



URBIS

STAGING REPORT

SSD 10393 – Monte College
Sports and Science Building

Prepared for

MONTE SANT' ANGELO MERCY COLLEGE LIMITED

6 November 2020

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1. INTRODUCTION

This Staging Report has been prepared on behalf of Monte Sant' Angelo Mercy College (the school) for the construction of the approved Sports and Science and (SSD 10393). The Staging Report has been prepared to satisfy condition A10 - A13 of the SSD 10393 consent.

1.1. PROJECT OVERVIEW

The proposed redevelopment of Monte Sant' Angelo Mercy College will provide state of art teaching spaces for current and future students. The proposal has a Capital Investment Value over \$30 million and is therefore classified as State Significant Development (**SSD**) pursuant to Schedule 1 of the State Environmental Planning Policy (State and Regional Development) 2011 (**SEPP SRD**). The application was approved on 9 October 2020.

The approved redevelopment comprises:

- the demolition of two existing sports courts and associated under-croft staff carpark
- the construction of a new four-storey Sports and Science Building (Scientia Building) including:
 - two basement sports courts and a gymnasium;
 - 13 science laboratory teaching spaces and an innovation hub
 - internal connection of the Scientia Building with the existing McQuoin Centre with associated refurbishment;
 - kitchen area and staff facilities,
 - basement carpark and associated landscaping; and
 - demolition of part of a boundary wall on Miller Street and relocation of an existing driveway;
- associated landscaping works to create a landscaped courtyard, tree removal and replacement planting; and
- stormwater drainage works and a new vehicular access.

1.2. DATE OF COMMENCEMENT OF CONSTRUCTION

The date of commencement of construction is 20 January 2021.

1.3. SUBMISSION TO NSW DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT (DPIE) FOR APPROVAL

This Staging Report is to satisfy has been prepared to satisfy condition A10, A11, A12 and A13 of the SSD 10393 consent, which requires a Staging Report to be prepared and submitted to the satisfaction of the Planning Secretary one month before the commencement of operation of the first stage of construction.

Staging

A10. The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).

A11. A Staging Report prepared in accordance with condition A10 must:

(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;

(b)if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);

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

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

A12. Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary

A13 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.

The date of submission of the report is 6 November 2020.

2. DETAILS OF PROPOSED STAGING

2.1. CONSTRUCTION

The project will be constructed in three phases as per the following construction activities description and indicative timing:

Stage 1: Early Works Demolition

Indicative Timing: 20 January 2021 – 31 March 2021

- Site Setup – including site sheds, hoardings and associated temporary site services
- Removal of selected trees (including Root balls)
- Site services isolation and diversions required for demolition works
- Demolition of two existing sports courts and associated undercroft staff carpark (including slab and footings)
- Installation of Structural Steel supports both temporary and permanent to adjoining McQuoin Building
- Temporary construction works including:
 - on-site truck turning
 - hoardings
 - site amenities
 - support gantry's

Stage 2: Early Works Civil

Indicative Timing: 31 March 2021 – 1 July 2021

- Piling, shoring, underpinning and associated excavation support works
- Bulk excavation and building foundations
- Removal and disposal of materials from site
- Civil diversions, including stormwater works

Stage 3: Main Works

Indicative Timing: 2 July 2021 - 22 July 2022

- Construction of a new three -storey Sports and Science Building.
- Landscaping and public domain works
- Car park and vehicle access works

The construction of Stage 1, 2 and 3 are distinct with no overlap in the delivery.

2.2. MECHANISMS FOR MANAGING ANY CUMULATIVE IMPACTS

Not applicable. The development is not part of a Master Plan process and each construction stage will be managed by this Staging Report and Construction Management Program/Plan.

2.3. OCCUPATION

The new Sports and Science Building will be occupied once stage 3 construction has completed.

Occupation is not proposed to be staged.

3. CONDITION COMPLIANCE

This section identifies the relevant conditions in terms of construction staging of the project and demonstrates compliance or non-compliance between each construction stage of the project. All compliances and non-compliances are stated within the 'Compliant' table for each condition.

Given the project will be occupied once construction is completed, all Part E of the consent will be satisfied prior to the issue of the occupation certificate and Part F of the consent will be adhered to during the ongoing operation of the project.

Table 1 Condition of Compliance Table

Condition Ref	Condition heading	Condition/Compliance requirement	Stage	Phase	Relevant Authority	Responsibility	Comment
A1	Obligation to Minimise Harm to the Environment	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	1	Throughout		Contractor	Triggered in stage 1 and applies throughout the development .
A2	Terms of Consent	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table below:	1	Throughout		Contractor	Triggered in stage 1 and applies throughout the development .

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
A3	Terms of Consent	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	1	Throughout		N/A	Triggered in stage 1 and applies throughout the development .
A4	Terms of Consent	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d) In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	1	Throughout		Contractor	Triggered in stage 1 and applies throughout the development .

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
A5	Limits of Consent	This consent lapses five years after the date of consent unless work is physically commenced.	1	Throughout		Monte College	Triggered in stage 1 and applies throughout the development .
A6	Limits of Consent	This consent does not permit: (a) any amendments (including increase) in staff or student numbers; and (b) alterations and / or demolition of any items of heritage significance apart from that approved by the plans listed in condition A2.	1	Throughout		Monte College/Contractor	Triggered in stage 1 and applies throughout the development .
A7	Prescribed Conditions	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	1	Throughout		Monte College	Triggered in stage 1 and applies throughout the development .
A8	Planning Secretary as Moderator	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	1	Throughout		Monte College/Contractor	Triggered in stage 1 and applies throughout the

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
		Planning Secretary's resolution of the matter must be binding on the parties.					development .
A9	Evidence of Consultation	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	1	Throughout	Certifying Authority	Monte College/Contractor	Triggered in stage 1 and applies throughout the development , where conditions require consultation with an identified party.
A10	Staging	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of	1, 2 &3	Throughout	Planning Secretary	Monte College/Contractor	Triggered one month before the commencement of stage 1.

