

MULTIPLEX

STAGING REPORT

MOSMAN HIGH SCHOOL PROJECT – SSD 10465

Revision 4

8 December 2022

Multiplex Constructions Pty Limited

Level 11, 135 King Street
Sydney, NSW 2000
Australia

T: +61 2 9322 2400
F: +61 2 9322 2001

www.multiplex.global

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1. Introduction

1.1 Purpose

This Staging Report has been prepared by Multiplex on behalf of SINSW for the Upgrade to Mosman High School (SSD 10465). The Staging Report has been prepared in accordance with the conditions of the State Significant Development Approval SSD 10465 to allow the staged operation of the development.

1.2 Project Overview

The proposed upgrade to Mosman High School will include new building works, including a new building on the corner of Military and Belmont Roads with capacity for up to 1,200 students, associated core infrastructure, new outdoor play areas including roof top play space and associated landscaping works. The scope of these works includes:

- » Demolition of Building B, Building C and part Building E;
- » Removal of existing sports court and surrounding retaining walls and nominated trees;
- » Construction of a new part 3/ part 4 storey building plus lift overrun and net enclosure to rooftop multi-court (Building G) on the corner of Military Road and Belmont Road providing:
 - administration and staff facilities;
 - multipurpose gym/hall;
 - library;
 - canteen facilities;
 - general and senior learning units;
 - science learning unit;
 - health / PE and performing arts unit; and
 - Learning and admin support unit.
- Associated landscaping works including new outdoor play areas, a rooftop play space and rooftop multi-purpose court; and
- Relocation of the main pedestrian entrance from Military Road to Belmont Road.



Figure 2 Proposed Site Plan

1.3 Project Scope

Scope	Overview
General	Multiplex is engaged to design, procure, construct, test, commission and handover the following building and areas as part of their works.
Demolition	This will incorporate the demolition of the following Buildings: <ul style="list-style-type: none"> » Building B and associated link way and stairwell structure » Building C » Annexe to Building E » External Tennis Court » External Hardstand to courtyard playground
New Building G	Building G is a part three (3) / part four (4) storey building plus lift overrun and rooftop multi-court enclosure. Building G accommodates expansion in the following learning units: <ul style="list-style-type: none"> » A new Gymnasium with Stage » A new Canteen » A new Admin unit with visitor entry relocated to Belmont Road » A new Lecture Theatre » New amenities » 2 Performing Arts/Fitness Workshops » 4 Performing Arts/Fitness GLSs » 4 Science General Learning Spaces » 9 Senior GLSs and associated informal spaces » 2 GLSs » New staff rooms » A new Library » A new rooftop Games court
External Landscaping – Soft and Hard	The key landscape components include: <ul style="list-style-type: none"> » Military Road Landscape; » Arts Courtyard; » Hall Forecourt; » Central Lawn; » Lower Terrace; » Curtilage Works; » Level 3 Library Terrace; and » Level 4 Rooftop multi-court. » New Waste storage area

Figure 3 Project Scope

1.3.1 Date of Commencement of Construction

Construction commenced in December 2021.

1.3.2 Submission to Planning Secretary for Approval

This Staging Report is being submitted to Planning Secretary for approval in accordance with Condition A09 and has been prepared in accordance with A10, A11 and A12.

1.3.3 Document Control

This Plan will be monitored and necessary changes will be identified in the table below and communicated to all relevant personnel. Amendments and updates to this Staging Report will be made if the strategies and actions described in the Plan require amendment, or if improvements to existing measures can be made.

REVISION	DATE	DESCRIPTION	PAGE	REVIEWED BY	APPROVED BY	COMMENTS
1	15/10/2021	Initial Draft for project review	All	Christina Travers-Jones	Jade Nicholson	
2	8/11/2021	Revised following project Review. Submitted to DPIE for Review	All	Christina Travers-Jones	Jade Nicholson	DPIE comments received on 25/11/2021
3	26/11/2021	Updated per comments received from DPIE	All	Christina Travers-Jones	Jade Nicholson	DPIE approval received on 02/12/2021
4	09/01/2023	Changes to scope associated with Staging 2 and Stage 3 to better suit School operational requirements	All	Christina Travers-Jones	Jade Nicholson	

2. Details of Proposed Staging

2.1 Staging

The development for Mosman High School is to be constructed in one (1) stage. However in order to maintain operational continuity throughout the construction works the operational commencement must be staged. The school will remain operational at full capacity throughout all stages. A three staged approach for operation is proposed as follows:

- » Stage 1 consists of the construction and handover of the new building G and partial handover of the site wide landscaping where not impeded by demountable buildings and builders site accommodation.
- » Stage 2 is the relocation of facilities from existing building C into temporary accommodation to facilitate the demolition of building C and associated landscape works under the building C footprint. This is proposed to occur concurrently to the completion of the construction of new building G.
- » Stage 3 is the handover of the remaining landscaped areas that are unable to be completed due to the presence of the demountable buildings required to maintain school operations during construction of the new building along with the completion of the stormwater system and the completion of the staff carpark which is being used for builders site accommodation during the construction works.

The indicative timing for these stages is as per the below table:

Stage	Scope	Start	Finish
1	Construction and handover of the new building G, Partial construction of site wide landscape works	December 2021	July 2023
2	Decant from building C, demolition of building C and associated landscaping works	July 2023	January 2024
3	Removal of Demountable buildings, Completion of remaining site wide landscape works, stormwater system and carpark	July 2023	January 2024

2.1.1 Stage 1 – Building G

Stage 1 consists of the demolition of existing building B, part demolition of existing building E and the construction and handover of Building G. Prior to Multiplex possessing the site, students and teachers which are currently operating in building B will be relocated into temporary demountable buildings and refurbished rooms in existing building D and E. The relocation strategy has been developed with and agreed to with the school.

Once the relocation works are complete, Multiplex will take possession of the site and establish a site hoarding. This will enable clear separation between the operating school and the construction site.

The demolition and subsequent construction can then commence. Upon completion of construction of the building G the school will be decanted into the new building out of their temporary accommodation. A component of the landscaping works will also be completed and handed over to the school in this stage.

Site access and safety through stage 1 will be as follows:

- Existing school drop off and bus zone on Gladstone Avenue maintained with no impact
- Visitor Entry to the school will be relocated to Gladstone Ave adjacent to the new reception location in existing building B. This entry will be in use for the duration of stage 1 until the completion and handover of building G.
- Perimeter gates to Belmont Road and 1 gate to Military Road will be blocked off by the site hoarding. The remaining gates will remain operational.
- Construction traffic will utilise two entry points from Belmont Road and a construction works zone on Belmont Road. As the school access gates on this frontage will be closed through the duration of stage 1 there will be minimal impacts on school user pedestrians however traffic control will be established and managed.
- At the end of stage 1 the new building G will be commissioned and handed over to the school along with the new main entry gate from Belmont Rd.
- The existing school carpark will remain closed for the duration of stage 1.
- Landscaping works associated with this stage will be undertaken progressively using temporary fences to maintain separation from the school and enable continuous access to the existing buildings. These works outside the perimeter hoarding will be managed through weekly interface meetings with the school and a disruptive works notification process.

