

Development Consent

Section 4.38 of the Environmental Planning and Assessment Act 1979

The Independent Planning Commission (the Commission), as the declared consent authority under section 2.7 of the State Environmental Planning Policy (Planning Systems) 2021 and section 4.5(a) of the Environmental Planning and Assessment Act 1979, approves the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

These conditions are required to:

- prevent, minimise, or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.

[Name]

Member of the Commission

[Name]

Member of the Commission

Sydney

2026

SCHEDULE 1

Application Number: SSD 79146716
Applicant: Pymble Ladies College
Consent Authority: Independent Planning Commission
Site: Pymble Ladies College at 20 Avon Road, (Lot 1 in DP 69541 and Lots 1 – 26 in DP 7131)
Development: Construction of a Secondary Innovation Precinct within the Pymble Ladies' College campus including:

- demolition, site preparation and excavation
- tree removal
- construction of a 6-storey school building with rooftop plant
- minor road adjustments
- soft and hard landscaping.

DEFINITIONS

Aboriginal object	Has the same meaning as the definition of the term in section 5 of the <i>National Parks and Wildlife Act 1974</i>
Accredited Certifier	Means the holder of accreditation as an accredited certifier under the <i>Building Professionals Act 2005</i> acting in relation to matters to which the accreditation applies.
Advisory Notes	Advisory information relating to the consent but do not form a part of this consent
AIA	<i>Arboricultural Impact Assessment</i> , prepared by Tree Survey and dated 8 November 2025
Applicant	Pymble Ladies College or any other person carrying out any development to which this consent applies
Campus Commons	Landscaping and amphitheatre connecting the Secondary Innovation Precinct to the existing campus, as identified in A2(d)
CCS	Community Communication Strategy
CEMP	Construction Environmental Management Plan
Certifier	Means a council or accredited certifier
Conditions of this consent	The conditions contained in Schedule 2 of this document
Construction	All physical work to enable operation including but not limited to the demolition and removal of buildings, the carrying out of works for the purposes of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent, but excluding the following: • building and road dilapidation surveys; • investigative drilling or investigative excavation; • Archaeological Salvage; • establishing temporary site offices (in locations identified by the conditions of this consent); • installation of environmental impact mitigation measures, fencing, enabling works; and • minor adjustments to services or utilities. However, where heritage items, or threatened species or threatened ecological communities (within the meaning of the <i>Biodiversity Conservation Act 2016</i> or <i>Environment Protection and Biodiversity Conservation Act 1999</i>) are affected or potentially affected by any physical work, that work is construction, unless otherwise determined by the Planning Secretary in consultation with relevant NSW government agencies
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
DCCEEW	NSW Department of Climate Change, Energy, the Environment and Water
Demolition	The deconstruction and removal of buildings, sheds and other structures on the site

Department	NSW Department of Planning, Housing and Infrastructure
Development	The development described in the Environmental Impact Statement and Response to Submissions, including the works and activities comprising demolition, earthworks, landscaping, construction and operation, as modified by the conditions of this consent.
Earthworks	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services
EIS	The Environmental Impact Statement titled <i>Environmental Impacts Statement, Pymble Ladies' College Secondary Innovation Precinct and Campus Commons</i> , prepared by Urbis Ltd dated 19 June 2025, submitted with the application for consent for the development, including any additional information provided by the Applicant in support of the application
ENM	Excavated Natural Material
Environment	Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings
EPA	NSW Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
ESD	Ecologically Sustainable Development
Feasible	Means what is possible and practical in the circumstances
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
Heritage NSW	Heritage NSW, the NSW Department of Climate Change, Energy, the Environment and Water
Incident	An occurrence or set of circumstances that causes, or threatens to cause, material harm and which may or may not be, or cause, a non-compliance <i>Note: "material harm" is defined in this consent</i>
Independent Audit Post Approval Requirements	Independent Audit Post Approval Requirements as available on the Department's website
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
Management and mitigation measures	The management and mitigation measures set out in Appendix A of the Response to Submissions.
Material harm	Is harm that: a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial; or b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the

	reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment) Note: This definition excludes “harm” that is either authorised under this consent or any other statutory approval. Note: For the purposes of this definition, material harm excludes incidents captured by Work Health and Safety reporting requirements.
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Monitoring	Any monitoring required under this consent must be undertaken in accordance with section 9.39 of the EP&A Act
NCC	National Construction Code
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
Operation	The carrying out of the approved purpose of the development upon completion of construction.
PLC	Pymble Ladies College
Planning Secretary	Planning Secretary under the EP&A Act, or nominee
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation, benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements.
RAP	Registered Aboriginal Parties, as identified in accordance with the document entitled “ <i>Aboriginal cultural heritage consultation requirements for proponents 2010</i> ” (DECCW)
Response to submissions	The Applicant's response to issues raised in submissions in document titled <i>Response to Submissions, SSD-79146716 Pymble Ladies College Secondary Innovation Precinct and Campus Commons</i> prepared by Urbis Ltd dated 18 December 2025 received in relation to the application for consent for the development under the EP&A Act.
Sensitive receivers	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area.
SIP	Secondary Innovation Precinct, as identified in A2(d).
Site	The land defined in Schedule 1.
Site Auditor	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
Site Audit Report	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
Site Audit Statement	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
TfNSW	Transport for New South Wales
Waste	Has the same meaning as the definition of the term in the Dictionary to the POEO Act

Works	Any physical work to construct or facilitate the construction of the development, including low impact work and environmental management measures.
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Year	A period of 12 consecutive months
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SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

Obligation to Minimise Harm to the Environment

- A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.

Terms of Consent

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) generally in accordance with the EIS, Response to Submissions and RFI response;
 - (d) in accordance with the approved plans in the table below:

Architectural Plans prepared by 3XN Australia			
Dwg No.	Rev	Name of Plan	Date
SSD-DA SIP Drawing List			
AR-SIP-DA-A00-1000	6	Cover Sheet	15.10.2025
AR-SIP-DA-A00-1001	5	Location Plan	18.06.2025
AR-SIP-DA-A01-1000	4	Site Plan - Existing & Demolition	26.05.2025
AR-SIP-DA-A01-1001	4	Site Plan - Proposed	26.05.2025
AR-SIP-DA-A02-10B1	4	GA Plan - Basement 01	26.05.2025
AR-SIP-DA-A02-10LG	4	GA Plan - Lower Ground Level	26.05.2025
AR-SIP-DA-A02-1000	4	GA Plan - Ground Floor	26.05.2025
AR-SIP-DA-A02-1001	4	GA Plan - Level 01	26.05.2025
AR-SIP-DA-A02-1002	4	GA Plan - Level 02	26.05.2025
AR-SIP-DA-A02-1003	4	GA Plan - Level 03	26.05.2025