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
		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).					
A11	Staging	A Staging Report prepared in accordance with condition A10 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and	1, 2 &3	Throughout		Monte College/Contractor	Prepared before the commencement of stage 1.

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
		(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.					
A12	Staging	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	1, 2 &3	Throughout	Planning Secretary	Monte College/Contractor	Apply throughout entire stages of development .
A13	Staging	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.	1, 2 &3	Throughout	Certifying Authority	Monte College/Contractor	Apply throughout entire stages of development .
A14	Staging, Combining and Updating Strategies, Plans or Programs	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the	1, 2 &3	Throughout		Monte College/Contractor	Apply throughout entire stages of development .

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
		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).					
A15	Staging, Combining and Updating Strategies, Plans or Programs	Any strategy, plan or program prepared in accordance with condition A14, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	1, 2 &3	Throughout	Planning Secretary	Monte College/Contractor	Apply throughout entire stages of development .

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
A16	Staging, Combining and Updating Strategies, Plans or Programs	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.	1, 2 &3	Throughout	Planning Secretary	Monte College/Contractor	Apply throughout entire stages of development .
A17	Staging, Combining and Updating Strategies, Plans or Programs	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.	1, 2 &3	Throughout	Certifying Authority	Monte College/Contractor	Apply throughout entire stages of development .
A18	Structural Adequacy	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.	1,2 & 3	During construction Prior to the issue of a relevant construcion certificate.	Certifying Authority	Contractor	All stages of construction undertaken will be structurally adequate.
A19	External Walls and Cladding	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	3	During construction	Certifying Authority	Contractor	Certification will be submitted prior to stage 3.

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
A20	Applicability of Guidelines	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	1, 2 & 3	Throughout		Contractor	Construction at all stages will have current standards, guidelines and protocol applicable.
A21	Applicability of Guidelines	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	1, 2 & 3	Throughout			Secretary may issue directions at any stage.
A22	Monitoring and Environmental Audits	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.	1, 2 & 3	Throughout		Monte College/Contractor	Monitoring as required at all stages of development .

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
A23	Access to Information	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;	1	Throughout	As agreed with the planning secretary	Monte College/Contractor	Triggered in stage 1 and applies throughout the development .

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
		(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; and (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary, and publicly available for 12 months after the commencement of operations.					
A24	Compliance	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	1, 2 & 3	Throughout		All	Conditions of consent will be complied with at all stages.
A25	Incident Notification, Reporting	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the	1, 2 & 3	Throughout	Notify Planning Secretary	Monte College/Contractor	Notify as required at all stages of

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
	and Response	development application number and the name of the development if it has one) and set out the location and nature of the incident.					development .
A26	Incident Notification, Reporting and Response	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 2.	1, 2 & 3	Throughout	Notify Planning Secretary	Monte College/Contractor	Notify as required at all stages of development .
A27	Non-Compliance Notification	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	1, 2 & 3	Throughout	Notify Planning Secretary and Certifying Authority	Monte College/Contractor	Notify as required at all stages of development .
A28	Non-Compliance Notification	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	1, 2 & 3	Throughout		Monte College/Contractor	Notify as required at all stages of development .
A29	Non-Compliance Notification	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance	1, 2 & 3	Throughout		Monte College/Contractor	Notify as required at all stages of

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
							development .
A30	Revision of Strategies, Plans and Programs	Within three months of: (a) the submission of a compliance report under condition A33; (b) the submission of an incident report under condition A27; (c) the submission of an Independent Audit under condition D44; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review. the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	1, 2 & 3	Throughout	Notify Planning Secretary and Certifying Authority	Monte College/Contractor	Notify as required under this condition.
A31	Revision of Strategies, Plans and Programs	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	1, 2 & 3	Throughout	Planning Secretary or Certifying Authority	Monte College/Contractor	Apply throughout entire stages of development .

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
		the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.					
A32	Compliance Reporting	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	1	Throughout		Contractor	Triggered in stage 1 and applies throughout the development .
A33	Compliance Reporting	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary	Operation	During occupation	Planning Secretary	Monte College/Contractor	No more than 52 weeks from the date of commencement of operation.
A34	Compliance Reporting	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Operation	During occupation		Monte College	Notify public 60 days after submitting to the Planning Secretary.

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
A35	Compliance Reporting	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Operation	During occupation	Planning Secretary	Monte College	As required.
A36	Compliance Reporting	The applicant must report back to the Planning Secretary within six months of the date of this consent being granted on how the project has commenced in line with its inclusion in the Planning System Acceleration Program	1	Prior or during stage 1 construction	Planning Secretary	Monte College/Contractor	Within six months of the date of this consent (9 October 2020)
A37	Consultation with Sydney Metro	Where a condition of consent requires consultation with and/or the approval of Sydney Metro, the Applicant must forward all requests and/or documentation to the relevant Sydney Metro external party interface team via email at SydneyMetroCorridorProtection@transport.nsw.gov.au.	1, 2 & 3	Throughout	Sydney Metro	Contractor	As required.
A38	Consultation with Sydney Metro	Where a condition of consent requires Sydney Metro and / or Transport for NSW endorsement, the Certifier is not to issue a construction certificate or occupation certificate, as the case may be, until written	1, 2 & 3	Throughout	Certifying Authority	Contractor	As required.

