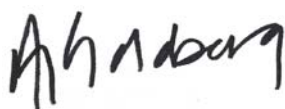


Concept Approval

Section 750 of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation effective from 1 October 2011, the Planning Assessment Commission of NSW determine:

- (a) to approve the concept plan referred to in Schedule 1, subject to the terms of approval and modifications in Schedule 2 and the Statement of Commitments in Schedule 4;
- (b) pursuant to section 75P(1)(b) of the *Environmental Planning and Assessment Act 1979*, the future stages of the concept plan (except for the stage 1 project application MP10_0150) are to be subject to Part 4 and Part 5 of the *Environmental Planning and Assessment Act 1979*, as relevant; and
- (c) pursuant to section 75P(2)(c) of the *Environmental Planning and Assessment Act 1979*, the further environmental assessment requirements for approval to carry out the Graythwaite Concept Plan under Part 4 or Part 5 of the *Environmental Planning and Assessment Act 1979*, as set out in Schedule 3.



Abigail Goldberg
Member of the Commission



David Furlong
Member of the Commission

Sydney

9 November 2012

SCHEDULE 1

Application No: MP 10_0149

Proponent: Sydney Church of England Grammar School (Shore)

Approval Authority: Minister for Planning and Infrastructure

Land: Sydney Church of England Grammar School Campus and Graythwaite site, Edward Street, Union Street, William Street and Hunter Crescent, North Sydney (Lot 2 in DP539853 and Part of Lot 1 in DP 120268). The proposal also includes related development on the following lots:

Lot 1 in DP 539853	Lot 1 in DP 57339
Lot D in DP 975970	Lot C in DP 975970
Lot 3 in DP 75717	Lot 3 in DP 570829
Lot 1 in DP 570826	Lot 2 in DP 18725
Lot 1 in DP 60719	Lot 3 in DP 18725

Project: Concept Plan for the extension of Shore school campus onto the Graythwaite site in three stages. The proposal includes

- conservation and refurbishment of Graythwaite House Complex, Coach House, Tom O'Neill Centre and associated garden areas;
- development of 3 new buildings with a total GFA about 6080m² to accommodate additional students and staff;
- additional car parking spaces and other transport, parking, traffic and access improvements and a new student pick-up facility; and
- miscellaneous works including drainage, landscaping, site fencing and gates.

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DEFINITIONS

Advisory Notes	Advisory information relating to the approved project but do not form a part of this approval										
BCA	Building Code of Australia										
Certifying Authority	a person who is authorised by or under section 109D of the <i>Environmental Planning and Assessment Act 1979</i> to issue Part 4A certificates										
Concept Plan	Concept Plan for the proposal as identified generally in Schedule 2, and described in the EA in support of the concept plan and Stage 1 project application										
Conservation Management Plan	Titled <i>Graythwaite Union Street, North Sydney Conservation Management Plan</i> , Issue B, prepared by Tanner Architects dated June 2011 and endorsed by the NSW Heritage Council on 14 June 2011.										
Construction	Any works, including earth and building works										
Council	North Sydney Council										
Department	Department of Planning and Infrastructure or its successors										
Director-General	Director-General of the Department of Planning and Infrastructure, or nominee										
EA	Environmental Assessment titled "Revised Environmental Assessment Report (Volumes 1A, 1B, 2 and 3) Concept Plan (MP10_0149) and Project Application (MP10_0150), Extension of Shore School onto the Graythwaite site at 20 Edward Street, North Sydney", and Appendices prepared by Robinson Urban Planning Pty Ltd dated October 2011										
EP&A Act	Environmental Planning and Assessment Act 1979										
EP&A Regulation	Environmental Planning and Assessment Regulation 2000										
Incident	A set of circumstances that causes or threatens to cause material harm to the environment, and/or breaches or exceeds the limits or performance measures/criteria in this approval										
Major Development SEPP	State Environmental Planning Policy (Major Development) 2005										
Minister	Minister for Planning and Infrastructure, or nominee										
PPR	Preferred Project Report titled "Preferred Project Report and Statement of Commitments" and Appendices prepared by Robinson Urban Planning Pty Ltd dated March 2012										
Proponent	Sydney Church of England Grammar School (Shore)										
Reasonable and Feasible	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build										
Stage 1	Refer to the Graythwaite Stage 1 Project Application (MP10_0150)										
Statement of Commitments	The Proponent's Statement of Commitments in Schedule 4										
Subject Site	Sydney Church of England Grammar School Campus and Graythwaite site, Edward Street, Union Street, William Street and Hunter Crescent, North Sydney (Lot 2 in DP539853 and Part of Lot 1 in DP 120268). The proposal also includes related development on the following lots:										
	<table> <tr> <td>Lot 1 in DP 539853</td><td>Lot 1 in DP 57339</td></tr> <tr> <td>Lot D in DP 975970</td><td>Lot C in DP 975970</td></tr> <tr> <td>Lot 3 in DP75717</td><td>Lot 3 in DP 570829</td></tr> <tr> <td>Lot 1 in DP 570826</td><td>Lot 2 in DP 18725</td></tr> <tr> <td>Lot 1 in DP 60719</td><td>Lot 3 in DP 18725</td></tr> </table>	Lot 1 in DP 539853	Lot 1 in DP 57339	Lot D in DP 975970	Lot C in DP 975970	Lot 3 in DP75717	Lot 3 in DP 570829	Lot 1 in DP 570826	Lot 2 in DP 18725	Lot 1 in DP 60719	Lot 3 in DP 18725
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Lot 1 in DP 60719	Lot 3 in DP 18725										

