



STAGING REPORT

WINGARU PROJECT

ST IGNATIUS' COLLEGE RIVERVIEW

BUILDING THE FUTURE

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Revision No.: B

Revision Date: 24 October 2022

EC1915 – Wingaru STEMP	
Staging Report	
IMS Document No. B04-TEM-014	Version No. 1.10



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Project Revision History:

Date	Author	Rev. No.	Scope of Revision
26/09/22	P Ibrahim	A	For Review
24/10/22	P Ibrahim	B	DPE comments addressed

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1. INTRODUCTION

This Staging Report has been prepared by EPM Projects (Project Manager) on behalf of Saint Ignatius's College Riverview (Proponent) for Ignis Stage 2 also referred to Wingaru located in its Senior Campus on Tambourine Bay Rd, Lane Cove NSW 2066 as approved in SSD-10424 (the Development).

1.1. Purpose

This report intends to address the requirements of SSD-10424 for a Staging Report, pursuant to Conditions A12 to A15 as to enable the works approved under the consent to be carried out under multiple construction certificates. As per the following, this report aims to specifically address the following:

A12: A Staging Report prepared in accordance with condition A12 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; **(refer to Section 2.1)**
- (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); **(refer to Section 2.2)**
- (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and **(refer to Section 2.3)**
- (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging. **(refer to Section 2.4)**

This Staging Report provides the required details for the staged construction of the SSD.

1.2. Development History

The Minister for Planning granted development consent on 24 June 2016 for State Significant Development 7140 for the Concept Master Plan Approval and Stage 1 Built Form Approval for Proponent, for the following:

- *Concept Proposal for the staged redevelopment of the Saint Ignatius' College Riverview Senior School Campus over a 30-year period, comprising:*
 - Demolition works;
 - Construction of new buildings and recreation facilities;
 - Refurbishment and expansion of existing buildings;
 - Vehicular access, car parking and pedestrian circulation arrangements;
 - New recreation and outdoor spaces; and
 - Associated landscaping.
- *Stage 1 Works, including the expansion and refurbishment of the existing buildings in the Therry Precinct and associated landscaping.*

To facilitate the delivery of the Stage 2 SSD Project, a modification application (SSD-7140-MOD-3) was required to the approved Concept Master Plan Application. As such, a modification application to the Concept Master Plan was submitted to the Department of Planning, Infrastructure and Environment (DPE) which was consented on 11 August 2020. It is acknowledged New Ignis Stage 2

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(also referred to as Wingaru), proposed under SSD-10424 remained consistent with the Concept Master Plan (as modified).

1.3. Project Overview

Approved under SSD-10424, the Development involves the following:

- demolition works, removal of services and construction of new five storey building (Ignis building) to accommodate flexible teaching and learning facilities, six pastoral care areas, staff rooms, multipurpose hall, canteen and basement service level;
- internal demolition works and refurbishment of the O'Neil Building to integrate with the new building; redevelopment of the courtyard area and inclusion of a covered outdoor learning area; and
- associated landscaping upgrade works.

Construction is expected to commence from December 2022 after of Term 4, 2022.

2. STAGING

2.1. Construction Staging

It remains the objective of the Proponent to have a single contractor to undertake the Development in its entirety and in continuity under the following construction certificate regime covered in **Figure 1** and **Table 1**. A description along with an indicative time frames is covered in **Table 1**:

Table 1: Construction Certificates for the Development

Cert No.	Construction Title	Description	Indicative Commencement	Indicative Completion
CC1	Service Relocation, Bulk Excavation, Shoring and Piling	Extent of this certificate localised clearing of Thery Courts, relocation of services within the building footprint and subsequent shoring and piling works to allow the structure erection.	9 Dec 2022	26 May 2023
CC2	Structure Inclusive of internal demolition to O'Neil	Includes the erection of structure, subsequent connections into the O'Neil Building adjacent to the Development along with the strip-out of O'Neil.	13 May 2023	19 Jan 2024
CC3	Main Works Including Services, Finishes and Façade	Includes the balance of works not covered by CC1 or CC2 but excludes associated landscape works.	25 Aug 2023	18 July 2024
CC4	External Works including Landscaping	Landscaping works including hardscape and soft scape along with external awnings.	13 Feb 2024	28 Jun 2024



