



URBIS

STAGING REPORT

Barker College

Stage 1 for Alterations and
Additions to Barker College

SSD-31822612

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1. INTRODUCTION

1.1. BACKGROUND

The NSW Department of Planning, Housing & Industry (DPHI) granted development consent for Concept and Stage 1 approval at Barker College, Hornsby on 20 December 2023 (SSD-31822612). The development includes Concept approval for alterations and additions to Barker College and Stage 1 approval for works comprising:

- Demolition and tree removal;
- Pedestrian and landscaping improvements;
- Minor building works;
- Rationalisation of pick-up / drop-off; and
- Regularisation of existing enrolment and increase in staff number and students.

The project aims to manage increased student demand and concurrently undertake updates to educational facilities for current and future students.

Barker College is now proposing to undertake the approved Stage 1 construction works. It is proposed to construct the Stage 1 works in stages, to allow for works in different parts of the campus to be undertaken to suit the requirements of the various departments, and managed around the ongoing operation of the school.

The conditions of consent for the Stage 1 works (Schedule 3) allow for the project to be constructed and operated in stages. Conditions A11 and A12 state:

A11. The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).

A12. A Staging Report prepared in accordance with condition A11 must:

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

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

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

(d) specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and

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

This Staging Report is submitted to DPHI to allow for the staging of construction in accordance with Condition A11. The Staging Report has been prepared to satisfy the requirements of Condition A12.

1.2. THE PROJECT

The site comprises Lot 100 DP 1262386, Lot 100 DP1232343, Lot 1 DP 857049, Lot 5 DP226796, Lot 12 DP200961, Lot 4 DP236907 and Lot 6 DP236907, being Barker College, 91 Pacific Highway, Hornsby. The site has an area of approximately 168,462sqm. Refer to **Figure 1** for an aerial photograph.

The Stage 1 approval includes:

- Site establishment works including demolition of areas of existing C-Block building and associated structures, site preparation and services augmentation.
- Construction of a new elevated east-west walkway along the southern edge of C-Block and incorporating spectator viewing to Bowman Field and associated works to improve accessibility.
- Landscape works to 'The Avenue' roadway (an internal share way) to create a new Civic space for the School and transitioning to the existing east-west site connection on RB Finlay Walk and toward C-Block.
- Construction of a north-south pathway connection linking the Rosewood Centre to the Junior School campus.
- Updates to the existing pick up/off arrangements including rationalisation of the internal Robert Bland Drive / Chapel Drive carriageway and parking area associated with the Junior School to improve the traffic flow and pedestrian safety associated with the internal pickup and drop off system. The proposed updates will also incorporate updates to the adjacent footpath on Phipps Taylor walk.
- Increasing the existing cap that applies to total staff and student numbers, up to a maximum of 2850 students and 480 (FTE) staff using the campus at any one time.

It is proposed to carry out the Stage 1 construction works in three stages. This is discussed in detail in the following sections.

Figure 1 Site Aerial



Source: Urbis

1.3. STATUTORY CONTEXT

The project is classified as State Significant Development (SSD) by virtue of it exceeding the \$50 million threshold in Schedule 1 of the *State Environmental Planning Policy (Planning Systems) 2021*.

An application for consent was lodged with the DPHI in November 2022. Consent was granted on 20 December 2023 under Section 4.38 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), subject to a number of Conditions of Consent.

1.4. PURPOSE OF THIS STAGING REPORT

This Staging Report has been prepared to facilitate the staging of construction in accordance with the Conditions of Consent. Specifically, this Staging Report seeks to address the requirements of the following Conditions:

A11. The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).

A12. A Staging Report prepared in accordance with condition A6 must:

- a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;*
- b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);*
- c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and*
- d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.*

A13. Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.

A14. Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.

The Staging Report will be read in conjunction with the approved SSDA conditions of consent.

1.5. NEED AND JUSTIFICATION

The Stage 1 construction works are proposed to be staged to allow the various elements of the works approved to be undertaken across the different locations within the campus, working around the ongoing operation of the school and responding to the different functional requirements of the school's departments. The proposed staging will allow the different elements of the construction works to be undertaken whilst minimising disruption to students and staff. As the various elements of the approved Stage 1 works are located in different portions of the campus, this is considered to be the most effective way to deliver the development.

Implementation of this Staging Report enables specific works such as the construction of a new stair and path connection from the Junior School to Rosewood Fields to be completed in the short term to meet the immediate identified need in this part of the campus. The staging approach also reduces the cumulative impacts of construction such as noise, odour and dust and will enable the remaining parts of the site to be operational whilst the remainder of the works are completed.

The Staging Report also alleviates DPHI, the Certifying Authority, and the proponent from administrative burdens by allowing the project to be delivered in an efficient and systematic way.

2. STAGING

The construction works will be undertaken three stages; Stage 1A, 1B and 1C.