SCHEDULE 2

PART A – ADMINISTRATIVE TERMS OF APPROVAL

Development Description

- A1. The proposal as described in the EA is for the extension of Sydney Church of England Grammar School onto the Graythwaite site in three stages, including but not limited to:

Stage 1:

- use of the Graythwaite site as play and recreation space
- conservation and refurbishment of Graythwaite House Complex, Coach House, Tom O'Neill Centre and associated garden areas
- drainage and stormwater improvements, site levelling and landscaping of the site
- seven at-grade car parking spaces and other transport, parking, traffic and access improvements (across 3 stages)
- miscellaneous works including site fencing and gates
- no increase in student or staff population
- increased planting along the western side boundary of the Graythwaite site adjoining Bank Street houses, which would have an interface with the West Building (west building part of stage 3)

Stage 2:

- development of two new buildings with a maximum combined GFA of 3,394.7 sqm including:
 - North Building, 1 storey, including a basement level with a GFA of 175 sqm
 - East Building, 3 storeys, including 2 basement levels containing 41 car parking spaces with a GFA of 3,219.70 sqm
- future removal of the Ward Building
- development of a new student pick up facility on the existing Shore senior school campus linking Union Street to Hunter Crescent
- capacity or potential to accommodate up to 100 additional students and 10 additional staff.

Stage 3:

- construction of the West Building, 2 – 4 storeys with a maximum GFA of 2,681.10 sqm
- capacity or potential to accommodate up to 350 additional students and 35 additional staff
- development of a new building to replace the Tom O'Neill Centre of a similar height and footprint to the existing building.

Approval is granted subject to the modifications detailed in Part B of this Schedule.

Development in Accordance with Plans and Documentation

- A2. The development shall be generally in accordance with the following plans and documentation:
- (a) Environmental Assessment titled *Revised Environmental Assessment Report (Volumes 1A, 1B, 2 and 3) Concept Plan (MP10_0149) and Project Application (MP10_0150), Extension of Shore School onto the Graythwaite site at 20 Edward Street, North Sydney*, and *Appendices* prepared by *Robinson Urban Planning Pty Ltd*, dated 28 October 2011
 - (b) Preferred Project Report titled *Preferred Project Report and Statement of Commitments, Extension of Shore School onto the Graythwaite site at 20 Edward Street, North Sydney*, and *Appendices* prepared by *Robinson Urban Planning Pty Ltd*, dated March 2012
 - (c) The following plans:

Architectural (or Design) Drawings prepared by Mayoh Architects in association with Tanner Architects			
Drawing No.	Revision	Name of Plan	Date
A.000	H	Cover Page & Staging Diagram	02/11/2012
A.003	H	Proposed Site Plan	02/11/2012
A.006	H	Vehicle Access Plan (Proposed)	02/11/2012
A.007	H	Pedestrian Access Plan (Proposed)	02/11/2012
A.100	G	Level 1 Plan, RL 63.67 – 67.78	16/09/2011
A.101	G	Level 2 Plan, RL 67.17 – 71.24	16/09/2011
A.102	G	Level 3 Plan, RL 70.67 – 74.24	16/09/2011
A.103	G	Level 4 Plan, RL 74.14 – 77.28	16/09/2011
A.104	G	Roof / Floor Plan, RL 80.78	16/09/2011
A.161	G	Sections A B + C	16/09/2011

Landscape (or Design) Drawings prepared by Taylor Brammer			
Drawing No.	Revision	Name of Plan	Date
LT.001	E	Landscape Master Plan	16/09/2011
LT.002	E	Landscape Plan – North	20/09/2011

- (d) Statement of Commitments in Schedule 4
- (e) The modifications contained within this approval as set out in “Part B – Modifications to the Concept Plan” in this schedule (Schedule 2), and further environmental assessment requirements set out in Schedule 3.

Inconsistencies Between Documents and Plans

- A3. If there is any inconsistency between the plans, documentation and the Statement of Commitments referred to above, the most recent document shall prevail to the extent of any inconsistency. However, the modifications of this concept plan approval prevail to the extent of any inconsistency.

Consistency with Terms of Approval of Concept Plan

- A4. In accordance with Section 75P(2)(a) of the EP&A Act, any approval given under Part 4 of the EP&A Act for the project, or stage of the project, must be generally consistent with the terms of approval of the concept plan.

Approval Authority

- A5. In the event that the council is the consent authority for any future applications to the site (other than the Stage 1 Project Approval (MP10_0150)), any reports specified in the Statement of Commitments to be submitted to the Director-General for approval, shall instead be required to be approved by the council.

Limits of Approval

- A6. This approval does not allow any component of the concept plan to be carried out without further approval or consent being obtained, except for stage 1, as described in the Stage 1 Project Approval (MP10_0150).

Lapsing of Approval

- A7. This approval will lapse five years from the date of this approval, unless works for stage 1, as described in the Stage 1 Project Approval (MP10_0150), are physically commenced, on or before that lapse date.

Lot Boundary Realignment and Lot Consolidation

- A8. Lot consolidation or lot boundary realignment of the Graythwaite site does not form part of this approval, but may be considered as part of future stages of the concept plan to be assessed under Parts 4 and 5 of the EP&A Act.

Student and Staff Population Growth

- A9. This approval provides for a maximum growth in student and staff population across three stages, as follows:
- (a) Stage 1 – No increase in student or staff population
 - (b) Stage 2 – A maximum increase of 100 students and a maximum increase of 10 staff (either a maximum of 100 preparatory students or a maximum of 100 senior students, or a combination of both to a maximum of 100 additional students)
 - (c) Stage 3 – A maximum increase of 350 senior students and a maximum increase of 35 staff

PART B – MODIFICATIONS TO THE CONCEPT PLAN

Car/Bus Parking

- B1. No approval is given for any car/bus parking or car/bus pick-up/drop-off facilities on the lower terrace of the Graythwaite site.

Landscaping

- B2. The landscape design detailed in the landscape plans prepared by Taylor Brammer identified in Condition A2(c) shall be amended to include additional dense screen plantings to the north west of the West Building to match the size, type and density of the planting generally proposed along the western side of the site. The revised landscape plans shall be submitted for the approval of the Certifying Authority prior to the issue of a Construction Certificate.

Drop-off/Pick-up Facility

- B3. The drop-off/pick-up facility shall be amended as follows:
- It is to be designed to be consistent with Option 3 in the *Pick-up Zone Options* report prepared by Cardno dated September 2011;
 - It shall be used as a drop-off facility in the morning and pick-up in the afternoon;
 - A landscape strip shall be maintained between the vehicular access to the drop-off/pick-up facility and Union Street;
 - No right hand turns from Union Street in to the vehicular access to the facility unless future performance review concludes such control should be modified for road safety and maintaining traffic flow.