Figure 1: Exert of Site Plan Annotated to Allocated Construction Certificates

With respect to the proposed completion dates for the stages outlined above. These are subject to several factors as inclement weather or latent conditions discovered through the CC1 or CC2. However, the intended completion of these certificates is to take place consecutively and in lead up to an occupation by the Proponent in January 2024.

2.2. Occupation Staging

At this stage, the Proponent aims to occupy through a single certificate via a Certifying Authority and consult with the Proponent and contractor.

2.3. Condition Compliance

The Proponent has identified several relevant conditions in relation to the stage construction of this Development. The allocation of which conditions will need to be addressed in identified in **Appendix A**.

2.4. Cumulative Impacts

As stated in the EIS (used to inform SSD-10424), the cumulative impacts will be managed through the measures stated in the Construction Traffic Pedestrian Management Plan (CTPMP) that will be continually reviewed with the Proponent following the formal appointment of its preferred contractor in November 2022. The details of measures already agreed with the Proponent are available in **Appendix B**.

Moreover, the specific impacts will be addressed via the contractor's subsequent management plans called by Consent Conditions C9 to C14. Since the Development will be constructed by a single

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contractor, these measures will remain in effect until an occupation certificate is obtained through a certifying authority and Practical Completion is reached.

APPENDIX A – COMPLIANCE MATRIX

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APPENDIX B – DRAFT CTMP

Development Consent Allocation – Steve Watson & Partners

Dated: 24 October 2022

DA #	Condition	Details	Prior to CC1	Prior to CC2	Prior to CC3	Prior to CC4	Prior to Work	During Construction	Independent Approval Required
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.	✓	✓	✓	✓			
A2	Compliance in accordance with the conditions of this 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 (RTS) and Supplementary Response to Submissions (SRTS); (d)in accordance with the approved plans in the table below: (Refer to attached DPE Conditions of Consent for Document List)	✓	✓	✓	✓			
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.	✓	✓	✓	✓			
A4	Terms of Consent	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict	✓	✓	✓	✓			
A5	Consent Lapse	This consent lapses five years after the date of consent unless work is physically commenced	✓	✓	✓	✓			
A6	consent of numbers of student/ staff	This development consent does not permit any changes to the approved student/staff numbers within the school.	✓	✓	✓	✓			
A7	Car Parking provisions	This development consent does not approve any additional car parking provisions or alterations to the existing car parking provisions within the site.	✓	✓	✓	✓			
A8	No consent of out of school hours use	This development consent does not permit any out of school hours community use or any additional out of school hours events outside of those that are existing and/or have been approved by the concept approval (SSD-7140) and/or by other development consents applicable to the site.	✓	✓	✓	✓			
A9	Prescribed Conditions	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	✓	✓	✓	✓			
A10	Planning Secretary as Moderator	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	✓	✓	✓	✓			
A11	Evidence of Consultation	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	✓	✓	✓	✓			
A12	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).	✓	✓	✓	✓			Planning Secretary

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DA #	Condition	Details	Prior to CC1	Prior to CC2	Prior to CC3	Prior to CC4	Prior to Work	During Construction	Independent Approval Required
A13	Staging	A Staging Report prepared in accordance with condition A12 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.	✓	✓	✓	✓			Planning Secretary
A14	Staging	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	✓	✓	✓	✓			Planning Secretary
A15	Staging	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	✓	✓	✓	✓			
A16	Staging, Combining and Updating Strategies, Plans or Programs	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the 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).	✓	✓	✓	✓			
A17	Staging, Combining and Updating Strategies, Plans or Programs	Any strategy, plan or program prepared in accordance with condition A16, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	✓	✓	✓	✓	✓		Planning Secretary
A18	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.	✓	✓	✓	✓			
A19	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.	✓	✓	✓	✓			
A20	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.	✓	✓	✓	✓			
A21	External Walls and Cladding	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.			✓				
A22	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.	✓	✓	✓	✓			
A23	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.	✓	✓	✓	✓			