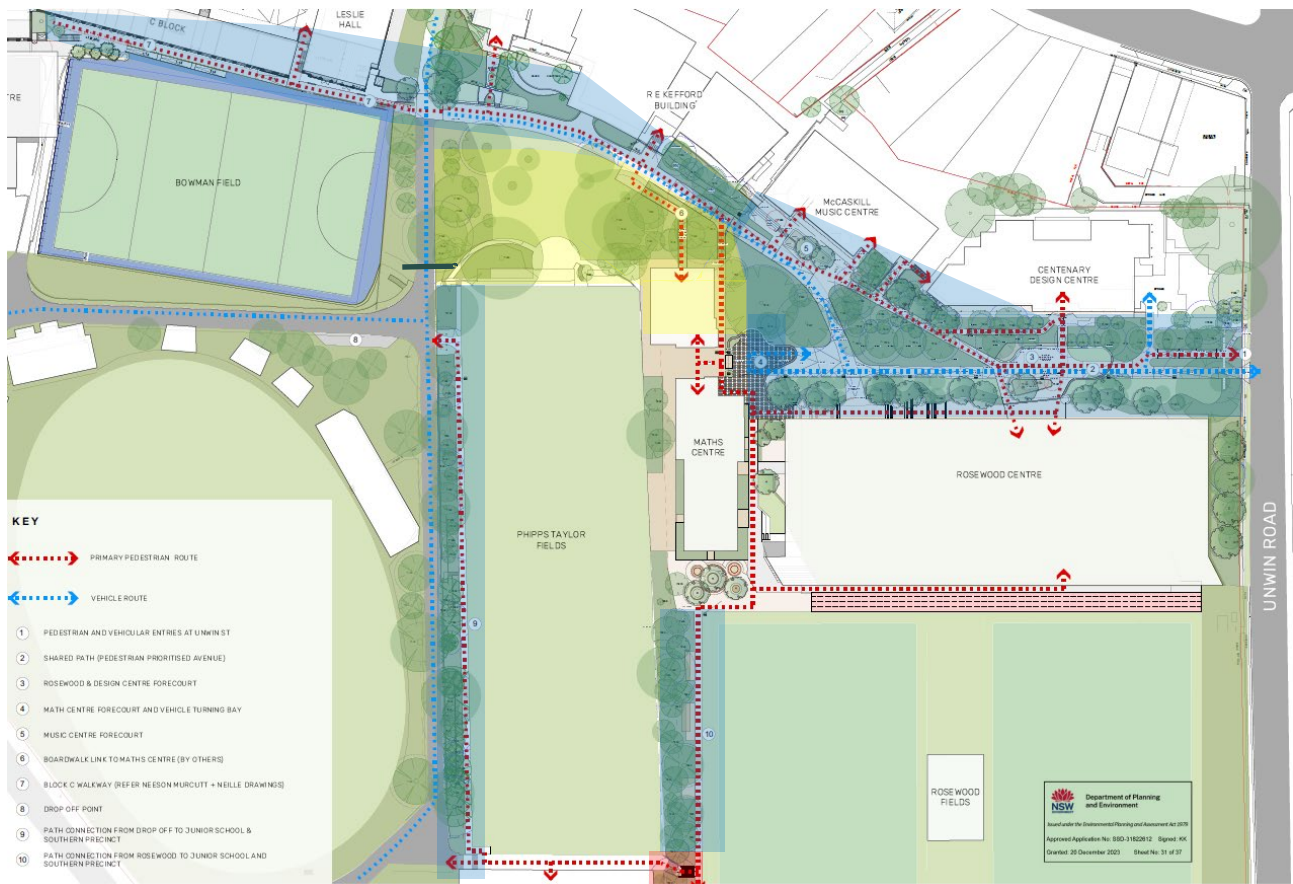
The proposed construction works stages and corresponding commencement and completion dates for each stage is outlined in Table 1 and described in detail below.

Table 1 Scope of Construction Stages

Stage	Scope	Indicative Commencement Dates	Indicative Completion Dates
1A	<ul style="list-style-type: none"> Reconfiguration of stair connection from Junior School to Rosewood Fields, part of new path from Rosewood / Maths to southern precinct acrylic sports surface and new underplanting to garden bed (shaded red Figure 2). 	April 2025	Q3 2025
1B	<ul style="list-style-type: none"> Boardwalk link to Maths Centre, stair connection to Maths Building ground floor, and new supplementary underplanting (shaded yellow in Figure 2). 	Q1 2026	Q2 2026
1C	<p><u>C-Block Walk</u></p> <ul style="list-style-type: none"> Site establishment works including demolition of areas of existing C-Block building and associated structures, site preparation and services augmentation (shaded blue in Figure 2). Construction of a new elevated east-west walkway along the southern edge of C-Block and incorporating spectator viewing to Bowman Field and associated works to improve accessibility (shaded blue in Figure 2). <p><u>Rosewood Walk</u></p> <ul style="list-style-type: none"> Part of new path connection to Junior School acrylic sports surface, timber terraces and platforms, shallow turf valley, seating platforms and benches and planting (shaded blue in Figure 2). <p><u>The Avenue</u></p> <ul style="list-style-type: none"> Landscape works to 'The Avenue' roadway (an internal share way) to create a new Civic space for the School and transitioning to the existing east-west site connection on RB Finlay Walk and toward C-Block (shaded blue in Figure 2). 	2030	2030

Note: the above dates are indicative and subject to change depending on the particular circumstances and requirements of the school.