Union Street Fencing

- B4. Stage 1 of the concept plan, as described in the Stage 1 Project Approval (MP10_0150) is to include fencing along the entire frontage of Union Street in accordance with Plan No AR.DA-S75W.14 Rev P1. (Appendix 1)

Boundary Fencing

- B5. Stage 1 of the concept plan, as described in the Stage 1 Project Approval (MP10_0150) is to include provision of a boundary fence between Bank Street residences and the Graythwaite site. The boundary fence is to be the subject of negotiations between the proponent and Bank Street residences and the proponent is to pay reasonable cost.

Stage 1 Construction Works

- B6. For Stage 1 of the concept plan, as described in the Stage 1 Project Approval (MP10_0150), all construction traffic is to access the site from Union Street. Construction traffic for stages 2 and 3 is to be subject to council's further approval.

Whole of School Operation Traffic Management Plan

- B7. The proponent is to prepare a whole of school operation traffic management plan in consultation with North Sydney Council and the Roads and Maritime Service and approved by the Certifying Authority prior to the completion of Stage 1. The Plan shall address, but not be limited to the following:
- Pedestrian and road safety;
 - Student parking in surrounding streets;
 - Potential traffic impacts on surrounding road network and mitigation measures to minimise impacts;
 - Operation of bus stops at Mount Street, William Street and Blue Street;
 - Morning drop-off and afternoon pick-up; and
 - Monitoring and review program.

Graythwaite site Operation Noise Management Plan

- B8. The proponent is to prepare an operation noise management plan for the Graythwaite site detailing the operational noise management of the site, particularly the West building to minimise noise on the surrounding residential area. The Plan shall be approved by the Certifying Authority prior to the completion of the West Building. The Plan shall address, but not be limited to the following:
- Noise from students during breaks;
 - Use of landscaped area between the West Building and Bank Street residences by students;
 - Noise control measures;
 - School operational noise including bell ringing and public announcement system; and
 - Complaint handling policy and procedures.

SCHEDULE 3

FURTHER ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Except in respect to stage 1 of the concept plan, as described in the Stage 1 Project Approval (MP10_0150), pursuant to 75P(2)(c) of the EP&A Act, the following requirements apply to future stages of the concept plan to be assessed under Parts 4 or 5 of the EP&A Act, as relevant:

Note: If there is any inconsistency between the following environmental assessment requirements and the Statement of Commitments in Schedule 4, the following environmental assessment requirements prevail to the extent of any inconsistency.

General Requirements for Future Development Applications

1. The proponent shall ensure that any future applications for development include:
 - (a) A detailed description of the layout and design of the proposed development
 - (b) A demonstration that the proposed development is consistent with the requirements of this approval

Building Form

2. All future development applications must include plans, elevations and sections to sufficiently detail the design, including height, setback, gross floor area, modulation and articulation. Consideration must be given to bulk and scale in relation to the surrounding development context and topography. Any future applications must also include a view analysis, including artist's perspective and photomontages.

Landscaping

3. All future development applications must include landscape plans identifying vegetation to be removed or relocated and the location of any additional landscaping. The proponent must demonstrate that the landscape treatments are in accordance with the Conservation Management Plan for the Graythwaite site and consistent with the Landscape Concept Plan.
4. Prior the lodgement of the future development application for the West Building, all vegetation planting and landscaping works along the western side boundary of the Graythwaite site are to be completed and well established (this vegetation and landscaping work forms part of the Stage 1 Project Approval (MP10_0150)). The future development application for the West Building is to ensure that this vegetation planting and landscaping work is protected. Consideration should be given to providing planting on roof terrace of the West Building to further minimise visual impact.

Heritage

5. Future development applications for the detailed design of the East Building, North Building, West Building and building to replace the Tom O'Neill Centre shall demonstrate compliance with the policies contained in the Conservation Management Plan for the Graythwaite site, and are to be sympathetic in character, scale, form, siting, use of materials, colour and architectural detailing to the heritage significance of the Graythwaite site, Shore school campus and existing buildings.