2.1.2 Stage 2 – Building C Demolition

Following the completion of stage 1 – Building G, Building C will be decanted into the new building and then demolished to enable the completion of the site wide landscaping. A site hoarding will be established for these works to separate the school grounds from the demolition works zone. Site access and safety through stage 2 will be as follows:

- Existing school drop off and bus zone on Gladstone Avenue maintained with no impact
- New student and visitor entry gates will be operational on Belmont Road
- The remaining school gates will remain operational
- Construction traffic will utilise the Gladstone avenue gate outside of recess and lunch break hours. It is proposed to have traffic control at this gate at times when construction vehicles are entering or exiting the site. It is likely these movements will be limited to before/after school or during teaching periods when students are not moving between buildings.
- Any larger construction plant will be brought into the site outside of school hours
- All hazardous materials will be removed from the site in line with SafeWork requirements

2.1.3 Stage 3 – Remaining Landscape Works

Following the handover of Building G the school will be recanted from its temporary accommodation into the new building. This will enable the removal of the temporary demountables and the removal of the builders accommodation to allow for the completion of the remaining stormwater connections and landscaping works including the construction works associated with the staff carpark. Upon completion of this stage the school will regain access to the carpark and the completed landscaped areas. The construction of the new pedestrian crossing on Gladstone Avenue will also be undertaken during this stage.

Site access and safety through stage 3 will be as follows:

- Existing school drop off and bus zone on Gladstone Avenue maintained with no impact
- New student and visitor entry gates will be operational on Belmont Road
- The remaining school gates will remain operational.

- Construction traffic will utilise the staff carpark gate and the school carpark will remain closed until the completion of this stage.
- Landscaping works associated with this stage will be undertaken progressively using temporary fences to maintain separation from the school and enable continuous access to the existing buildings. These works outside the perimeter hoarding will be managed through weekly interface meetings with the school and a disruptive works notification process.
- School waste bins will be relocated from the staff carpark into the new waste enclosure adjacent to the Gladstone Avenue gates.

2.2 Supporting Information

Appendix 1 provides the construction staging plans showing the extent of the works.

3. Compliance with Conditions

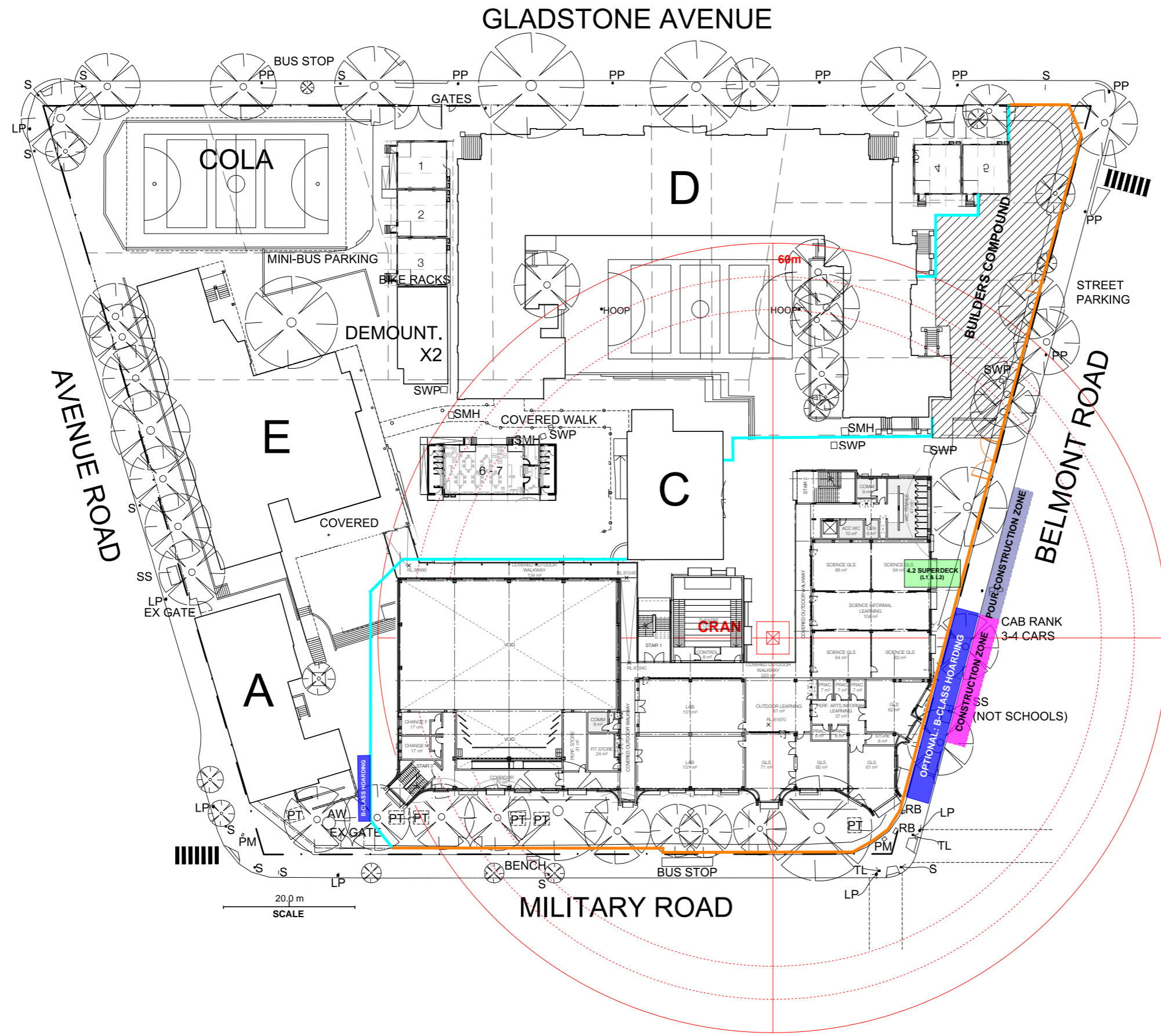
Appendix 2 outlines the conditions and their applicable stage. All conditions that require compliance prior to the commencement of construction will be satisfied prior to construction commencement as nominated in each condition. Only staged operation is proposed and presented in this staging report. Due to the required staging of operational areas, there are some conditions that have been identified as necessary to defer to various stages. See appendix 2 for details.

4. Management of Cumulative Impacts

Condition A10 (d) requires the applicant to identify whether staging is likely to lead to cumulative impacts and how the project will manage these. The project will be developed and staged in accordance with the Environmental Impact Statement. Staging will minimise environmental impacts as compared to a single stage process which would compromise school operations. No cumulative impacts have been identified as stage 1 will be completed prior to the final stages commencing concurrently. Stage 2 and 3 will be completed concurrently.

