and Precinct B (partial) - Staging Details

In line with Condition C13 of the Development Consent, The Stage 1 Proposal may be constructed and operated in stages.

The Stage 1 Proposal includes a total of 11 projects located in Precinct A and B.

It is proposed that each individual project within the Stage 1 Proposal is undertaken with consideration to Kincoppal Rose Bays operational requirements in a live school environment. The school will remain operational throughout any construction works and will be managed through construction and operational planning.

The subject of this report, Project 9a, has been developed with consideration to the operation of the school during construction, see Appendix C for the Construction Site Establishment Plan, detailing the Traffic and Pedestrian Management. The schools existing drop-off and pick-up will be maintained throughout the construction of Project 9a, and the works associated with Gate 4 are programmed to occur during the August-September 2022 School Holidays to mitigate disruption to the operational campus.



Revisions of this staging report will be issued as each new project/ phase progresses to Construction Certificate for review and approval by the Planning Authority.

Table 3 responds to Condition C14 a) and b) and the Stage 1 construction and operation staging.

**Table 3 - Staged Construction for Stage 1 Works**

DA Stage Reference	KRB Precinct Reference	KRB Project Number Reference	KRB Phase	Details of Work and Activities to be carried out in each stage	Construction Certificate Number	Target Milestone Commencement Date	Target Milestone Completion Date	Details of Staged Operation
Stage 1	Precinct A	Project 9a	1	Traffic Management – Proposed Secondary Entry to the Junior School, Pick up and drop off and elevated foot bridge terminating temporarily at the Driveway to the ELC.  Construction of Project 9 is split into sub stage 9a and 9b to coincide with the access and staging requirements of the operational school.	CC 1  Refer to PCAs Checklist, Appendix E	April 2022	October 2022	Refer to Appendix C for a detailed plan of Project 9a Construction Site Establishment, Traffic and Pedestrian Management Plan which visually shows how the school will maintain operation during construction.  Project 9a will be operational pending Occupation Certificate issued by the PCA.
Stage 1	Precinct A	Project 9b	2	Elevated foot bridge continuation from Project 9b. Works are part of Phase 2 and are complete along side Projects 5 and 4.	CC 2	December 2022	December 2023	Subject to Design Development and Construction Planning of this future Project. Subsequent issues of this Staging Report will be issued with updates as each new project progresses to CC.
Stage 1	Precinct A	Project 5		Junior School GLAs + Amphitheatre. Works are part of Phase 2 and are complete along side Projects 9b and 4.	CC 2	December 2022	December 2023	Subject to Design Development and Construction Planning of this future Project. Subsequent issues of this Staging Report will be issued with updates as each new project progresses to CC.
Stage 1	Precinct A	Project 4		Junior School – Vertical Circulation Link	CC 2	December 2022	December 2023	Subject to Design Development and Construction Planning of this future Project. Subsequent issues of this Staging Report will be issued with updates as each new project progresses to CC.
Stage 1	Precinct A	Project 3	3	Junior School – GLA's + Trafficable Roof Space	CC 3	Revised Staging Plan to be provided once dates are determined		Subject to Design Development and Construction Planning of this future Project. Subsequent issues of this Staging Report will be issued with updates as each new project progresses to CC.
Stage 1	Precinct A	Project 2	4	Junior School – Assembly + GLAS's + Trafficable Roof Space	CC 4	Revised Staging Plan to be provided once dates are determined		Subject to Design Development and Construction Planning of this future Project. Subsequent issues of this Staging Report will be issued with updates as each new project progresses to CC.
Stage 1	Precinct A	Project 1	5	Early Learning Centre Extension + Additional Carparking	CC 5	Revised Staging Plan to be provided once dates are determined		Subject to Design Development and Construction Planning of this future Project. Subsequent issues of this Staging Report will be issued with updates as each new project progresses to CC.
Stage 1	Precinct B	Project 10	6	Traffic Management – Proposed Pick up and Drop Off with widening of exit road	CC 6	Revised Staging Plan to be provided once dates are determined		Subject to Design Development and Construction Planning of this future Project. Subsequent issues of this Staging Report will be issued with updates as each new project progresses to CC.
Stage 1	Precinct B	Project 13		Traffic Management – Bus + Car parking	CC 6	Revised Staging Plan to be provided once dates are determined		Subject to Design Development and Construction Planning of this future Project. Subsequent issues of this Staging Report will be issued with updates as each new project progresses to CC.

Stage 1	Precinct B	Project 8	7	Senior School – Year 8 Centre (Level 3)	CC 6	Revised Staging Plan to be provided once dates are determined	Subject to Design Development and Construction Planning of this future Project. Subsequent issues of this Staging Report will be issued with updates as each new project progresses to CC.
Stage 1	Precinct B	Project 7	8	Senior School – Main Entry Forecourt, Landscaping + Accessible Entry Ramp	CC 7	Revised Staging Plan to be provided once dates are determined	Subject to Design Development and Construction Planning of this future Project. Subsequent issues of this Staging Report will be issued with updates as each new project progresses to CC.
Stage 1	Precinct B	Project 6	9	Senior School – Main Entry Reception + Foyer, Administration + Leadership Offices (Level 2)	CC 8	Revised Staging Plan to be provided once dates are determined	Subject to Design Development and Construction Planning of this future Project. Subsequent issues of this Staging Report will be issued with updates as each new project progresses to CC.
Concept Design	Precinct B and C	Project 12	10	Senior School – Hughes Centre		Subject to future DA Submission	
Concept Design	Precinct B and C	Project 11	11	Senior School – Circulation Hub		Subject to future DA Submission	
Concept Design	Precinct B and C	Project 14	12	Boarding Accommodation Extension		Subject to future DA Submission	

## 4 Development Consent – Conditions and Applicable Stages

Condition C14 requires:

c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and

The table below identifies which conditions are triggered by Stage 1 Precinct A Project 9a (the first element of Construction works) and which conditions of consent are applicable to each future construction stage/phase.

Refer to Appendix E for the Conditions of Consent applicable for Project 9a as prescribed by the PCA, which have been used to generate the deliverables for the first phase. Table 4, The Conditions of Consent Table, attempts to allocate conditions of consent applicable to each project, however these are indicative only, and are subject to planning resolution and the PCAs review of CC deliverables.

**Table 4 – Consent Conditions**

Legend:

Project 9a applicable

Indicative only, to be resolved in future staging plan

			KRB Phase 1	KRB Phase 2	KRB Phase 3,4 and 5	KRB Phase 6, 7,8 and 9	Unapproved Works	
		Stage that Triggers Condition	Stage 1 Precinct A Project 9a	Stage 1 Precinct A Projects 4, 5, 9b	Stage 1 Precinct A Projects 1, 2, 3	Stage 1 Precinct B Projects 13, 6, 7, 8, 10	Concept - Precinct B, C	Comments
							Future Stages (Subject to separate DA)	
	<b>SCHEDULE 2 - CONDITIONS OF CONSENT FOR CONCEPT PROPOSAL</b>							
<b>A</b>	<b>ADMINISTRATIVE CONDITIONS</b>							

<b>15</b>	<b>DETERMINATION OF FUTURE APPLCIATIONS</b>							
<b>A1</b>	In accordance with Section 4.22(4) 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 of consent in Schedule 3.	<b>Future Stages - Concept Design Precinct B, C</b>					X	
<b>A2</b>	The determination of future application(s) is to be not inconsistent with the terms of development consent SSD 10325 as described in Schedule 1 and subject to the conditions in Parts A and B, Schedule 2.							
<b>16</b>	<b>OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT</b>							
<b>A3</b>	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	<b>All</b>	<b>X</b>					
<b>17</b>	<b>TERMS OF CONSENT</b>							
<b>A4</b>	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:	<b>All</b>	<b>X</b>					Refer to Appendix E
	(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 as prepared by Urbis dated 27 November 2020 and Response to Submissions (RtS) prepared by Urbis dated 15 July 2021;							
	(d) in accordance with the approved plans in the table below:							
<b>A5</b>	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; and							
	(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and							
	(c) the implementation of any actions or measures contained in any such document referred to in condition (a) above.							
<b>A6</b>	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A4(c) or A4(d). In the event of an inconsistency, ambiguity, or conflict between any of the documents listed in condition A4(c) and A4(d), the most recent document prevails to the extent of the inconsistency, ambiguity, or conflict.							
<b>18</b>	<b>LIMITS OF CONSENT</b>							
<b>A7</b>	This consent lapses five years after the date of consent unless work is physically commenced within the meaning of Section 4.53 of the EP&A Act.							
<b>A8</b>	This approval 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 development of Stage 1 that is subject to the conditions of consent in Schedule 3).							
<b>19</b>	<b>STAFF AND STUDENT NUMBERS</b>							
<b>A9</b>	The student population must not exceed 1,205 comprising the following student groups:	<b>Stage 1 - Project 1 - 5</b>						
	(a) A maximum of 70 early learning centre students; and							
	(b) A maximum of 1,135 primary or senior school students.							
	Notwithstanding, the maximum primary or senior student population may exceed 1,135 by up to a maximum 20 additional students from time to time, to allow for unanticipated fluctuations on a temporary basis. No temporary exceedance is allowed for the early learning centre.							
<b>A10</b>	A maximum of 190 boarding students are permitted at the school at any one time.	<b>Future Stages - Concept Design Precinct B, C</b>					X	
	Notwithstanding, the maximum number of boarders may exceed 190 by up to a maximum 15 additional students from time to time, to allow for unanticipated fluctuations on a temporary basis.						X	



A11	The full-time equivalent staff numbers must not exceed 185.	All						
<b>B</b>	<b>CONDITIONS TO BE SATISFIED IN FUTURE DEVELOPMENT APPLICATIONS</b>							
<b>20</b>	<b>BUILDING DESIGN</b>							
B1	All future development applications relating to the concept development must include:	Future Stages - Concept Design Precinct B, C					X	
	(a) detailed plans, elevations, and sections;						X	
	(b) a Design statement demonstrating the design quality of the proposed development having regard to the existing buildings on site, the character of surrounding development and the design quality principles in Schedule 4 of the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017;						X	
	(c) a Crime Prevention Through Environmental Design (CTPED) assessment, which details measures to maximise the safety of students, staff and public; and						X	
	(d) an Urban Design Report including artist's perspectives and photomontages (Boarding House Extension only)						X	
B2	All future built form must be contained wholly within the approved building envelopes, illustrated in the approved plans referenced at Schedule 2 Condition A4.	Future Stages - Concept Design Precinct B, C					X	
<b>21</b>	<b>ABORIGINAL HERITAGE</b>							
B3	Any future development application for the Boarding House Extension must be accompanied by an Aboriginal Cultural Heritage Report (ACHAR) prepared in accordance with relevant guidelines, identifying, describing and	Future Stages - Concept Design Precinct B, C					X	
	assessing any impacts for any Aboriginal cultural heritage values on the site.						X	
<b>22</b>	<b>BUILT HERITAGE</b>							
B4	All future development applications for the concept proposal involving demolition and/or any new built form must be accompanied by a Heritage Impact Statement and must include:	Future Stages - Concept Design Precinct B, C					X	
	(a) Consideration of the strategies and recommendations outlined within the Conservation Management Plan (CMP) prepared by Design 5 (dated August 2020) and submitted with the EIS.						X	

	(b) Consideration to the design recommendations contained within the Heritage Impact Statement (HIS) prepared by Design 5 (dated October 2020) including: <u>Senior School integrated circulation hub</u>						X	
	(i) The fabric associated with the main school building is maintained and conserved, in particular, the joinery of the main stair.						X	
	(ii) A detailed fabric analysis is undertaken of the affected areas prior to development of the proposal. Internal alterations to the <u>Hughes Centre</u>						X	
	(iii) There be no increase to the width of the window openings proposed to be converted to doors.						X	
	(iv) Materials for the balcony be visually recessive.						X	
	(v) Works to the Hughes Centre must include opportunities to recover the significance of Claremont, such as the replacement of the decorative iron balustrade on the northern side, so as to ensure that the mid to late twentieth century presentation of Claremont as the first building on the site is enhanced.						X	
	<u>Extension of the existing boarding house (Sheldon House)</u>						X	
	(vi) The new structure must be kept as low as possible, and not extend above the height of the existing parapet / balustrade to <u>Sheldon House</u> .						X	
	(vii) Access to the roof area above the new structure must not be provided.						X	
	(viii) The materiality, detailing and roof forms must be carefully chosen so as to ensure that the new structure does not visually distract from the strong aesthetic cohesiveness of the historic Convent School.						X	
	(ix) The 1930s pathways and steps be retained and any connections to these should be carefully resolved.						X	
	(x) The concept design must be developed in consultation with a heritage architect so as to ensure compliance with the policies of the CMP.						X	
<b>23</b>	<b>LANDSCAPING</b>							
<b>B5</b>	Any future development application for the Boarding House Extension must include detailed landscape plans identifying any vegetation to be removed or relocated, and the location of any replacement plantings and/or additional landscaping.	<b>Future Stages - Concept Design Precinct B, C</b>					X	