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DA #	Condition	Details	Prior to CC1	Prior to CC2	Prior to CC3	Prior to CC4	Prior to Work	During Construction	Independent Approval Required
A24	Monitoring and Environmental Audits	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing.					✓	✓	
A25	Access to Information	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (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					✓	✓	Planning Secretary
A26	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.					✓	✓	
A27	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.						✓	
A28	Incident Notification, Reporting and Response	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.						✓	
A29	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.						✓	
A30	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.						✓	
A31	Non-Compliance Notification	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.						✓	
A32	Revision of Strategies, Plans and Programs	Within three months of: (a) the submission of a compliance report under condition A34; (b) the submission of an incident report under condition A28; (c) the submission of an Independent Audit under condition D37; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A3 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.						✓	

Development Consent Allocation – Steve Watson & Partners

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DA #	Condition	Details	Prior to CC1	Prior to CC2	Prior to CC3	Prior to CC4	Prior to Work	During Construction	Independent Approval Required
A33	Revision of Strategies, Plans and Programs	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary and / 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.						✓	Planning Secretary
A34	Compliance Reporting	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (2020)						✓	
A35	Compliance Reporting	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.						✓	
A36	Compliance Reporting	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.						✓	
A37	Compliance Reporting	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2020), 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.						✓	
B1	External Walls and Cladding	Prior to the issue of any relevant construction certificate, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the 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.			✓				
B2	Operational Noise - Design of Mechanical Plant and Equipment	Prior to the issue of any relevant construction certificate for the design of mechanical plant and equipment, the Applicant must incorporate the design related noise mitigation recommendations in the SEARs Acoustic Report Riverview Ignis Project - Stage 2, prepared by PKA Acoustic Consulting dated 14 October 2020 (R02v1), into the detailed design drawings. The Certifier must verify that all of the design related noise mitigation measures have been incorporated into the detailed design drawings to ensure the development will not exceed the recommended operational noise levels identified in the SEARs Acoustic Report Riverview Ignis Project - Stage 2, prepared by PKA Acoustic Consulting dated 14 October 2020 (R02v1).			✓				
B3	Design of Operational Waste Storage and Processing	Prior to the issue of any relevant construction certificate for the new Ignis building, the Applicant must: (a)update the Ignatius College Riverview Operational Waste Management Plan prepared by Waste Audit dated September 2020 to incorporate the following: (i)details of waste collection areas and/or bin storage areas associated with the canteen located at the ground floor of the building including the number and types of waste bins needed for this facility, in accordance with Council's standards; (ii)details of the paths along which the bins would be carted from the waste storage areas in the Ignis building to the central waste storage facility within the site; and (iii)details of bin collection frequency from the canteen of the Ignis building; (b)update the detailed design plans for the Ignis building and the refurbished O'Neil building (if relevant) to incorporate the design of the operational waste storage area for the canteen and the various other relevant components of the building, in accordance with Council's standards; and (c)submit the updated reports and plans required by condition B3(a) and B3(b) to the Certifier for approval.			✓				
B4	Driveway and Service Vehicle Layout	Prior to the issue of any relevant construction certificate for the basement and service vehicle parking / loading / unloading areas, evidence must be submitted to the Certifier that the operational access and parking (where necessary) arrangements comply with the following requirements: (a)the swept path of the longest vehicle entering and exiting the building basement in association with the new work, as well as manoeuvrability immediately outside the Ignis Building, are in accordance with the latest version of AS 2890.2; and (b)the entry and exit driveway gradients as well as all proposed work is to the internal roundabout comply with the latest version of AS 2890.2.		✓	✓				