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
		confirmation has been received from those entities that the particular condition has been complied with.					
A39	Consultation with Sydney Metro	Copies of any certificates, drawings, approvals or documents endorsed by, given to or issued by Sydney Metro must be submitted to the Department of Planning, Industry and Environment for its records prior to the issue of a construction certificate.	1, 2 & 3	Throughout	DPIE for records	Contractor	As required, prior to the issue of a relevant staged construction certificate
A40	Consultation with Sydney Metro	Notwithstanding condition A38, the issuing of staged construction certificates dealing with specific works and compliance conditions can be issued subject to written agreement from those entities to which the relevant conditions apply.	1, 2 & 3	Throughout	Sydney Metro/Transport for NSW/ Certifying Authority	Contractor	Noted.
B1	Rail Related Information for Sydney Metro	Prior to the issue of construction certificate, the Applicant must submit the following information to Sydney Metro for review and endorsement: (a) a revised Numerical Modelling Report, confirming that the impacts are still acceptable when the detailed foundation layout and loads are available; (b) demolition, excavation and construction methodology and staging;	1	Prior to Commencement of Construction	Sydney Metro	Contractor	Submitted prior to commencement of stage 1 construction

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
		(c) a construction methodology which includes construction details pertaining to structural support during excavation; (d) machinery likely to be used during excavation and construction; (e) cross sectional drawings showing the rail corridor, sub soil profile, proposed basement excavation and structural design of sub ground support adjacent to the rail corridor. All horizontal and relative level (RL) measurements are to be verified by a Registered Surveyor; (f) a detailed Survey Plan showing the relationship of the proposed development with respect to the rail corridor boundary and any rail infrastructure (land and/or easements). The survey is to be undertaken by a registered surveyor; (g) the common property boundary between the development site and the rail corridor and any Sydney Metro easements, pegged out by a registered surveyor, to ensure that there is no encroachment by the development. A copy of the survey report indicating the location of pegs must be provided to Sydney Metro prior to the commencement of works;					

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
		(h) a services search to establish the existence and location of any rail services and provide the results to Sydney Metro; (i) unless otherwise agreed by Sydney Metro, a Risk Assessment / Management Plan and detailed Safe Work Method Statement (SWMS) which details any impacts on the rail corridor; and (j) unless otherwise agreed by Sydney Metro, a Track (and/or ground vibration) Monitoring Plan which details the instrumentation and the monitoring regime to be used during the excavation and construction phases.					
B2	Rail Related Information for Sydney Metro	Prior to the issue of the construction certificate, all reports required by condition B1 of this consent and the endorsement from Sydney Metro must be submitted to the Certifier for information.	1	Prior to Commence ment of Construction	Sydney Metro/ Certifying Authority	Contractor	Submitted prior to commencement of stage 1 construction
B3	Rail Related Information for Sydney Metro	Prior to the issue of any relevant construction certificate the Applicant must contact Sydney Metro's Corridor Protection Team to determine the need for public liability insurance cover and the level of insurance required.	1	Prior to Commence ment of Construction	Sydney Metro's Corridor Protection Team	Contractor	Submitted prior to commencement of stage 1 construction

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
B4	Rail Related Information for Sydney Metro	Unless otherwise agreed by Sydney Metro the Applicant must obtain insurance for the sum determined by Sydney Metro. Such insurance must not contain any exclusion in relation to works on or near the rail corridor or rail infrastructure and must be maintained for the period specified by Sydney Metro.	1	Prior to Commence ment of Construction	Sydney Metro	Contractor	Submitted prior to commencement of stage 1 construction
B5	Rail Related Information for Sydney Metro	Prior to issuing a construction certificate, a copy of this insurance must be submitted to the satisfaction of the Certifier.	1	Prior to Commence ment of Construction	Certifying Authority	Contractor	Submitted prior to commencement of stage 1 construction
B6	Waste Management and Processing	Prior to the issue of a construction certificate for the operational waste storage 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.	3	Prior to Commence ment of Construction	North Sydney Council and Certifying Authority	Contractor	Agreed prior to commencement of stage 3 construction
B7	Amended Acoustic	Prior to the issue of the construction certificate, the DA Acoustic Report Revision E; dated April 2020 and addendum dated 23 July 2020	1	Prior to Commence	Certifying Authority	Qualified Acoustic Consultant	Submitted prior to commencement

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
	Report and treatments	prepared by Wilkinson Murray must be amended to include: (a) an assessment against the relevant provisions of State Environmental Planning Policy (Infrastructure) 2007, as the property adjoins a future rail corridor; (b) an assessment of the impact levels of the proposal on Sydney Metro infrastructure addressing the requirements of the Sydney Metro Underground Corridor Protection Guidelines (available on www.sydneymetro.info); (c) the details of compliance of the building in accordance with Development Near Rail Corridors and Busy Roads - Interim Guidelines (Department of Planning 2008) and the Sydney Metro At Grade Elevated Sections Corridor Protection Guidelines (available at www.sydneymetro.info); (d) demonstration that the development can be designed and constructed to avoid any damage or other interference due to air-borne noise, ground-borne noise and vibration effects due to the rail corridor, during the rail construction and future operation; (e) any impacts of vibration due to the adjoining rail corridor in accordance with		ment of Construction			ent of stage 1 construction