<b>24</b>	<b>AMENITY</b>						
<b>B6</b>	Any future development application for the Boarding House Extension must include an assessment of amenity impacts including solar access (including detailed overshadowing diagrams), visual privacy, view loss and light spill (including a lighting plan).	<b>Future Stages - Concept Design Precinct B, C</b>					X
<b>25</b>	<b>Ecological Sustainable Development</b>						
<b>B7</b>	Where relevant, future development applications for new built form must demonstrate how the principles of Ecologically Sustainable Development have been incorporated into the design, construction, and on-going operation of the building.	<b>Future Stages - Concept Design Precinct B, C</b>					X
<b>26</b>	<b>Disability Access</b>						
<b>B8</b>	All future development applications for any new built form must be accompanied by a Disability Access Review to demonstrate an appropriate degree of accessibility in accordance with the Disability (Access to Premises – buildings) standards 2010 (the Premises Standards).	<b>Future Stages - Concept Design Precinct B, C</b>					X
<b>27</b>	<b>Noise and Vibration</b>						
<b>B9</b>	Where relevant, all future development applications for demolition and/or any new built form must be accompanied by a Noise and Vibration Impact Assessment that identifies and provides a quantitative assessment of the main noise generating sources and activities at all stages of construction, and any noise sources during operation. Details are to be provided outlining any mitigation measures to ensure the amenity of adjoining sensitive receivers are protected throughout the construction and operational periods.	<b>Future Stages - Concept Design Precinct B, C</b>					X
<b>28</b>	<b>Contamination</b>						
<b>B10</b>	Where relevant, all future development applications for demolition and/or any new built form must be accompanied by a Detailed Site Investigation Report, including an assessment of potential site contamination.	<b>Future Stages - Concept Design Precinct B, C</b>					X

B11	Should the investigations required by condition B10 identify that remediation works are required, a RAP is to be prepared and approved by a NSW EPA accredited Site Auditor to confirm that the RAP is appropriate.	Future Stages - Concept Design Precinct B, C					X	
29	<b>Construction Traffic and Pedestrian Management Plan</b>						X	
B12	All future development applications for demolition and/or any new built form must be accompanied by a preliminary Construction Traffic and Pedestrian Management Plan (CTPMP) detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.	Future Stages - Concept Design Precinct B, C					X	
30	<b>Geotechnical</b>						X	
B13	Any future development application for the Boarding House Extension must be accompanied by a detailed Geotechnical Report which details the proposed mitigation measures during excavation works to control impacts due to vibration, including potential impacts on Aboriginal heritage, or changes to groundwater during construction works.	Future Stages - Concept Design Precinct B, C					X	
31	<b>Waste</b>						X	
B14	Where relevant, all future development applications must be accompanied by a Waste Management Plan to address storage, collection, and management of waste and recycling generated by the development.	Future Stages - Concept Design Precinct B, C					X	
32	<b>Utilities</b>						X	
B15	Where relevant, all future development applications must address the existing capacity and augmentation requirements of the development on the provision of utilities, including staging of infrastructure through the preparation of an Infrastructure Management Plan in consultation with relevant agencies and service providers.	Future Stages - Concept Design Precinct B, C					X	
	<b>SCHEDULE 3 - CONDITIONS OF CONSENT FOR STAGE 1 PROPOSAL</b>							
C	<b>PART C – ADMINISTRATIVE CONDITIONS</b>							
33	<b>Obligation to Minimise Harm to the Environment</b>							

<b>C1</b>	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
<b>34</b>	<b>Terms of Consent</b>							
<b>C2</b>	The development of Stage 1 may only be carried out:	<b>Stage 1 - Project 9a</b>	X	X	X	X		Refer to Appendix E
	(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 as prepared by Urbis dated 27 November 2020 and Response to Submissions (RtS) prepared by Urbis dated 15 July 2021;							
	(d) in accordance with the approved plans in the table below:							
<b>C3</b>	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; and							
	(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and							
	(c) the implementation of any actions or measures contained in any such document referred to in condition (a) above.							
<b>C4</b>	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition C2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition C4(c) or C2(d) the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.							
<b>35</b>	<b>Limits of Consent</b>							
<b>C5</b>	This consent lapses five years after the date of consent unless work is physically commenced within the meaning							

	of Section 4.53 of the EP&A Act.						
<b>36</b>	<b>Staff and student numbers</b>						
<b>C6</b>	The student population must not exceed 1,205 comprising the following student groups:			X	X	X	X
	(a) A maximum of 70 early learning centre students; and						
	(b) A maximum of 1,135 primary or senior school students.						
	Notwithstanding, the maximum primary or senior student population may exceed 1,135 by up to a maximum 20 additional students from time to time, to allow for unanticipated fluctuations on a temporary basis. No temporary exceedance is allowed for the early learning centre.						
<b>C7</b>	The full-time equivalent staff numbers must not exceed 185.						
<b>37</b>	<b>Built Heritage</b>						
<b>C8</b>	The following is required during the preparation and construction phases of the Stage 1 development:						
	(a) Ongoing consultation with the heritage architect is to occur during construction of the different stages.						
	(b) All works are to be undertaken in accordance with the strategies and recommendations outlined within the Conservation Management Plan (CMP) dated August 2020 prepared by Design 5 and submitted with the EIS.						
<b>C9</b>	The Stage 1 development is to implement the design recommendations described within the Heritage Impact	<b>Stage 1 - Project 9a</b>	<b>X</b>				
	Statement prepared by Design 5 in the EIS including:						
	<u>Early learning centre</u>						
	(a) The detailed design for the proposed car parking along the road to the cemetery must be developed in consultation with a heritage architect and landscape architect to ensure compliance with the policies of the CMP and any impact heritage impacts are minimised. Barat Burn junior school and sundial lawn/terrace – west wing			X			
	(b) The detailed design for modifications to the Italianate style balustrade to meet BCA Requirements with respect to the height of barriers to prevent falls, must be prepared in consultation with a heritage architect.			X			
	Any modifications should retain access to the mosaic and sundial.			X			

	(c) New shade structures or balustrading to the proposed roof terrace must be located and designed so as not clutter or impinge on key views to and from Barat Bum east wing. Barat Burn junior school – east wing			X				
	(d) The internal marble terrazzo architraves to the external window openings must be retained and expressed in the new design. Junior School traffic management works			X				
	(e) Detailed designs of the following must be prepared in consultation with a heritage architect to ensure visual impacts are minimised for:	X	X					Refer to Appendix E
	(i) The materiality and detailing of the new driveway crossing							
	(ii) The walkway location to ensure that it does not visually or materially impact on the former quarry face forming the eastern boundary of the lawn in front of the grotto, or the existing cut sandstone steps, between the Noviceship Lawn and the grotto. Senior School refurbishment of school reception							
	(f) The detailed designs must include the following:						X	
	(i) careful integration of new timber partitioning with the existing cedar joinery on the southern side of the main entry foyer; and						X	
	(ii) realignment of the proposed glazed partitions to ensure the original fireplace remains visible.						X	
	(g) The existing stone landing and steps to the main entry below the new stone elements must be protected to enable their future uncovering and exposure.						X	
	(h) The following significant fabric is to be salvaged and reused in the design or stored on site for future re-use:						X	
	<u>Main Senior School Reception Building</u>						X	
	(i) Cedar doorcase;						X	
	(ii) Pair of cedar double doors to the main entry, located within a later 1990 timber screen;						X	
	(iii) Pair of cedar French doors to the original/early chimney breast; and Bus / car parking						X	
	(iv) Section of the 1888 stone retaining wall (identified as of high significance: An approximate 7m x 0.6m section (two courses) of the 1888 stone retaining wall at its southern extremity.						X	
38	<b>Prescribed Conditions</b>						X	

C10	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.							
39	<b>Planning Secretary as Moderator</b>							
C11	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.		X	X	X	X	X	
40	<b>Evidence of Consultation</b>							
C12	Where conditions of this consent require consultation with an identified party, the Applicant must:	Stage 1 - Project 9a	X	X	X	X	X	
	(a) consult with the relevant party <b>prior to submitting the subject document to the Planning Secretary for approval</b> ; and							
	(b) provide details of the consultation undertaken including:							
	(i) the outcome of that consultation, matters resolved and unresolved; and							
	(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.							
41	<b>Staging</b>							
C13	The Stage 1 Proposal 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 <b>submitted to the satisfaction of the Planning Secretary</b> . 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 - Project 9a	X	X	X	X	X	Refer to Appendix E
C14	A Staging Report prepared in accordance with condition C13 must:	Stage 1 - Project 9a	X	X	X	X	X	Refer to Appendix E
	(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;							



	(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);							
	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and							
	(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.							
<b>C15</b>	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
<b>C16</b>	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.	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
<b>42</b>	<b>Staging, Combining and Updating Strategies, Plans or Programs</b>							
<b>C17</b>	The Applicant may:	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
	(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 - Concept Design Precinct B, C 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).							
<b>C18</b>	Any strategy, plan or program prepared in accordance with condition C17, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
<b>C19</b>	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.	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
<b>C20</b>	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.	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
<b>43</b>	<b>Structural Adequacy</b>							
<b>C21</b>	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. Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	Refer to Appendix E
<b>44</b>	<b>External Walls and Cladding</b>							
<b>C22</b>	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	<b>Stage 1 - Project 1 - 5</b>		X	X	X	X	
<b>45</b>	<b>Applicability of Guidelines</b>							
<b>C23</b>	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.							
<b>C24</b>	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.							

<b>46</b>	<b>Monitoring and Environmental Audits</b>						
<b>C25</b>	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		X	X	X	X	X
	and response, non-compliance notification, Site audit report and independent auditing.		X	X	X	X	X
	Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.		X	X	X	X	X
<b>47</b>	<b>Access to Information</b>						
<b>C26</b>	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:		X	X	X	X	X
	(a) make the following information and documents (as they are obtained or approved) publicly available on its website:						
	(i) the documents referred to in condition C2 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 operation of the buildings that are part of this development.							
<b>48</b>	<b>Compliance</b>							
<b>C27</b>	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.	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
<b>49</b>	<b>Incident Notification, Reporting and Response</b>							
<b>C29</b>	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.		X	X	X	X	X	
<b>C29</b>	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 2.		X	X	X	X	X	
<b>50</b>	<b>Non-Compliance Notification</b>							
<b>C30</b>	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							
<b>C31</b>	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.							
<b>C32</b>	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.							
<b>51</b>	<b>Revision of Strategies, Plans and Programs</b>							

C33	within three months of:	Stage 1 - Project 9a	X	X	X	X	X	
	(a) the submission of a compliance report under condition C36;							
	(b) the submission of an incident report under condition C29;							
	(c) the submission of an Independent Audit under condition F41;							
	(d) the approval of any modification of the conditions of this consent; or							
	(e) the issue of a direction of the Planning Secretary under condition C3 which requires a review.							
	The strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.							
C34	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 and / 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	Stage 1 - Project 9a	X	X	X	X	X	
	approval and / or information (where relevant) within six weeks of the review.							
	Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.							
52	<b>Compliance Reporting</b>							
C35	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (2020).	Stage 1 - Project 9a	X	X	X	X	X	
C36	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 - Project 9a	X	X	X	X	X	

C37	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Stage 1 - Project 9a	X	X	X	X	X	
C38	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 - Project 9a	X	X	X	X	X	
D	<b>PART D – PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE</b>							
53	<b>Compliance for Pre-school</b>							
D1	<i>Prior to the issue of any relevant construction certificate</i> , revised details for the pre-school component must be prepared and certified by a suitably qualified person to demonstrate that the procedures for emergency and evacuation are compliant with the Education and Care Services National Regulations.	Stage 1 - Project 1 - 5		X	X	X	X	
54	<b>External Walls and Cladding</b>							
D2	<i>Prior to the issue of a construction certificate for a relevant stage</i> , 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 - Project 1 - 5		X	X	X	X	
55	<b>Stormwater Management System</b>							
D3	<i>Prior to the issue of a construction certificate for the relevant stage involving stormwater works</i> , the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The detailed design of the system must:	Stage 1 - Project 9a	X	X	X	X	X	Refer to Appendix E
	(a) be designed by a suitably qualified and experienced person(s) in consultation with Council (where relevant);	Stage 1 - Project 1 - 5						
	(b) be generally in accordance with the conceptual design in the EIS as listed in the following plans:							
56	<b>Operational Noise – Design of Mechanical Plant and Equipment</b>							

D4	<b>Prior to the issue of any construction certificate for the design of mechanical plant and equipment</b> , the Applicant must incorporate appropriate noise mitigation to demonstrate compliance with the Project Noise Trigger Levels in the Kincoppal Rose ay School Project Application Construction & Operational Noise Report, prepared by Wilkinson Murray and dated 10 June 2020 (Revision A).The Certifier must verify the detailed drawings to ensure that all noise mitigation measures have been incorporated into the design and that these measures would result in compliance with the relevant Project Noise Trigger Levels.	Stage 1 - Project 1 - 5		X	X	X	X	
57	<b>Operational Waste Storage and Processing</b>							
D5	<b>Prior to the issue of any construction certificate for the operational waste storage</b> and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, 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 - Project 9a	X	X	X	X	X	Refer to Appendix E
58	<b>Geotechnical Matters</b>							
D6	<b>Prior to the issue of the construction certificate for the relevant construction stage involving excavation works</b> , the Applicant must appoint a suitably qualified geotechnical consultant to oversee the excavation works on the site.	Stage 1 - Project 9a	X	X	X	X	X	Refer to Appendix E
D7	The construction certificate plans for each relevant stage must demonstrate to the satisfaction of the Certifier that	Stage 1 - Project 9a	X	X	X	X	X	Refer to Appendix E
	all recommendations contained in Section 4 of the following reports are implemented:							
	(a) Geotechnical and Hydrogeological Investigation report for the proposed elevated walkway and road, dated 20 April 2021 prepared by JKGeotechnics;							
	(b) Supplementary Geotechnical and Hydrogeological Investigation report for the proposed ELC building, dated 20 April 2021 prepared by JKGeotechnics; and							
	(c) Supplementary Geotechnical and Hydrogeological Investigation report for the proposed car/bus parking structure, dated 20 April 2021 prepared by JKGeotechnics.							