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Dated: 24 October 2022

DA #	Condition	Details	Prior to CC1	Prior to CC2	Prior to CC3	Prior to CC4	Prior to Work	During Construction	Independent Approval Required
B5 (d)	Landscaping (multiple points of connection with the landscaped areas at the ground level)	Prior to the issue of any relevant construction certificate, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site to the satisfaction of the Planning Secretary. The plan must: (d) demonstrate that the users of the approved Ignis building would have multiple points of connection with the landscaped areas at the ground level;			✓				
B5	Landscaping	Prior to the issue of any relevant construction certificate, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site to the satisfaction of the Planning Secretary. The plan must: (a) be generally consistent with the approved Landscape Stage 2 Masterplan in condition A2 of this development consent; (b) allow for additional planting within the proposed courtyards where possible; (c) include evidence of consultation with the relevant Aboriginal Party (including the Cammeraygal people) in the development of the detailed landscape plan including, but not limited to, the useability, amenity and plant species selection (being cultural and sensory); (e) ensure that the Figtree (identified in Landscape Stage 2 Master Plan prepared by Arcadia dated 23 October 2020) has suitable ground coverage supporting amenity for rigorous student use; (f) include details of materials, finishes and paving, consistent with St Ignatius College Riverview Stage 2 Landscape SSDA prepared by Arcadia dated October 2020, that provide opportunities for multi-use outdoor play areas; (g) include evidence to demonstrate that the stories learnt during the Connection with Country consultation have been used in the development of landscaping design as well as patterns, paving's and surface renders; (h) demonstrate that the 32 replacement trees, consistent with Landscape plans listed in condition A2, have been provided; (i) include details of any additional infrastructure, where relevant; (j) detail the location, species, maturity and height at maturity of plants to be planted on-site; and				✓			Planning Secretary
B6	Driveways, Vehicle Crossing and Access to Basement from Loyola Drive	Prior to the issue of any relevant construction certificate for the driveways and vehicular crossings connecting the Ignis building basement to Loyola Drive, the Applicant must submit design plans to the satisfaction of the Certifier which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of a small rigid vehicle (SRV) and the vehicular crossings (if any) are designed to meet the Council's standards.		✓	✓				
B7	Building Code of Australia - Accessways	The construction certificate plans must demonstrate that the site can provide accessways from the main points of pedestrian entry to the proposed works in accordance with DP1 and DP2 of the Building Code of Australia.		✓	✓				
B8	Building Code of Australia - Access	The construction certificate plans must demonstrate that the new parts and any affected part of the buildings comply with the Access Code under the Disability (Access to Premises – Buildings) Standards 2010 to ensure access to building, facilities and services within the building is provided for people with a disability.		✓	✓				
B9	Site Contamination	Prior to the issue of ANY construction certificate or within 6 months of the date of release of this development consent (whichever occurs earlier) Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area and identified in Report on Updated Preliminary Site (Contamination) Investigation prepared by Douglas Partners dated 31 January 2020 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 site investigation(s) must include borehole testing pits distributed within the development area (as defined in this consent), except the carriageway of Loyola Drive; (c) the recommendations of the Report on Updated Preliminary Site (Contamination) Investigation prepared by Douglas Partners dated 31 January 2020 and the unexpected finds procedure must be updated following results of further site investigations; (d) the documentation must include Detailed Investigation Reports and Remedial Action Plans, if recommended by the updated investigation report mentioned in condition B9(c); and (e) all reports required by condition B9 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.	✓						