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
		Development Near Rail Corridors and Busy Roads - Interim Guidelines (Department of Planning 2008); (f) acoustic treatments that would ensure that the recommended internal noise levels within the learning areas of the proposed building are achieved; and (g) any additional treatment to ensure that the noise and vibration impacts due to the rail corridor are appropriately mitigated.					
B8	Amended Acoustic Report and treatments	The construction certificate plans must demonstrate that the recommended measures in DA Acoustic Report Revision E; dated April 2020 and addendum dated 23 July 2020 prepared by Wilkinson Murray, as revised by condition B7, have been incorporated in the design of the building to prevent noise and vibration intrusion into the development due to the adjoining rail corridor.	1	Prior to Commencement of Construction	Certifying Authority	Contractor	Submitted prior to commencement of stage 1 construction
B9	Amended Acoustic Report and treatments	A suitably qualified Acoustic Consultant must certify that the construction certificate plans comply with condition B7. A copy of this certification must be submitted to the Certifier for their information.	1	Prior to Commencement of Construction	Qualified Acoustic Consultant and Certifier	Contractor	Submitted prior to commencement of stage 1 construction

Condition Ref	Condition heading	Condition/Compliance requirement	Stage	Phase	Relevant Authority	Responsibility	Comment
B10	Certified Drawings	Prior to the issue of the construction certificate, 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.	1, 2 & 3	Throughout	Approval by the Certifying Authority	Contractor/suitably qualified practising Structural Engineer	Drawings for each stage of the development to be submitted prior to commencement of the relevant construction stage.
B11	Certified Drawings	A copy of the endorsement from Sydney Metro must be submitted to the Certifier for information, prior to the issue of the construction certificate.	1, 2 & 3	Throughout	Approval by the Certifying Authority	Contractor	A copy of Sydney Metro endorsement (where required) to be submitted prior to commencement of the relevant construction stage.
B12	Amended Design of the	Prior to the issue of the construction certificate for the boundary wall fronting Miller Street, the Applicant must submit an amended design of	3	Prior to Commence	Planning Secretary	Contractor	Amended design of the reconstructe

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
	solid brick wall	the reconstructed section of the wall to the satisfaction of the Planning Secretary, by: (a) deleting the proposed perforated metal screen (infill panels) from the wall; (b) replacing the screen with a solid wall with brickwork matching the existing heritage significant wall; (c) ensuring that the design of the reconstructed section of the wall is slightly different from the original wall so that the new work can be differentiated from the original wall fabric, upon closer inspection; and (d) incorporating the current gate, where reasonable and feasible.		ment of Construction			d section of the wall to be submitted prior to commencement of stage 3 construction.
B13	Amended Design of the solid brick wall	The required plan in condition B12, must be accompanied by a certificate from a suitably qualified heritage consultant supporting the proposed design of the wall.	3	Prior to Commencement of Construction		Suitably qualified heritage consultant	Certificate to be submitted prior to commencement of stage 3 construction.
B14	External colours and finishes	The construction certificate plans must demonstrate, to the satisfaction of the Certifier, that: (a) the external colours and finishes comply with the list provided in 'Elevations' Dwg A3.03	3	Prior to Commencement of Construction	Certifying Authority	Contractor	External walls and material design verification

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
		Rev 7, prepared by Hayball dated 14 July 2020; (b) the reflectivity index (expressed as a percent of the reflected light falling upon any surface) of external glazing for windows, walls or roof finishes is no greater than 20%; and (c) the roofing and façade materials do not cause glare nuisance or excessive reflectivity to adjoining neighbouring properties.					to be submitted prior to commencement of stage 3 construction.
B15	Roadworks	Prior to the commencement of any road works (where applicable) outside the site's boundary or driveway crossings, the Applicant must obtain separate approvals from Council or the relevant roads authority under section 138 of the Road Act 1993. The construction certificate plans must be prepared by a suitably qualified engineer and demonstrate that: (a) the vehicular access would comply with the latest version of AS2890.1, Council's current Vehicular Access Application Guidelines and Specifications and Public Domain Style Manual and Design Code; (b) the redundant vehicular crossing would be reinstated as kerb and footpath in accordance with Council's relevant requirements;	3	Prior to Commencement of Construction	North Sydney Council or the relevant roads authority	Contractor	Construction certificate plans to be submitted for approval prior to commencement of stage 3 construction.

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
		(c) the road shoulder, kerb, gutter and layback would be reconstructed on the Miller Street frontage of the site in accordance with Council's Public Domain Style Manual and Design Codes; (d) the maximum width of the new vehicular layback would be 7 metres (m) (including the wings); (e) the existing vehicular crossing on Miller Street, that is to remain, would be reconstructed in accordance with Council's requirements; and (f) both crossings (between the layback and the property boundary) would be designed per Council's requirements and all utilises adjusted.					
B16	Accessibility	The construction certificate plans must demonstrate compliance with the recommendations of Access Report (AN019-213847) prepared by Philip Chun Building Compliance dated 25 February 2020.	3	Prior to Commencement of Construction	Certifying Authority	Contractor	Construction certificate plans to be submitted prior to commencement of stage 3 construction.