	This includes (but not limited to):							
	(d) management of groundwater (where relevant) during bulk excavation;							
	(e) design of temporary and permanent batters;							
	(f) shoring system and ground anchors; and							
	(g) design of piles and foundations.							
<b>D8</b>	Prior to the issue of any construction certificates for the site, a suitably qualified geotechnical consultant must prepare a report which:	<b>Stage 1 - Project 9a</b>	<b>X</b>	X	X	X	X	Refer to Appendix E
	(a) determines the possibility of any adjoining buildings, founded on loose materials, being affected by the piling, piers and excavation;							
	(b) assesses the requirements for underpinning any adjacent or adjoining buildings founded on such soil on a case by case basis;							
	(c) provides appropriate recommendations to manage such impacts; and							
	(d) includes a certificate to demonstrate that the construction certificate plans comply with the requirements of condition D7.							
<b>59</b>	<b>Car Parking and Service Vehicle Layout</b>							
<b>D9</b>	<b><i>Prior to the issue of a construction certificate for car and bus parking</i></b> , evidence must be submitted to the certifier that the operational access and parking arrangements comply with the following requirements:	<b>Future Stages - Concept Design Precinct B, C</b>					X	Refer to Appendix E
	(a) all vehicles can enter and leave the site in a forward direction;							
	(b) a total of 134 on-site car parking spaces and 3 motorcycle spaces for the whole school are provided for use during operation of the development and designed in accordance with the latest version of ASINZS 2890.1 :2004 : Parking Facilities - Off-Street Car Parking and AS 2890.2:2002 - Off-Street Parking: Commercial Vehicle Facilities.							
	(c) sight distance requirements must comply with Clause 3.2.4 and Figure 3.3 of AS2890.1-2004;							
	(d) the first 6m of all new driveways from the property boundary shall have a maximum gradient of 5% to comply with Clause 3.3 of AS2890.1.							
	(e) access levels and grades must comply with access levels and grade required by Council under the Roads Act 1993.							
	(f) the swept paths of the longest vehicle entering the site in association with the new work, as well as manoeuvrability through the site, are in accordance with the latest version of AS 2890.2.							



60	<b>Bicycle Parking and End-of-Trip Facilities</b>							
D10	<b>Prior to the issue of a construction certificate of the relevant construction stage, the following design details in relation to the secure bicycle parking spaces must be submitted to the Certifier for approval:</b>	Stage 1 - Project 1 - 5		X	X	X	X	
	(a) the provision of a minimum of 18 bicycle parking spaces outlined in plans listed in condition C2; and							
	(b) 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.							
61	<b>Public Domain Works</b>							
D11	<b>Prior to the issue of a construction certificate for external footpath, driveway crossings or public domain works</b> , 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 - Project 9a	X	X	X	X	X	Refer to Appendix E
	Note: Separate construction certificate applications under the Roads Act 1993 are required to be submitted and approved by the relevant roads authority for works within the public domain.							
62	<b>Aboriginal Cultural Heritage</b>							
D12	<b>Prior to the issue of a construction certificate</b> , the Aboriginal Cultural Heritage Assessment Report (ACHAR) titled "detailed and Concept Development Kincoppal-Rose Bay School, 1A and 2 Vaucluse Road" and dated September 2021 must be updated as follows:	Stage 1 - Project 9a	X					Refer to Appendix E
	(a) Figure 52 be amended to include a legend showing areas of high and moderate Archaeological sensitivity for the proposed works based on the results of the geotechnical investigations.							
E	<b>PART E PRIOR TO COMMENCEMENT OF WORKS</b>							
63	<b>Notification of Commencement</b>							
E1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Stage 1 - Project 9a	X	X	X	X	X	

E2	If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Stage 1 - Project 9a	X	X	X	X	X	
64	<b>Certified Drawings</b>							
E3	<b>Prior to the issuance of a construction certificate</b> , the applicant must submit to the satisfaction of the Certifier, structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Stage 1 - Project 9a	X	X	X	X	X	Refer to Appendix E
65	<b>Protection of Public Infrastructure</b>							
E4	<b>Prior to the commencement of construction</b> of a relevant construction stage, the Applicant must:	Stage 1 - Project 9a	X	X	X	X	X	Refer to Appendix E
	(a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;							
	(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths). The report must include coloured and date stamped photographs showing the current condition of any existing damage fronting the site and adjoining the site; and							
	(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier in an electronic format and to Council in both paper copy and electronic format.							
66	<b>Pre-Construction Dilapidation Report</b>							
E5	<b>Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier.</b> The report must provide an accurate record of the existing condition of adjoining private properties, and Council assets that are likely to be impacted by the proposed works.	Stage 1 - Project 9a	X	X	X	X	X	Refer to Appendix E
67	<b>Heritage Photographic Archival Recording</b>							
E6	<b>Prior to the commencement</b> of demolition or vegetation removal, a photographic archival record of all buildings and landscape elements to be demolished/removed is to be prepared in accordance with the NSW Heritage Branch guidelines titled Photographic Recording of Heritage Items using Film or Digital Capture. A digital copy must be	Stage 1 - Project 9a	X	X	X	X	X	Refer to Appendix E

	submitted to, Council, any relevant local studies collection in the locality and the Planning Secretary.							
68	<b>Development Contributions</b>							
E7	<b>Prior to commencement of construction</b> for any part of the development, development contributions must be paid in accordance with the Woollahra Section 7.12 Development Contributions Plan 2021.	Stage 1 - Project 9a	X	X	X	X	X	Refer to Appendix E
69	<b>Community Communication Strategy</b>							
E8	<b>No later than two weeks before the commencement of any construction works</b> , a Community Communication Strategy must be submitted to the Planning Secretary for information, prior to the commencement of construction.	Stage 1 - Project 9a	X	X	X	X	X	Refer to Appendix E
	The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.							
	The Community Communication Strategy must:							
	(a) identify people to be consulted during the design and construction phases;							
	(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;							
	(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;							
	(d) set out procedures and mechanisms:							
	(i) through which the community can discuss or provide feedback to the Applicant;							
	(ii) through which the Applicant will respond to enquiries or feedback from the community; and							
	(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and							
	operation of the development, including disputes regarding rectification or compensation.							

	(e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.							
<b>70</b>	<b>Ecologically Sustainable Development</b>							
<b>E9</b>	Prior to the commencement of construction of a 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 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process.	<b>Stage 1 - Project 1 - 5</b>		X	X	X	X	
<b>71</b>	<b>Outdoor Lighting</b>							
<b>E10</b>	<b>Prior to commencement of lighting</b> installation of a relevant construction stage, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	Refer to Appendix E
<b>72</b>	<b>Demolition</b>							
<b>E11</b>	<b>Prior to the commencement of construction</b> of a relevant construction stage, demolition work plans required by AS 2601-2001: The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	Refer to Appendix E
<b>73</b>	<b>Environmental Management Plan Requirements</b>							
<b>E12</b>	Management plans required under this consent must be prepared having regard to relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). Note: The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval">https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval</a>	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	

	Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans							
74	<b>Construction Environmental Management Plan</b>							
E13	<b>Prior to the commencement of construction</b> , the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following:	Stage 1 - Project 9a	X	X	X	X	X	Refer to Appendix E
	(a) Details of:							
	(i) hours of work;							
	(ii) 24-hour contact details of site manager;							
	(iii) management of dust and odour to protect the amenity of the neighbourhood;							
	(iv) stormwater control and discharge;							
	(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;							
	(vi) 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 E8;							
	(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition E15);							
	(c) Construction Noise and Vibration Management Sub-Plan (see condition E16);							
	(d) Construction Soil and Water Management Sub-Plan (see condition E17);							
	(e) Aboriginal Cultural Heritage Management Sub-Plan (see condition E18);							
	(f) an unexpected finds protocol for contamination and associated communications procedure;							
	(g) 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							
E14	The Applicant <b>must not commence construction</b> of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary.	Stage 1 - Project 9a	X	X	X	X	X	Refer to Appendix E

E15	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:	Stage 1 - Project 9a	X	X	X	X	X	Refer to Appendix E
	(a) be prepared by a suitably qualified and experienced person(s);							
	(b) be prepared in consultation with Council and TfNSW;							
	(c) be consistent with the preliminary CTMP submitted with the RtS.							
	(d) 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 traffic periods;							
	(e) 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;							
	(f) include details of any cumulative impacts due to ongoing construction works on nearby sites;							
	(g) 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;							
	(h) detail heavy vehicle routes, access and parking arrangements;							
	(h) detail construction vehicle access arrangements to demonstrate that:							
	(i) construction vehicles can enter and leave the site in a forward direction; and (							
	(ii) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2;							
	(iii) include details regarding safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs; and							
(i) include details to demonstrate the construction vehicle access arrangements and student / staff access to the site during construction works to ensure safe operation of the school at all times.								
E16	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	Stage 1 - Project 9a	X	X	X	X	X	Refer to Appendix E
	(a) be prepared by a suitably qualified and experienced noise expert;							

	(b) be consistent with the Construction & Operational Noise Report, prepared by Wilkinson Murray and dated 10 June 2020 (Revision A);								
	(c) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);								
	(d) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;								
	(e) include strategies that have been developed with the community for managing high noise generating works;								
	(f) describe the community consultation undertaken to develop the strategies in condition (e) above;								
	(g) includes details of the noise management measures (including scheduling of activities, noise barriers within the site, hoardings etc) that would be installed to ensure that students / staff are not impacted by the construction noise;								
	(h) include a complaints management system that would be implemented for the duration of the construction; and								
	(i) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition E12.								
<b>E17</b>	The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:	<b>Stage 1 - Project 9a</b>	<b>X</b>	X	X	X	X	X	Refer to Appendix E
	(a) be prepared by a suitably qualified expert, in consultation with Council;								
	(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;								
	(c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';								
	(d) include an Acid Sulfate Soils Management Plan, if required, including measures for the management,								

	handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas;								
	(e) 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);								
	(f) detail all off-site flows from the site; and								
	(g) 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 and 1 in 100-year ARI.								
E18	<b>The Applicant must prepare an Aboriginal Cultural Heritage Management Plan (ACHMP) prior to construction</b> , in consultation with Heritage NSW and the Registered Aboriginal Parties, to address the following:	Stage 1 - Project 9a	X	X	X	X	X		Refer to Appendix E
	(a) unexpected finds procedure;								
	(b) management and mitigation measures required before, during and after construction;								
	(c) (c) the ongoing management of AHIMS site #45-6-3754;								
	(d) (d) ongoing consultation with Registered Aboriginal Parties; and								
	(e) (e) Aboriginal cultural heritage Induction for all staff, contractors and visitors involved in the construction phase								
	(f) of the project.								
75	<b>Soil and Water</b>								
E19	<b>Prior to the commencement of construction</b> , the applicant must install erosion and sediment controls and other soil and water management measures in accordance with the CSWMSP.	Stage 1 - Project 9a	X	X	X	X	X		
76	<b>Construction Parking</b>								
E20	<b>Prior to the commencement of construction</b> , the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Stage 1 - Project 9a	X	X	X	X	X		Refer to Appendix E
77	<b>Operational Noise – Design of Mechanical Plant and Equipment</b>								



E21	Prior to installation of mechanical plant and equipment, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the Kincoppal Rose Bay School Project Application Construction & Operational Noise Report, prepared by Wilkinson Murray and dated 10 June 2020 (Revision A) have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels / project noise trigger levels.	Stage 1 - Project 1 - 5	X	X	X	X	X	
78	<b>Construction Access arrangements</b>							
E22	<b>Prior to the commencement of construction</b> , evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier: (a) all vehicles must enter and leave the Site in a forward direction;  (b) the swept path of the longest construction vehicle entering and exiting the site in association with the new  work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and  (c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.	Stage 1 - Project 9a	X	X	X	X	X	Refer to Appendix E
79	<b>Remediation</b>							
E23	<b>Prior to the commencement of construction</b> , 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.	Stage 1 - Project 9a	X	X	X	X	X	Refer to Appendix E
F	<b>PART F DURING CONSTRUCTION</b>							
80	<b>Site Notice</b>							
F1	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;	Stage 1 - Project 9a	X	X	X	X	X	

	(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.							
<b>81</b>	<b>Operation of Plant and Equipment</b>							
<b>F2</b>	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.	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
<b>82</b>	<b>Demolition</b>							
<b>F3</b>	Demolition work must comply with the demolition work plans required by <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition E11.	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
<b>83</b>	<b>Construction Hours</b>							
<b>F4</b>	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
	(a) between 7am and 6 pm, Mondays to Fridays inclusive; and							
	(b) between 8am and 1pm, Saturdays.							
<b>F5</b>	No work may be carried out on Sundays or public holidays.	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
<b>F6</b>	Activities may be undertaken outside of these hours if required:	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
	(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.							