Figure 2 Proposed Staging

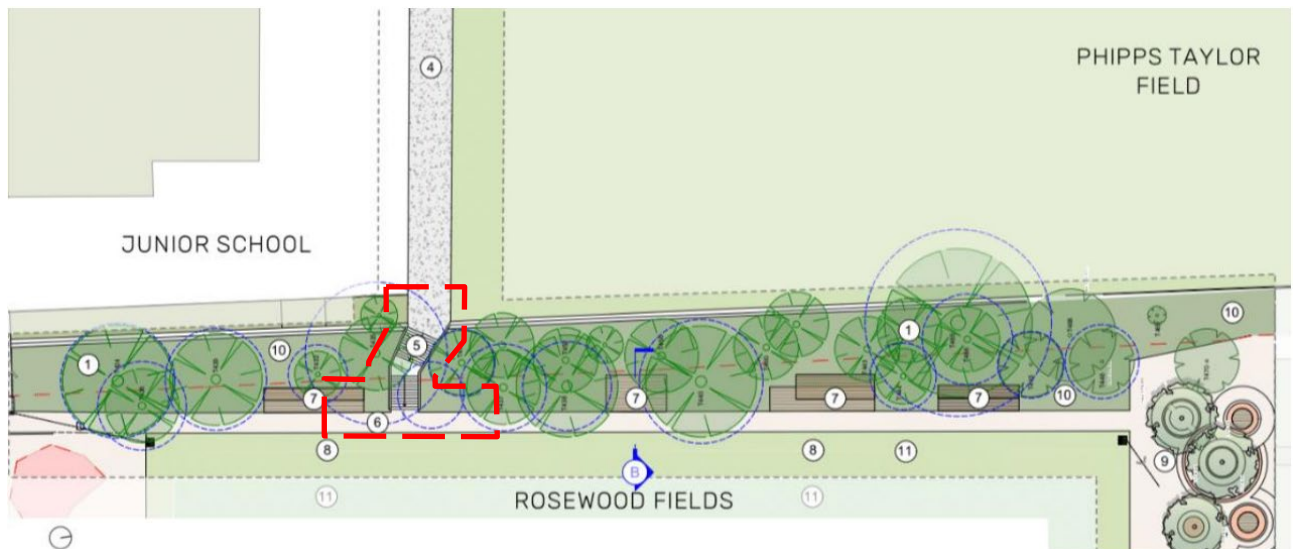


Source: Neeson Murcutt + Neille

2.1. STAGE 1A

At the southern end of Rosewood Walk, the Stage 1A construction works are for the reconfiguration of the stair connection from the Junior School to Rosewood Fields, part of the new path from Rosewood / Maths to southern precinct acrylic sports surface and new underplanting to garden bed (referred to as items 5, part 6 and part 10 in **Figure 3** below).

Figure 3 Stage 1A works



Source: 360 Degrees Landscape

2.2. STAGE 1B

At the western end of The Avenue and to the south of RB Finlay Walk Boardwalk, the Stage 1B works are for the construction of the link to the Maths Centre, the stair connection to Maths Building ground floor, and new supplementary underplanting (referred to as items 8, 9 and part 11 in **Figure 4** below).

Figure 4 Stage 1B works



2.3. STAGE 1C

It is proposed to undertake the following construction works as Stage 1C.

Site Establishment Works and Demolition

Partial demolition of existing external landscape features directly to the south of C Block, Leslie Hall and Science Building, including retaining walls, walkways and awnings will be required to undertake the proposed Stage 1B works. The proposed works result in the removal of 11 trees.

C-Block Walk

A new walkway is proposed to provide a significant transformation of the current east-west movement paths through the campus. New lift and stair connections will provide equitable access across three levels, connecting to seven buildings (C Block, Leslie Hall, Hornsby Hundred Building, Library, Maths and Senior School Offices) and the Bowman Field. A new elevated walkway will be introduced along the southern elevation of C-block, mediating the various levels and offering safe, equitable and sheltered circulation. The walkway will also allow direct access to the canteen and various courtyards associated with the central precinct of Barker Senior School. Consent is specifically sought for the following upgrades to improve accessibility:

- Relocation of a number of windows and doors and introduction of screening along the southern elevations of C-Block and Leslie Hall to improve natural ventilation and amenity to students;
- Introduction a new raised walkway with an associated awning structure and seating areas along the entire length of the southern elevations of C-Block and Leslie Hall;

- Introduction of lifts providing access to C-Block and Leslie Hall;
- Replacement of the existing stairs located between C-Block and Leslie Hall;
- Introduction of a bridge connection and new stairs, providing access to the raised walkway from Chapel Drive; and
- New mechanical plant and additional toilet facilities for Leslie Hall. The new walkway will have a secondary purpose of providing spectator viewing to Bowman Field during sports events.

Figure 5 Stage 1B – C Block Walk



Source: Neeson Murcutt + Neille

Rosewood Walk

The remainder of the Rosewood Walk works (except for items 5 and 6 identified in Figure 3) are proposed to be undertaken in Stage 1B. These works comprise:

- Existing trees to be retained and protected, new supplementary underplanting;
- Existing chainlink fence with new climbers and underplanting;
- New path connection to junior school acrylic sports surface;
- Timber terraces and platforms for social and spectator seating;
- Shallow turf valley for stormwater collection;
- Social seating platforms and circular seating benches; and
- New underplanting to garden bed.

The Avenue

The proposed development will transform the existing vehicular access point into a pedestrian-focussed landscape space on campus. This new civic space will also function as a shared accessway and will allow for service vehicle entry into the northern portion of the campus. Alterations to The Avenue are to ensure pedestrian pathways are DDA compliant while accommodating a smooth transition to the RB Finlay Walk. Landscape works will respond to the immediate built context and provide a gathering place at the entry points to the Rosewood Centre and the Centenary Design Centre. ESD principals will guide the design including the selection of plant species and materials for seating and pavements.

Overall, the improvements to The Avenue will:

- Function as a shared accessway and provide a new civic space for Barker;
- Strengthen east-west campus connections;

- Retain and augment existing planting;
- Upgrade existing hard surfaces with more appropriate heat reflective paving;
- Accommodate a DDA compliant pedestrian pathway between RB Finlay Walk, Rosewood Centre and the Centenary Design Centre; and
- Rationalise service infrastructure.

3. MANAGING COMPLIANCE AND POTENTIAL IMPACTS

3.1. APPROACH

Barker College is committed to undertaking the proposed works in accordance with the conditions of consent, minimising any potential impacts.

Management of environmental issues will be achieved through adherence to the conditions of consent and the implementation of a detailed Construction Environmental Management Plan and Sub-Plans, compliance monitoring, reporting and independent environmental auditing.

The proposed staging will not impact on the ability of the project to comply with the conditions of consent. All relevant conditions will be complied with at each stage.