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
C1	Notification of Commencement	The Applicant must notify the Planning Secretary and Council in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	1, 2 & 3 & Operation	Prior to Commencement of Physical Work and Operation	Planning Secretary and North Sydney Council	Contractor	Notification of commencement of all stages will be undertaken.
C2	Notification of Commencement	The Applicant must notify Sydney Metro in writing at least 5 business days before any of the following events occur within 25 metres of the rail corridor: (a) Site investigations; (b) foundation, pile and anchor set out; (c) set out of any other structures below ground surface level or structures which will transfer any load or bearing; (d) foundation, pile and anchor excavation; (e) other excavation; (f) surveying of foundation, pile and anchor excavation and surveying of as-built excavations; (g) other concreting; or (h) any other event that Sydney Metro has notified to the Applicant in writing.	1, 2 & 3	Throughout	Notify Sydney Metro	Contractor	Notify Sydney Metro 5 business days before the commencement of any of the identified events that occurs within 25 metres of the rail corridor:

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
		so that Sydney Metro may, as required, inspect the carrying out or completion of those works on the development site.					
C3	Notification of Commencement	For works occurring adjacent to the rail corridor, the Applicant must notify Sydney Metro in writing at least 5 business days before, and on the day of, commencing works.	1, 2 & 3	Throughout	Notify Sydney Metro	Contractor	Notify Sydney Metro 5 business days before the commencement of any physical works adjacent to the rail corridor.
C4	Notification of Commencement	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	1, 2 & 3	Throughout	Notify Planning Secretary	Contractor	Notification of commencement of all stages will be undertaken.
C5	External Walls and Cladding	Prior to the commencement of construction of external walls and cladding of the building, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the	3	Prior to the Commencement	Planning Secretary and	Contractor	External walls and cladding design verification

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
		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.		Of Construction	Certifying Authority		to be submitted prior to commencement of stage 3 construction
C6	Protection of Public Infrastructure	Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	1	Prior to the Commencement of Construction	Submit to Certifying Authority / Council / Planning Secretary	Contractor	Consultation and dilapidation report for entire development will be submitted prior to construction of stage 1.
C7	Pre-Construction Dilapidation Report	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets	1	Prior to the Commencement of Construction	Submit to Certifying Authority/ Council	Contractor	Pre-commencement dilapidation report will be submitted

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
		that are likely to be impacted by the proposed works.					prior to construction of stage 1.
C8	Community Communication Strategy	No later than two weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. 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	1	Prior to the Commencement of Construction	Planning Secretary	Contractor	Must be submitted two weeks before the commencement of stage 1 construction.

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
		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.					
C9	Ecologically Sustainable Development	Prior to the commencement of construction of the ground level of the building, 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) submit evidence to the satisfaction of the Certifier from a suitably qualified ESD Accredited Professional that the ESD measures equivalent to a minimum of 4-star	3	Prior to the Commencement of Construction	Submit to Certifying Authority	Contractor	Must be submitted prior to stage 3 construction.

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
		rating have been incorporated into the design of the works proposed.					
C10	Outdoor Lighting	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	3	Prior to the Commence ment of Construction	Submit to Certifying Authority	Contractor	Must be submitted prior to stage 3 construction.
C11	Demolition	Prior to the commencement of the demolition works, all relevant 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.	1	Prior to the Commence ment of works	Submit to Certifying Authority and Planning Secretary	Contractor	Must be submitted prior to stage 1 works.
C12	Environment al Management Plan Requirement s	Management plans required under this consent must be prepared in accordance with relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).	1, 2 &3	Throughout		Contractor	Apply throughout entire stages of development

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
							where relevant.
C13	Construction Environmental Management Plan	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must be consistent with the preliminary Construction Management Plan prepared by Cornerstone dated 5 April 2020 and include, but not be limited to, the following: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; and	1	Prior to the Commencement of construction	Submit to Planning Secretary	Contractor	CEMP will address all stages of development but submitted prior to the commencement of stage 1. Plan to be implemented throughout all stages of construction.

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
		(vii) community consultation and complaints handling. (b) Construction Noise and Vibration Management Sub-Plan (see condition C15); (c) Construction Waste Management Sub-Plan (see condition C16); (d) Construction Soil and Water Management Sub-Plan (see condition C17); (e) an unexpected finds protocol for contamination and associated communications procedure; (f) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and (g) waste classification (for materials to be removed) and validation (for materials to remain) to be undertaken to confirm the contamination status in these areas of the site.					
C14	Construction Environmental Management Plan	The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary, Council and Sydney Metro (where applicable).	1	Prior to the Commencement of construction	Submit to Certifying Authority for approval.	Contractor	CEMP to be approved by the Certifier and a copy submitted to the Planning Secretary, Council and

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
							Sydney Metro (where applicable). Plan to be implemented throughout all stages of construction.
C15	Construction Environmental Management Plan	The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) be prepared in consultation with Sydney Metro; (c) be consistent with the recommended measures within DA Acoustic Report Revision E; dated April 2020 and addendum dated 23 July 2020 prepared by Wilkinson Murray in relation to construction noise and vibration management; (d) describe procedures for achieving and complying with the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	1	Prior to the Commencement of construction		Contractor	To be included as part of CEMP

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
		(e) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (f) include strategies that have been developed with the community for managing high noise generating works; (g) describe the community consultation undertaken to develop the strategies in condition C15 (f); (h) describe details of noise mitigation measures installed to ensure that the students and users of the school are not impacted by the construction noise; (i) include a complaints management system that would be implemented for the duration of the construction; and (j) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition C15(f).					
C16	Construction Environmental	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:	1	Prior to the Commencement of construction		Contractor	To be included as part of CEMP

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
	Management Plan	(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction.					
C17	Construction Environmental Management Plan	The Construction Soil and Water Management Sub-Plan (CSWMSP) must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';	1	Prior to the Commencement of construction		Contractor	To be included as part of CEMP