F7	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Stage 1 - Project 9a	X	X	X	X	X	
F8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:	Stage 1 - Project 9a	X	X	X	X	X	
	(a) 9.00 am to 12.00 pm, Monday to Friday;							
	(b) 2.00 pm to 5.00 pm Monday to Friday; and							
	(c) 9.00 am to 12.00 pm, Saturday.							
84	<b>Implementation of Management Plans</b>							
F9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Stage 1 - Project 9a	X	X	X	X	X	
85	<b>Construction Traffic</b>							
F10	All construction vehicles are to be contained wholly within the site, except if located in an approved on street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	Stage 1 - Project 9a	X	X	X	X	X	
86	<b>Hoarding Requirements</b>							
F11	The following hoarding requirements must be complied with:	Stage 1 - Project 9a	X	X	X	X	X	
	(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.							
87	<b>No Obstruction of Public Way</b>							
F12	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 - Project 9a	X	X	X	X	X	
88	<b>Construction Noise Limits</b>							
F13	The development must be constructed to achieve the construction noise management levels detailed in the CNVMSP required by condition E16.	Stage 1 - Project 9a	X	X	X	X	X	

F14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition F4.	Stage 1 - Project 9a	X	X	X	X	X	
F15	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 - Project 9a	X	X	X	X	X	
89	<b>Vibration Criteria</b>							
F16	Vibration caused by construction at any residence or structure outside the site must be limited to:	Stage 1 - Project 9a	X	X	X	X	X	
	(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 (DEC, 2006)</i> (as may be updated or replaced from time to time).							
F17	Vibratory compactors must not be used closer than 30m from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition F16.	Stage 1 - Project 9a	X	X	X	X	X	
F18	The limits in conditions F16 and F17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition E16 of this consent.	Stage 1 - Project 9a	X	X	X	X	X	
90	<b>Trees approved for removal</b>							
F19	Tree removal must be limited to trees numbered 2-16 and 26 as identified in the Arboricultural Impact Assessment, prepared by Botanics Tree Wise People and dated April 2020	Stage 1 - Project 1 - 5		X	X	X	X	
91	<b>Tree Protection</b>							
F20	For the duration of the construction works:	Stage 1 - Project 9	X	X	X	X	X	
	(a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;							
	(b) all street trees immediately adjacent to the approved disturbance area and property boundary 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, prepared by Botanics Tree Wise People and dated April 2020; 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.							
<b>92</b>	<b>Landscaping</b>							
<b>F21</b>	Prior to the installation of landscaping where appropriate, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site, to the Certifier. The plan must:	<b>Stage 1 - Project 1 - 5</b>	X	X	X	X	X	
	(a) Show the replacement of the <i>Acmena smithii</i> (sublime) with <i>Waterhousea floribunda</i> within the northern courtyard of the junior school.							
<b>93</b>	<b>Air Quality</b>							
<b>F22</b>	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
<b>F23</b>	During construction, the Applicant must ensure that:	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
	(a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;							
	(b) all trucks entering or leaving the site with loads have their loads covered;							
	(c) trucks associated with the development do not track dirt onto the public road network;							
	(d) public roads used by these trucks are kept clean; and							

	(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.							
<b>94</b>	<b>Erosion and Sediment Control</b>							
<b>F24</b>	All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP.	<b>Stage 1 - Project 9a</b>	<b>X</b>	X	X	X	X	
<b>95</b>	<b>Imported Soil</b>							
<b>F25</b>	The Applicant must:	<b>Stage 1 - Project 9a</b>	<b>X</b>	X	X	X	X	
	(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.							
<b>96</b>	<b>Disposal of seepage and stormwater</b>							
<b>F26</b>	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.	<b>Stage 1 - Project 9a</b>	<b>X</b>	X	X	X	X	
<b>97</b>	<b>Emergency Management</b>							
<b>F27</b>	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.							
<b>98</b>	<b>Aboriginal Cultural Heritage</b>							
<b>F28</b>	All works on site are to be carried out in accordance with the approved Aboriginal Cultural Heritage Management Plan prepared in accordance with condition E18 and the updated ACHAR report under condition D12.	<b>Stage 1 - Project 9a</b>	<b>X</b>	X	X	X	X	
<b>99</b>	<b>Unexpected Finds Protocol – Aboriginal Heritage</b>							
<b>F29</b>	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is	<b>Stage 1 - Project 9a</b>	<b>X</b>	X	X	X	X	

	managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group							
<b>100</b>	<b>Unexpected Finds Protocol – Historic Heritage</b>							
<b>F30</b>	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence following consultation with the Heritage Council (or delegate) and with the written approval of the Planning Secretary.	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
<b>101</b>	<b>Waste Storage and Processing</b>							
<b>F31</b>	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.	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
<b>F32</b>	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
<b>F33</b>	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.	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
<b>F34</b>	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.	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
<b>F35</b>	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.	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
<b>102</b>	<b>Outdoor Lighting</b>							
<b>F36</b>	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with <i>AS 4282- 2019 Control of the obtrusive effects of outdoor lighting</i> .	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
<b>103</b>	<b>Site Contamination</b>							

F37	Remediation of the site must be carried out in accordance with the Remediation Action Plan prepared by JKEnvironments for proposed development at Kincpoal-Rose Bay School dated 14 May 2021 and any variations to the plan approved by an NSW EPA-accredited Site Auditor or the unexpected finds protocol prepared in accordance with condition E13(f).	Stage 1 - Project 1 - 5		X	X	X	X	
F38	If work is to be carried out / completed in stages, the staging report (condition C17) must reflect the staging of the remediation works and an NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).			X	X	X	X	
		Stage 1 - Project 1 - 5		X	X	X	X	
F39	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre- existing contamination on the site that would result in significant contamination.	Stage 1 - Project 1 - 5		X	X	X	X	
104	<b>Independent Environmental Audit</b>							
F40	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Stage 1 - Project 1 - 5		X	X	X	X	
F41	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Stage 1 - Project 1 - 5		X	X	X	X	
F42	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.	Stage 1 - Project 1 - 5		X	X	X	X	
F43	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:	Stage 1 - Project 1 - 5		X	X	X	X	
	(a) review and respond to each Independent Audit Report prepared under condition F41 of this consent, or condition F42 where notice is given;							
	(b) submit the response to the Planning Secretary; and							
	(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.							
F44	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	Stage 1 - Project 1 - 5		X	X	X	X	



F45	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Stage 1 - Project 1 - 5		X	X	X	X		
G	<b>PART G PRIOR TO THE ISSUE OF OCCUPATION CERTIFICATE / COMMENCEMENT OF OPERATION</b>		Pending PCA OC Matrix	Operation is staged following construction of each individual project. An updated staging report will be submitted to the Planning Secretary prior to each operation commencing					
105	<b>Notification of Occupation</b>								
G1	At least one month before the issue of the occupation certificate for a relevant construction 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.	All	X	X	X	X	X		
106	<b>External Walls and Cladding</b>								
G2	Prior to the issue of the occupation certificate for a relevant construction 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 - Project 1 - 5		X	X	X	X		
G3	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 - Project 1 - 5		X	X	X	X		
107	<b>Post-construction Dilapidation Report</b>								
G4	Prior to the issue of the occupation certificate for a relevant construction stage, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:	Stage 1 - Project 9a	X	X	X	X	X		
	(a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;								
	(b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:								
	(i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions;								

	(ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.							
	(c) to be forwarded to Council for information.							
<b>108</b>	<b>Protection of Public Infrastructure</b>							
<b>G5</b>	Unless the Applicant and the applicable authority agree otherwise, the Applicant must:	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
	(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development;							
	(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.							
	<i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by E7 of this consent.</i>							
<b>109</b>	<b>Protection of Property</b>							
<b>G6</b>	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
<b>110</b>	<b>Utilities and Services</b>							
<b>G7</b>	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
<b>111</b>	<b>Works as Executed Plans</b>							
<b>G8</b>	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
<b>112</b>	<b>Mechanical Ventilation</b>							
<b>G9</b>	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:	<b>Stage 1 - Project 1 - 5</b>		X	X	X	X	
	(a) AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; and							
	(b) any dispensation granted by Fire and Rescue NSW.							
<b>113</b>	<b>Warm Water Systems and Cooling Systems</b>							

<b>G10</b>	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</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	<b>Stage 1 - Project 1 - 5</b>		X	X	X	X	
<b>114</b>	<b>Outdoor Lighting</b>							
<b>G11</b>	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	<b>Stage 1 - Project 9</b>	X	X	X	X	X	
<b>115</b>	<b>Operational Noise – Design of Mechanical Plant and Equipment</b>							
<b>G12</b>	Prior to the issue of the occupation certificate for a relevant construction stage, the Applicant must submit evidence to the Certifier that the noise mitigation measures (if any) in condition D4 have been incorporated and that the mechanical plant and equipment would not generate noise that exceeds the Project Noise Trigger Levels for the development identified in the Kincoppal Rose ay School Project Application Construction & Operational Noise Report, prepared by Wilkinson Murray and dated 10 June 2020 (Revision A).	<b>Stage 1 - Project 1 - 5</b>		X	X	X	X	
<b>116</b>	<b>Road Damage</b>							
<b>G13</b>	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.	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
<b>117</b>	<b>Fire Safety Certification</b>							
<b>G14</b>	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	

<b>118</b>	<b>Structural Inspection Certificate</b>							
<b>G15</b>	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
	(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.							
<b>119</b>	<b>Compliance with Food Code</b>							
<b>G16</b>	Prior to the issue of the occupation certificate for a relevant construction stage, 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 <i>the AS 4674 Design, construction and fit-out of food premises</i> and provide evidence of receipt of the certificate to the satisfaction of the Certifier.	<b>Stage 1 - Project 1 - 5</b>		X	X	X	X	
<b>120</b>	<b>Stormwater Management Pan</b>							
<b>G17</b>	Prior to the issue of the occupation certificate for a relevant construction stage, a Stormwater 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:	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
	(a) maintenance schedule of all stormwater quality treatment devices;							
	(b) record and reporting details;							
	(c) relevant contact information; and							
	(d) Work Health and Safety requirements.							
<b>121</b>	<b>Landscaping</b>							
<b>G18</b>	Prior to the occupation certificate for the relevant construction stage, landscaping of the site must be completed in accordance with landscape plan(s) listed under condition F21.	<b>Stage 1 - Project 1 - 5</b>		X	X	X	X	
<b>122</b>	<b>Protection of Public Infrastructure</b>							

<b>G19</b>	Unless the Applicant and the applicable authority agree otherwise, the Applicant must:	<b>Stage 1 - Project 9a</b>	X	X	X	X	X	
	(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and							
	(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.							
<b>123</b>	<b>Signage</b>							
<b>G20</b>	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	<b>Stage 1 - Project 1 - 5</b>		X	X	X	X	
<b>G21</b>	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	<b>Stage 1 - Project 1 - 5</b>		X	X	X	X	
<b>124</b>	<b>Site Contamination</b>							
<b>G22</b>	Prior to commencement of operation, the Applicant must submit a Validation Report for the development to the Certifier. The Validation Report must:	<b>Stage 1 - Project 1 - 5</b>		X	X	X	X	
	(a) be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme;							
	(b) be prepared in accordance with the relevant guidelines made or approved by the EPA under section 105 of the <i>Contaminated Land Management Act 1997</i> ;							
	(c) include, but not be limited to:							
	(i) comment on the extent and nature of the remediation undertaken;							
	(ii) if material is to remain in-situ and capped, describe the location, nature and extent of any remaining contamination on site as well as any ongoing management requirements;							
	(iii) sampling and analysis plan and sampling methodology undertaken as part of the remediation;							

	(iv) if treated material is to remain on the subject site, results of sampling of treated material, compared with the treatment criteria in the most updated RAP;						
	(v) results of any validation sampling, compared to relevant guidelines/criteria;						
	(vi) comment on the suitability of the area for the intended land use; and						
	(d) be submitted to the Planning Secretary for information.						
<b>G23</b>	Prior to commencement of operation, the Applicant must obtain confirmation from the Certifier in writing that the requirements of condition G22 have been met.	<b>Stage 1 - Project 1 - 5</b>		X	X	X	X
<b>G24</b>	<a href="#">Where changes are made to the Remediation Action Plan prepared by JKEvironments for proposed development at Kincpoal-Rose Bay School under condition F37, prior to the commencement of operation, the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.</a>	<b>Stage 1 - Project 1 - 5</b>		X	X	X	X
<b>125</b>	<b>Green Travel Plan</b>						
<b>G25</b>	Prior to the issue of the first occupation certificate, a Green Travel Plan (GTP), must be submitted to the satisfaction of the Planning Secretary to promote the use of active and sustainable transport modes. The plan must:	<b>Stage 1 - Project 1 - 5</b>		X	X	X	X
	(a) be prepared by a suitably qualified traffic consultant in consultation with Council and TfNSW;						
	(b) address the requirements of Section 8 of the SEARs;						