AR-SIP-DA-A02-1004	4	GA Plan - Plant Level	26.05.2025
AR-SIP-DA-A02-1005	4	GA Plan - Roof Level	26.05.2025
AR-SIP-DA-A06-1000	5	Elevation - West	15.10.2025
AR-SIP-DA-A06-1001	5	Elevation - North	15.10.2025
AR-SIP-DA-A06-1002	5	Elevation - South	15.10.2025
AR-SIP-DA-A06-1003	5	Elevation - East	15.10.2025
AR-SIP-DA-A07-1000	3	Section - North / South 01 - Atrium	26.05.2025
AR-SIP-DA-A07-1001	4	Section - North / South 02 - Auditorium	26.05.2025
AR-SIP-DA-A07-1002	3	Section - East / West 01 - Building Cores	26.05.2025
AR-SIP-DA-A07-1003	1	Section - North / South 03 - Staff Rooms	26.05.2025
AR-SIP-DA-A08-1000	3	Facade Intent Detail	18.06.2025
SSD-DA Existing Building Interfaces Drawing List			
AR-INT-DA-A00-1000	2	GA Plan - Location Plan - Existing Building Interfaces	18.06.2025
AR-BOA-DA-A02-1001	1	GA Plan - Level 01 - Existing Boarders Room Stair	26.05.2025
AR-BOA-DA-A02-2001	1	GA Plan - Level 01 - Proposed Boarders Room Stair	26.05.2025
AR-COL-DA-A02-1000	1	GA Plan - Ground Floor - Existing Colonnade Building	26.05.2025
AR-COL-DA-A02-1001	1	GA Plan - Level 01 - Existing Colonnade Building	26.05.2025
AR-COL-DA-A02-1002	1	GA Plan - Level 02 - Existing Colonnade Building	26.05.2025
AR-COL-DA-A02-2000	1	GA Plan - Ground Floor - Proposed Colonnade Building	26.05.2025

AR-COL-DA-A02-2001	1	GA Plan - Level 01 - Proposed Colonnade Building	26.05.2025
AR-COL-DA-A02-2002	1	GA Plan - Level 02 - Proposed Colonnade Building	26.05.2025
AR-SCI-DA-A02-1000	1	GA Plan - Ground Floor - Existing Ferguson and Science Building	26.05.2025
AR-SCI-DA-A02-1001	1	GA Plan - Level 01 - Existing Ferguson and Science Building	26.05.2025
AR-SCI-DA-A02-1002	1	GA Plan - Level 02 - Existing Ferguson and Science Building	26.05.2025
AR-SCI-DA-A02-2000	1	GA Plan - Ground Floor - Proposed Ferguson and Science Building	26.05.2025
AR-SCI-DA-A02-2001	1	GA Plan - Level 01 - Proposed Ferguson and Science Building	26.05.2025
AR-SCI-DA-A02-2002	1	GA Plan - Level 02 - Proposed Ferguson and Science Building	26.05.2025
AR-BOA-DA-A06-1000	1	Elevation - Existing & Proposed Borders Northwest	26.05.2025
AR-COL-DA-A06-1000	1	Elevation - Existing & Proposed Colonnade Northwest	26.05.2025
AR-COL-DA-A07-1000	1	Section - Existing & Proposed Colonnade Building	26.05.2025
AR-SCI-DA-A07-1000	1	Section - Existing & Proposed Ferguson Building	26.05.2025
AR-SCI-DA-A07-1001	1	Section - Existing & Proposed Science Building	26.05.2025
Landscape Plans prepared by T.C.L			
Dwg No.	Rev	Name of Plan	Date
Landscape Concept Design			
L302	6	Concept Design Plan	14.05.2026
L303	6	Conde Lawn Section 01	14.05.2026
L304	6	Conde Lawn Section 02	14.05.2026
L305	6	Conde Lawn Section 03	14.05.2026
L306	6	Conde Lawn Section 04	14.05.2026
L307	6	Concept Design Overview	14.05.2026

L308	6	Access and Circulation	14.05.2026
L309	6	Tree Removal and Protection Plan	14.05.2026
L310	6	Canopy Coverage	14.05.2026
Campus Commons Zones			
L401	6	Flagpole Plaza Plan	14.05.2026
L402	6	Flagpole Plaza Precedents	14.05.2026
L403	6	Flagpole Plaza Section	14.05.2026
L410	6	Title Page - Campus Commons	14.05.2026
L411	6	Campus Commons Plan	14.05.2026
L412	6	Campus Commons Precedents	14.05.2026
L413	6	Campus Commons Sections	14.05.2026
L420	6	Title Page - Amphitheatre	14.05.2026
L421	6	Amphitheatre Plan	14.05.2026
L422	6	Amphitheatre Precedents	14.05.2026
L423	6	Amphitheatre Sections	14.05.2026
L430	6	Title Page - Conde Lawn	14.05.2026
L431	6	Conde Lawn Plan	14.05.2026
L432	6	Conde Lawn Precedents	14.05.2026
L433	6	Conde Lawn Sections	14.05.2026
L441	6	Campus Commons Material and Finishes Palette	14.05.2026
Campus Commons Landscape Details			
L501	6	Campus Commons Key Levels	14.05.2026
L502	6	Campus Commons Soil Depth	14.05.2026
L503	6	Campus Commons Planting Plan	14.05.2026
L504	6	Campus Commons Indicative Tree Species	14.05.2026
L511	6	Main Entry Campus Commons - Indicative Planting Palette	14.05.2026
L512	6	Main Entry Campus Commons - Thematic Planting Plan	14.05.2026

L513	6	Main Entry Campus Commons - Thematic Planting Selection	14.05.2026
L521	6	Forest Garden - Indicative Planting Palette	14.05.2026
L522	6	Forest Garden - Thematic Planting Plan	14.05.2026
L523	6	Forest Garden - Thematic Planting Selection	14.05.2026
SIP Building Landscape Details			
L550	6	SIP Building Landscape Details Title Page	14.05.2026
L551	6	SIP Roof Gardens - Planting Plan	14.05.2026
L552	6	SIP Roof Gardens - Soil Depth	14.05.2026
L553	6	SIP Roof Gardens - Planters Typical Section	14.05.2026
L554	6	SIP Roof Gardens - Indicative Planting Palette	14.05.2026
L555	6	SIP Roof Gardens - Thematic Planting Plan	14.05.2026
L556	6	SIP Roof Gardens - Thematic Planting Selection	14.05.2026
L557	6	SIP Internal Social Spine - Planters	14.05.2026
L558	6	SIP Internal Social Spine - Indicative Planting Palette	14.05.2026

A3. The Applicant must comply with all written requirements or directions of the Planning Secretary, including in relation to:

- (a) the environmental performance of the approved development;
- (b) any document or correspondence in relation to the approved development;
- (c) any notification given to the Planning Secretary under the terms of this approval;
- (d) any audit of the construction or operation of the construction or operation of the approved development;
- (e) the terms of this approval and compliance with the terms of the approval (including anything required to be done under the approval);
- (f) the carrying out of any additional monitoring and management measures; and
- (g) in respect of ongoing monitoring and management obligations, compliance with an updated or revised version of a guideline, protocol, Australian Standard or policy required to be complied with under this approval.