Environmental Residential Amenity

6. All future development applications shall minimise residential amenity impacts, including setbacks, solar access, visual privacy (see also 9 below) and acoustic privacy (see also 17 - 23 below) to provide a reasonable level of environmental amenity particularly to the residences along Bank Street).

Consultation

7. Consultation shall be undertaken with North Sydney Council, the Heritage Branch of the Office of Environment and Heritage and adjoining residences during the preparation of future development applications.

Asbestos and Hazard Management for Demolition Works

8. Future applications involving demolition of the Ward Building and Tom O'Neill Centre shall be accompanied by a demolition plan and a hazard management plan for the management of any hazardous material, including asbestos fibre cement sheeting and lead paint, in any of the buildings to be demolished.

Building Code of Australia

9. All future development applications for the detailed design of the East Building, North Building, West Building and building to replace the Tom O'Neill Centre shall demonstrate compliance with the BCA.

Privacy

10. All future development applications, in particular, the future application for the West Building, shall consider the privacy of adjoining residences, including residences along Bank Street. In particular, the detailed design of the West Building shall demonstrate that the privacy of residential dwellings along Bank Street will be protected, and consideration shall be given to all proposed privacy measures for the West Building detailed in the Revised EA and the Planning Parameters Report, including, raised sill heights, fixed louvers/screens and/obscure glazing windows or openings facing the west, landscape screening devices, enclosed central circulation space, windows facing the west to be designed to direct views out to the horizon and not down to adjoining residents in Bank Street.

Student and Staff Population Growth

11. All future development applications facilitating a growth in student and staff population shall provide a breakdown of the preparatory and senior school composition of student population growth and staff population growth. A maximum of 100 students and 10 staff may be provided for stage 2 (either a maximum of 100 preparatory students or a maximum of 100 senior students, or a combination of both to a maximum of 100 additional students) and a maximum of 350 senior student and 35 staff may be provided for stage 3.

Traffic and Transport

12. All future development applications which facilitate a growth in student or staff population shall be accompanied by an assessment of traffic and transport impacts, including details of the daily vehicle movements, and an assessment of traffic impacts on the surrounding local road network (including intersection capacity), and provisions to promote non-car travel modes.
13. All future development applications that include a growth in student or staff population shall be accompanied by a detailed bus operation management plan detailing the management student and staff bus pick-up transfers between North Sydney and the Shore sporting facilities at Northbridge.
14. Any future development application including use of the existing public bus stop facilities in Blue Street shall be accompanied by details of the quantity and times of school bus use and details of consultation undertaken with public bus service providers and relevant transport authorities.

Note: Under S75V of the EP&A Act, any future authorisations required by the RMS or the Council under Section 138 of the Roads Act 1993 cannot be refused if it is necessary for carrying the project or that stage of the project and is to be substantially consistent with an approval under Part 3A.

Noise and Vibration

15. All future applications for new buildings under the concept plan shall detail any noise mitigation methods associated with mechanical plant in new buildings, and demonstrate that any noise generated from mechanical plant will comply with the noise criteria established in the "Acoustic Impact Assessment" report by SLR dated 28 September 2012, as provided in Table 1:

Table 1 Noise Criteria

Criteria for project specific noise emission to nearby residences on Bank Street	
Time of day	INP Noise Criteria
Day	47
Evening	43
Night	39
Criteria for project specific noise emission to nearby residences on Union Street	
Time of day	INP Noise Criteria
Day	47
Evening	41
Night	39

Note: Day: the period from 7:00 am to 6:00 pm Monday to Saturday or 8:00 am to 6:00 pm on Sundays and public holiday. Evening: the period from 6:00 pm to 10:00 pm. Night: the remaining periods. Noise criteria are to be achieved at the boundary of residential properties.