	(c) including analysis of staff and student travel survey data and school postcode data and discussion of how this data has informed the mode share targets and actions of the GTP;						
	(d) identify the number of staff and students within reasonable walking / cycling distance;						
	(e) include staged mode share targets for staff and students which reflect a commitment to increase non-car mode share for travel to and from the site, and strategies to deliver those mode share targets;						
	(f) include strategies that encourage the use of public and active transport and discourage the use of single occupant car travel to access the site; for staff and students;						
	(g) include the provision of bicycle parking, dedicated end of trip facilities including but not limited to lockers, SHOWERS AND CHANGE ROOMS AND E-BIKE CHARGING STATIONS FOR STAFF AND STUDENT TO SUPPORT an increase in the non-car mode share for travel to and from the site:						
	(h) prepare a Transport Access Guide for staff and students providing information about the range of travel modes, access arrangements and supporting facilities that service the site; and						
	(i) determine a communication strategy for engaging with students, staff and visitors regarding public and active transport use to the site and the proportion of the health and wellbeing benefits of active and non-car travel to the site.						
	<u>Note: The Applicant must submit a copy of the final GTP to TfNSW at <a href="mailto:development.sco@transport.nsw.gov.au">development.sco@transport.nsw.gov.au</a> for consultation prior to the issue of the first occupation certificate. TfNSW is also happy to meet with the proponent to discuss the above requirements</u>						
	<b>PART H POST OCCUPATION / ONGOING</b>						
							To be managed by KRB post occupation
<b>126</b>	<b>Operation of Plant and Equipment</b>						
<b>H1</b>	All plant and equipment used on site must be maintained in a proper and efficient condition and be operated in a proper and efficient manner						
<b>127</b>	<b>Warm Water Systems and Cooling Systems</b>						

H2	The operation and maintenance 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 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires’ Disease.							
128	<b>Community Communication Strategy</b>							
H3	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.							
129	<b>Operational Noise Limits</b>							
H4	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Kincoppal Rose ay School Project Application Construction & Operational Noise Report, prepared by Wilkinson Murray and dated 10 June 2020 (Revision A).							
130	<b>Unobstructed Driveways and Parking Areas</b>							
H5	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.							
131	<b>Ecologically Sustainable Development</b>							
H6	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4-star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition C14(b), evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.							
132	<b>Green Travel Plan</b>							
H7	The GTP required by condition G25 of this consent must be updated annually and implement for the life of the development.							
133	<b>Outdoor Lighting</b>							



H8	<a href="#">Notwithstanding condition G11, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.</a>						
134	<b>GENERAL</b>						
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.						
135	<b>LONG SERVICE LEVY</b>						
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.	Stage 1 - Project 9a					
136	<b>LEGAL NOTICES</b>						
AN3	Any advice or notice to the consent authority must be served on the Planning Secretary.						
137	<b>ACCESS FOR PEOPLE WITH DISABILITIES</b>						
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. <i>Prior to the commencement of construction</i> , 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.	Stage 1 - Project 9a					
138	<b>UTILITIES AND SERVICES</b>						
AN5	<i>Prior to the construction</i> of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Stage 1 - Project 9a					
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						
139	<b>ROAD DESIGN AND TRAFFIC FACILITIES</b>						

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.	Stage 1 - Project 9a						
140	<b>ROAD OCCUPANCY LICENCE</b>							
AN8	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Stage 1 - Project 9a						
141	<b>SAFEWORK REQUIREMENTS</b>							
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.	Stage 1 - Project 9a						
142	<b>HOARDING REQUIREMENTS</b>							
AN10	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Stage 1 - Project 9a						
143	<b>HANDLING OF ASBESTOS</b>							
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 – ‘Transportation and management of asbestos waste’ must also be complied with.							
144	<b>FIRE SAFETY CERTIFICATE</b>							
AN12	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.							
	<b>APPENDIX 2 WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS</b>							
145	WRITTEN INCIDENT NOTIFICATION REQUIREMENTS							
	1. A written incident notification addressing the requirements set out below must be notified to the Department via the Major Projects website 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 C30or, having given such notification, subsequently forms the view that an incident has not occurred.							
2. Written notification of an incident must:							
a. identify the development and application number;							
b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);							
c. identify how the incident was detected;							
d. identify when the Applicant became aware of the incident;							
e. identify any actual or potential non-compliance with conditions of consent;							
f. describe what immediate steps were taken in relation to the incident;							
g. identify further action(s) that will be taken in relation to the incident; and							
h. identify a project contact for further communication regarding the incident.							
3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.							
4. The Incident Report must include:							
a. a summary of the incident;							
b. outcomes of an incident investigation, including identification of the cause of the incident;							
c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and							
d. details of any communication with other stakeholders regarding the incident.							

Condition C14 requires:

d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.

Project 9a runs independently to all other projects of this development. Future projects, such as 9b, 5 and 4, will run concurrently (Refer to Table 3), following the finalisation of design, and will be subject to a revised Staging Plan to close out Condition 14(d). Refer to Appendix C which details the project specific Traffic and Pedestrian Plan, including both changed and maintained school pedestrian access routes.

## 5 Appendix A– KRB Master Plan - Precincts

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ISSUE	DATE	FOR
1	27.03.20	FOR COORDINATION
2	02.05.20	FOR COORDINATION
3	17.06.20	FOR COORDINATION
4	31.07.20	SSDA SUBMISSION

TRAFFIC ENGINEER  
CBRK  
TEL 02 9411 2411  
CIVIL AND STRUCTURAL ENGINEERS  
HENRY & HYAMS  
TEL 02 9417 8400  
URBAN PLANNER AND HERITAGE SPECIALIST  
DESIGN 5  
TEL 02 9319 1855  
LANDSCAPE ARCHITECT  
CAB CONSULTING  
TEL 02 9997 1085  
PROJECT MANAGER  
MAHADY MANAGEMENT  
MOB. 0411 510 073  
CLIENT

KINCOPPAL - ROSE BAY

PROJECT

PRECINCT A, B, C

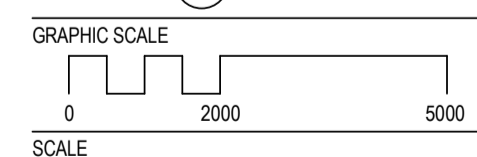
CNR NEW SOUTH HEAD ROAD & VAUCLUSE RD, VAUCLUSE  
NSW 2030

BVN PROJECT NUMBER

1802002

DRAWING KEY

TRUE NORTH



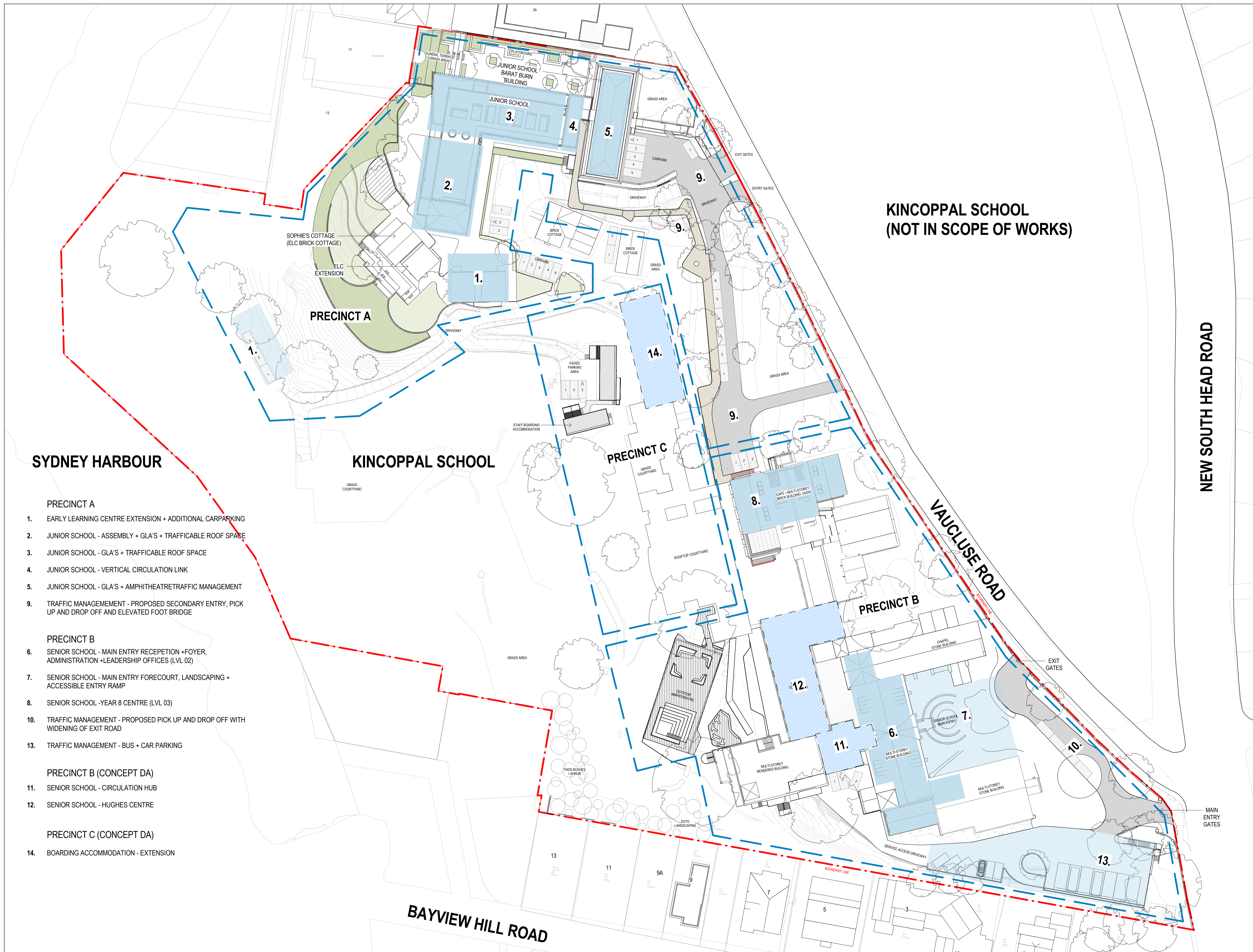
1:500@A1

STATUS

STATE SIGNIFICANT DEVELOPMENT APPLICATION  
DRAWING

SITE - PROPOSED SITE  
PLAN

ISSUE	DATE
AR-ABC-A1-01	4



SYDNEY HARBOUR

KINCOPPAL SCHOOL

KINCOPPAL SCHOOL  
(NOT IN SCOPE OF WORKS)

NEW SOUTH HEAD ROAD

VAUCLUSE ROAD

BAYVIEW HILL ROAD

- PRECINCT A**
1. EARLY LEARNING CENTRE EXTENSION + ADDITIONAL CARPARKING
  2. JUNIOR SCHOOL - ASSEMBLY + GLA'S + TRAFFICABLE ROOF SPACE
  3. JUNIOR SCHOOL - GLA'S + TRAFFICABLE ROOF SPACE
  4. JUNIOR SCHOOL - VERTICAL CIRCULATION LINK
  5. JUNIOR SCHOOL - GLA'S + AMPHITHEATRE TRAFFIC MANAGEMENT
- PRECINCT B**
6. SENIOR SCHOOL - MAIN ENTRY RECEPTION + FOYER, ADMINISTRATION + LEADERSHIP OFFICES (LVL 02)
  7. SENIOR SCHOOL - MAIN ENTRY FORECOURT, LANDSCAPING + ACCESSIBLE ENTRY RAMP
  8. SENIOR SCHOOL - YEAR 8 CENTRE (LVL 03)
  10. TRAFFIC MANAGEMENT - PROPOSED PICK UP AND DROP OFF WITH WIDENING OF EXIT ROAD
  13. TRAFFIC MANAGEMENT - BUS + CAR PARKING
- PRECINCT B (CONCEPT DA)**
11. SENIOR SCHOOL - CIRCULATION HUB
  12. SENIOR SCHOOL - HUGHES CENTRE
- PRECINCT C (CONCEPT DA)**
14. BOARDING ACCOMMODATION - EXTENSION

## 6 Appendix B – KRB Project Breakup within Precincts

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# CONSTRUCTION STAGING PLAN PRECINCT A - STAGE 1 WORKS



QLD ARCHITECTS REGISTRATION BOARD /  
NOMINATED ARCHITECTS  
1550 MARK GRAMMER  
2789 BRIAN DOHOVNIK  
3886 KEVIN O'BRIEN

Telephone +61 7 3852 2525  
Facsimile +61 7 3852 2544  
www.bvm.com.au

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NOTE  
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR  
TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS.  
DO NOT SCALE THIS DRAWING

ISSUE	DATE	FOR
1	27.03.20	FOR COORDINATION
2	02.06.20	FOR COORDINATION

TRAFFIC ENGINEER  
CBRK  
TEL 02 9411 2411  
CIVIL AND STRUCTURAL ENGINEERS  
HENRY & HYAMS  
TEL 02 9417 8400  
URBAN PLANNER AND HERITAGE SPECIALIST  
DESIGN 5  
TEL 02 9319 1855  
LANDSCAPE ARCHITECT  
CAB CONSULTING  
TEL 02 9997 1085  
PROJECT MANAGER  
MAHADY MANAGEMENT  
MOB. 0411 510 073  
CLIENT