A4. 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.
- A5. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

Limits of Consent

- A6. This consent lapses five years after the date of consent unless work is physically commenced.

Prescribed Conditions

- A7. The Applicant must comply with all relevant conditions of development consent under Part 4, Division 2, Subdivision 1 of the EP&A Regulation.

Planning Secretary as Moderator

- A8. 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.

Evidence of Consultation

- A9. 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 to the Planning Secretary 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.

Staging

- A10. The project may be constructed in stages as determined in consultation and to the satisfaction of the Certifier.

Staging, Combining and Updating Strategies, Plans or Programs

- A11. The Applicant may:
 - (a) prepare and submit any strategy, plan (including management 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) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan) or program);
 - (b) combine any strategy, plan (including management plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan) or programs that are proposed to be combined); and
 - (c) update any strategy, plan (including management plan), or program required by this consent (to ensure the strategies, plans (including management 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).
- A12. Any strategy, plan or program prepared in accordance with condition A11, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.

- A13. If the Planning Secretary agrees, a strategy, plan (including management 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.
- A14. Updated strategies, plans (including management 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.

Structural Adequacy

- A15. 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 National Construction Code (NCC).

Notes:

- *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.*

External Walls and Cladding

- A16. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the NCC.

External Materials

- A17. The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided:
- (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials;
 - (b) the quality and durability of any alternative material is the same standard as the approved external building materials; and
 - (c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.

Applicability of Guidelines

- A18. 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.
- A19. 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.

Monitoring and Environmental Audits

- A20. 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.

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.*

Access to Information

- A21. At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:
- (a) make the following information and documents (as they are obtained or approved) publicly available on its website:

- (i) the documents referred to in condition A2 of this consent;
 - (ii) all current statutory approvals for the development;
 - (iii) all approved strategies, plans and programs required under the conditions of this consent;
 - (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;
 - (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;
 - (vi) a summary of the current stage and progress of the development;
 - (vii) contact details to enquire about the development or to make a complaint;
 - (viii) complaints register, updated monthly;
 - (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;
 - (x) any other matter required by the Planning Secretary; and
- (b) keep such information up to date, to the satisfaction of the Planning Secretary, and publicly available for 12 months after the commencement of operations of each of the respective stages (where relevant).

Compliance

A22. 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.

Incident Notification, Reporting and Response

A23. The Applicant must notify the Department within 24 hours of becoming aware of an incident. The notification must be made via the NSW planning portal (Major Projects) and address details of the incident including:

- (a) date, time and location;
- (b) a brief description of what occurred and why it has been classified as an incident;
- (c) a description of what immediate steps were taken in relation to the incident; and
- (d) identifying a contact person for further communication regarding the incident.

A24. The Applicant must provide the Department with a subsequent incident report in accordance with **Appendix 2**.

Non-Compliance Notification

A25. The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance.

A26. 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.

A27. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

Revision of Strategies, Plans and Programs

A28. Within three months of:

- (a) the submission of an incident report under condition A24;
- (b) the submission of an Independent Audit under condition D34;

- (c) the approval of any modification of the conditions of this consent; or
- (d) the issue of a direction of the Planning Secretary under condition A2(b) 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.

- A29. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and/or Certifier for approval and/or information (where relevant) within six weeks of the review.

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.

- A30. All reasonable steps must be taken to avoid harm, modification of or impact to Aboriginal objects except as authorised by this approval.
- A31. Registered Aboriginal Parties (RAPs) must be kept informed about the development. The RAPs must continue to be provided with the opportunity to be consulted about the Aboriginal cultural heritage requirements of the development.

PART B PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

External Walls and Cladding

- B1. Prior to the issue of any relevant construction certificate, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the NCC. 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.

Stormwater Management System

- B2. Prior to the issue of any construction certificate, the Applicant must design an operational stormwater management system for the development and submit it to the Certifier for approval. The system must:
- (a) be designed by a suitably qualified and experienced person(s);
 - (b) be generally in accordance with the conceptual design in '*Secondary Innovation Precinct (SIP) Pymble Ladies' College (PLC) - Water Management Plan*', prepared by BG&E and dated 4 September 2025 in the RtS;
 - (c) be in accordance with applicable Australian Standards; and
 - (d) 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.

Operational Noise – Design of Mechanical Plant and Equipment

- B3. Prior to the issue of any construction certificate for the mechanical plant and equipment:
- (a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the *SSD Acoustic Assessment, 250009 - Pymble Ladies' College – 20 Avon Road, Pymble – R5*, prepared by Pulse White Noise Acoustics and dated 8 October 2025 must be undertaken by a suitably qualified person; and
 - (b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the project noise trigger levels identified in the *SSD Acoustic Assessment, 250009 - Pymble Ladies' College – 20 Avon Road, Pymble – R5*, prepared by Pulse White Noise Acoustics and dated 8 October 2025.

Operational Waste Storage and Processing

- B4. Prior to the issue of the construction certificate for 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, evidence must be provided to the Certifier that the design of the operational waste storage area:
- (a) is constructed using solid non-combustible materials;
 - (b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times;
 - (c) includes a water supply with a hose;
 - (d) is naturally ventilated or an air handling exhaust system must be in place; and
 - (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.

Car Parking and Service Vehicle Layout

- B5. Prior to the issue of any relevant construction certificate, evidence must be submitted to and approval obtained from the Certifier that the operational access and parking arrangements comply with the following requirements:
- (a) all vehicles can enter and leave the Site in a forward direction;
 - (b) a minimum of 5 reinstated on-site staff car parking spaces at the Centenary Carpark, and 6 new on-site car parking spaces at the Flagpole are included for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and
 - (c) the swept path of the longest vehicle entering and exiting 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.

Signage

- B6. Prior to the issue of a construction certificate, way-finding signage and signage identifying the location of construction worker and visitor and staff car parking must be installed.