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DA #	Condition	Details	Prior to CC1	Prior to CC2	Prior to CC3	Prior to CC4	Prior to Work	During Construction	Independent Approval Required
B10	Stormwater Management System	Prior to the commencement of any relevant construction stage, the Applicant must design an operational stormwater management system for the development and submit it to the Certifier for approval. Added conditions are captured in the consent.		✓					
B11	Geotechnical Recommendations	Prior to commencement of any relevant construction stage which involves ground disturbance, the construction certificate plans must demonstrate compliance with the recommendations as outlined in Saint Ignatius' College Riverview: Ignis Stage 2 Structural SSDA Report prepared by Northrop Consulting Engineers Pty Ltd dated 5 November 2020.	✓	✓					
C1	Notice 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.					✓		
C2	Notice 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.					✓		
C3	Certified Drawings - Structural	Prior to the commencement of construction of any relevant stage, 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.	✓	✓					
C4 (a)	Protection of Public Infrastructure	Prior to the commencement of any 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 (along Riverview Street and Tambourine Bay Road frontage and the roundabout at the intersection of the two roads with Loyola Drive) including roads, gutters and footpaths; and (c)submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council					✓		Utility Provider
C4 (b)	Protection of Public Infrastructure	Prior to the commencement of any 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 (along Riverview Street and Tambourine Bay Road frontage and the roundabout at the intersection of the two roads with Loyola Drive) including roads, gutters and footpaths; and (c)submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.					✓		Utility Provider
C6	Community Communication Strategy	No later than two weeks before the commencement of any construction, a Community Communication Strategy must be submitted to the Planning Secretary for approval and approved by the Planning Secretary prior to the commencement of construction or within another timeframe agreed with the Planning Secretary. 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 construction of the development and for a minimum of 6 months following the completion of construction. The Community Communication Strategy must: (a)identify people to be consulted during the construction phase; (b)set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c)provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d)set out procedures and mechanisms: (i)through which the community can discuss or provide feedback to the Applicant; (ii)through which the Applicant will respond to enquiries or feedback from the community; and (iii)to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation (e)include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water,					✓		Planning Secretary

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DA #	Condition	Details	Prior to CC1	Prior to CC2	Prior to CC3	Prior to CC4	Prior to Work	During Construction	Independent Approval Required
C7	Demolition	Prior to the commencement of construction of any relevant stage, 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.					✓		
C8	Environmental Management Plan Requirements	Management plans required under this consent must be prepared having regard to relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPE April 2020). Note: The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans					✓		
C9	Construction Environmental Management Plan (CEMP)	Prior to the commencement of any construction (including internal demolition works), the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (vii) community consultation and complaints handling as set out in the Community Communication Strategy required by condition C6; (viii) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations generally consistent with Saint Ignatius College Riverview Demolition & Construction Waste Management Plan September 2020 prepared by Waste Audit & Consultancy Services; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition C13); (c) Construction Noise and Vibration Management Sub-Plan (see condition C14); (d) Construction Soil and Water Management Sub-Plan (see condition C16); (e) an unexpected finds protocol for contamination and associated communications procedure; and					✓		
C10	Construction Environmental Management Plan (CEMP)	The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary.					✓		Certifier

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DA #	Condition	Details	Prior to CC1	Prior to CC2	Prior to CC3	Prior to CC4	Prior to Work	During Construction	Independent Approval Required
C11	Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)	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: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW/TfNSW(RMS); NSW Government 16 Saint Ignatius' College Riverview Redevelopment Stage 2 Department of Planning, Industry and Environment (SSD-10424) (c) be consistent with the Preliminary Construction Traffic and Pedestrian Plan prepared by Positive Traffic Pty Ltd dated October 2020 submitted with the EIS; (d) include details of predicted number of construction vehicle movements per day and detail of vehicle types, noting that vehicle movements are to be minimised during peak traffic periods; (e) include assessment of potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works; (f) include details to demonstrate the construction vehicle access arrangements and student / staff access to the site during construction works to ensure safe operation of the school at all times; (g) 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;					✓		
C12	Construction Noise and Vibration Management Sub-Plan (CNVMSP)	The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009) and the noise guidelines criteria in section 5.4 of the SEARs Acoustic Report Riverview Ignis Project - Stage 2, prepared by PKA Acoustic Consulting dated 14 October 2020 (R02v1); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include details of hours within which the rock hammering, sheet piling, pile driving and similar activities are proposed to be scheduled, such as (but not limited to): (i) 9am to 12pm, Monday to Friday; (ii) 2pm to 5pm Monday to Friday; and (iii) 9am to 12pm, Saturday. (e) include strategies that have been developed with the community for managing high noise generating works; (f) describe the community consultation undertaken to develop the strategies in condition C12(e); (g) includes details of the noise management measures (including scheduling of high noise generating activities, noise barriers within the site, hoardings etc) that would be installed to ensure that students / staff are not impacted by the construction noise; (h) include a complaints management system that would be implemented for the duration of the construction; and					✓		
C13	Construction Soil and Water Management Plan (CSWMSP)	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'; (c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (d) detail all off-Site flows from the Site; and NSW Government 17 Saint Ignatius' College Riverview Redevelopment Stage 2 Department of Planning, Industry and Environment (SSD-10424) (e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including,	✓	✓					