KINCOPPAL - ROSE BAY

PROJECT

PRECINCT A, B, C

CNR NEW SOUTH HEAD ROAD & VAUCLUSE RD, VAUCLUSE  
NSW 2030

BVM PROJECT NUMBER

1802002

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

SCALE

1:500@A1

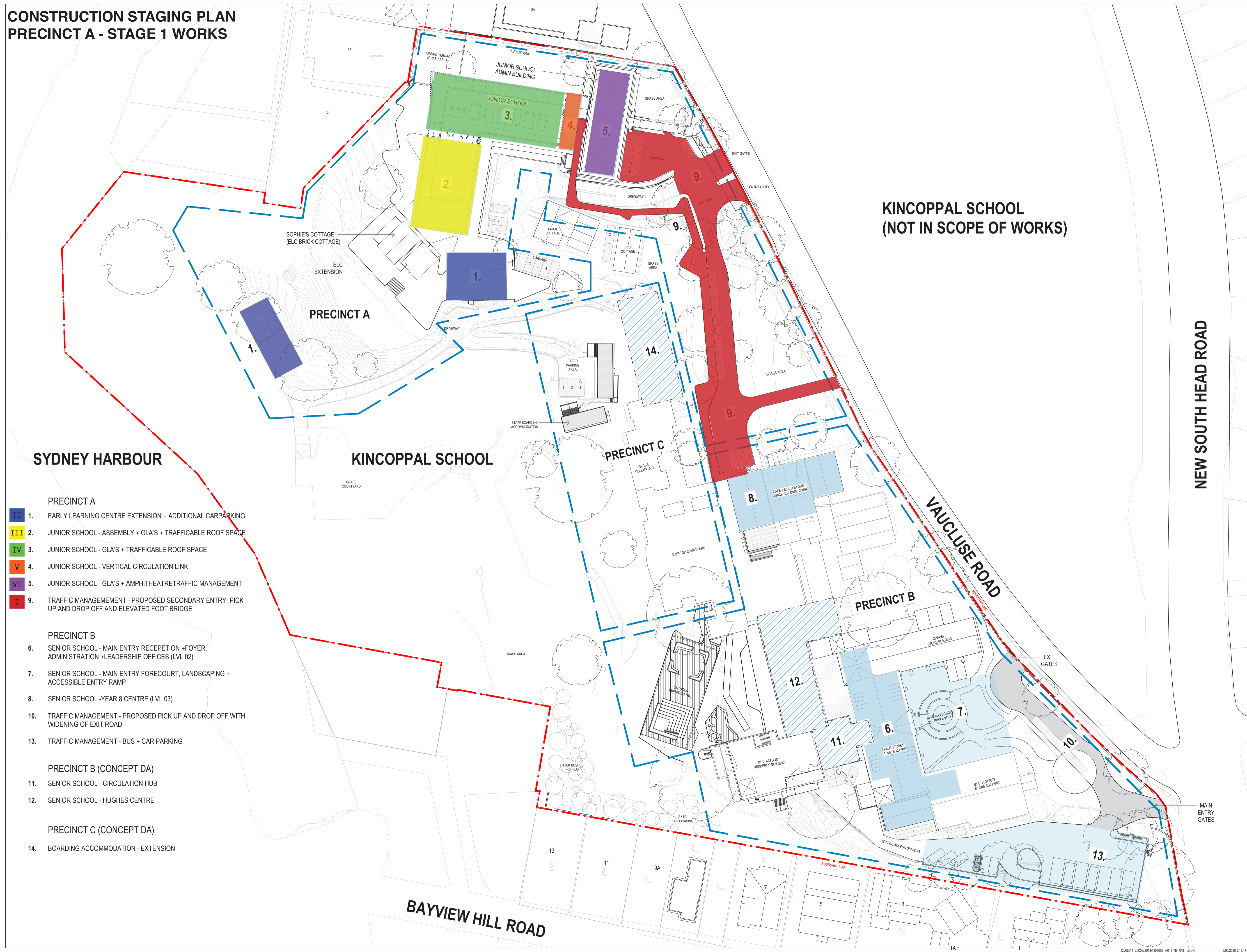
STATUS

STATE SIGNIFICANT DEVELOPMENT APPLICATION

DRAWING

SITE - PROPOSED SITE  
PLAN

ISSUE	
AR-ABC-A1-01	2



**KINCOPPAL SCHOOL  
(NOT IN SCOPE OF WORKS)**

**NEW SOUTH HEAD ROAD**

**VAUCLUSE ROAD**

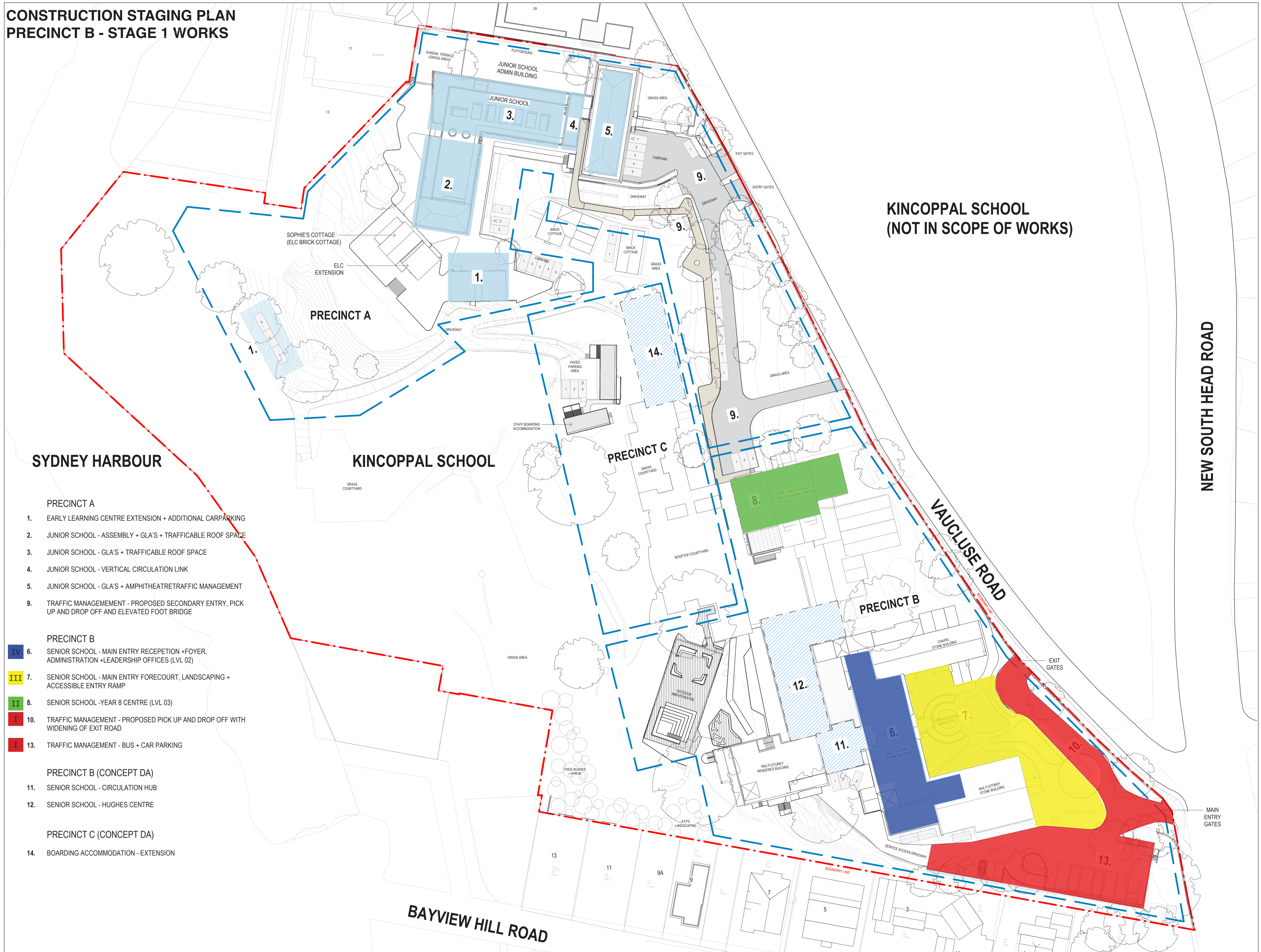
**BAYVIEW HILL ROAD**

**SYDNEY HARBOUR**

- PRECINCT A**
- I** 1. EARLY LEARNING CENTRE EXTENSION + ADDITIONAL CARPARKING
- III** 2. JUNIOR SCHOOL - ASSEMBLY + GLA'S + TRAFFICABLE ROOF SPACE
- IV** 3. JUNIOR SCHOOL - GLA'S + TRAFFICABLE ROOF SPACE
- V** 4. JUNIOR SCHOOL - VERTICAL CIRCULATION LINK
- VI** 5. JUNIOR SCHOOL - GLA'S + AMPHITHEATRE TRAFFIC MANAGEMENT
- I** 9. TRAFFIC MANAGEMENT - PROPOSED SECONDARY ENTRY, PICK UP AND DROP OFF AND ELEVATED FOOT BRIDGE
- PRECINCT B**
- 6. SENIOR SCHOOL - MAIN ENTRY RECEPTION + FOYER, ADMINISTRATION + LEADERSHIP OFFICES (LVL 02)
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- PRECINCT B (CONCEPT DA)**
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- 12. SENIOR SCHOOL - HUGHES CENTRE
- PRECINCT C (CONCEPT DA)**
- 14. BOARDING ACCOMMODATION - EXTENSION



**CONSTRUCTION STAGING PLAN  
PRECINCT B - STAGE 1 WORKS**



**KINCOPPAL SCHOOL  
(NOT IN SCOPE OF WORKS)**

**SYDNEY HARBOUR**

**NEW SOUTH HEAD ROAD**

**KINCOPPAL SCHOOL**

**VAUCLUSE ROAD**

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QLD ARCHITECTS REGISTRATION BOARD /  
NOMINATED ARCHITECTS  
1550 MARK GRAMMER  
2789 BRIAN DOHOVNIK  
3886 KEVIN O'BRIEN

Telephone +61 7 3852 2525  
Facsimile +61 7 3852 2544  
www.bvm.com.au

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ISSUE	DATE	FOR
1	27.03.20	FOR COORDINATION
2	02.06.20	FOR COORDINATION

**TRAFFIC ENGINEER**  
CBRK  
TEL 02 9411 2411

**CIVIL AND STRUCTURAL ENGINEERS**  
HENRY & HYAMS  
TEL 02 9417 8400

**URBAN PLANNER AND HERITAGE SPECIALIST**  
DESIGN 5  
TEL 02 9319 1855

**LANDSCAPE ARCHITECT**  
CAB CONSULTING  
TEL 02 9997 1085

**PROJECT MANAGER**  
MAHADY MANAGEMENT  
MOB. 0411 510 073

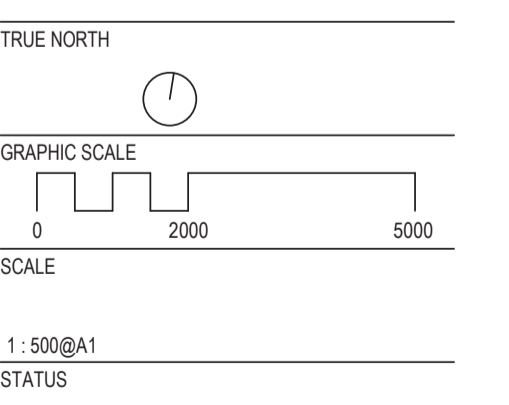
**CLIENT**  
KINCOPPAL - ROSE BAY

**PROJECT**  
PRECINCT A, B, C

**CNR NEW SOUTH HEAD ROAD & VAUCLUSE RD, VAUCLUSE NSW 2030**

**BVM PROJECT NUMBER**  
1802002

**DRAWING KEY**



STATE SIGNIFICANT DEVELOPMENT APPLICATION  
DRAWING

**SITE - PROPOSED SITE PLAN**

ISSUE	STATUS
AR-ABC-A1-01	2

**CONSTRUCTION STAGING PLAN  
PRECINCT B & C - CONCEPT WORKS**



QLD ARCHITECTS REGISTRATION BOARD /  
NOMINATED ARCHITECTS  
1555 MARK GRAMMER  
2789 BRIAN DOHOVAN  
3885 KEVIN OSBEN

Telephone +61 7 3852 2525  
Facsimile +61 7 3852 2544  
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ISSUE	DATE	FOR
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TEL 02 9997 1085  
PROJECT MANAGER  
MAHADY MANAGEMENT  
MOB. 0411 510 073  
CLIENT