Geotechnical Report

- B7. Prior to the issue of the relevant construction certificate, evidence must be provided and be approved by the Certifier, demonstrating that the construction certificate plans include the design recommendations of the *Geotechnical Investigation for Proposed Secondary Innovation Precinct and Campus Commons* prepared by JK Geotechnics, dated 24 March 2025.

Development Contributions

- B8. Prior to issue of any occupation certificate, the Applicant must pay to Ku-ring-gai Council, a levy of \$964,518.09, being an amount that is 1% of the proposed cost of carrying out the development as determined in accordance with section 208 of the EP&A Regulation.

The levy is imposed under section 7.12 of the EP&A Act and has been determined, at the date of this consent, in accordance with or having regard to the Ku-ring-gai Council Section 7.12 Local Levy Contributions Plan 2023. The amount specified above will be adjusted between the date of this consent and the date of payment in accordance with the plan.

A copy of the contributions plan is available on Council's website.

PART C PRIOR TO COMMENCEMENT OF CONSTRUCTION

Notification of Commencement

- C1. The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.
- C2. If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.

Certified Drawings

- C3. Prior to the commencement of construction, the Applicant must submit and obtain approval from the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.

Pre-Construction Dilapidation Report – Protection of Public Infrastructure

- C4. Prior to the commencement of construction, the Applicant must:
 - (a) consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;
 - (b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected;
 - (c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and
 - (d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.

Pre-Construction Survey – Adjoining and Adjacent Properties

- C5. Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of buildings adjoining or adjacent to the development site and any other owners of buildings, that are likely to be impacted by the development.
- C6. Where the offer for a pre-construction survey is accepted (as required by condition C5), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.
- C7. Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition C5, the Applicant must:
 - (a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report;
 - (b) submit a copy of the Pre-Construction Survey Report to the Certifier; and
 - (c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.

Community Communication Strategy

- C8. No later than two months before the commencement of construction, a Community Communication Strategy (CCS) must be prepared by the Applicant and approved by the Planning Secretary prior to the commencement of construction, or within another timeframe agreed with the Planning Secretary. The CCS must provide mechanisms to facilitate communication between the Applicant, Council and the community (including 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 completion of construction.
- C9. The CCS required by condition C8 must:

- (a) identify people, (including but not limited to businesses, landowners, community groups and occupants) 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.

Demolition

- C10. Prior to the commencement of construction, demolition work plans required by AS 2601-2001 *The demolition of structures* (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.

Ecologically Sustainable Development

- C11. Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:
- (a) registering for a minimum 5-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or
 - (b) seeking approval from the Planning Secretary for an alternative certification process.

Photographic Archival Recording

- C12. Prior to the commencement of demolition of the Isabel McKinney Harrison Centre, Dorothy Knox Building, Robert Vicars Building and John Vicars Building, a photographic archival record of the external and internal areas of these buildings, the amphitheatre and associated structures, and all other items of identified local heritage significance on the site identified in the Heritage Impact Statement prepared by Artefact must 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 submitted to Council prior to the commencement of demolition of any of the abovementioned buildings.

Outdoor Lighting

- C13. Prior to the installation of outdoor lighting, evidence must be submitted to the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2020 *Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements* and AS 4282-2023 *Control of the obtrusive effects of outdoor lighting*.

Environmental Management Plan Requirements

- C14. 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: <https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval>

- The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans

Construction Environmental Management Plan

- C15. 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 include, but not be limited to, the following:
- Details of:
 - hours of work;
 - 24-hour contact details of site manager;
 - management of dust and odour to protect the amenity of the neighbourhood;
 - external lighting in compliance with AS 4282-2023 *Control of the obtrusive effects of outdoor lighting*;
 - community consultation and complaints handling as set out in the Community Communication Strategy required by condition C8;
 - detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;
 - Construction Traffic and Pedestrian Management Sub-Plan (see condition C17);
 - Construction Noise and Vibration Management Sub-Plan (see condition C18);
 - Construction Waste Management Sub-Plan (see condition C19);
 - Construction Soil and Water Management Sub-Plan (see condition C20);
 - an unexpected finds protocol for contamination and associated communications procedure; and
 - an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure.
- C16. The Applicant must not commence construction of the development until the CEMP and relevant Sub-Plans required by conditions C17, C18, C19, C20 is approved by the Certifier and a copy submitted to the Planning Secretary.
- C17. A Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared by a suitably qualified and experienced professional in consultation with Council and TfNSW to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:
- include the measures outlined in the *Transport Impact Assessment* prepared by Urbis and dated 5 January 2026
 - 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; and
 - detail heavy vehicle routes, access and parking arrangements, including temporary parking arrangements.
- Note: For consultation with TfNSW regarding the CTPMSP, contact development.ctmp.cjp@transport.nsw.gov.au.*
- C18. The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must be prepared by a suitably qualified and experienced professional and must address, but not be limited to, the following:
- describe procedures for achieving the noise management levels in EPA's *Interim Construction Noise Guideline* (DECC, 2009);
 - describe the measures to be implemented to manage high noise and vibration generating works such as piling, in close proximity to sensitive receivers;

- (c) include strategies that have been developed with the community for managing high noise and vibration generating works;
 - (d) describe the community consultation undertaken to develop the strategies in condition C18(c);
 - (e) include a complaints management system that would be implemented for the duration of the construction;
 - (f) include a program to monitor and report on the impacts and environmental performance of the construction of the development and the effectiveness of the management measures in accordance with condition C14;
 - (g) identify all sensitive receivers, including school buildings on the site that will be occupied during construction, and the predicted construction noise and vibration levels at each sensitive receiver location;
 - (h) include a Construction Noise and Vibration Communication Protocol which:
 - (i) requires the construction program to be reviewed against the school academic calendar, including examination periods, with high noise and high vibration generating activities scheduled to avoid these periods to the extent feasible;
 - (ii) provides for written notification to the school of expected high noise and high vibration generating activities at least 5 business days in advance to enable the school to relocate classes or manage affected school building occupancy as required;
 - (iii) identifies a primary point of contact at the school and construction contractor for noise and vibration matters; and
 - (iv) provides for respite periods during high noise and high vibration generating activities;
 - (i) include noise and vibration monitoring during construction to confirm that predicted levels are not exceeded at sensitive receivers, including school buildings occupied during construction. Where exceedances are recorded, additional or revised mitigation measures must be identified and implemented; and
 - (j) identify actions to be taken if exceedance levels are measured at sensitive receivers.
- C19. The Construction Waste Management Sub-Plan (CWMSP) must be prepared by a suitably qualified professional, in consultation with Council and must address, but not be limited to, the procedures for the management of waste comprising:
- (a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use;
 - (b) information regarding the recycling and disposal locations;
 - (c) be consistent with the construction waste recommendations specified in the *Waste Management Plan Secondary Innovation Precinct and Campus Commons Pymble Ladies' College*, prepared by WPS Advisory and dated 28 May 2025;
 - (d) details showing the storage location for waste refuse areas and safe storage areas for reusable and recyclables construction materials; and
 - (e) confirmation of the contamination status of the development areas of the site based on the validation results.
- C20. The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) must be prepared by a suitably qualified professional, in consultation with Council and must address, but not be limited to, the following:
- (a) measures to ensure that sediment and other materials being transported:

- (i) are not tracked onto the roadway by vehicles leaving the site; and
 - (ii) are covered to minimise sediment transfer.
 - (b) describe all erosion and sediment controls to be implemented during construction, as a minimum, in accordance with the publication *Managing Urban Stormwater: Soils & Construction* (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';
 - (c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); and
 - (d) detail all off-Site flows from the Site.
- C21. A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:
- (a) minimise the impacts of earthworks and construction on the local and regional road network;
 - (b) minimise conflicts with other road users;
 - (c) minimise road traffic noise; and
 - (d) ensure truck drivers use specified routes.

Construction Worker Transportation Strategy

- C22. 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 for information.

Biodiversity Management Plan

- C23. Prior to the commencement of construction, a Biodiversity Management Plan must be prepared and provided to the Certifier. The Biodiversity Management Plan may form part of the CEMP. The Biodiversity Management Plan must:
- (a) be prepared by a suitably qualified and experienced person/s;
 - (b) identify areas of land where impacts on biodiversity are to be avoided as outlined in the *Biodiversity Development Assessment Report* prepared by Narla Environmental and dated 17 October 2025 and how these areas will be protected from construction impacts;
 - (c) set out the measures identified in the *Biodiversity Development Assessment Report* to minimise, mitigate and manage impacts on biodiversity, including timing and responsibility for delivery of the measures;
 - (d) include details of the tree protection measures and arborist certification requirements specified in the *Arboricultural Impact Assessment* prepared by Tree Survey and dated 8 November 2025.
 - (e) incorporate the *Vegetation Management Plan* prepared by Narla Environmental and dated 3 March 2026 at Appendix H of the Response to Submissions, including:
 - (i) the detailed planting schedules for each identified management zone, specifying the species, quantities, locations and planting rates of canopy, mid-storey and groundcover species, consistent with the benchmark composition and structure of Blue Gum High Forest (PCT 3136);
 - (ii) measures to manage edge effects, weed invasion, soil compaction and altered hydrology in retained native vegetation;
 - (iii) the re-use of salvaged habitat features (tree hollows, tree trunks greater than 30cm DBH and 2–3m in length, and root balls) from vegetation removed during construction, placed within the identified management zones;

- (iv) a fauna pre-clearing survey protocol, with the supervised removal of trees, shrubs and other habitat under the supervision of a suitably qualified ecologist, and the capture, treatment and relocation of any displaced native fauna to suitable nearby habitat;
- (v) performance criteria and a monitoring program of at least five (5) years from the completion of the works, with the objective of achieving, at minimum, an 80% survival rate of planted species and a maximum 5% weed cover within the management zones;
- (f) include construction phase biodiversity protection measures, including:
 - (i) a pre-demolition microbat survey protocol for the roof spaces of buildings to be demolished, in accordance with DCCEEW guidelines, including provisions for the capture and release of any microbats identified;
 - (ii) temporary fencing erected around retained native vegetation prior to the commencement of construction;
 - (iii) location of construction stockpile, storage and laydown areas away from retained native vegetation; and
 - (iv) measures to prevent the introduction of weeds and pathogens, including no importation of soil from outside the site.

Aboriginal cultural heritage

C24. Prior to the commencement of construction, the Applicant must prepare Aboriginal heritage procedures are prepared for the development and included in the CEMP. The Aboriginal heritage management procedures must:

- (a) be prepared by suitably qualified and experienced persons;
- (b) be prepared in consultation with the Registered Aboriginal Parties and be reviewed by Heritage NSW; and
- (c) include a description of the measures that would be implemented for:
 - (i) ongoing consultation with the Registered Aboriginal Parties, including consultation regarding changes to the management of Aboriginal cultural heritage;
 - (ii) a contingency plan and reporting procedure for the management of Unexpected Heritage Finds and Human Remains, prepared by a suitably qualified and experienced heritage specialist in relation to Aboriginal cultural heritage, in consultation with the Registered Aboriginal Parties and in accordance with the Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales (2010). The Unexpected Heritage Finds and Human Remains Procedure, as submitted to the Planning Secretary, must be implemented for the duration of construction; and
 - (iii) ensuring workers on site receive suitable heritage inductions prior to carrying out any development on site, and that records are kept of these inductions.

Biodiversity

C25. Prior to commencement of construction (excluding demolition), the following credits must be retired to offset the residual biodiversity impacts of the development:

- (a) Ecosystem credits as specified in Table 1.

Table 1 | Ecosystem credits required to be retired – like for like

Impacted plan community type	Number of ecosystem credits	IBRA sub-regions from which the credit can be sourced	Plant community type(s) that can be used to offset the impacts from development

PCT 3136- Blue Gum High Forest	3	Cumberland or any IBRA subregion that is within 100km of the outer edge of the impacted site.	Blue Gum High Forest in Sydney Basin Bioregion. This includes PTC's 3136
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- C26. The requirement to retire like-for-like ecosystem credits and species credits in condition C25 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of ecosystem credits and species credits.
- C27. Evidence of the retirement of credits in satisfaction of condition C25 or payment to the Biodiversity Conservation Fund in satisfaction of condition C26 must be provided to the Planning Secretary prior to commencement of construction.

Engagement of a Project Arborist

- C28. Prior to the commencement of any construction of the relevant stage, a project arborist (minimum the Australian Qualifications Framework (AQF) Level 5) is to be appointed and must be on site to supervise any works near or within the Tree Protection Zone of any trees required to be retained on or near the site.
- C29. The project arborist must certify the supervision of works, and a copy must be submitted to the Certifier within 14 days of the completion of the works. If the project arborist is replaced, the Applicant must notify the Certifier in writing within 7 days of the reason for the change and the details of the new project arborist.