5. Appendices

5.1 Appendix 1: Staging Plans



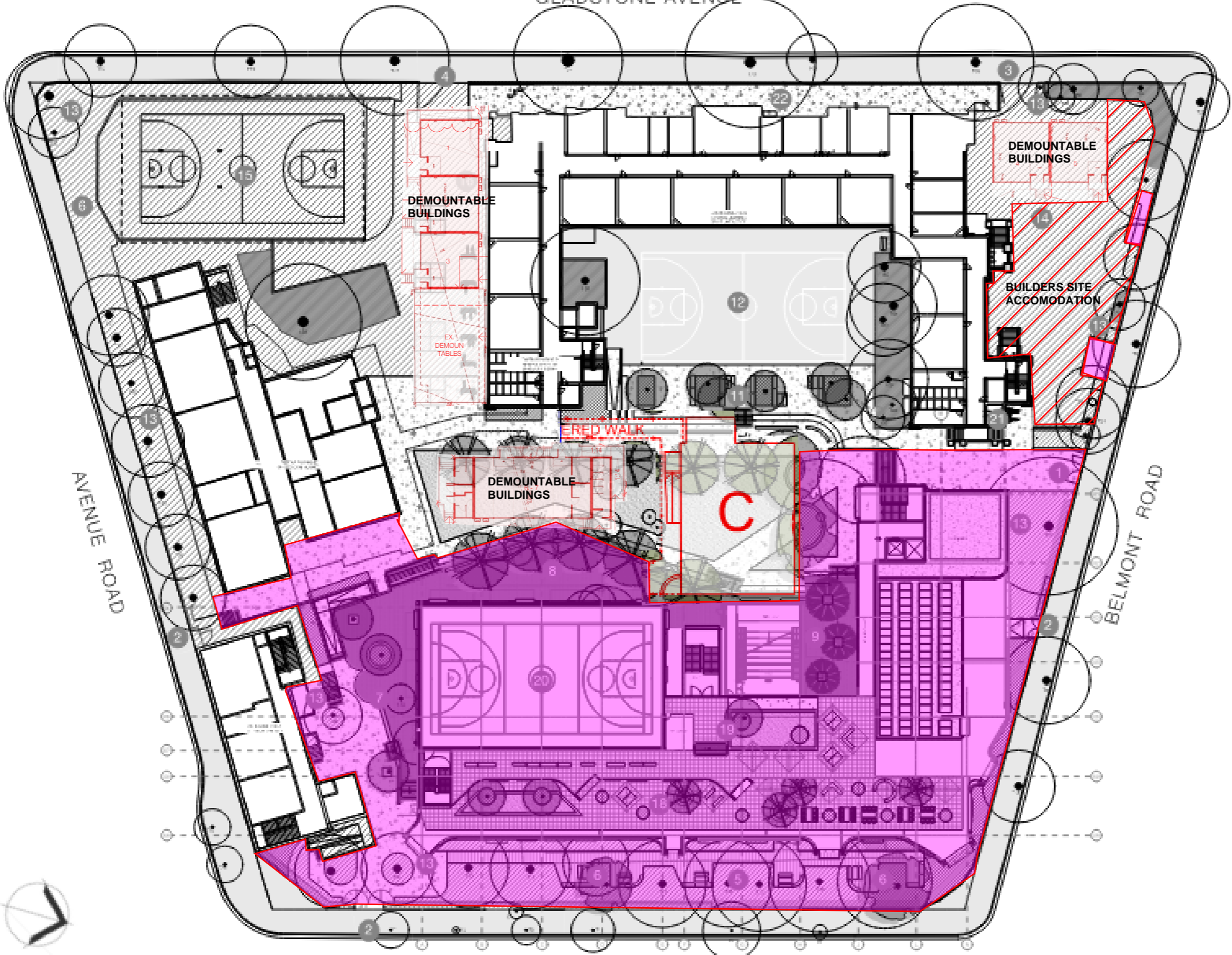
Drawing ID
SITE ESTABLISHMENT PLAN

Project
UPGRADE TO MOSMAN HIGH SCHOOL
SSD 10465

Date
27 OCTOBER 2021

Drawn By
MULTIPLEX

GLADSTONE AVENUE



MULTIPLEX



INDICATIVE AREA OF STAGE 1 WORKS

Drawing ID
STAGING PLANS -001

Project
UPGRADE TO MOSMAN HIGH SCHOOL
SSD 10465

Date
27 OCTOBER 2021

Drawn By
MULTIPLEX



Not to Scale

MILITARY ROAD

AVENUE ROAD

BELMONT ROAD

DEMOUNTABLE BUILDINGS

DEMOUNTABLE BUILDINGS

BUILDERS SITE ACCOMMODATION

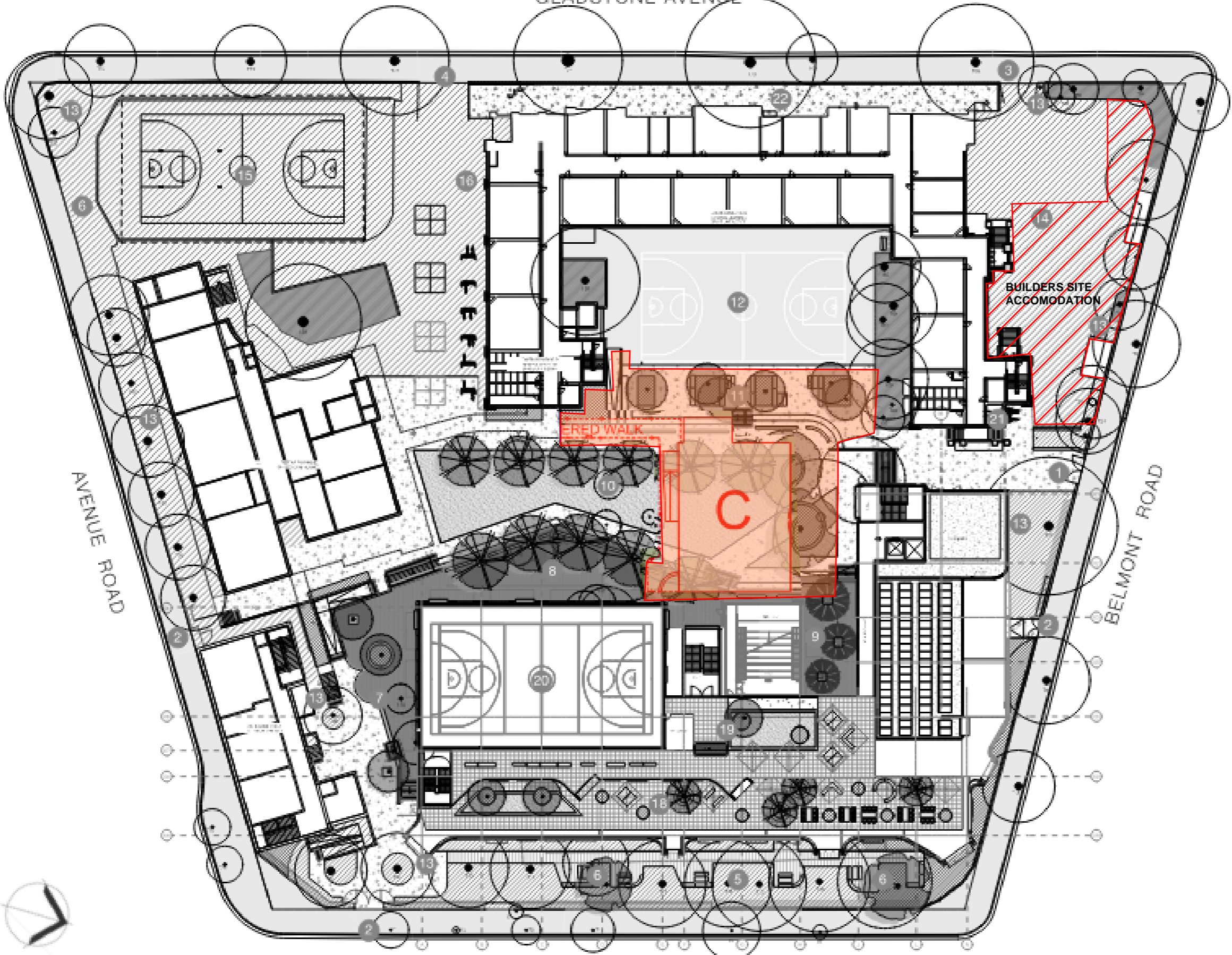
DEMOUNTABLE BUILDINGS

RED WALK

C

EX DEMOUN TABLES

GLADSTONE AVENUE



MULTIPLEX

NSW GOVERNMENT Education School Infrastructure

INDICATIVE AREA OF STAGE 2 WORKS

AVENUE ROAD

BELMONT ROAD

MILITARY ROAD



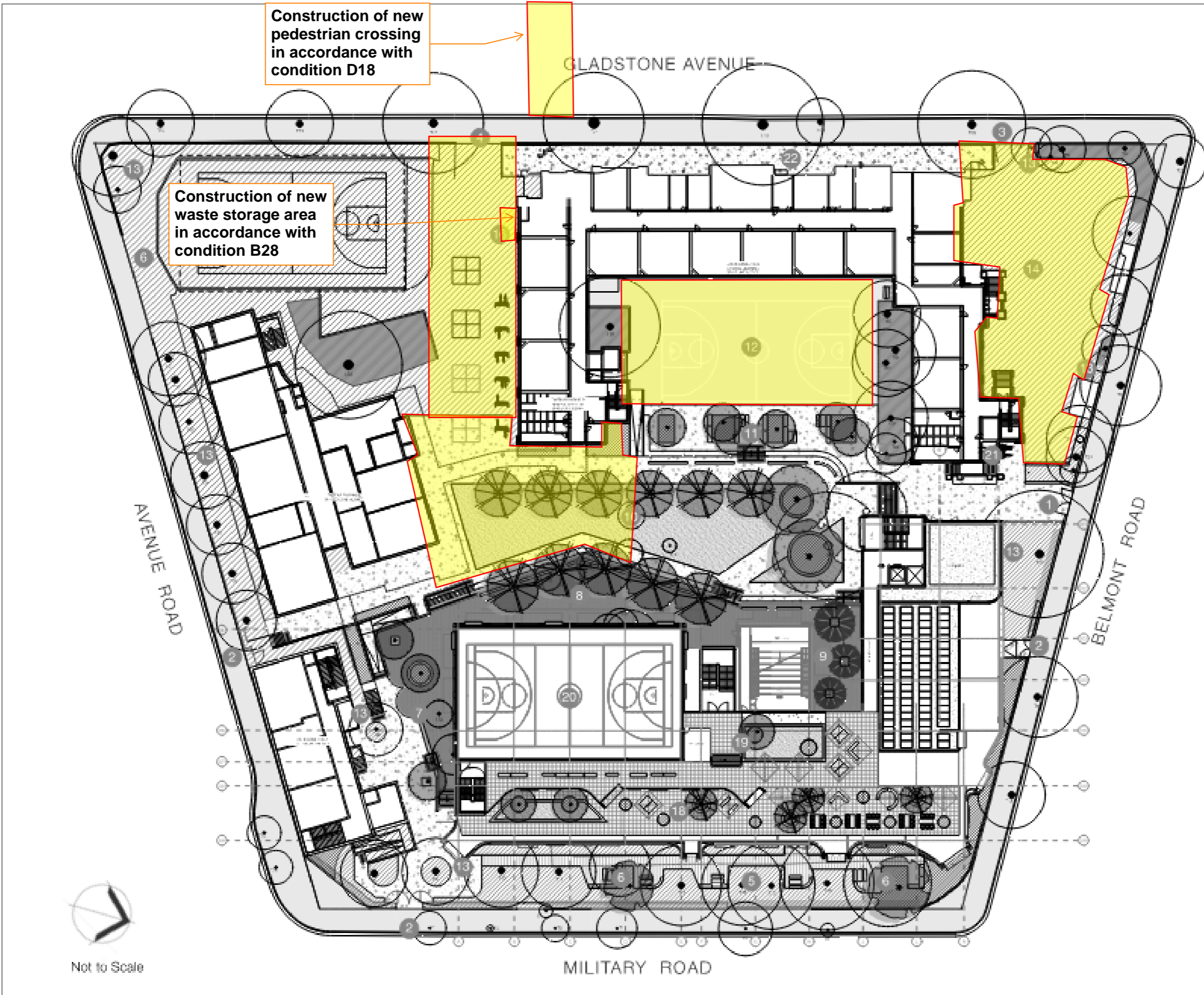
Not to Scale

Drawing ID
STAGING PLANS -002

Project
UPGRADE TO MOSMAN HIGH SCHOOL
SSD 10465

Date
22 OCTOBER 2021

Drawn By
MULTIPLEX



Construction of new pedestrian crossing in accordance with condition D18

Construction of new waste storage area in accordance with condition B28

MULTIPLEX



INDICATIVE AREA OF STAGE 3 WORKS

Drawing ID
STAGING PLANS -003

Project
UPGRADE TO MOSMAN HIGH SCHOOL
SSD 10465

Date
09 JANUARY 2023

Drawn By
MULTIPLEX

Not to Scale

5.2 Appendix 2: Conditions

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
A1	Obligation to minimise harm to the Environment	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	All	Throughout	This condition applies to all stages
A2	Terms of Consent	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table below:	All	Throughout	This condition applies to all stages
A3	Terms of Consent	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	All	Throughout	This condition applies to all stages
A4	Terms of Consent	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). 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.	All	Throughout	This condition applies to all stages
A5	Limits of Consent	This consent lapses five years after the date of consent unless work is physically commenced.	All	Throughout	This condition applies to all stages
A6	Prescribed Conditions	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	All	Throughout	This condition applies to all stages
A7	Planning Secretary as Moderator	In the event of a dispute between the Applicant and a public authority, All 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.	All	Throughout	This condition applies to all stages
A8	Evidence of Consultation	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including	All	Throughout	This condition applies to all stages

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
		(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.			
A9	Staging	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of 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).	All	Throughout	A single construction phase is proposed. The staging plan pertains to staged operation only.
A10	Staging	Any revised Staging Report prepared in accordance with condition A9 All 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.	All	Throughout	A single construction phase is proposed. The staging plan pertains to staged operation only.
A11	Staging	Where a revised Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary	All	Throughout	This condition applies to all stages
A12	Staging	Where construction or operation is being staged in accordance with the Staging Report, in terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be compiled with at the relevant time for that stage as identified in the Staging Report	All	Throughout	This condition applies to all stages
A13	Staging, Combining and Updating Strategies, Plans or Programs	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the	All	Throughout	This condition applies to all stages