KINCOPPAL - ROSE BAY

PROJECT

PRECINCT A, B, C

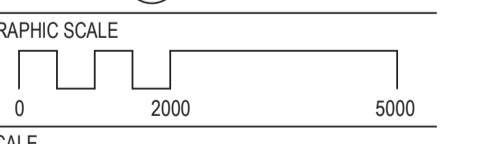
CNR NEW SOUTH HEAD ROAD & VAUCLUSE RD, VAUCLUSE  
NSW 2030

BVM PROJECT NUMBER

1802002

DRAWING KEY

TRUE NORTH



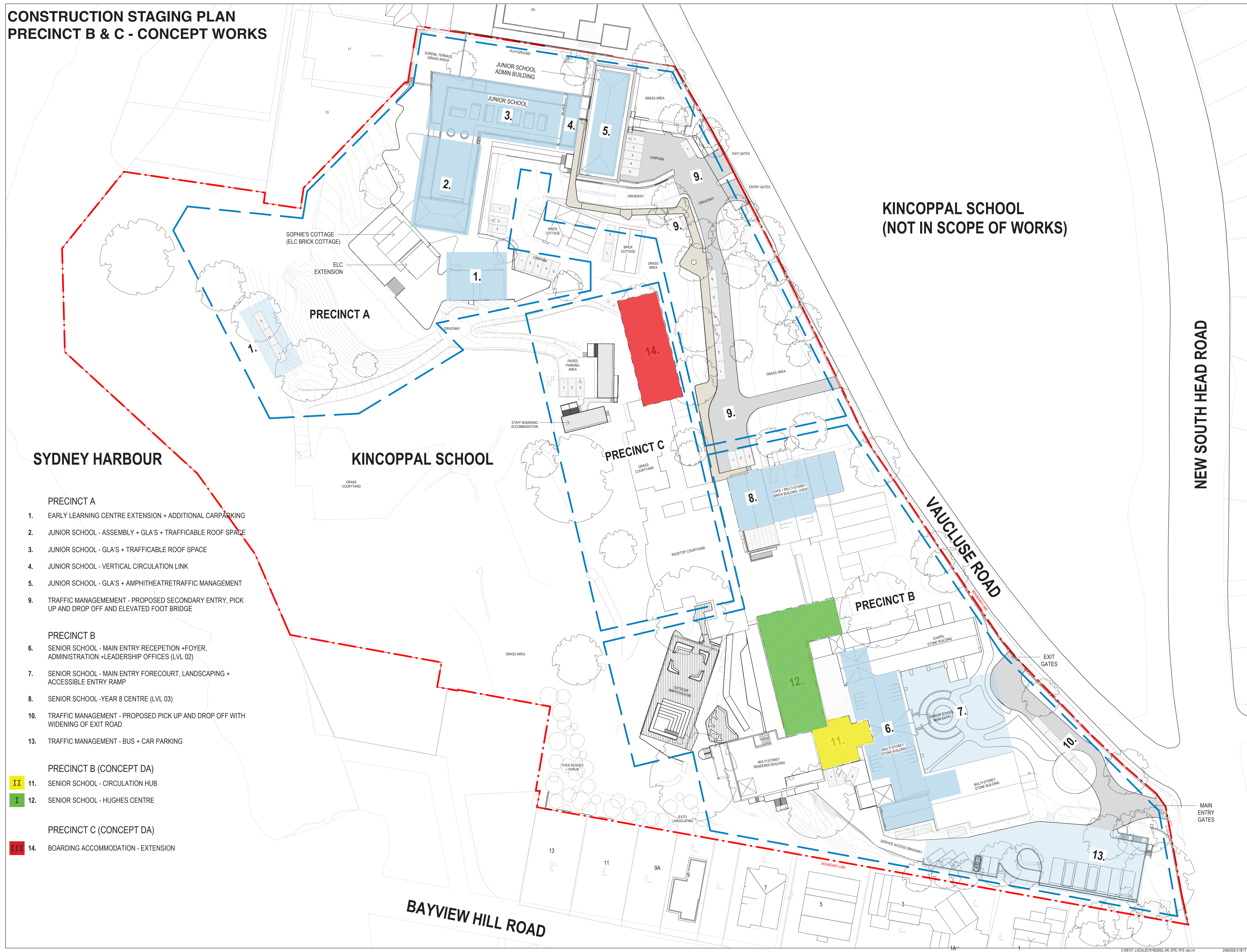
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STATUS

STATE SIGNIFICANT DEVELOPMENT APPLICATION  
DRAWING

SITE - PROPOSED SITE  
PLAN

ISSUE	DATE
AR-ABC-A1-01	2



**SYDNEY HARBOUR**

**KINCOPPAL SCHOOL**

**KINCOPPAL SCHOOL  
(NOT IN SCOPE OF WORKS)**

**NEW SOUTH HEAD ROAD**

**VAUCLUSE ROAD**

**BAYVIEW HILL ROAD**

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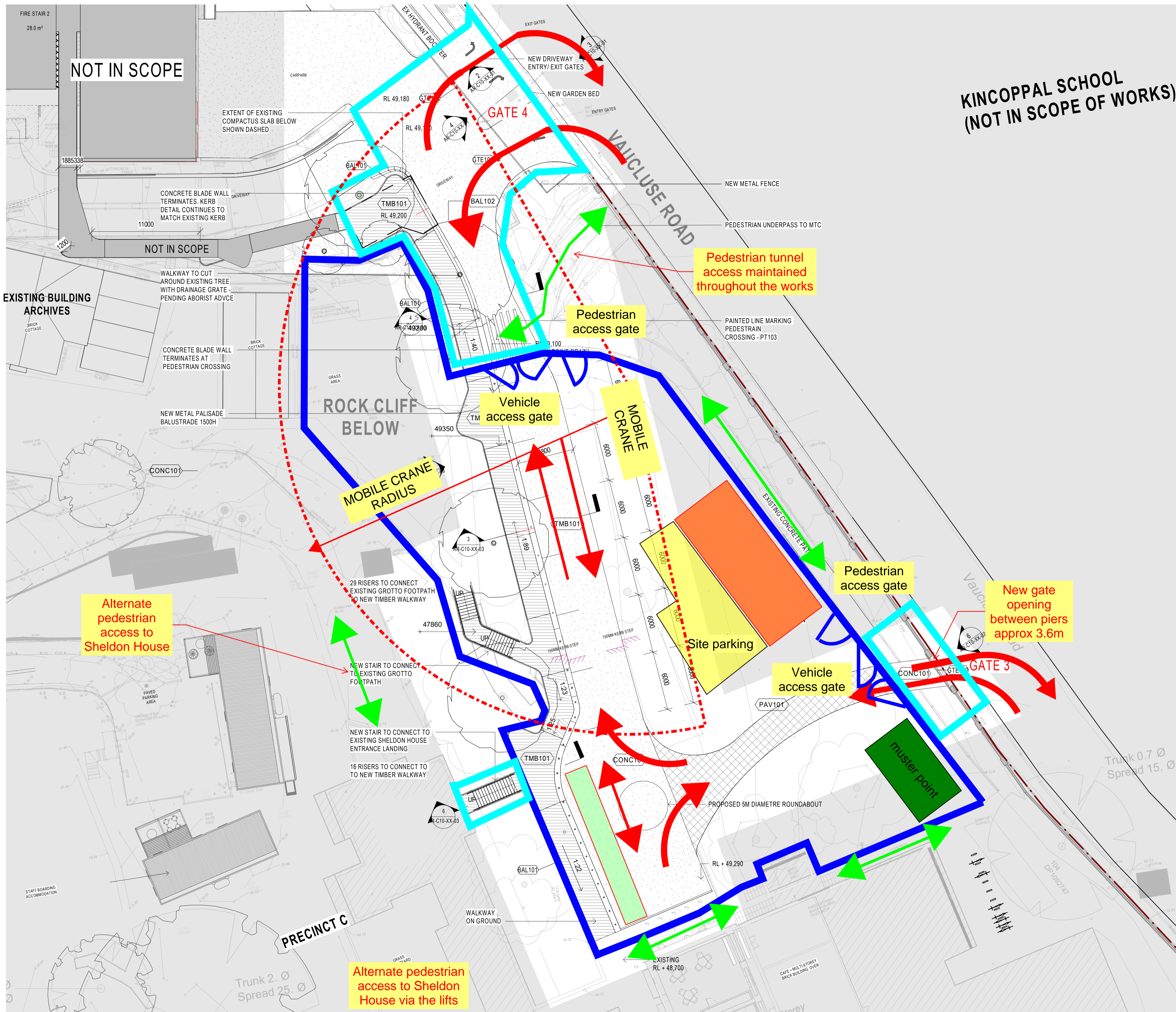
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- PRECINCT C (CONCEPT DA)**
14. BOARDING ACCOMMODATION - EXTENSION

## **7 Appendix C – Project 9a Construction Site Establishment, Traffic and Pedestrian Management**

---



**KEY**

- Vehicle movements
- School pedestrian access
- Perimeter fence
- Temporary fence managed under a disruption notice
- Material handling / truck unloading area
- Site Accommodation / Amenities
- Site parking
- Emergency evacuation muster point

**KINCOPPAL SCHOOL  
(NOT IN SCOPE OF WORKS)**

**NOT IN SCOPE**

**NOT IN SCOPE**

**MOBILE CRANE RADIUS**

**Alternate pedestrian access to Sheldon House**

**Alternate pedestrian access to Sheldon House via the lifts**

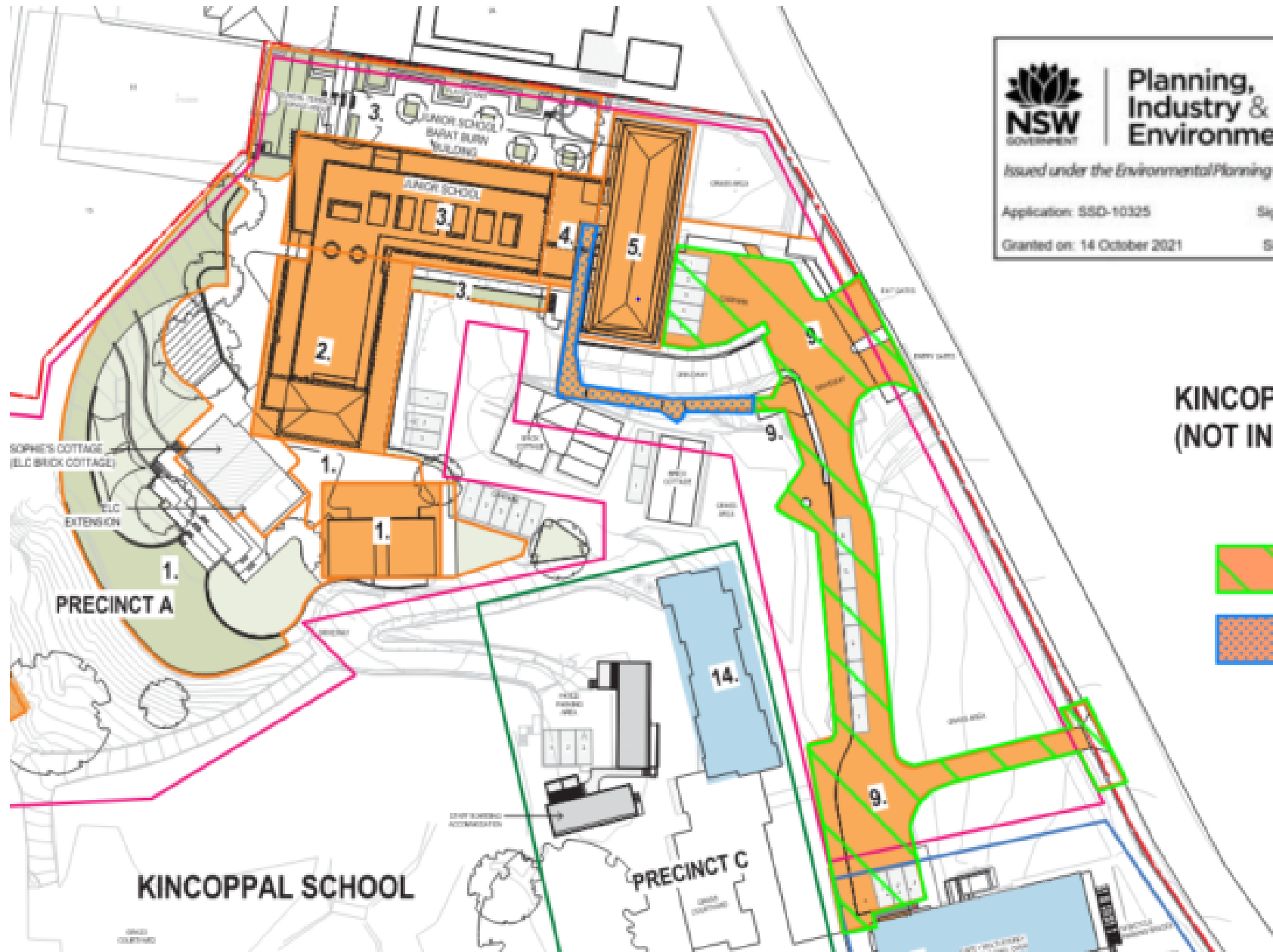
**Pedestrian tunnel access maintained throughout the works**

**New gate opening between piers approx 3.6m**

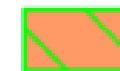
SITE ESTABLISHMENT PLAN	
REVISION	DATE
Rev 2	17/02/22

## **8 Appendix D – Project 9a and Project 9b Boundary of Works**

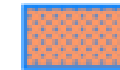
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**KINCOPPAL SCHOOL  
(NOT IN SCOPE OF WORKS)**



Project 9a



Project 9b

## **9 Appendix E – PCA Construction Certificate Requirements Project 9a**

---



## CONSTRUCTION CERTIFICATE REQUIREMENTS

TO:	Kincoppal Rose Bay School	PROJECT #	210544
ATTENTION:	Terry Mahady	DATE:	19/11/2021
EMAIL:	<a href="mailto:Terry.mahady@gmail.com">Terry.mahady@gmail.com</a>	PAGES:	6
FROM:	Dean Goldsmith		
SUBJECT:	Kincoppal Rose Bay School, Vacluse (Phase 1)		

Dear Terry,

Further to your request we have prepared the following list of items that will need to be addressed for the issue of the Construction Certificate for the traffic management works including new drop-off pick up facilities, new entrance signage, new vehicular crossing, elevated pedestrian path and increased carparking associated with the Phase 1 works.