3.2. MANAGEMENT PLANS

A number of management plans are required by the SSDA conditions of consent and are to be developed in accordance with the conditions of consent requirements, relevant standards and guidelines and best practice.

The management plans outline the requirements of the project, ensure compliance with the conditions of consent and manage potential environmental and community impacts that may arise from the carrying out of the development. The key management strategies and plans applicable to Stages 1A to 1C include:

- Community Communication Strategy (CCS) – Condition C8
- Construction Environmental Management Plan (CEMP) – Condition C12
- Construction Noise and Vibration Management Sub-Plan (CNVMSP) – Condition C14
- Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) – Condition C15
- Remediation Action Plan – Condition C24.

These strategies will be prepared prior to the commencement of works at the relevant stage. Depending on the nature of the works, the reports may require updating or a new report may need to be prepared to cater for the specific stage of construction works. Updates to these documents may also occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed.

3.3. INDEPENDENT ENVIRONMENTAL AUDITING

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.

In accordance with Condition D38, Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020). In accordance with Condition D39, the proposed independent auditor will be agreed to in writing by the Planning Secretary prior to the commencement of the Independent Audit.

In accordance with the Independent Audit Requirements, each audit will include:

- an assessment of compliance with:
 - (a) all conditions of consent applicable to the phase of the development that is being audited.
 - (b) all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans; and
- a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
 - (a) actual impacts compared to predicted impacts documented in the environmental impact assessment;
 - (b) the physical extent of the development in comparison with the approved boundary;

- (c) incidents, non-compliances and complaints that occurred or were made during the audit period;
 - (d) the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit; and
 - (e) feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee, on the environmental performance of the project during the audit period;
- the status of implementation of previous Independent Audit findings, recommendations and actions (if any);
 - a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and
 - any other matters considered relevant by the auditor or the Department, taking into account relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices.

Where required by the Independent Audit Post Approval Requirements, Independent Audit Reports will be undertaken for each Stage, and the response to audit findings submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection, unless otherwise agreed by the Planning Secretary.

3.4. COMPLIANCE REPORTING

In accordance with Condition A36, within three months of the notified date of commencement of operation of each Stage, a Compliance Report must be submitted and approval obtained from the Certifier confirming that the development has been carried out in accordance with the conditions of this consent.

The Compliance Reports will provide details on the compliance performance of the development for each stage and will be submitted within three months following the construction and commencement of each Stage.

A compliance matrix is presented in **Appendix A**. It identifies the timing of when each condition of consent is triggered and must be complied with. This will be documented in the Compliance Report for each Stage. It is noted that consent conditions within Parts E and F of the development consent have not been included in Appendix A as they relate to occupation and post-occupation, and are therefore not relevant to the proposed construction staging.

3.5. CUMULATIVE IMPACT

Impacts associated with the construction of the works include traffic and transport, noise and vibration, contamination, waste, stormwater, and soil and water. These impacts in isolation or cumulatively would be unchanged as a result of the proposed staging and remain the same as those assessed by DPHI prior to consent.

The project would continue to manage the potential impacts through implementation of the management plans, strategies and protocols identified within the conditions of consent.

APPENDIX A CONDITION COMPLIANCE MATRIX

Condition No.	Condition of Consent	Stage	Stage Scope	Comment
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.	Stages 1A – 1C	Throughout	
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, RtS and additional information; and (d) in accordance with the approved plans in the table below:	Stages 1A – 1C	Throughout	
A3.	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in Schedule 3 condition A3(a) above.	Stages 1A – 1C	Throughout	
A4.	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in Schedule 3 condition A2(c)(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in Schedule 3 condition A2(c)(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Stages 1A – 1C	Throughout	
LIMITS ON CONSENT				
A5.	This consent lapses five years after the date of consent unless work is physically commenced.	Stage 1A	Pre-Construction	
STUDENT NUMBERS				
A6.	This maximum student and staff population permitted at the school at any one time must not exceed 2850 students and 480 full time equivalent staff.	Stages 1A – 1C	Throughout	
A7.	No student increase beyond the existing enrolment of 2592 students within the site must occur, until the applicant submits evidence to and obtains approval from the Planning Secretary demonstrating that: (a) the OTAMP has been prepared and implemented in accordance with condition Schedule 3 condition E12; (b) the Green Travel Plan (GTP) has been prepared in accordance with Schedule 3 condition E11; (c) completion of the rationalisation of the pick-up/drop-off (PUDO) areas including all physical and management measures proposed in Stage 1; and (d) the provision of 438 operational car parking spaces (+ 49 car spaces within the Kurrajong Prep School used as PUDO spaces during AM and PM school peak hours) within the site.	Stages 1A – 1C	Throughout	
PRESCRIBED CONDITIONS				
A8.	The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation.	Stages 1A – 1C	Throughout	
PLANNING SECRETARY AS MODERATOR				
A9.	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 Stage 1 of 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.	Stages 1A – 1C	Throughout	
EVIDENCE OF CONSULTATION				

A10.	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Stages 1A – 1C	Pre-Construction	
STAGING				
A11.	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation, as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	Stages 1A – 1C	Pre-Construction	Staging Report to be submitted to DPHI prior to the commencement of Stage 1A
A12.	A Staging Report prepared in accordance with condition A11 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when the operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; (d) specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and (e) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Stages 1A – 1C	Pre-Construction	
A13.	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Stages 1A – 1C	Throughout	
A14.	Where construction is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report including independent auditing requirements.	Stages 1A – 1C	Throughout	
STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS				
A15.	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Stages 1A – 1C	Throughout	
A16.	Any updated strategy, plan or program prepared in accordance with Schedule 3 condition A15, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Stages 1A – 1C	Throughout	
A17.	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Stages 1A – 1C	Throughout	
A18.	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Stages 1A – 1C	Throughout	
EXTERNAL WALLS AND CLADDING				
A19.	Any external wall or cladding including proposed additions to existing buildings, as relevant to the Stage 1 works, must comply with the relevant requirements of the BCA.	Stages 1A – 1C	Construction	
STRUCTURAL ADEQUACY				