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
		(c) provide a plan of how all construction works will be managed in a wet-weather event (i.e. storage of equipment, stabilisation of the Site); (d) detail all off-Site flows from the Site; and (e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI.					
C18	Construction Traffic and Pedestrian Management Plan	Prior to the commencement of construction, a Construction Traffic and Pedestrian Management Plan (CTPMP) must be prepared in consultation with Council and the Sydney Coordination Office of the TfNSW to achieve the objective of ensuring safety and efficiency of the road network. The CTPMP must be consistent with the preliminary Construction Traffic Management Plan prepared by Cornerstone dated 18 August 2020 and include (but not be limited to): (a) a description of the development; (b) details of crane arrangements including location of any cranes(s) and crane movement plan; (c) construction traffic haulage routes;	1	Prior to the Commencement of construction	In consultation with Council and the Sydney Coordination Office of the TfNSW	Contractor	CTPMP address all stages of development but submitted prior to the commencement of stage 1. The CTPMP will be generally consistent with the preliminary CTPMP prepared by Cornerstone

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
		(d) details of predicted number of construction vehicle movements, construction vehicle types, heavy vehicle routes, access and parking arrangements; (e) construction program, methodology and any construction staging; (f) details of proposed hoardings or scaffoldings; (g) measures to avoid construction vehicle movements within the surrounding area; (h) consultation strategy for liaison with the surrounding stakeholders including any adjoining developments under construction and Sydney Metro City and Southwest; (i) location of proposed construction zones and proposed management measures in these zones; (j) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services.					dated 18 August 2020 and updated to include the identified scope.
C19	Construction Traffic and Pedestrian	The CTPMP must be the prepared by a suitably qualified and experienced person(s) and be endorsed by the Sydney Coordination	1	Prior to the Commence	Endorsed by the Sydney	Contractor	CTPMP address all stages of

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
	Management Plan	Office of TfNSW prior to the commencement of construction and a copy submitted to the Certifier and Council for information.		ment of construction	Coordination Office of TfNSW Submitted to the Certifying Authority and Council for information.		development and endorsed prior to the commencement of stage 1.
C20	Construction Traffic and Pedestrian Management Plan	The Applicant must provide the builder's direct contact number to the Transport Management Centre within the Sydney Coordination Office of TfNSW.	1	Prior to the Commencement of construction		Contractor	Noted.
C21	Driver Code of Conduct	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of earthworks and construction vehicles on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes.	1,2 & 3	During construction		Contractor/Monte College	To notify heavy vehicle drivers via the implementation of Drive Code of Conduct throughout

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
							all stages of construction.
C22	Construction Access and Parking Arrangements	Prior to the commencement of construction, evidence must be submitted to the Certifier that the construction access and parking arrangements comply with the following requirements: (a) all vehicles must be able to 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, must be in accordance with the latest version of AS 2890.2; and (c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	1	Prior to the Commencement of construction	Certifying Authority	Contractor	Submit parking arrangements certification prior to stage 1 construction.
C23	Soil and Water	Prior to the commencement of construction, the Applicant must install erosion and sediment controls on the site to manage wet weather events in accordance with the CSWMSP.	1	Prior to the Commencement of construction		Contractor	Erosion and sediment controls to be installed prior to stage 1 construction.

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
C24	Construction Worker Transportation Strategy	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the satisfaction of the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be submitted to the Planning Secretary and Council for information.	1	Prior to the Commencement of construction	Certifying Authority	Contractor	Construction Worker Transportation Strategy to be prepared and submitted prior to stage 1 construction.
C25	Project Heritage Architect	Prior to the commencement of any works, an appropriately qualified and experienced heritage architect must be commissioned to assist the construction works on the site for their duration by undertaking regular inspections of the works in progress and providing advice in relation to heritage matters. Written details of the engagement of the experienced heritage architect must be submitted to the Certifier for information.	1	Prior to the Commencement of construction	Certifying Authority	Contractor/ heritage architect	Engage qualified and experienced heritage architect prior to stage 1 construction and engaged throughout the entire development .

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
C26	Photographic archival recording	Prior to the commencement of any works on the site, a photographic archival recording is to be prepared for the following buildings under the supervision of the project heritage architect as required by condition C25, and in consultation with Council's historian. The photographic archival recording must include the following and be provided to Council for information within six months of commencement of construction: (a) the brick wall on Miller Street frontage and its context; and (b) the entry driveway to the Holy Grass and the exterior of the historic buildings that relate to the Holy Grass.	1	Prior to the Commencement of construction	Provided to Council for information	Contractor /heritage architect	To be provided to Council for information within six months of commencement of construction.
C27	Heritage Interpretation Strategy	Prior to the commencement of works for the ground level of the building, a Heritage Interpretation Strategy (HIS) must be prepared by an appropriately qualified and experienced heritage architect, in consultation with Council (Council's Team Leader Arts and Culture and Council's Conservation Planner) and the Registered Aboriginal parties. The HIS must include the detailed design of any decorative screening and artwork (where relevant) that is proposed in association with the development and be consistent with North Sydney Council's Public Art Policy and Master Plan. Details of	3	Prior to the Commencement of construction	Certifying Authority	Contractor /heritage architect	In consultation with Council.