Retention of Trees

- C30. All trees to be retained and trees not specifically identified in the *Arboricultural Impact Assessment* (AIA) prepared by Tree Survey and dated 8 November 2025 are to be retained and protected throughout the life of the development in accordance with the recommendations of the AIA and the version of Australian Standard AS 4970:2025 *Protection of trees on development sites* in force at the time of application for the relevant construction certificate. Tree protection zone fencing and all other tree protection measure are to be in place prior any works (including demolition) commencing on site. The project arborist as required by condition C28 must supervise any works within the Tree Protection Zone of any trees to be retained.

Site contamination

- C31. Prior to the commencement of construction, the Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area and comply with the following requirements:
- the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the *Contaminated Land Management Act 1997*;
 - the reports must 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; and
 - the recommendations of the *Detailed Site Investigation* prepared by ECON Environmental dated 1 May 2025 and the unexpected finds procedure must be updated following results of further site investigations and implemented throughout duration of project work.

Dewatering

- C32. Prior to the commencement of any earthworks for construction, or the take of water, the following groundwater assessment reports must prepared by a suitably qualified professional to the satisfaction of the Certifier, a copy of the reports must be submitted to the Planning Secretary and Council for information:

- (a) prepare an assessment that quantifies the maximum annual groundwater take due to aquifer interference activities during construction and operation, the report must include details of the proposed dewatering infrastructure;
- (b) prepare an assessment in accordance with the NSW Aquifer Interference Policy and a Dewatering Management Plan (if deemed necessary), should groundwater take be predicted to exceed 3ML/year; and
- (c) prepare the above reports in accordance with the Groundwater Assessment Toolbox (DPE 2022) and the Minimum Requirements for Building Site Groundwater Investigations and Reporting (DPE 2022).

C33. The Applicant must obtain a Water Access Licence (WAL), unless an exemption under the Water Management (General) Regulation 2025 applies.

Fully tanked basement

C34. Prior to the issue of any Construction Certificate, if the report prepared under C32(a) identifies that groundwater take is predicted to exceed 3ML/year, the basement is to be designed as a fully tanked structure generally in accordance with Part 24 C.3(8) of the Ku-ring-gai Development Control Plan, to the satisfaction of the Certifier.

PART D DURING CONSTRUCTION

Site Notice

- D1. A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details and must satisfy the following requirements:
- (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size;
 - (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;
 - (c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and
 - (d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.

Operation of Plant and Equipment

- D2. All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.

Demolition

- D3. Demolition work must comply with the demolition work plans required by the version of Australian Standard AS 2601-2025 *The demolition of structures* in force at the time of application for the relevant construction certificate and endorsed by a suitably qualified person as required by condition C10.

Construction Hours

- D4. Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:

- (a) between 7am and 6pm, Mondays to Fridays inclusive; and
- (b) between 8am and 1pm, Saturdays.

No work may be carried out on Sundays or public holidays.

- D5. Construction activities may be undertaken outside of the hours in condition D4 if required:

- (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or
- (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or
- (c) where the works are inaudible at the nearest sensitive receivers; or
- (d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.

- D6. Notification of such construction activities as referenced in condition D5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.

- D7. Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:

- (a) 9am to 12pm, Monday to Friday;
- (b) 2pm to 5pm Monday to Friday; and
- (c) 9am to 12pm, Saturday.

Implementation of Management Plans

- D8. The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).

Construction Traffic

- D9. All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.

Hoarding Requirements

- D10. The following hoarding requirements must be complied with:
- (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and
 - (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.

No Obstruction of Public Way

- D11. The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.

Construction Noise Limits

- D12. The development must be constructed to achieve the construction noise management levels detailed in the *Interim Construction Noise Guideline* (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved *Construction Noise and Vibration Management Plan*.
- D13. The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding outside of the construction hours of work outlined under condition D4.
- D14. 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.

Vibration Criteria

- D15. Vibration caused by construction at any residence or structure outside the site must be limited to:
- (a) for structural damage, the latest version of *DIN 4150-3 (2016-12) Vibrations in buildings – Part 3: Effects of structures* (German Institute for Standardisation); and
 - (b) for human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: a technical guideline* (DEC, 2006) (as may be updated or replaced from time to time).
- D16. Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition D15.
- D17. The limits in conditions D15 and D16 apply unless otherwise outlined in a CNVMSP required by condition C18.

Tree Protection

- D18. For the duration of the construction works:
- (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;

- (b) all street trees immediately adjacent to the 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 Tree Survey and dated 8 November 2025; 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.

Air Quality

D19. During construction, the Applicant must ensure that:

- (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;
- (b) all trucks entering or leaving the site with loads have their loads covered;
- (c) trucks associated with the development do not track dirt onto the public road network;
- (d) public roads used by these trucks are kept clean; and
- (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.

Erosion and Sediment Control

D20. All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP required by condition C19.

Imported Fill

D21. The Applicant must:

- (a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the 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.

Disposal of Seepage and Stormwater

D22. 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.

Emergency Management

D23. 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

Unexpected Finds Protocol – Aboriginal Heritage

D24. In the event that surface disturbance identifies a new Aboriginal object:

- (a) all works must halt in the immediate area to prevent any further impacts to the object(s);

- (b) a suitably qualified archaeologist, the Registered Aboriginal Parties and Heritage NSW must be contacted to determine the significance of the objects;
- (c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW and the management outcome for the site included in the information provided to AHIMS;
- (d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and
- (e) works may only recommence with the written approval of the Planning Secretary.

Unexpected Finds Protocol – Historic Heritage

D25. If any unexpected archaeological relics are uncovered during the work, then:

- (a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;
- (b) 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 as determined in consultation with Heritage NSW; and
- (c) works may only recommence with the written approval of the Planning Secretary.

Unexpected Finds Protocol – Burials

D26. In the event that a burial or skeletal remains are uncovered during work, then:

- (a) all works must cease immediately in that area and the NSW Police and Heritage NSW contacted;
- (b) a suitably qualified archaeologist must be contacted to determine the specific nature and significance of the skeletal remains;
- (c) the Applicant must consult with relevant stakeholders, the archaeologists and Heritage NSW to develop and implement appropriate management strategies for the skeletal remains; and
- (d) works may only recommence with the written approval of Heritage NSW.

Waste Storage and Processing

- D27. 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.
- D28. All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).
- D29. 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.
- D30. 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.
- D31. 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.

Outdoor Lighting

- D32. The Applicant must ensure that all external lighting is constructed and maintained in accordance with *AS 4282-2023 Control of the obtrusive effects of outdoor lighting*.

Site Contamination

- D33. 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.