16. Further to requirements of no. 15 above, all future applications for the detailed design of new buildings shall demonstrate that noise from mechanical plant in new buildings will not be audible in any habitable rooms in any nearby residential properties between the hours of 12:00 midnight and 7:00 am.
17. All future applications for new buildings under the concept plan shall also demonstrate that noise from mechanical plant shall not give rise to “offensive noise” as defined in the Protection of the Environment Operations Act 1997, as well as demonstrate compliance with the Building Code of Australia and Australian Standard AS 1668.
18. All future development applications, in particular, the future application for the detailed design of the West Building, shall consider potential noise impacts from student and staff activities, and school bells within new buildings under the concept plan on adjoining residents, including residences in Bank Street. Particular consideration shall be given the orientation of windows, window management and alternative ventilation systems in the West Building to ensure that the amenity of residences in Bank Street is protected.
19. The future application for the West Building shall consider air borne noise impacts from the North Shore Rail Line, including the management of windows on the southern and western facades of the building and any alternative ventilation means for the building.
20. The pick-up facility shall consider potential noise impacts on adjoining residences in Hunter Crescent, particularly traffic noise from vehicles entering and exiting the pick-up facility and noise from students and staff waiting at the pick-up facility. Noise from the pick-up facility is to be mitigated to not exceed 47dB(A) $L_{eq, 15 \text{ minute}}$ at the worst affected residential properties in Hunter Crescent.
21. All future applications for the detailed design of new buildings shall be accompanied by a comprehensive construction noise and vibration assessment including details of any mitigation measures to ensure the amenity of adjoining residential development is protected throughout the duration of construction.

Rail Corridor and Geotechnical

22. The future applications for the detail design of buildings shall be accompanied by geotechnical investigations of the sub soil conditions and potential impacts on the North Shore Rail Corridor. Railcorp is to be consulted during the preparation of any future applications which include penetration of the ground surface by more than 2 m.

Ecologically Sustainable Development

23. All future development applications are to detail how the development will incorporate ESD principles in the design, construction and ongoing operational phases of the development. Future applications are also to include a description of measures to be implemented to minimise consumption of resources, water and energy, including an Integrated Water Management Plan which details any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design.

Utilities

24. In consultation with relevant agencies, future applications are to address the existing capacity and requirements of the development for the provision of utilities, including any necessary augmentation and staging of any infrastructure works.

Construction Management

25. All future development applications shall be accompanied by a construction management plan, including the management of construction noise and vibration management, dust, erosion and sediment control, construction traffic, and waste.

SCHEDULE 4

STATEMENT OF COMMITMENTS

Subject	Commitment	Timing
1. General	<p>The project will be generally in accordance with the following reports:</p> <ul style="list-style-type: none"> - Revised EAR (dated October 2011) prepared by Robinson Urban Planning (including Appendices) except as amended by the PPR. - Concept Architectural and Concept Landscape Plans listed at Table 1 of the Revised EAR. - PPR (dated February 2012) prepared by Robinson Urban Planning (including Attachments). 	During and after Construction
2. Heritage	<ul style="list-style-type: none"> a) Future Applications will be in accordance with the endorsed CMP. b) Future Applications will be generally in accordance with the Planning Parameters (Issue F dated February 2012) document (by Tanner Architects). c) Future Applications will implement the recommendations of the SOHI (by Tanner Architects). 	DAs and ongoing
3. Archaeology	Should any Aboriginal objects or deposits be found on the site, all works in the vicinity should cease and the Office of Environment and Heritage should be contacted immediately. Should any unexpected historic archaeology be located on site all works in the vicinity should cease and a suitably qualified archaeologist should be contacted to assess the finds and determine appropriate mitigation strategies. If the finds are assessed as 'relics' as defined in the Heritage Act 1977, the Heritage Council must be notified in accordance with Section 146 of the Act.	During construction
4. Transport	Future Project Applications will implement the recommendations of the Transport and Accessibility Impact Assessment (by Halcrow) in relation to non-car modes of travel.	Prior to and after occupation
5. Parking	By the end of Stage 2, a minimum of 48 car parking spaces will be provided on the Graythwaite site (in addition to any existing parking on the Shore site).	Prior to occupation of Stage 2
6. Traffic	<ul style="list-style-type: none"> a) Provide a new pick-up facility on the Shore School site connecting Union Street and Hunter Crescent/William Street (described as Option 2 in the Revised EAR and PPR). b) Additional school bus stops are to be located in William Street and possibly Blue Street (subject to approval from North Sydney Council). 	Stage 2 or 3 DAs
7. ESD	Future Applications will, to the greatest extent possible, implement the recommendations of the Indicative ESD Report, by SLR.	During and after to construction
8. Geotechnical	Future Applications for Stages 2 and 3 will include Geotechnical Investigations to ensure that appropriate excavation techniques and structural methodologies are employed.	Stage 2 and 3 DAs
9. Disabled access	Future Applications will implement the recommendations of the Concept Plan Access Capability Statement (by Access Associates Sydney).	DAs
10. Existing trees	Other than trees nominated for removal/transplanting on the Tree Removal Plan & Retention Plan by Taylor Brammer (LA.DA.002), future Project Applications will retain existing trees on the site and will implement the recommendations in the Development Impact Assessment, by Earthscape Horticultural Services.	DAs
11. Public access to Graythwaite	Community access to the Graythwaite site will be available at nominated times throughout the year (eg. Heritage Week by arrangement). Community access will only be provided on the basis that it does not interfere with school activities.	On going