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DA #	Condition	Details	Prior to CC1	Prior to CC2	Prior to CC3	Prior to CC4	Prior to Work	During Construction	Independent Approval Required
C14	Driver Code of Conduct	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes.					✓	✓	
C15	Construction Parking	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.					✓		
C16	Aboriginal Heritage	Prior to the commencement of any construction, an induction must be provided to all construction staff, employees, contractors and sub-contractors in respect of Aboriginal heritage protection and their responsibilities under the National Park Act 1974 by a suitably qualified archaeologist. A written induction must also be provided and included in all environmental and safety documentation for future reference.					✓	✓	
C17	Outdoor Lighting	Prior to the installation of outdoor lighting, evidence must be submitted to the Certifier that all outdoor lighting within the site has been designed to comply with latest version of 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			✓				
C18	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.					✓		Planning Secretary (if required)
C19	Site Contamination	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.					✓		
D1	Site Notice	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details and must satisfy the following requirements: (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; (c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and					✓	✓	
D2	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.						✓	
D3	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 C7.						✓	
D4	Construction Hours	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.						✓	

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DA #	Condition	Details	Prior to CC1	Prior to CC2	Prior to CC3	Prior to CC4	Prior to Work	During Construction	Independent Approval Required
D5	Construction Hours	Construction activities may be undertaken outside of the hours in condition D4 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.						✓	
D6	Construction Traffic	Notification of such construction activities as referenced in condition D5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.						✓	
D7	Construction Hours	Rock breaking, rock hammering, sheet piling, pile driving and similar activities must be scheduled during the hours as identified in the CNVMSP, unless otherwise agreed within the Planning Secretary.						✓	
D8	Implementation of Management Plans	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).						✓	
D9	Construction Traffic	All construction vehicles including 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.						✓	
D10	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.						✓	
D11	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.						✓	
D12	Construction Noise Limits	The development must be constructed to achieve the noise management levels and/or management and mitigation measures in the CNVMSP.						✓	
D13	Construction Noise Limits	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site outside of the construction hours of work outlined under condition D4 unless approved by D5.						✓	
D14	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.						✓	
D15	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 latest version of Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006).						✓	
D16	Vibration Criteria	Vibratory compactors must not be used closer than 30m from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition D15.						✓	
D17	Vibration Criteria	The limits in conditions D15 and D16 apply unless otherwise outlined in a CNVMSP, approved as part of the CEMP required by condition C12 of this consent.					✓	✓	

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DA #	Condition	Details	Prior to CC1	Prior to CC2	Prior to CC3	Prior to CC4	Prior to Work	During Construction	Independent Approval Required
D18	Tree Protection	For the duration of the construction works: (a) all street trees immediately adjacent to the development area and/or the site, 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; (b) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboriculturally Impact Assessment Tree Protection Specification prepared by Tree IQ dated 2 November 2020 revision B; and (c) 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.					✓	✓	
D19	Air Quality	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.						✓	
D20	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.						✓	
D21	Erosion and Sediment Control	All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP.						✓	
D22	Imported Soil	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by 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.						✓	
D23	Disposal of Seepage and Stormwater	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.						✓	
D24	Unexpected Find 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 EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites.						✓	
D25	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						✓	
D26	Protection of Aboriginal Sites	The registered Aboriginal sites within Saint Ignatius' College, Riverview campus must be protected at all times and not impacts in any way during the construction of the proposed works approved under this development consent.						✓	
D27	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.						✓	
D28	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).						✓	