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
		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).			
A14	Staging, Combining and Updating Strategies, Plans or Programs	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	All	Throughout	This condition applies to all stages
A15	Staging, Combining and Updating Strategies, Plans or Programs	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	All	Throughout	This condition applies to all stages
A16	Staging, Combining and Updating Strategies, Plans or Programs	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	All	Throughout	This condition applies to all stages
A17	Structural Adequacy	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Notes:</i> • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. • Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District.	All	Throughout	This condition applies to all stages
A18	External Walls & Cladding	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	All	Throughout	This condition applies to all stages
A19	External Materials	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2.	All	Throughout	This condition applies to all stages

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
		<p>Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided:</p> <p>(a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials;</p> <p>(b) the quality and durability of any alternative material is the same standard as the approved external building materials; and</p> <p>(c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.</p>			
A20	Applicability of Guidelines	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	All	Throughout	This condition applies to all stages
A21	Applicability of Guidelines	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	All	Throughout	This condition applies to all stages
A22	Monitoring & Environmental Audits	<p>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.</p> <p><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></p>	All	Throughout	This condition applies to all stages
A23	Access to Information	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(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;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p>	All	Until Completion of works	This condition applies to all stages

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
		(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.			
A24	Compliance	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	All	Throughout	This condition applies to all stages
A25	Incident Notification, Reporting and Response	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.	All	Throughout	This condition applies to all stages
A26	Incident Notification, Reporting and Response	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	All	Throughout	This condition applies to all stages
A27	Non-Compliance Notification	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.	All	Throughout	This condition applies to all stages
A28	Non-Compliance Notification	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	All	Throughout	This condition applies to all stages
A29	Non-Compliance Notification	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	All	Throughout	This condition applies to all stages

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
A30	Revision of Strategies, Plans and Programs	<p>Within three months of:</p> <p>(a) the submission of a compliance report under condition A33; (b) the submission of an incident report under condition A26;</p> <p>"(c) the submission of an Independent Audit under condition C43 or C44;</p> <p>"</p> <p>"(d) the approval of any modification of the conditions of this consent;</p> <p>or</p> <p>"</p> <p>(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	All	Throughout	This condition applies to all stages
A31	Revision of Strategies, Plans and Programs	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	All	Throughout	This condition applies to all stages
A32	Compliance Reporting	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements	All	Throughout	This condition applies to all stages
A33	Compliance Reporting	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary	All	Throughout	This condition applies to all stages
A34	Compliance Reporting	The Applicant must make each Compliance Report publicly available within 60 days of submitting it to the Planning Secretary, unless otherwise agreed by the Planning Secretary.	All	Throughout	This condition applies to all stages
A35	Compliance Reporting	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	All	Throughout	This condition applies to all stages
B1	Rooftop Design and Enclosure	Prior to the commencement of construction of the rooftop area, including all structures (lift overrun and stair wells, surrounding	Stage 1	Prior to construction of the rooftop	This condition will be satisfied prior to the

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
		walls and netting/mesh used to form the enclosure), the Applicant is required to consult with Council on the detailed design of the rooftop area and selection of materials for enclosing the area. The materials selected must demonstrate they have selected to minimise the visual impact of the rooftop enclosure upon the surrounding Military Road Heritage Conservation Area. Evidence of consultation, including the Applicant's response to issues raised by Council, is to be provided to the Planning Secretary and all final details submitted to the Certifier.			commencement of construction
B2	Notification of Commencement	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.	All	Prior to construction and prior to operation	This condition will be satisfied prior to the commencement of construction
B3	Notification of Commencement	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	All	Prior to construction	This condition will be satisfied prior to the commencement of construction
B4	Certified Drawings	Prior to the commencement of 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.	All	Prior to construction	This condition will be satisfied prior to the commencement of construction
B5	External Walls & Cladding	Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Stage 1	Prior to construction	This condition will be satisfied prior to the commencement of construction
B6	Protection of Public Infrastructure	Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	All	Prior to construction	This condition will be satisfied prior to the commencement of construction

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
B7	Pre-Construction Dilapidation Report	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, heritage items and Council assets that are likely to be impacted by the proposed works.	All	Prior to construction	This condition will be satisfied prior to the commencement of construction
B8	Community Communication Strategy	No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key 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.	All	Prior to construction	This condition will be satisfied prior to the commencement of construction
B9	Ecologically Sustainable Development	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 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process	All	Prior to construction	This condition will be satisfied prior to the commencement of construction
B10	Heritage Photographic Archival Recording	Prior to the commencement of demolition of Buildings B and C, a photographic archival record of the external and internal areas of Buildings B and C and all other items of heritage significance on the site identified in the Heritage Impact Statement prepared by Purcell and dated 30 March 2021 must be prepared in accordance	All	Prior to construction	This condition will be satisfied prior to the commencement of construction

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
		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 and any relevant local studies collection in the locality and the Planning Secretary prior to the commencement of demolition works.			
B11	Outdoor Lighting	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting	All	Prior to construction	This condition will be satisfied prior to the commencement of lighting installation
B12	Demolition	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.	All	Prior to construction	This condition will be satisfied prior to the commencement of construction
B13	Demolition	Prior to the commencement of demolition, the Applicant must prepare a register of hazardous materials (including asbestos and polychlorinated biphenyl capacitors (PCBs)) and ensure that asbestos and any other hazardous materials contained in buildings to be demolished (including PCB capacitors) are removed and validated by an appropriately qualified occupational hygienist prior to demolition works. Details demonstrating compliance with these requirements are to be submitted to the Certifier prior to the commencement of demolition.	All	Prior to construction	This condition will be satisfied prior to the commencement of construction
B14	Demolition	The Applicant must comply with all recommendations for hazardous materials on the site as presented within Limited Asbestos and Hazardous Materials Pre-Demolition Survey RO2 prepared by Coffey and dated 13 May 2020 as well as recommendations of subsequent detailed surveys, as required by this report, prior to the commencement of demolition.	All	Prior to construction	This condition will be satisfied prior to the commencement of construction
B15	Demolition	The Applicant must undertake works in accordance with the Protection of the Environment Operations (Waste) Regulation 2014 and consult with SafeWork NSW if any asbestos waste is to be handled and/or disposed of.	All	Throughout	This condition will be satisfied prior to the commencement of construction
B16	Environmental Management Plan Requirements	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for	All	Throughout	This condition will be satisfied prior to the

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
		<p>Infrastructure Projects (DPIE April 2020).</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> • 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. 			commencement of construction
B17	Construction Environmental Management Plan	<p>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 for information. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</p> <p>(viii) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B8;</p> <p>(b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;</p> <p>(c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B18);</p> <p>(e) Construction Noise and Vibration Management Sub-Plan (see condition B19);</p> <p>(f) Construction Waste Management Sub-Plan (see condition B20);</p> <p>(g) Construction Soil and Water Management Sub-Plan (see condition B21).</p>	All	Prior to construction	This condition will be satisfied prior to the commencement of construction
B18	Construction Environmental Management Plan	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s); (b)</p>	All	Prior to construction	This condition will be satisfied prior to the commencement of construction