A20.	All new buildings and structures that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Notes:</i> • <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</i>	Stages 1A – 1C	Construction	
APPLICABILITY OF GUIDELINES				
A21.	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.	Stages 1A – 1C	Throughout	
A22.	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.	Stages 1A – 1C	Throughout	
MONITORING AND ENVIRONMENTAL AUDITS				
A23.	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non- compliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	Stages 1A – 1C	Throughout	
ACCESS TO INFORMATION				
A24.	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 Schedule 3 condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development, in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant’s response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary, and publicly available for 12 months after the commencement of operations of each of the respective stages (where relevant).	Stages 1A – 1C	Pre-Construction	Condition to be complied with prior to the commencement of each Stage
POST APPROVAL TRAFFIC MONITORING				
A25.	A suitably qualified independent traffic consultant must undertake an audit of the PUDO zone, at 12 months of implementation of the OTAMP required by Schedule 3 condition E12 and rationalisation of the PUDO. The audit must: (a) include traffic counts at the PUDO zone during the AM and PM school peak periods; and (b) demonstrate that the proposed PUDO zone: (i) is adequate to cater for the school traffic; (ii) does not result in queuing across College Crescent and the adjoining intersections to the west of College Crescent; and (iii) does not impede the movement of passing vehicles or other emergency vehicles on College Crescent, Clarke Road and the surrounding roads.	N/A	Operation	Not relevant for construction staging

A26.	The Applicant must submit evidence to and obtain approval from the Planning Secretary, within the 12 months of implementation of the OTAMP required by Schedule 3 condition E12 and the implementation of the GTP required by Schedule 3 condition E11 and then 5 consecutive years (at 12 months interval starting from the first year), demonstrating that: (a) the GTP has been implemented and that the proposed targets of mode of share have been achieved; or (b) alternative mode share targets have been agreed with the Planning Secretary and implemented; and (c) reduction in the car usage to the school has been achieved.	N/A	Operation	Not relevant for construction staging
A27.	The Applicant must submit to the Planning Secretary the results of the audits required by Schedule 3 condition A25 (and the necessary mitigations / management measures implemented, if relevant), within 6 months of undertaking the audit, to verify the success of the Green Travel Plan (GTP) required to be prepared under Schedule 3 condition E11.	N/A	Operation	Not relevant for construction staging
COMPLIANCE				
A28.	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.	Stages 1A – 1C	Throughout	
INCIDENT NOTIFICATION, REPORTING AND RESPONSE				
A29.	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	Stages 1A – 1C	Throughout	
A30.	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 2.	Stages 1A – 1C	Throughout	
NON-COMPLIANCE NOTIFICATION				
A31.	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	Stages 1A – 1C	Throughout	
A32.	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.	Stages 1A – 1C	Throughout	
A33.	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Stages 1A – 1C	Throughout	
REVISION OF STRATEGIES, PLANS AND PROGRAMS				
A34.	Within three months of the: (a) submission of an incident report under Schedule 3 condition A29; (b) submission of a Compliance Report under Schedule 3 condition A36; (c) approval of any modification of the conditions of this consent; or (d) 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.	Stages 1A – 1C	Throughout	
A35.	If necessary to either improve the environmental performance of the development, cater for a modification, or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	Stages 1A – 1C	Throughout	
COMPLIANCE REPORTING				
A36.	Within three months of the notified date of commencement of operation of Stage 1, a Compliance Report must be submitted and approval obtained from the Certifier confirming that the development has been carried out in accordance with the conditions of this consent.	Stages 1A – 1C as required	Operation	Compliance Report to be submitted to DPHI within 3 months of the commencement of operation of each Stage
PART B PRIOR TO COMMENCEMENT OF WORKS / THE ISSUE OF A CROWN BUILDING WORKS CERTIFICATE / ISSUE OF SUBDIVISION WORKS CERTIFICATE/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 (wherever applicable or relevant), comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Stages 1A – 1C	Pre-Construction	Documentation to be provided to DPHI for each Stage
B2.	A suitably qualified consultant must certify that all the building improvement works (as relevant) comply with the relevant sections of BCA.	Stages 1A – 1C	Construction	
CAR PARKING AND SERVICE VEHICLE LAYOUT				
B3.	Prior to the issue of any relevant construction certificate for car parking and service vehicle parking / loading / unloading areas, evidence must be submitted to and approval obtained from the Certifier demonstrating that all vehicles in the PUDO can enter and leave the site in a forward direction.	N/A		Not relevant for construction staging
BICYCLE PARKING AND END-OF-TRIP FACILITIES				
B4.	Prior to the issue of any relevant construction certificate, the following design details in relation to the secure bicycle parking and end-of-trip facilities must be submitted to, and approval obtained from, the Certifier: a) the provision of a minimum 38 bicycle parking spaces outlined in plans listed in Schedule 3 condition A2; b) compliance of the layout, design and security of bicycle facilities with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking; and c) the provision of end-of-trip facilities for staff.	N/A		Not relevant for construction staging
GEOTECHNICAL REPORT				
B5.	Prior to the issue of any 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 Assessment prepared by JK Geotechnics dated 18 August 2022.	Stages 1A – 1C	Pre-Construction	
DEVELOPMENT CONTRIBUTIONS				
B6.	Prior to the issue of any relevant construction certificate, a payment of a levy of 1% of the proposed cost of carrying out Stage 1 of the development must be paid to Council under section 7.12 of the EP&A Act.	Stages 1A – 1C	Pre-Construction	Payment to be made to Council prior to the issue of any construction certificate for Stage 1A
TREES AND LANDSCAPING				
B7.	Prior to the issue of any relevant construction certificate, evidence must be provided and be approved by the certifier, demonstrating that the construction certificate plans include the recommendations of the Barker College – Concept Proposal and Stage 1 SSDA Arboricultural Impact Assessment prepared by CIVICA dated 8 August 2022 and include any additional required management and protection measures as required.	Stages 1A – 1C	Pre-Construction	
STORMWATER MANAGEMENT SYSTEM				
B8.	Prior to the issue of any relevant construction certificate, the Applicant must design an operational stormwater management system for the development in accordance with Hornsby Shire Council's requirements, in consultation with Council and submit it to the Certifier for approval. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be connect to the existing stormwater system on site and be gravity drained to the Council's drainage system on the surrounding streets (as relevant); and (c) be generally in accordance with the conceptual design in the EIS.	Stages 1B – 1C	Pre-Construction	Operational Stormwater Management System to be submitted to the Certifier prior to the issue of any construction certificate for Stages 1B and 1C
ACCESSIBILITY				
B9.	The construction certificate plans for Stage 1 must demonstrate that the development achieves an appropriate degree of accessibility in accordance with the <i>Disability (Access to Premises – buildings) Standards 2010</i> .	Stages 1A – 1C	Pre-Construction	
OPERATIONAL NOISE				