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
		the HIS and evidence of consultation must be submitted to the satisfaction of the Certifier prior to commencement of work.					
C28	Heritage Interpretation Strategy	Prior to the issue of a construction certificate for above ground works, a Heritage Interpretation Strategy (HIS) must be prepared by an appropriately qualified and experienced heritage architect, in consultation with Council (Council's Team Leader Arts and Culture and Council's Conservation Planner) and the Registered Aboriginal parties. The HIS must include the detailed design of any decorative screening and artwork that is proposed in association with the development and be consistent with North Sydney Council's Public Art Policy and Master Plan. Details of the HIS and evidence of consultation must be submitted to the satisfaction of the Certifier prior to commencement of work.	3	Prior to the Commence ment of construction	Certifying Authority	Contractor /heritage architect	The same HIS under condition C27 will be prepared and submitted.
C29	Operational Noise – Design of Mechanical Plant and Equipment	Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the DA Acoustic Report Revision E; dated April 2020 and addendum dated 23 July 2020 prepared by Wilkinson Murray, into the detailed design drawings and submit the drawings to the satisfaction of the Certifier.	3	Prior to installation of mechanical plant and equipment	Certifying Authority	Contractor	Design certificate for detailed design to be submitted prior to installation of mechanical

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
							plant in stage 3.
C30	Operational Waste Storage and Processing	Prior to the of the operation waste storage 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 for information.	3	Prior to commencement of construction of waste storage system	Council for endorsement and submit to Certifying Authority for information	Contractor	Addressed in stage 3.
C31	Stormwater Management System	Prior to the commencement construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the plans contained in Stormwater Management Plan, Proposed New sports and Science Building at Monte Sant Angelo Mercy College, dated 18 March 2020 and prepared by Webber Design;	2&3	Prior to commencement of construction	Certifying Authority	Contractor	Stormwater management system to address stage 2 and 3 of development and submitted prior to the issue of a relevant construction certificate.

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
		(c) be in accordance with applicable Australian Standards; (d) the capacity of the proposed on-site stormwater detention tank be designed in accordance with Council's civil works requirements; (e) the pump-out system for the basement area comprises two pumps, connected in parallel with each pump being capable of emptying the holding at the rate equal to the rate of inflow for the one-hour duration stormwater (of the 1 in 20 year storm); (f) drainage disposal to the street gutter from the pump system (if applicable) comprise a stilling pump at the property line, connected to the street gutter by a suitable line; (g) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines; (h) ensure that any rainwater tank (if proposed) be connected to the stormwater system; and (i) ensure that no fence / building structures are constructed to impede the stormwater flow.					

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
C32	Stormwater Management System	Prior to the commencement of construction of the stormwater works, the Applicant must demonstrate that the stormwater system can be connected to a newly constructed grated gully pit (with lintel) fronting the site on Miller Street. The design of the connection must include the following details of works outside the site's boundary (within Council's land): (a) a standard grated gully pit with extended kerb inlet (1.8m lintel) provided in the kerb fronting the site at Miller Street, designed in accordance with Council's "Infrastructure Specification for Roadworks, Drainage and Miscellaneous Works"; (b) the pipes within the footpath constructed of reinforced concrete class 2 with a minimum pipe diameter of 300mm diameter and have bedding in accordance with AS3725 – Loads of buried concrete pipes; (c) the private underground pipeline within the footpath provided with a minimum cover of 400mm; and (d) details of affected utility services and street trees (a survey may be needed for this).	2	Prior to commencement of construction	Certifying Authority	Contractor	Design certificate for stormwater works to be submitted prior to stage 2 construction.

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
C33	Stormwater Management System	The Applicant must lodge separate construction certificates and obtain separate approvals from Council for all stormwater works within Council's land and provide evidence of such approvals to the Certifier for information, prior to the commencement of those works.	1, 2 & 3	Throughout		Contractor	Noted.
C34	Operational Car Parking, Bicycle Parking and Service Vehicle Layout	Prior to the commencement of construction of the basement carpark and driveway, evidence must be submitted to the Certifier that the operational access and parking arrangements comply with the following requirements: (a) all vehicles are able to enter and leave the Site in a forward direction; (b) a minimum of 55 on-site car parking spaces for use during operation of the development are provided and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; (c) 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; (d) the layout, design and security of bicycle facilities comply with the minimum	3	Prior to commencement of construction	Certifying Authority	Contractor	Design certificate for access and car parking design to be submitted prior to stage 3 construction.

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
		requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking; (e) bicycle parking areas are located in easy to access, well-lit areas that incorporate passive surveillance; and (f) end-of-trip facilities are included for staff and students in accordance with the EIS and approved plans.					
C35	Operational Car Parking, Bicycle Parking and Service Vehicle Layout	A copy of the plans / documents must be provided to the Certifier for information, prior to the issue of the construction certificate.	3	Prior to commencement of construction	Certifying Authority	Contractor	Design certificate for access and car parking design to be submitted prior to stage 3 construction.
C36	Public Domain Works	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	3	Prior to commencement of any footpath or public domain works	Certifying Authority	Contractor	Streetscape design and treatment of entire development will be approved by the Council and PCA

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
							prior to stage 3 construction.
C37	Public Domain Works	Prior to the commencement of public domain / footpath works, the design details for the following works must be submitted to Council for endorsement and a copy submitted to the Certifier for information: (a) details of construction of kerb / gutter, reconstructed footpath along the full proposed building footprint frontage of Miller Street and any areas required to transition the new works to existing structures, in accordance with Council's Public Domain Style Manual for North Sydney Centre including: (i) longitudinal sections (at a scale of 1:50), extending 5m beyond the scope of works; and (ii) design to ensure that the footpath has a single straight grade of 3% and is uniform with no dipping or rising levels.	3	Prior to commencement of any footpath or public domain works	Endorsed by Council and submitted to Certifying Authority for information	Contractor	Streetscape design and treatment of entire development will be endorsed by the Council and PCA prior to stage 3 construction.
C38	Public Domain Works	Prior to the commencement of works in relation to the removal / relocation and / or temporary non-operation of any existing parking meters on the frontage of the site, a separate approval must be obtained from	3	Throughout		Contractor	Approval will be obtained from Council if required.