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
		<p>be prepared in consultation with Council (through the Local Traffic Committee) and TfNSW;</p> <p>(c) 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>(d) detail heavy vehicle routes, number of trucks, hours of operation, access and parking arrangements and traffic control.</p>			
B19	Construction Environmental Management Plan	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>"(c) describe the measures to be implemented to manage high noise generating works such</p> <p>as piling, in close proximity to sensitive receivers; "</p> <p>(d) describe details of respite periods for noise generating works that exceed the 'highly noise affected' threshold and/or generate noise with annoying of intrusive characteristics as identified within the Interim Construction Noise Guideline (DECC, 2009).</p> <p>"(e) include strategies that have been developed with the community for managing high noise generating works;</p> <p>"</p> <p>(f) describe the community consultation undertaken to develop the strategies in condition B19(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 to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in</p> <p>accordance with the requirements of condition B16. "</p>	All	Prior to construction	This condition will be satisfied prior to the commencement of construction

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
B20	Construction Environmental Management Plan	The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the procedures for the management of waste including the following: (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 the proposed reuse, recycling and disposal locations; and (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of demolition as identified by the requirements of Condition B13.	All	Prior to construction	This condition will be satisfied prior to the commencement of construction
B21	Construction Environmental Management Plan	"The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSWP) and the plan must address, but not be limited to the following: (b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as (d) 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); (e) detail all off-site flows from the site; and (f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI.	All	Prior to construction	This condition will be satisfied prior to the commencement of construction
B22	Construction Environmental Management Plan	"A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes.	All	Prior to construction	This condition will be satisfied prior to the commencement of construction
B23	Construction Parking	Prior to the commencement of construction, the Applicant must submit a Construction Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers and operational staff in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary for information.	All	Prior to construction	This condition will be satisfied prior to the commencement of construction

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
B24	Operational Noise – Design of Mechanical Plant and Equipment	Prior to installation of mechanical plant and equipment: (a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise levels as recommended in the Noise and Vibration Impact Assessment for SSDA (SSD-10465) - Mosman High School Upgrade prepared by JHA Acoustic Services dated 30 March 2021 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 operational noise levels identified in the Noise and Vibration Impact Assessment for SSDA (SSD-10465) - Mosman High School Upgrade prepared by JHA Acoustic Services dated 30 March 2021.	Stage 1	Prior to construction of mechanical plant	This condition will be satisfied prior to the commencement of construction of mechanical plant
B25	Archaeological Salvage – Historic Archaeology	Prior to any excavation works that may disturb archaeological 'relics', the Applicant must nominate a suitably qualified Excavation Director who complies with the Heritage Council of NSW's Criteria for Assessment of Excavation Directors (2019) to oversee and advise on matters associated with historic archaeology and advise the Department and Heritage NSW.	Stage 1	Prior to excavation	This condition will be satisfied prior to the commencement of construction
B26	Archaeological Salvage – Historic Archaeology	The Excavation Director appointed in accordance with condition B25 must be present to oversee the excavation and advise on archaeological issues. The Excavation Director must be given the authority to advise on the duration and extent of oversight required to ensure that archaeological 'relics' are recorded to an adequate standard.	Stage 1	Prior to excavation	This condition will be satisfied prior to the commencement of construction
B27	Landscaping	Prior to the commencement of implementation of landscaping, the Applicant must prepare and submit to the Certifier, a revised Landscape Plan to deliver and manage the revegetation and landscaping works on-site. The plan must: (a) provide for the planting of 34 trees and in conjunction with remaining trees, demonstrate at least 24.6% tree canopy cover at the site; (b) detail the location, species, maturity and height at maturity of plants to be planted on-site; (c) include species (trees, shrubs and groundcovers) indigenous to the local area; and (d) include the planting of trees with a pot container of 100 litres or greater.	All	Prior to landscaping	This condition will be satisfied prior to the commencement of construction of landscaping

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
B28	Operational Waste Storage and Processing	Prior to the commencement of construction of 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 hot and cold water supply with a hose through a centralised mixing valve; (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	Stage 3	Prior to construction of waste storage area	This condition will be satisfied prior to the commencement of construction of the waste storage area
B29	Construction Access Arrangements	"Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier: (b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and (c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.	All	Prior to construction	This condition will be satisfied prior to the commencement of construction
B30	Operational Access, Car Parking and Service Vehicle Arrangements	Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: (a) a minimum of 33 on-site car parking spaces, including one disabled car parking space, for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and (b) the swept path of the largest service vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.	Stage 3	Prior to construction of operation parking and access facilities	This condition will be satisfied prior to the commencement of construction of the operation parking and access facilities
B31	Site Contamination	Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	All	Prior to construction	This condition will be satisfied prior to the commencement of construction

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
C1	Site Notice	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose 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(s); 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.	All	During Construction	This condition applies to construction of all stages
C2	Operation of Plant and Equipment	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.	All	During Construction	This condition applies to construction of all stages
C3	Demolition	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 condition B12.	All	During Construction	This condition applies to construction of all stages
C4	Construction Hours	"Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: "(b) between 7:30am and 3:30pm, Saturdays. No work may be carried out on Sundays or public holidays. "	All	During Construction	This condition applies to construction of all stages
C5	Construction Hours	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 3:30pm and 4pm, Saturdays. Construction	All	During Construction	This condition applies to construction of all stages
C6	Construction Hours	Construction activities may be undertaken outside of the hours in condition C4 and C5 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.	All	During Construction	This condition applies to construction of all stages

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
C7	Construction Hours	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	All	During Construction	This condition applies to construction of all stages
C8	Construction Hours	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.	All	During Construction	This condition applies to construction of all stages
C9	Implementation of Management Plans	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	All	During Construction	This condition applies to construction of all stages
C10	Construction Traffic	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	All	During Construction	This condition applies to construction of all stages
C11	Hoarding Requirements	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. "	All	During Construction	This condition applies to construction of all stages
C12	No Obstruction of Public Way	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.	All	During Construction	This condition applies to construction of all stages
C13	Construction Noise Limits	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.	All	During Construction	This condition applies to construction of all stages
C14	Construction Noise Limits	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential or commercial precincts outside of the construction hours of work outlined under condition C4.	All	During Construction	This condition applies to construction of all stages
C15	Construction Noise Limits	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.	All	During Construction	This condition applies to construction of all stages

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
C16	Vibration Criteria	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 Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time)	All	During Construction	This condition applies to construction of all stages
C17	Vibration Criteria	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 C16.	All	During Construction	This condition applies to construction of all stages
C18	Vibration Criteria	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B19 of this consent	All	During Construction	This condition applies to construction of all stages
C19	Tree Protection	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 Birds Tree Consultancy and dated 30 March 2021; 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.	All	During Construction	This condition applies to construction of all stages
C20	Air Quality	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	All	During Construction	This condition applies to construction of all stages

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
C21	Air Quality	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.	All	During Construction	This condition applies to construction of all stages
C22	Imported Fill	The Applicant must: (a) Ensure that only VENM, ENM, or other material that meets the requirements of a relevant resource recovery 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	All	During Construction	This condition applies to construction of all stages
C23	Disposal of Seepage and Stormwater	Adequate provisions must be made to collect and discharge stormwater drainage during construction to 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.	All	During Construction	This condition applies to construction of all stages
C24	Emergency Management	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	All	During Construction	This condition applies to construction of all stages
C25	Stormwater Management System	Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS and within plans specified at Condition A2; (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;	All	During Construction	This condition applies to construction of all stages
C26	Unexpected Finds Protocol – Aboriginal Heritage	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS. The	All	During Construction	This condition applies to construction of all stages