Independent Environmental Audit

- D34. Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).
- D35. Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.
- D36. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements (2020), upon giving at least 4 week's notice (or timing) to the applicant of the date or timing upon which the audit must be commenced.
- D37. In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must:
- (a) review and respond to each Independent Audit Report prepared under condition D34 of this consent;
 - (b) submit the response to the Planning Secretary and the Certifier; and
 - (c) make each Independent Audit Report and response to it publicly available within 60 days of submission to the Planning Secretary, unless otherwise agreed by the Planning Secretary.
- D38. Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.
- D39. Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.

PART E PRIOR TO THE ISSUE OF OCCUPATION CERTIFICATE/ COMMENCEMENT OF OPERATION

Notification of Occupation

- E1. At least one month before the issue of the occupation certificate, 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.

External Walls and Cladding

- E2. Prior to the issue of the occupation certificate, 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 NCC.
- E3. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.

Post-Construction Dilapidation Report – Protection of Public Infrastructure

- E4. Prior to the issue of the occupation certificate, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must:
- (a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition C4 of this consent;
 - (b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads).
 - (c) be submitted to the Certifier;
 - (d) be forwarded to Council for information; and
 - (e) be provided to the Planning Secretary when requested.

Repair of Public Infrastructure

- E5. Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or
 - (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or
 - (c) pay compensation for the damage as agreed with the owner of the public infrastructure.

Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.

Post-Construction Survey – Adjoining and Adjacent Properties

- E6. Where a pre-construction survey has been undertaken in accordance with condition C5, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must:
- (a) document the results of the post-construction survey and compare it with the pre-construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition C5;
 - (b) be provided to the owner of the relevant buildings surveyed;
 - (c) be provided to the Certifier; and
 - (d) be provided to the Planning Secretary when requested.

- E7. Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.

Road Damage

- E8. Prior to the issue of an occupation certificate, 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.

Utilities and Services

- E9. Prior to the issue of the occupation certificate, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.

Works as Executed Plans

- E10. Prior to the issue of the occupation certificate, 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.

Operational Transport and Access Management Plan (OTAMP)

- E11. Prior to the issue of an occupation certificate, an OTAMP is to be prepared by a suitably qualified person and provided to the Planning Secretary for information. The OTAMP must address the following:
- (a) the location of all car parking spaces on the school campus and their allocation (i.e. staff, visitor, accessible, emergency, etc.)
 - (b) reinstatement of 5 staff car spaces in the Centenary Carpark and 6 reallocated shared use spaces at the Flagpole (11 total) must be provided and detailed in the OTAMP;
 - (c) confirmation that, and details of a minimum 426 on-site car parking spaces are provided on site;
 - (d) delivery and services vehicle;
 - (e) management of approved access arrangements.

Mechanical Ventilation

- E12. Prior to the issue of an occupation certificate, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:
- (a) Australian Standard AS 1668.1-2015 *The use ventilation and air conditioning in buildings, Part 1: Fire and smoke control in buildings* or the NCC adopted version of the standard as applicable to the development at the time of application of the relevant construction certificate and other relevant codes;
 - (b) Australian Standard AS 1668.2-2012 *The use of ventilation and air conditioning in buildings, Part 2: Mechanical ventilation in buildings* or the NCC adopted version of the standard as applicable to the development at the time of application of the relevant construction certificate and other relevant codes; and
 - (c) any dispensation granted by Fire and Rescue NSW.

Operational Noise – Design of Mechanical Plant and Equipment

- E13. Prior to the issue of an occupation certificate, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B3 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels identified in the *SSD Acoustic*

Car Parking and Service Vehicles

- E14. Prior to the issue of an occupation certificate, evidence must be submitted to and approval obtained from the Planning Secretary, which demonstrates that:
- (a) the car-parking and service vehicle area complies with condition B5;
 - (b) appropriate pedestrian signs are to be provided; and
 - (c) all works/regulatory signposting associated with the proposed developments have been undertaken at no cost to the relevant roads authority.

Fire Safety Certification

- E15. Prior to the issue of an occupation certificate, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.

Structural Inspection Certificate

- E16. Prior to the issue of an occupation certificate of the relevant parts of any new buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier for approval. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:
- (a) the site has been periodically inspected and the 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.

Environmental Health

- E17. Prior to the issue of an occupation certificate, the Applicant must obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the requirements of the Food Act 2003, Food Standards Code 3.2.3 Food Premises and Equipment, AS 4674 *Design, construction and fit-out of food premises* and provide evidence of receipt of the certificate to the Certifier.

Stormwater Quality Management Plan

- E18. Prior to the issue of the occupation certificate, an Operation and Maintenance Plan (OMP) is to be submitted to and approval obtained from 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:
- (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.

Warm Water Systems and Cooling Systems

- E19. Prior to the issue of an occupation certificate the Applicant must demonstrate that the installation of warm water systems and water cooling systems (as defined under the *Public Health Act 2010*) comply with the *Public Health Act 2010*, Public Health Regulation 2020 and Part 1 (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.

Outdoor Lighting

E20. Prior to the issue of an occupation certificate, 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 4282-2023 - Control of the obtrusive effects of outdoor lighting* (Standards Australia, 1997); and
- (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

Signage

E21. Prior to the issue of an occupation certificate, way-finding signage and signage identifying the location of staff car parking must be installed.

E22. Prior to the issue of an occupation certificate, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.

Operational Waste Management Plan

E23. Prior to the issue of an occupation certificate, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:

- (a) detail the type and quantity of waste to be generated during operation of the development;
- (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the *Protection of the Environment Operations Act 1997*, *Protection of the Environment Operations (Waste) Regulation 2014* and the *Waste Classification Guideline* (Department of Environment, Climate Change and Water, 2009); and
- (c) detail the materials to be reused or recycled, either on or off site.

Site Contamination

E24. If, based on further site investigations undertaken in accordance with condition C26, it is determined that ongoing on-site management of soil or groundwater contamination is required, then the following requirements must be satisfied:

- (a) the Applicant must engage a NSW EPA-accredited Site Auditor to confirm the appropriateness of the site for the proposed use. The Applicant must obtain from a NSW EPA-accredited Site Auditor a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a certified consultant and submit it to the Planning Secretary and relevant Council for information no later than one month before the commencement of operation.
- (b) the development must not be used for the purpose approved under the terms of this consent until a Site Audit Statement determines the land is suitable for that purpose and any conditions on the Site Audit Statement have been complied with.

Landscaping

E25. Prior to the issue of an occupation certificate, landscaping of the site must be completed generally in accordance with the landscape plan(s) listed in condition A2(d).