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
		Council and evidence submitted to the Certifier for information.					
C39	Public Domain Works	Prior to the commencement of any footpath or public domain works all costs associated with relocating street signs, reinstatement of all parking meters and associated meter infrastructure must be paid in full to Council. Evidence of the payment (where applicable) must be submitted to the Certifier prior to the commencement of each of those works.	3	Prior to commencement of any footpath or public domain works	Certifying Authority	Contractor	All costs associated with public domain works to be paid in full to Council.
C40	Public Domain Works	Council must be provided a notice of the proposed public domain works at least 10 working days prior to the commencement of such works.	3	Prior to commencement of any footpath or public domain works		Contractor	Notify council.
C41	Public Domain Works	Prior to the commencement of works on public land, the Applicant must submit a copy of the Public Risk Insurance (with a minimum cover of \$20 million) to Council for information.	3	Prior to commencement of any works on public land.		Contractor	Submit Public Risk Insurance to Council
C42	Hazardous Material	Prior to any proposed demolition or refurbishment works, a hazardous materials register, and an Asbestos Management Plan must be prepared in accordance with the recommendations of Asbestos and Hazardous	1	Prior to the Commencement of construction	Certifying Authority	Contractor	Prior to stage 1 construction.

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
		Materials Limited Pre-Demolition Survey prepared by Coffee dated 14 February 2020 and submitted to the satisfaction of the Certifier.					
C43	Hazardous Material	Prior to commencement of any demolition or refurbishment works, all Synthetic Minerals Fibre (SMF) must be removed in accordance with the recommendations of Asbestos and Hazardous Material Limited Pre-Demolition Survey prepared by Coffee dated 14 February 2020 and evidence of such removal be provided to the satisfaction of the Certifier.	1	Prior to the Commence ment of demolition.	Certifying Authority	Contractor	Synthetic Minerals Fibre (SMF) removed prior to the Commence ment of demolition.
C44	Compliance with geotechnical recommendations	Prior to the commencement of construction, a suitably qualified Geotechnical Engineer must certify that the development has been designed including all recommendations of the Report on Geotechnical Investigation prepared by Douglas Partners dated February 2020 and any additional recommendations required to be endorsed by Sydney Metro in condition B1.	1 & 2	Prior to commencement of construction	Certifying Authority/ suitably qualified Geotechnical Engineer	Contractor	Certification must be submitted prior to the issue of a relevant construction certificate.
C45	Sydney Metro requirement	Unless otherwise agreed by Sydney Metro, prior to the commencement of works or at any time during the excavation and construction period deemed necessary by Sydney Metro, a joint inspection of the rail infrastructure and property in the vicinity of the development must be carried out by representatives from	1	Prior to commencement of construction	Joint inspection by representatives from Sydney Metro and	Contractor	Provide a copy of the dilapidation survey.

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
		Sydney Metro and the Applicant and a dilapidation survey prepared.			the Applicant.		
C46	Boundary alignment levels	Prior to the commencement of works at the site boundary (including driveway or the fence), the Applicant must demonstrate to the satisfaction of the Certifier that the site boundary alignment levels match the levels which existed prior to the commencement of works.	1	Prior to commencement of construction at the site boundary	Certifying Authority	Contractor	Ensure site boundary alignment levels match the levels which existed prior to the commencement of works.
C47	Bond to Council	Prior to the commencement of works outside the site boundary, a security deposit or bank guarantee (bond money) must be provided to Council for approved road works under Condition C37 and tree protection. Details of the security deposit and the amount must be obtained from Council prior to the commencement of works and the payment made. A copy of the receipt of payment of bond for roadworks and tree protection must be provided to the Certifier for information.	1	Prior to commencement of construction outside the site boundary	Certifying Authority	Contractor	Payment for roadwork and tree protection bond.
C48	Site Contamination	Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or	1	Prior to commencement of construction		Contractor	Apply throughout entire stages of

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
		groundwater contamination is appropriately managed.					development .
C49	Project Arborist	Prior to the commencement of construction, the Applicant must engage a suitably qualified Arborist to oversee the tree protection, retention and removal within the site. The Arborist must be appointed throughout the duration of the construction works.	1	Prior to commencement of construction		Contractor	Apply throughout entire stages of development .
C50	Works Within Sydney Metro's Property	Prior to the issue of a construction certificate, evidence (including written confirmation from Sydney Metro) must be submitted to the satisfaction of the Certifier demonstrating that: (a) no rock anchors, rock bolts, ground anchors or rock ties, piles, foundations, rock pillars, transfer structures, basement walls, slabs, columns, beams, cut rock faces are planned to be installed in the rail corridor, within Sydney Metro property or easements; and (b) no work is proposed within the rail corridor, or any easements which benefit Sydney Metro, at any time.	1	Prior to commencement of construction	Certifying Authority	Contractor	Provide written evidence from Sydney Metro.
C51	Works Within Sydney Metro's Property	The requirements of condition C50(b) can be altered with prior approval of, or an Agreement between Sydney Metro and the Applicant	1	Throughout		Contractor	Noted.

Condition Ref	Condition heading	Condition/Compliance reequipment	Stage	Phase	Relevant Authority	Responsibility	Comment
D1 – D49 inclusive	Part D During Construction		1,2,3	During construction	As required under each condition where applicable	Contractor	Applies to all stages of construction.
E1- E39 inclusive	Part E Prior To The Issue of An Occupation Certificate		Prior to commencement of occupation		As required under each condition where applicable	Contractor/Monte College	Prior to operation
F1 – F17 inclusive	Part F Post Occupation		Post occupation		As required under each condition where applicable	Monte College	Applies to the entire occupancy duration of the development

DISCLAIMER

This report is dated 2 November 2020 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Monte Sant' Angelo Mercy College Limited (**Instructing Party**) for the purpose of Staging Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