B10.	Prior to the issue of any relevant construction certificate, the Applicant must submit evidence to the Certifier that: (a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the SSDA Acoustic Assessment – Concept Approval and Stage 1 Works prepared by Acoustic Logic Pty Ltd dated 25 October 2023 must be undertaken by a suitably qualified person; and (b) the noise mitigation recommendations for the mechanical plant and equipment and material workroom (as relevant) in the SSDA Acoustic Assessment – Concept Approval and Stage 1 Works prepared by Acoustic Logic Pty Ltd dated 25 October 2023 as updated the by the detailed assessment of the mechanical plant and equipment required by condition B10(a) have been incorporated into the design to ensure the development will not exceed the predicted noise emission levels at receivers identified in the SSDA Acoustic Assessment – Concept Approval and Stage 1 Works prepared by Acoustic Logic Pty Ltd dated 25 October 2023.	Stage 1C	Pre-Construction	Condition to be complied with prior to the issue of any construction certificate for Stage 1C
PART C DURING 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.	Stages 1A – 1C	Pre-Construction	Notification to be provided to DPHI prior to the commencement of construction and operation of each Stage
C2.	If the construction of the development is 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.	Stages 1A – 1C	Pre-Construction	As above
CERTIFIED DRAWINGS				
C3.	Prior to the commencement of any construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Stages 1A – 1C	Pre-Construction	Condition to be complied with prior to the commencement of construction of each Stage
PRE-CONSTRUCTION DILAPIDATION REPORT – PROTECTION OF PUBLIC INFRASTRUCTURE				
C4.	Prior to the commencement of any 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 near the site (including roads, gutters and footpaths) that have potential to be affected; (c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and (d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.	Stage 1C	Pre-Construction	Condition to be complied with prior to the commencement of Stage 1C
PRE-CONSTRUCTION SURVEY – ADJOINING PROPERTIES				
C5.	Prior to the commencement of any construction, the Applicant must offer a pre-dilapidation construction survey to owners of residential / commercial buildings that are likely to be impacted by the development.	Stage 1C	Pre-Construction if required	Given locations of works, condition to be complied with prior to the commencement of Stage 1C
C6.	Prior to the commencement of any dilapidation construction, the Applicant must offer a pre- construction survey to owners of residential / commercial buildings that are likely to be impacted by the development.	Stage 1C	Pre-Construction if required	Given locations of works, condition to be complied with prior to the commencement of Stage 1C
C7.	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by Schedule 3 condition C6, 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.	Stage 1C	Pre-Construction if required	Condition unlikely to be triggered given nature and locations of works
COMMUNITY COMMUNICATION STRATEGY				

C8.	<p>No later than two weeks before the commencement of any construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <p>(a) identify people to be consulted during the design and construction phases;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant;</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</p> <p>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</p> <p>(e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, and heritage.</p>	Stages 1A – 1C	Pre-Construction	Community Communication Strategy for all Stages to be submitted prior to the commencement of construction of Stage 1A
DEMOLITION				
C9.	<p>Prior to the commencement of demolition works, a 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.</p>	Stages 1A – 1C	Pre-Demolition	Condition to be complied with prior to the commencement of demolition works for each Stage
OUTDOOR LIGHTING				
C10.	<p>Prior to the installation of outdoor lighting, evidence must be submitted to the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.</p>	Stages 1A – 1C	Pre-Construction	Condition only relevant where outdoor lighting proposed
ENVIRONMENTAL MANAGEMENT PLAN REQUIREMENTS				
C11.	<p>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).</p> <p><i>Note: The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval.</i></p> <p><i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i></p>	Stages 1A – 1C	Throughout	
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN				
C12.	<p>Prior to the commencement of any construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:(a) Details of:(i) hours of work;(ii) 24-hour contact details of site manager;(iii) management of dust and odour to protect the amenity of the neighbourhood;(iv) stormwater control and discharge during construction;(v) groundwater management plan including measures to prevent groundwater contamination;(vi) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;(vii) community consultation and complaints handling as set out in the Community Communication Strategy required by Schedule 3 condition C8;(viii) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and(ix) flood emergency procedures during construction works;(b) Construction Noise and Vibration Management Sub-Plan (see Schedule 3 condition C14); (c) Construction Traffic and Pedestrian Management Sub-Plan (see Schedule 3 condition C15);(d) an unexpected finds protocol for contamination, any required remediation (if relevant) and associated communications procedure;(e) construction flood emergency management procedures for the site including:(i) flood warning and notification procedures for construction workers on site; and(ii) evacuation and refuge protocols; and(f) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure.</p>	Stages 1A – 1C	Pre-Construction	Construction Environmental Management Plan to be provided to DPHI prior to the commencement of construction of each Stage
C13.	<p>The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary.</p>	Stages 1A – 1C	Pre-Construction	As above
CONSTRUCTION NOISE AND VIBRATION MANAGEMENT				