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
		Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of Heritage NSW.			
C27	Unexpected Finds Protocol – Historic Heritage	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage NSW.	All	During Construction	This condition applies to construction of all stages
C28	Archaeological Salvage – Historic Archaeology	Archaeological excavation must be undertaken in accordance with the Historical Archaeological Assessment & Archaeological Research Design prepared by Austral Archaeology dated 30 March 2021 and any direction of the Excavation Director appointed in accordance with condition B25.	Stage 1	During Construction	This condition applies to construction of stage 1
C29	Archaeological Salvage – Historic Archaeology	A final excavation report must be prepared within 12 months of the completion of the archaeological works on site. It should include details of any artefacts recovered, where they are located and details for their ongoing conservation and protection in perpetuity by the land owner. Copies must be provided to the Planning Secretary and Heritage NSW.	Stage 1	During Construction	This condition applies to construction of stage 1
C30	Archaeological Salvage – Historic Archaeology	The Applicant must ensure that if substantial intact archaeological deposits and/or State significant relics not identified in the Archaeological Assessment prepared for the project are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified in accordance with s.146 of the Heritage Act 1977. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.	Stage 1	During Construction	This condition applies to construction of stage 1
C31	Waste Storage and Processing	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.	All	During Construction	This condition applies to construction of all stages
C32	Waste Storage and Processing	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	All	During Construction	This condition applies to construction of all stages
C33	Waste Storage and Processing	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.	All	During Construction	This condition applies to construction of all stages

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
C34	Waste Storage and Processing	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.	All	During Construction	This condition applies to construction of all stages
C35	Waste Storage and Processing	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.	All	During Construction	This condition applies to construction of all stages
C36	Outdoor Lighting	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting	All	During Construction	This condition applies to construction of all stages
C37	Site Contamination	The Applicant must conduct further site investigations to confirm the full nature and extent of the contamination at the site and comply with the following requirements: (a) 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; (b) 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 (c) the recommendations of the Remedial Action Plan – Mosman High School prepared by Coffey and dated 30 March 2021.	All	During Construction	This condition applies to construction of all stages
C38	Site Contamination	The unexpected finds procedure within the Remedial Action Plan – Mosman High School must be updated following results of further site investigations undertaken in accordance with condition C37 and implemented throughout duration of project work.	All	During Construction	This condition applies to construction of all stages
C39	Site Contamination	Remediation of the site must be carried out in accordance with the Remedial Action Plan – Mosman High School prepared by Coffey and dated 30 March 2021 and any variations to that plan approved by an NSW EPA-accredited Site Auditor.	All	During Construction	This condition applies to construction of all stages
C40	Site Contamination	Where remediation is 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).	All	During Construction	This condition applies to construction of all stages
C41	Site Contamination	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.	All	During Construction	This condition applies to construction of all stages

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
C42	Independent Environmental Audit	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	All	During Construction	This condition applies to construction of all stages
C43	Independent Environmental Audit	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	All	During Construction	This condition applies to construction of all stages
C44	Independent Environmental Audit	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 weeks' notice to the Applicant of the date or timing upon which the audit must be commenced.	All	During Construction	This condition applies to construction of all stages
C45	Independent Environmental Audit	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C43 of this consent, or condition C44 where notice is given; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	All	During Construction	This condition applies to construction of all stages
C46	Independent Environmental Audit	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	All	During Construction	This condition applies to construction of all stages
C47	Independent Environmental Audit	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	All	During Construction	This condition applies to construction of all stages
D1	Notification of Occupation	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified	All	Prior to Operation	This condition applies to the operation of all stages

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
		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.			
D2	External Walls & Cladding	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Stage 1	Prior to Operation	This condition applies to the operation of stage 1
D3	External Walls & Cladding	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	All	Prior to Operation	This condition applies to the operation of stage 1
D4	Works as Executed Plans	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	All	Prior to Operation	This condition applies to the operation of all stages
D5	Warm Water Systems and Cooling Systems	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 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.	Stage 1	Prior to Operation	This condition applies to the operation of stage 1
D6	Outdoor Lighting	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - 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.	All	Prior to Operation	This condition applies to the operation of all stages
D7	Mechanical Ventilation	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.	Stage 1	Prior to Operation	This condition applies to the operation of stage 1

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
D8	Operational Noise – Design of Mechanical Plant and Equipment	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B24 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the operational noise levels identified in the Noise and Vibration Impact Assessment for SSDA (SSD-10465) - Mosman High School Upgrade prepared by JHA Acoustic Services dated 30 March 2021.	Stage 1	Prior to Operation	This condition applies to the operation of stage 1
D9	Fire Safety Certification	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Stage 1	Prior to Operation	This condition applies to the operation of stage 1
D10	Structural Inspection Certificate	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Stage 1	Prior to Operation	This condition applies to the operation of stage 1
D11	Compliance with Food Code	Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that food storage and food preparation areas (where proposed) have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.	Stage 1	Prior to Operation	This condition applies to the operation of stage 1
D12	Post-construction Dilapidation Report	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; "(b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: (i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and (ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads; " (c) to be forwarded to Council for information.	All	Prior to Operation	This condition applies to the operation of all stages and will be finalised prior to the operation of the final stage (Stage 3) as construction work zone and heavy trucks will be required until completion of stage 3

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
D13	Protection of Public Infrastructure	Unless the Applicant and the applicable 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 development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. Note: This condition does not apply to any damage to roads caused as a result of general road usage."	All	Prior to Operation	This condition applies to the operation of all stages and will be finalised prior to the operation of the final stage (Stage 3) as construction work zone and heavy trucks will be required until completion of stage 3
D14	Road Damage	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Site as a result of construction works associated with the approved development must be met in full by the Applicant.	All	Prior to Operation	This condition applies to the operation of all stages and will be finalised prior to the operation of the final stage (Stage 3) as construction work zone and heavy trucks will be required until completion of stage 3
D15	Protection of Property	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	All	Prior to Operation	This condition applies to the operation of all stages and will be finalised prior to the operation of the final stage (Stage 3) upon completion of all works
D16	Car Parking Arrangements	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier that demonstrates that works associated with the reconfiguration of the 33 car parking spaces to include one disabled parking space have been completed.	Stage 3	Prior to Operation	To be provided prior to the operation of the carpark within stage 3
D17	Bicycle Parking and End-of-Trip Facilities	Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier: (a) the provision of a minimum 6 staff and 60 visitor/student bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities for staff, including 4 showers/change-rooms; and (d) appropriate pedestrian and cyclist advisory signs are to be provided.	Stage 3	Prior to Operation	To be provided prior to the operation of stage 3 as requires the completion of the Site wide landscaping

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
		Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.			
D18	School/Pedestrian Crossing Facilities	Prior to the commencement of operation, the Applicant must consult with both Council regarding the need for the installation of a pedestrian crossing at Gladstone Avenue. If it is determined that the pedestrian crossing is required, it is to be installed in accordance with the relevant design standards set down by TfNSW to the satisfaction of the relevant road authority and be installed prior to the commencement of operation.	Stage 3	Prior to operation	This condition applies to the operation of the final stage.
D19	School Zones	Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement markings must be installed, inspected by TfNSW and handed over to TfNSW. <i>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</i>	All	Prior to operation	This condition applies to the operation of all stages and will be finalised prior to the operation of the final stage (Stage 3) as construction work zones will be required until the completion of stage 3
D20	School Zones	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	All	Prior to operation	This condition applies to the operation of all stages and will be finalised prior to the operation of the final stage (Stage 3) as construction work zones will be required until the completion of stage 3
D21	School Transport Plan	Prior to the commencement of operation, a School Transport Plan (GTP), must be submitted to the satisfaction of the Planning Secretary. The plan must: (a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW; (b) include arrangements to promote the use of active and sustainable transport modes, including: (i) objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation); (ii) specific tools and actions to help achieve the objectives and mode share targets; (iii) details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users	Stage 3	Prior to operation	To be provided prior to the operation of the carpark within stage 3