12.	Contamination & hazardous materials	Future Applications will implement recommendations in the Soil Report and Supplementary Hazardous Materials Assessment Report (by WSP).	Stage 1, 2 and 3 DAs
13.	Water management	The recommendations of the IWMP (by ACOR) will be implemented.	Stage 1, 2 and 3 DAs
14.	BCA and Fire Engineering	Future Applications will comply with the Building Code of Australia (or proposed fire engineered solutions).	Prior to construction
15.	Construction management	Construction Traffic Management Plans (CTMP) will be submitted to the DG for each development stage as part of the Construction Certificate following Application approval (see also 23).	Prior to construction
16.	Construction noise and vibration	A noise and vibration management plan will be produced for Stages 2 and 3 identifying reasonable and feasible noise mitigation measures to reduce construction noise emissions.	Prior to construction (Stages 2 and 3)
17.	Site consolidation or boundary realignment	The Graythwaite and Shore sites are to be consolidated (or the common boundary realigned) prior to the occupation of the East Building.	Prior to occupation of Stage 2
18.	Excavation	The Rail Corridor Management Group will be consulted to ascertain its requirements for excavation in the vicinity of the railway tunnel.	Stage 2 DA
19.	Crime prevention	Crime prevention through environmental design measures will be considered at each stage of the development.	Stage 1, 2 and 3 DAs
20.	Waste	Shore will assess the feasibility of additional recycling measures (glass and plastic) as part of the Applications for Stage 2 and/or 3.	Stage 2 and 3 DAs
21.	Flora and fauna	Future Applications will implement the recommendations of the Flora and Fauna Report (by Cumberland Ecology). Prior to any demolition of roofs, a suitably qualified ecologist will ensure that there are no Eastern Bent-wing bats hibernating in the roofs. If hibernating bats are found, works are not to commence on the building until after the hibernation period.	Stage 1, 2 and 3 DAs
22.	Noise	Future Applications will implement the recommendations of the Acoustic Impact Assessment (by SLR Consulting).	Stage 2 and 3 DAs
23.	Out of bounds area	The western boundary of the Graythwaite Site is to be defined as an out of bounds area for students.	On going
24.	RTA conditions	The Construction Certificate for each Stage will address the following: <ul style="list-style-type: none"> a) On-site Construction Management Plan required showing that proposed works will not impact on existing school activities. b) Off-site Construction Management Plan required showing vehicle routes. c) Delivery of materials shall avoid peak school drop-off / pick-up hours. d) Construction vehicles to be contained on site. e) Vehicles must enter and exit the site in a forward direction. f) All parking areas and accesses should comply with AS2890.1-2004. g) Parking for service vehicles should comply with AS2890.2-2002. h) Disabled parking must be signposted and comply with AS2890.6-2009. i) Sightlines (pedestrians & vehicles) not be compromised by landscaping, signage, fencing etc. j) All works/signage at no cost to the RTA. 	Prior to construction