C14.	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) be generally consistent with the recommendations of the SSDA Acoustic Assessment – Concept Approval and Stage 1 Works prepared by Acoustic Logic Pty Ltd dated 25 October 2023;</p> <p>(c) describe procedures for achieving the noise management levels in Section 8 of the SSDA Acoustic Assessment – Concept Approval and Stage 1 Works prepared by Acoustic Logic Pty Ltd dated 25 October 2023;</p> <p>(d) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(e) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(f) describe the community consultation undertaken to develop the strategies in condition Schedule 3 condition C14(e);</p> <p>(g) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(h) include a program during noise intensive works to monitor and report on the impacts and environmental performance of the development to and the effectiveness of the management measures required in Schedule 3 condition C11.</p>	Stages 1A – 1C	Pre-Construction	As above
CONSTRUCTION TRAFFIC MANAGEMENT				
C15.	<p>The Applicant must prepare a Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be consistent with the Construction Traffic Management Plan prepared by TTPP dated 13 July 2022;</p> <p>(c) be prepared in consultation with Council and TfNSW;</p> <p>(d) 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</p> <p>(e) detail heavy vehicle routes, access and parking arrangements.</p>	Stages 1A – 1C	Pre-Construction	As above
C16.	<p>Prior to the commencement of any construction, the Applicant must submit the builder's direct contact number to small businesses adjoining or impacted by the construction work and the Transport Management Centre within TfNSW to resolve issues relating to traffic, public transport, freight, servicing and pedestrian access during construction in real time.</p> <p>Note: The Applicant is responsible for ensuring the builder's direct contact number is current during any stage of construction.</p>	Stages 1A – 1C	Pre-Construction	If required
C17.	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <p>(a) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(b) minimise conflicts with other road users;</p> <p>(c) minimise road traffic noise; and</p> <p>(d) ensure truck drivers use specified routes.</p>	Stages 1A – 1C	Pre-Construction	Condition to be complied with for each Stage
C18.	<p>Prior to the commencement of any construction that involves the requirement of work zones on any of the streets fronting the site, the Applicant must obtain permits for the 'work zone' from the relevant roads' authority and install appropriate signage.</p>	Stages 1A – 1C	Pre-Construction	Where relevant
SOIL AND WATER MANAGEMENT				
C19.	<p>Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.</p>	Stages 1A – 1C	Pre-Construction	Condition to be complied with prior to the commencement of construction of each Stage
C20.	<p>Prior to the commencement of construction, the Applicant describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year Annual Recurrence Interval (ARI), 1 in 5-year ARI and 1 in 100- year ARI.</p>	Stages 1A – 1C	Pre-Construction	Condition to be complied with prior to the commencement of construction of each Stage
CONSTRUCTION WORKER TRANSPORTATION STRATEGY				
C21.	<p>Prior to the commencement of any construction, the Applicant must submit a Construction Worker Transportation Strategy to the satisfaction of the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be submitted to the Planning Secretary for information.</p>	Stages 1A – 1C	Pre-Construction	Condition to be complied with prior to the commencement of construction of each Stage
GEOTECHNICAL				

C22.	Prior to the commencement of any construction, the Applicant must ensure that: (a) necessary equipment for monitoring of water levels in standpipes across the basement footprint are installed; and (b) measures to ensure appropriate subsoil drainage during and upon completion of construction works are incorporated.	Stages 1A – 1C	Pre-Construction	Condition to be complied with prior to the commencement of construction of each Stage
SITE CONTAMINATION				
C23.	Prior to the commencement of any construction, the Applicant must engage a NSW EPA accredited Site Auditor to provide advice throughout the duration of works, to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	Stages 1A – 1C	Pre-Construction	Condition to be complied with prior to the commencement of construction of each Stage
C24.	Following completion of the demolition of existing buildings and/or structures, and prior to the commencement of any construction works which involve ground disturbance, the Applicant must undertake additional investigations as recommended by the Remediation Action Plan prepared by JK Environments dated 29 September 2023 and the Detailed (Stage 2) Site Investigation prepared by JK Environments dated 31 May 2023 including additional groundwater monitoring.	Stages 1A – 1C	Pre-Construction	Condition to be complied with prior to the commencement of construction works for each Stage, as relevant to the location of the works
C25.	The Remediation Action Plan prepared by JK Environments dated 29 September 2023 must be updated to reflect the results of the additional soil and groundwater investigations.	Stages 1A – 1C	Construction	Condition to be complied with for each Stage, as relevant to the location of the works
C26.	The updated Remediation Action Plan prepared by JK Environments dated 29 September 2023 (RAP) must be provided to the Planning Secretary for information, including the Interim Audit Advice and: (a) be prepared by a suitably qualified consultant; (b) be submitted to and be approved by the Site Auditor; (c) be supported by an Interim Audit Advice from an EPA-accredited Site Auditor certifying the updated RAP as appropriate prior to the commencement of remediation works.	Stages 1A – 1C	Construction	Updated Remediation Action Plan as relevant to the locations of the works for each Stage to be provided to DPPI
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE				
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.	Stages 1A – 1C	Construction	Condition to be complied with for each Stage
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.	Stages 1A – 1C	Construction	
DEMOLITION				
D3.	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by Schedule 3 condition C9.	Stages 1A – 1C	Demolition	Where relevant
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.	Stages 1A – 1C	Construction	