**NOTE** – From 1 January 2021 most of the Sydney LGA’s only accept **lodgement of certification through the NSW Planning Portal** ([www.planningportal.nsw.gov.au](http://www.planningportal.nsw.gov.au)), you will be required to set up an account and apply for this Construction Certificate through the online form, once we have reviewed and accepted the initial CC application and supporting documentation and advised you to upload the application.

We have attached some info sheets to assist with the transition period, or you can find further information here - <https://www.planningportal.nsw.gov.au/certificates/construction-certificate> We suggest you review these before starting your application so that you have all the information to hand in order to complete the process.

We request that all **documentation listed below is supplied to our office in the first instance** for review and acceptance, via **electronic package**, and named concurrent with the contents of the file (i.e. where a file relates to a DA Condition, the file is named “DA # - Document Name” and where a file relates to a Construction Certificate Document the file is name “CC # - Document Name”).

**Once the documentation package has been finalised and accepted by BM+G it will be uploaded via the Portal for final submission. Please don't upload any documentation to the Portal before BM+G have reviewed.**

### DA REQUIREMENTS

+ Compliance with the following conditions of DA Consent No. SSD-10328 dated 14.10.2021:

DA CONDITION	REQUIREMENT	RECEIVED
A4/C2	Provide a design statement from the Architect, Civil Engineer + Landscape Designer confirming the CC plans are: <ul style="list-style-type: none"> <li>(a) in compliance with the conditions of this consent;</li> <li>(b) in accordance with all written directions of the Planning Secretary;</li> <li>(c) generally in accordance with the EIS as prepared by Urbis dated 27 November 2020 and Response to Submissions (RtS) prepared by Urbis dated 15 July 2021;</li> <li>(d) in accordance with the approved plans.</li> </ul>	
C9 (e)	Provide a statement from the Heritage Architect confirming their approval of the following items: <ul style="list-style-type: none"> <li>(i) the materiality and detailing of the new driveway crossing</li> <li>(ii) The walkway location to ensure that it does not visually or materially impact on the former quarry face forming the eastern boundary of the lawn in front of the grotto, or the existing cut sandstone steps, between Noviceship Lawn and the grotto.</li> </ul>	





DA CONDITION	REQUIREMENT	RECEIVED
C13/C14	Provide a copy of the Phase 1 Staging Report, and provide written confirmation of the approval by DPIE.	
C21/E3	Provide structural plans and a design statement from the Structural Engineer, that confirms the design complies with relevant requirements of BCA Part B1, and that all/existing structures on-site that may be affected by the proposed works have been assessed and are capable of withstanding any proposed new loads.	
D3	<p>Provide a design statement from a civil engineer for the stormwater management system confirming that:</p> <ul style="list-style-type: none"> <li>+ it has been designed by a suitably qualified person(s) in consultation with Council (where relevant);</li> <li>+ it is generally in accordance with the conceptual design in the EIS;</li> <li>+ it is in accordance with the applicable Australian Standards and Woollahra Development Control Plan 2015 Chapter E2 – Stormwater and Floods Risk Management</li> </ul> <p>Provide a copy of the plans including the details as outlined in (i) – (xi) of this condition.</p>	
D5	Provide a copy of the Council approved plans of any proposed changes to the Waste Storage + Processing Areas (where applicable).	
D6	Provide details of engagement of a suitably qualified geotechnical consultant to oversee the excavation works on site.	
D7	Provide Certification from the Civil + Structural Engineer confirming the CC plans address the requirements of the Geotechnical Reports listed in this condition and items (d) – (g).	
D8	Provide a copy of the updated report from the Geotechnical Consultant addressing the requirements as outlined from (a) – (d) in this condition.	
D9	Provide Certification from the Traffic Consultant confirming the CC plans comply with all relevant requirements of items (a) – (f) in this condition.	
D11	<p>Provide a copy of the Council approved plans for the external footpath, driveway crossings and/or public domain works.</p> <p><i>Note: Written approval from Council is to be provided.</i></p>	
D12	<p>Provide a copy of the updated Aboriginal Cultural Heritage Assessment Report (ACHART) titled “Detailed and Concept Development Kincoppal-Rose Bay School, 1A and 2 Valcluse Road” dated September 2021.</p> <p><i>Note: Figure 52 is to be amended to include a legend showing areas of high and moderate archaeological</i></p>	
E4	<ul style="list-style-type: none"> <li>+ Provide written consultation with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure.</li> <li>+ Provide a copy of the dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths). The report must include coloured and date stamped photographs showing the current condition of any existing damage fronting the site and adjoining the site.</li> <li>+ Provide confirmation of submission of the dilapidation report to Council &amp; DPIE.</li> </ul>	



DA CONDITION	REQUIREMENT	RECEIVED
E5	Provide a copy of the pre-commencement dilapidation report, providing an accurate record of the existing condition of adjoining private properties, and Council assets that are likely to be impacted by the proposed works and confirm submission of the report to Council & DPIE.	
E6	Provide a photographic archival record of all buildings and landscape elements to be demolished/removed, prepared in accordance with the NSW Heritage Branch guidelines titled Photographic Recording of Heritage Items using Film or Digital Capture and confirm submission to Council and DPIE.	
E7	Provide receipt of payment of the Section 7.12 development contributions, paid in accordance with the Woollahra Section 7.12 Development Contributions Plan 2021.	
E8	Provide a copy of the Community Communication Strategy addressing the requirements outlined in this condition from a) to e) and confirm submission to Council & DPIE.	
E10	Provide a design statement from the Electrical Consultant confirming that all outdoor lighting within the site has been designed to comply with <i>AS1158.3-2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements</i> and <i>AS4282-2019 Control of the obtrusive effects of outdoor lighting</i> .	
E11	Provide a Demolition Work Plan in accordance with AS 2601-2001 and a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard and confirm submission to DPIE.	
E13 & E14	Provide a copy of the Construction Environmental Management Plan (CEMP) addressing the requirements outlined in this condition from a) to g) and confirm submission to DPIE. Note: CEMP must be accompanied by a Statement confirming that it addresses all requirements of Condition E13 & E14.	
E15	Provide a copy of the Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP), prepared to achieve the objective of ensuring safety and efficiency of the road network and address, prepared in consultation with Council and TfNSW and address the requirements outlined in this condition from a) to i). Note: CTMP must be accompanied by a Statement confirming that it addresses all requirements of Condition E15.	
E16	Provide a copy of the Construction Noise and Vibration Management Sub-Plan and address the requirements outlined from a) to i) in this condition. Note: CNVMSP must be accompanied by a Statement confirming that it addresses all requirements of Condition E16.	
E17	Provide a copy of the Construction Soil and Water Management Sub-Plan (CSWMSP) in consultation with Council and address the requirements outlined in this condition from a) to g). Note: CSWMSP must be accompanied by a Statement confirming that it addresses all requirements of Condition E17.	
E18	Provide a copy of the Aboriginal Cultural Heritage Management Plan (ACHMP), in consultation with Heritage NSW and the Registered Aboriginal Parties to address unexpected finds procedure.	
E20	Provide a statement confirming sufficient parking facilities will be provided on-site, including for heavy vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	



DA CONDITION	REQUIREMENT	RECEIVED
E22	Provide written evidence of compliance of construction parking and access arrangements for all vehicles to enter and leave the Site in a forward direction; the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.	
E23	Provide details of engagement of 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.	

**Note:**

1. The above summary does not elaborate on the requirements of all the DA Conditions and in this regard we request that the consultants ensure that they have reviewed and are familiar with all other conditions relevant to their respective disciplines. Please contact our office to discuss any of the DA conditions if necessary.
2. All of the above DA conditions are to be addressed before statutory expiration of the DA (5 years) to ensure preservation of the operative DA consent.
3. A Construction Certificate must be in place before ANY work begins.

**VPA REQUIREMENTS**

VPA CONDITION	REQUIREMENT	RECEIVED
	TBA	

*Note: The above summary does not elaborate on the requirements of all the VPA and in this regard we request that the consultants ensure that they have reviewed and are familiar with all other conditions relevant to their respective disciplines. Please contact our office to discuss any of the VPA if necessary.*

**CONSTRUCTION CERTIFICATE DOCUMENTATION**

#	DOCUMENTATION	RECEIVED
<b>ADMINISTRATIVE</b>		
1.	A signed copy of the Development Consent (and any subsequent Section 4.55 amendments where applicable)	
2.	A copy of the DA approved stamped plans and documentation as listed in the Development Consent.	
3.	Complete and return the Construction Certificate application form and Provide evidence of completion and submission of the online Construction Certificate application form via the NSW Planning Portal: <a href="https://apps.planningportal.nsw.gov.au/prweb/IAC/Cc0BJsDj6OdBNUPuWBJD7zYCxcJRCjpn*/!STANDARD">https://apps.planningportal.nsw.gov.au/prweb/IAC/Cc0BJsDj6OdBNUPuWBJD7zYCxcJRCjpn*/!STANDARD</a> <i>Note – each stage CC will require a separate NSW Planning Portal application to be completed.</i>	
4.	Provide evidence of submission of the Application to Appoint a Principal Certifier via the NSW Planning Portal: <a href="https://apps.planningportal.nsw.gov.au/prweb/IAC/Cc0BJsDj6OdBNUPuWBJD7zYCxcJRCjpn*/!STANDARD">https://apps.planningportal.nsw.gov.au/prweb/IAC/Cc0BJsDj6OdBNUPuWBJD7zYCxcJRCjpn*/!STANDARD</a> NOTE: The submission via the Portal must occur after the determination of the Construction Certificate.	
5.	Provide the signed and completed, original copy of the Blackett Maguire + Goldsmith 'Building Certification & PCA Services Agreement' (to be provided under separate cover).	



#	DOCUMENTATION	RECEIVED
6.	Provide payment of the CC Application Fee (must be paid <u>prior</u> to the issue of any Construction Certificate). Please contact BM+G Account Department on 02 9211 7777 or email <a href="mailto:accounts@bmplusg.com.au">accounts@bmplusg.com.au</a> to request an invoice prior to making payment.	
7.	Provide a copy of any Voluntary Planning Agreement that has been entered into with the consent authority for this development application (if applicable).	
8.	Where the cost of works exceeds \$25,000, provide evidence of payment of the Long Service Levy (0.35% of the cost of works) to the Long Service Levy Corporation. <i>The amount paid where LSL applies is the cost of works Inclusive of GST which is the amount that should be shown on our CC application.</i> <i>Payment can be made online at <a href="http://www.longservice.nsw.gov.au">http://www.longservice.nsw.gov.au</a> Please quote the DA number when making payment.</i>	
<b>ARCHITECTURAL</b>		
9.	Site Survey Plan.	
10.	Bulk earthworks/excavation plans. The plans are to show the extent of excavation and RL's.	
11.	Construction Certificate architectural plans. The plans are to include: + Site Plan + Demolition Plan + Elevations + Sections	
12.	Architectural design statement certifying that the plans submitted for Construction Certificate: + Are consistent with the conditions of development consent and DA stamped approved plans. + Incorporate the relevant BCA requirements identified in the BCA Report. + Seismic Restraint in accordance with Section 8 of AS 1170.4 (as appropriate)	
<b>STRUCTURAL</b>		
13.	Design drawings and a design statement from an appropriately qualified structural engineer. The Structural design certificate must include reference to the following: + Relevant provisions of the BCA including (but not limited to): - BCA Section B - Nominate the Importance Level (BCA cl. B1.2) + Relevant Australian Standards + Relevant conditions of development consent + Any applicable Geotechnical Report + Fire Safety Engineering Report (where applicable)	
<b>STORMWATER/CIVIL</b>		
14.	Design drawings and a design statement from an appropriately qualified Civil/Stormwater design consultant certifying that the civil / stormwater design complies with the relevant provisions of the BCA & relevant conditions of development consent.	



#	DOCUMENTATION	RECEIVED
<b>ELECTRICAL</b>		
15.	Design statement from an appropriately qualified Electrical Services design consultant certifying that the electrical design complies with: + The relevant provisions of the BCA + Relevant Australian Standards + Relevant conditions of development consent + Fire Safety Engineering Report <i>Pro forma attached for consultant use.</i>	
<b>ACCESS FOR PEOPLE WITH DISABILITIES</b>		
16.	A copy of the Access Report relating to access for people with disabilities. The report is to address compliance with the BCA and the Disability (Access to Premises – Buildings) Standards.	

We trust the above information is of assistance and should you wish to discuss please do not hesitate to contact me on 02 9211 7777.

Regards

Dean Goldsmith  
Director

**Blackett Maguire + Goldsmith Pty Ltd**

#### ATTACHMENTS

- + Planning Portal Info Sheets – Registering for an account, Appointing a PC and Submitting a CC
- + CC Application Form
- + PCA Appointment Form
- + PCA Services Contract
- + Design Statement Pro forma