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
		<p>of the development.</p> <p>(c) include operational transport access management arrangements, including:</p> <p>(i) detailed pedestrian analysis including the identification of safe route options to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish;</p> <p>(ii) the location of all car parking spaces on the school campus and their allocation (i.e. staff, visitor, accessible, emergency, etc.);</p> <p>(iii) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements</p> <p>(iv) the location and operational management procedures for the drop-off and pick-up of students by buses and coaches including staff management/traffic controller arrangements;</p> <p>(v) delivery and services vehicle and bus access and management arrangements;</p> <p>(vi) management of approved access arrangements;</p> <p>(vii) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones;</p> <p>(viii) car parking arrangements and management associated with the proposed use of school facilities by community members; and</p> <p>(d) measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the plan; and</p> <p>(e) a monitoring and review program, including annual reviews for the first five years.</p>			
D22	Utilities and Services	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	All	Prior to operation	This condition applies to the operation of all stages
D23	Stormwater Operation and Maintenance Plan	<p>Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <p>(a) maintenance schedule of all stormwater quality treatment devices;</p> <p>(b) record and reporting details;</p>	Stage 3	Prior to operation	To be provided prior to the operation of stage 3 as requires the completion of the Site wide landscaping and stormwater system.

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
		(c) relevant contact information; and (d) Work Health and Safety requirements.			
D24	Signage	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	Stage 3	Prior to operation	To be provided prior to the operation of the carpark within stage 3
D25	Signage	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	Stage 3	Prior to operation	To be provided prior to the operation of stage 3 as requires the completion of the Site wide landscaping
D26	Operational Waste Management Plan	Prior to the commencement of operation, 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); " (c) detail the materials to be reused or recycled, either on or off site.	Stage 3	Prior to operation	To be provided prior to the operation of stage 3 as requires the completion of the Site wide landscaping
D27	Site Contamination	If, based on further site investigations undertaken in accordance with condition C37, it is determined that remediation works or 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.	All	Prior to operation	This condition applies to the operation of all stages and will be provided prior to the operation of stage 3 upon completion of the site wide landscaping
D28	Landscaping	Prior to the commencement of operation or another timeframe approved in writing by the Planning Secretary, landscaping of the site must be completed in accordance with landscape plan(s) prepared in accordance with condition B27.	Stage 3	Prior to operation	To be provided prior to the operation of stage 3 as requires the completion of the Site wide landscaping

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
D29	Landscaping	<p>Prior to the commencement of operation, the Applicant must prepare and submit to the Certifier, a Landscape Management Plan to manage the ongoing revegetation and landscaping on-site. The plan must:</p> <p>(a) describe the ongoing monitoring and maintenance measures to manage existing vegetation, revegetation and landscaping;</p> <p>(b) be consistent with the Landscape Design Report prepared by Black Beetle and dated March 2021; and</p> <p>(c) be consistent with the landscape plan(s) prepared in accordance with condition B27.</p>	Stage 3	Prior to operation	To be provided prior to the operation of stage 3 as requires the completion of the Site wide landscaping
E1	Out of Hours Event Management Plan	<p>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) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following:</p> <p>(a) the number of attendees, time and duration;</p> <p>(b) arrival and departure times and modes of transport;</p> <p>(c) where relevant, a schedule of all annual events;</p> <p>(d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);</p> <p>(e) details of the use of the school buildings and rooftop sports facilities, where applicable, restricting use of buildings before 8am and after 10pm and rooftop sports facilities before 8am and after 6pm;</p> <p>(f) measures to minimise localised traffic and parking impacts; and</p> <p>(g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.</p>	All	Operation	Applicable to all stages of operation
E2	Out of Hours Event Management Plan	<p>The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.</p>	All	Operation	Applicable to all stages of operation
E3	Out of Hours Event Management Plan	<p>Prior to the commencement of out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following:</p> <p>(a) the number of attendees, time and duration;</p> <p>(b) arrival and departure times and modes of transport;</p> <p>(c) where relevant, a schedule of all annual events;</p> <p>(d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public</p>	All	Operation	Applicable to all stages of operation

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
		transport); (e) details of the use of the school buildings and rooftop sports facilities, where applicable, restricting use of buildings before 8am and after 10pm and rooftop sports facilities before 8am and after 6pm; (f) measures to minimise localised traffic and parking impacts; and (g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.			
E4	Out of Hours Event Management Plan	The Out of Hours Event Management Plan (Community Use) must be implemented by the Applicant for the duration of the identified community event or use.	All	Operation	Applicable to all stages of operation
E5	Operation of Plant and Equipment	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	All	Operation	Applicable to all stages of operation
E6	Warm Water Systems and Cooling Systems	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease	Stage 1	Operation	Applicable to stage 1 of operation
E7	Community Communication Strategy	The Community Communication Strategy, as submitted to the Certifier, must be implemented for a minimum of 12 months following the completion of construction.	All	Operation	Applicable to all stages of operation
E8	Environmental Management Plan	Upon completion of remediation works, the Applicant must manage the site in accordance with the Environmental Management Plan approved by the Site Auditor (if any) under condition D27 and any on-going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997.	All	Operation	Applicable to all stages of operation
E9	Operational Noise Limits	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Noise and Vibration Impact Assessment for SSDA (SSD-10465) - Mosman High School Upgrade prepared by JHA Acoustic Services dated 30 March 2021.	All	Operation	Applicable to all stages of operation
E10	Operational Noise Limits	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in Noise and Vibration Impact	All	Operation	Applicable to all stages of operation

Cond. No.	Condition Heading	Condition Description	Stage	Phase	Comment
		Assessment for SSDA (SSD-10465) - Mosman High School Upgrade prepared by JHA Acoustic Services dated 30 March 2021. Should the noise monitoring program 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 or provide attenuation measures at the affected noise sensitive receivers.			
E11	Unobstructed Driveways and Parking Areas	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.	All	Operation	Applicable to all stages of operation
E12	School Transport Plan	The School Transport Plan required by condition D21 must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	Stage 3	Operation	Applicable to stage 3 of operation following completion of site wide landscaping, bike parking facilities and car parking facility
E13	Ecologically Sustainable Design	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B9, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	Stage 3	Operation	Applicable to stage 3 of operation as will require the completion of the site wide landscaping
E14	Outdoor Lighting	Notwithstanding condition D6, 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.	Stage 3	Operation	Applicable to stage 3 of operation as will require the completion of the site wide landscaping
E15	Landscaping	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D28 for the duration of occupation of the development.	Stage 3	Operation	Applicable to stage 3 of operation as will require the completion of the site wide landscaping