D5.	Construction activities may be undertaken outside of the hours in Schedule 3 condition D4 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where 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.	Stages 1A – 1C	Construction	If required
D6.	Notification of such construction activities as referenced in Schedule 3 condition D5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Stages 1A – 1C	Pre-Construction	If required
D7.	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours, unless other methods of noise management are specified and approved in the CNVMSP required by Schedule 2 condition C14:(a) 9am to 12pm, Monday to Friday;(b) 2pm to 5pm, Monday to Friday; and(c) 9am to 12pm, Saturday.	Stages 1A – 1C	Construction	Where relevant
IMPLEMENTATION OF MANAGEMENT PLANS				
D8.	The Applicant must carry out the construction of the development in accordance with the most recent version of the submitted CEMP (including Sub-Plans), the endorsed CTPMP, and construction workers parking strategy.	Stages 1A – 1C	Construction	
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.	Stages 1A – 1C	Construction	
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.	Stages 1A – 1C	Construction	Where relevant
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.	Stages 1A – 1C	Construction	Where relevant
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 CNVMSP in Schedule 3 condition C14.	Stages 1A – 1C	Construction	
D13.	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under Schedule 3 condition D4 unless approved by Schedule 3 condition D5.	Stages 1A – 1C	Construction	
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	Stages 1A – 1C	Construction	
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 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the most recent version of Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006)(as may be updated or replaced from time to time).	Stages 1A – 1C	Construction	
D16.	Vibratory compactors must not be used closer than 30m from residential buildings, unless vibration monitoring confirms compliance with the vibration criteria specified in Schedule 3 condition D15.	Stages 1A – 1C	Construction	
D17.	The limits in conditions Schedule 3 condition D15 and Schedule 3 condition D16 apply unless otherwise outlined in a CNVMSP, approved as part of the CEMP required by Schedule 3 condition C12.	Stages 1A – 1C	Construction	
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 approved disturbance area / property boundary/ies must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment Report prepared by CIVICA dated 8 August 2022; 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 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 greater.	Stages 1A – 1C	Construction	
AIR QUALITY				
D19.	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Stages 1A – 1C	Construction	
D20.	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.	Stages 1A – 1C	Construction	
EROSION AND SEDIMENT CONTROL				
D21.	All erosion and sediment control measures must be effectively implemented and maintained in accordance with Schedule 3 condition Schedule 3 condition A1 and Schedule condition C19.	Stages 1A – 1C	Construction	
IMPORTED FILL				
D22.	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.	Stages 1A – 1C	Construction	Where relevant
DISPOSAL OF SEEPAGE AND STORMWATER				
D23.	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.	Stages 1A – 1C	Construction	Condition to be complied with for each Stage
EMERGENCY MANAGEMENT				
D24.	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.	Stages 1A – 1C	Construction	
FLOOD MANAGEMENT				
D25.	For the duration of construction works, the Applicant must implement, in accordance with the CEMP required by Schedule 3 condition C12.	Stages 1A – 1C	Construction	
UNEXPECTED FINDS PROTOCOL – ABORIGINAL HERITAGE				
D26.	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, and the registered Aboriginal representatives, 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 archaeologist(s), 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.	Stages 1A – 1C	Construction	

UNEXPECTED FINDS PROTOCOL – HISTORIC HERITAGE				
D27.	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.	Stages 1A – 1C	Construction	
UNEXPECTED FINDS PROTOCOL – BURIALS				
D28.	In the event that a burial or skeletal remains are uncovered during work: (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.	Stages 1A – 1C	Construction	
WASTE STORAGE AND PROCESSING				
D29.	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Stages 1A – 1C	Construction	
D30.	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Stages 1A – 1C	Construction	
D31.	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site, and are prevented from entering any natural or artificial watercourse.	Stages 1A – 1C	Construction	
D32.	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Stages 1A – 1C	Construction	
D33.	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Stages 1A – 1C	Construction	
OUTDOOR LIGHTING				
D34.	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Stages 1A – 1C	Construction & Operation	Where relevant
SITE CONTAMINATION				
D35.	Remediation of the site including any groundwater contamination remediation must be carried out and completed in accordance with the updated Remediation Action Plan, required by the updated Remediation Action Plan in Schedule 3 condition C25 and any variations approved by the appointed Site Auditor.	Stages 1A – 1C	Construction	
D36.	If work is to be carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	Stages 1A – 1C	Construction	
D37.	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.	Stages 1A – 1C	Construction	
INDEPENDENT ENVIRONMENTAL AUDIT				
D38.	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	Stages 1A – 1C	Throughout	Audits to be undertaken in accordance with the Requirements across each Stage
D39.	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.	Stages 1A – 1C	Throughout	

D40.	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 weeks' notice (or timing) to the applicant of the date or timing upon which the audit must be commenced.	Stages 1A – 1C	Throughout	
D41.	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: (a) review and respond to each Independent Audit Report prepared under Schedule 3 condition D38 of this consent; (b) submit the response to the Planning Secretary and the Certifier; and (c) make each Independent Audit Report and response to it publicly available within 60 days of submission to the Planning Secretary, unless otherwise agreed by the Planning Secretary.	Stages 1A – 1C	Throughout	As above
D42.	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.	Stages 1A – 1C	Throughout	As above
D43.	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.	Stages 1A – 1C	Throughout	

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

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