E26. Prior to the issue of the occupation certificate, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping on-site, to the satisfaction of the Certifier. The plan must:

- (a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and
- (b) be consistent with the Applicant's Management and Mitigation Measures at Appendix A in the RtS;

E27. The Applicant must not commence operation until the Operational Landscape Management Plan is submitted to the Certifier.

Certification of Drainage Works

E28. Prior to issues of an Occupation Certificate, the Certifier is to be satisfied that:

- (a) the stormwater drainage works have been satisfactorily completed in accordance with the approved construction certificate drainage plans;
- (b) retained water is connected and available for use;
- (c) all grates potentially accessible by children are secured;
- (d) components of the new drainage system have been installed by a licensed plumbing contractor in accordance with the Plumbing and Drainage Code AS3500.3 2018 and the NCC; and
- (e) all enclosed floor areas, including habitable and garage floor levels, are safeguarded from outside stormwater runoff ingress by suitable differences in finished levels, gradings and provision of stormwater collection devices.

Evidence from a qualified and experienced consulting civil/hydraulic engineer documenting compliance with the above is to be provided to Council prior to the issue of an occupation certificate.

OSD and stormwater positive covenants and restrictions

E29. Prior to issue of an occupation certificate, the following positive covenants and restrictions must be created under Section 88E of the Conveyancing Act 1919, and the registered title documents submitted to the Certifier:

- (a) a positive covenant and restriction burdening the owner with the requirement to maintain the on-site stormwater detention facilities on the lot;
- (b) a positive covenant and restriction burdening the owner to maintain the stormwater quality devices; and
- (c) a positive covenant and restriction burdening the property with the requirement to maintain the site retention and re-use facilities on the property.

The terms of the above instruments are to be generally in accordance with the Ku-ring-gai Development Control Plan. For existing titles, the positive covenants and restrictions on the use of land are to be created through an application to the NSW Land Registry Services. The relative location of the on-site detention facilities, stormwater quality control devices, and reuse and retention facilities, in relation to the building footprint, must be shown on scale sketches as annexures to the relevant request forms.

PART F POST OCCUPATION

Hours of Operation

- F1. The hours of operation for the approved SIP building and Campus Commons are restricted as follows:
- (a) 7:30am – 5:30pm Monday to Friday;
 - (b) 8:00am – 4:00pm Saturdays (school run special events); and
 - (c) 10:00am – 4:00pm Sundays (school run special events).
- F2. Despite condition F1(c) school run special events using the SIP are restricted to 10 events in a calendar year.

Out of Hours Event Management Plan

- F3. Prior to the commencement of the first out of hours events (school use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) and submit it to Council for information. The plan must be made publicly available on the school's website at least one week prior to the event and include the following:
- (a) the number of attendees, time and duration;
 - (b) arrival and departure times and modes of transport;
 - (c) where relevant, a schedule of all annual events;
 - (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);
 - (e) details of the use of the SIP building and Campus Commons, where applicable, restricting use before 8am and after 10pm, as well as ensuring that attendees of events have left the school site before 10pm;
 - (f) measures to minimise localised traffic and parking impacts; and
 - (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan to ensure compliance with *Noise Policy for Industry* (2017) or any latest version.
- F4. The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.

Operation of Plant and Equipment

- F5. All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.

Warm Water Systems and Cooling Systems

- F6. The operation and maintenance of warm water systems and water cooling systems as defined under the Public Health Act 2010 must comply with the installation requirement of condition E19 at all times.

Community Communication Strategy

- F7. The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.

Operational Transport and Access Management Plan (OTAMP)

- F8. The OTAMP(s) approved under condition E11 (as revised from time to time) must be implemented by the Applicant for the life of the development.

Operational Noise Limits

- F9. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in *SSD Acoustic Assessment, 250009 - Pymble Ladies' College – 20 Avon Road, Pymble – R5*, prepared by Pulse White Noise Acoustics and dated 8 October 2025.

- F10. Short term operational noise monitoring must be:
- (a) carried out within 4 months of commencement of use of the proposed buildings and associated open spaces approved by this development consent;
 - (b) carried during school term during operational hours on a typical school day(s); and
 - (c) undertaken by an appropriately qualified person in accordance with the Noise Policy for Industry (EPA, 2017) or any latest version where valid data is collected.
- F11. The resultant monitoring report prepared by the appropriately qualified person must be submitted to the Planning Secretary within 5 months of commencement of use of the proposed buildings and the associated open spaces to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the *SSD Acoustic Assessment, 250009 - Pymble Ladies' College – 20 Avon Road, Pymble – R5*, prepared by Pulse White Noise Acoustics and dated 8 October 2025.
- F12. Should the noise monitoring program required by condition F9 identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels when measured at the affected noise sensitive receivers, or provide attenuation measures at the affected noise sensitive receivers.

Unobstructed Driveways and Parking Areas

- F13. 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.

Ecologically Sustainable Development

- F14. 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 5 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition C8, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.

Outdoor Lighting

- F15. Notwithstanding condition D32, 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.

APPENDIX 1 ADVISORY NOTES

General

AN1. All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.

Long Service Levy

AN2. For work costing \$250,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Corporation on 131 441.

Legal Notices

AN3. Any advice or notice to the consent authority must be served on the Planning Secretary.

Access for People with Disabilities

AN4. The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the NCC and the *Disability (Access to Premises – Buildings) Standard 2010*. It is the Certifier's responsibility to ensure that evidence of compliance from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.

Utilities and Services

AN5. Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.

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.

Road Occupancy Licence

AN7. A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.

SafeWork Requirements

AN8. 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.

Hoarding Requirements

AN9. The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.

Handling of Asbestos

AN10. 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.

Fire Safety Certificate

AN11. 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.

APPENDIX 2 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

Incident Notification Requirements

1. All incident notifications and reports must be submitted via the NSW planning portal (Major Projects).
2. The Applicant must provide notification as required under these requirements, even if the Applicant fails to give the notification required under condition A23 or, having given such notification, subsequently forms the view that an incident has not occurred.
3. Within **seven days** (or as otherwise agreed by the Planning Secretary) of the Applicant making the immediate incident notification (in accordance with condition A23), the Applicant is required to submit a subsequent incident report that:
 - (a) identified how the incident was detected;
 - (b) identifies when the Applicant became aware of the incident;
 - (c) identified any actual or potential non-compliance with conditions of consent;
 - (d) identified further action(s) that will be taken in relation to the incident; and
 - (e) a summary of the incident;
 - (f) outcomes of an incident investigation, including identification of the cause of the incident;
 - (g) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence, including the period for implementing any corrective and/or preventative actions; and
 - (h) details of any communication with other stakeholders regarding the incident.
4. The Applicant must submit any further reports as directed by the Planning Secretary.