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DA #	Condition	Details	Prior to CC1	Prior to CC2	Prior to CC3	Prior to CC4	Prior to Work	During Construction	Independent Approval Required
D29	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.						✓	
D30	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.						✓	
D31	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.						✓	
D32	Outdoor Lighting	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.						✓	
D33	Site Contamination	Where relevant, if remediation is required for the site (as per requirements of condition B9), it must be carried out in accordance with a Remediation Action Plan (approved by an NSW EPA accredited Site Auditor) required by condition B9 (where necessary) and the unexpected finds protocol required by condition C9.						✓	
D34	Site Contamination	If work is to be carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).						✓	
D35	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.						✓	
D36	Independent Environmental Audit	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.						✓	✓
D37	Independent Environmental Audit	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).						✓	
D38	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 week's notice to the applicant of the date or timing upon which the audit must be commenced						✓	
D39	Independent Environmental Audit	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition D37 of this consent; (b) submit the response to the Planning Secretary and the Certifier; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.						✓	
D40	Independent Environmental Audit	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.						✓	
D41	Independent Environmental Audit	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.						✓	

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CONSTRUCTION TRAFFIC & PEDESTRIAN MANAGEMENT PLAN

Saint Ignatius' College, Riverview – Stage 2

2-60 Riverview St & Tambourine Bay Rd,
Riverview NSW 2066

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The Manager has developed this CTPMP specifically for the above project.

Construction Traffic & Pedestrian Management Plan (CTPMP) Revision Record				
Revision	Date	Revision	Prep. By:	Authorised By:
1	20/06/20	Revision 1	Paul Christopher	EPM
2	14/10/20	Revision 2	Paul Christopher	EPM
Company		Name and Address		Phone/ Fax
(PRINCIPAL CONTRACTOR) To be appointed Managing Director – Construction Construction Manager Project Manager Site Manager		To be Appointed		
Client Details (PRINCIPAL)		Saint Ignatius' College 2-60 Riverview St & Tambourine Bay Rd, Riverview NSW 2066		
Consultant or Superintendent (SUPERINTENDANT)		EPM Projects Pty Ltd Nick Archer		
Register of Controlled CTPMP's Issued				
Location & Person Issued to			Date	Copy No.
Controlled Copy - issued to EPM for DA Submission			14/10/2020	1

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Section 1 - Introduction

This preliminary Construction & Pedestrian Management Plan (CTMP) has been prepared as part of the requirements for the State Significant Development SSD-10424 application submitted for the Saint Ignatius College Riverview Redevelopment Stage 2. The CTMP reviews the traffic and parking arrangements to be implemented during the Stage 2 works.

This Preliminary CTMP will be used as a guide by the appointed Principal Contractor for the works undertaking the works to ensure the works are completed in a safe, orderly and efficient manner.

While the CTMP addresses the relevant requirements of the development, it is noted that the Contractor undertaking the works may further develop the Plan and tailor it to meet the specific requirements of each phase of the project. A formal review process will be put in place to specifically monitor and address traffic access to the site for the construction.

The CTMP addresses the following items:

- The location of the site and its relationship with the surrounding road and footpath network;
- Details of the Construction Program for the works detailing durations of siteworks and highlighting the different stages of construction that will have different impacts on traffic and pedestrians;
- Details of co-ordination of deliveries and traffic movement with the school timetable and significant events to avoid significant disruption to traffic flows;
- Details of anticipated Peak vehicle movements during the different stages of Construction;
- Details of anticipated Vehicle Routes to and from the site
- Details of on-site parking
- Details of any effects on Pedestrian Movement and Cycleways during Construction
- Details of the Site Management Structure including materials delivery setdown areas, crane areas and waiting bays.
- An assessment of traffic control initiatives required at major intersections at various stages of the project

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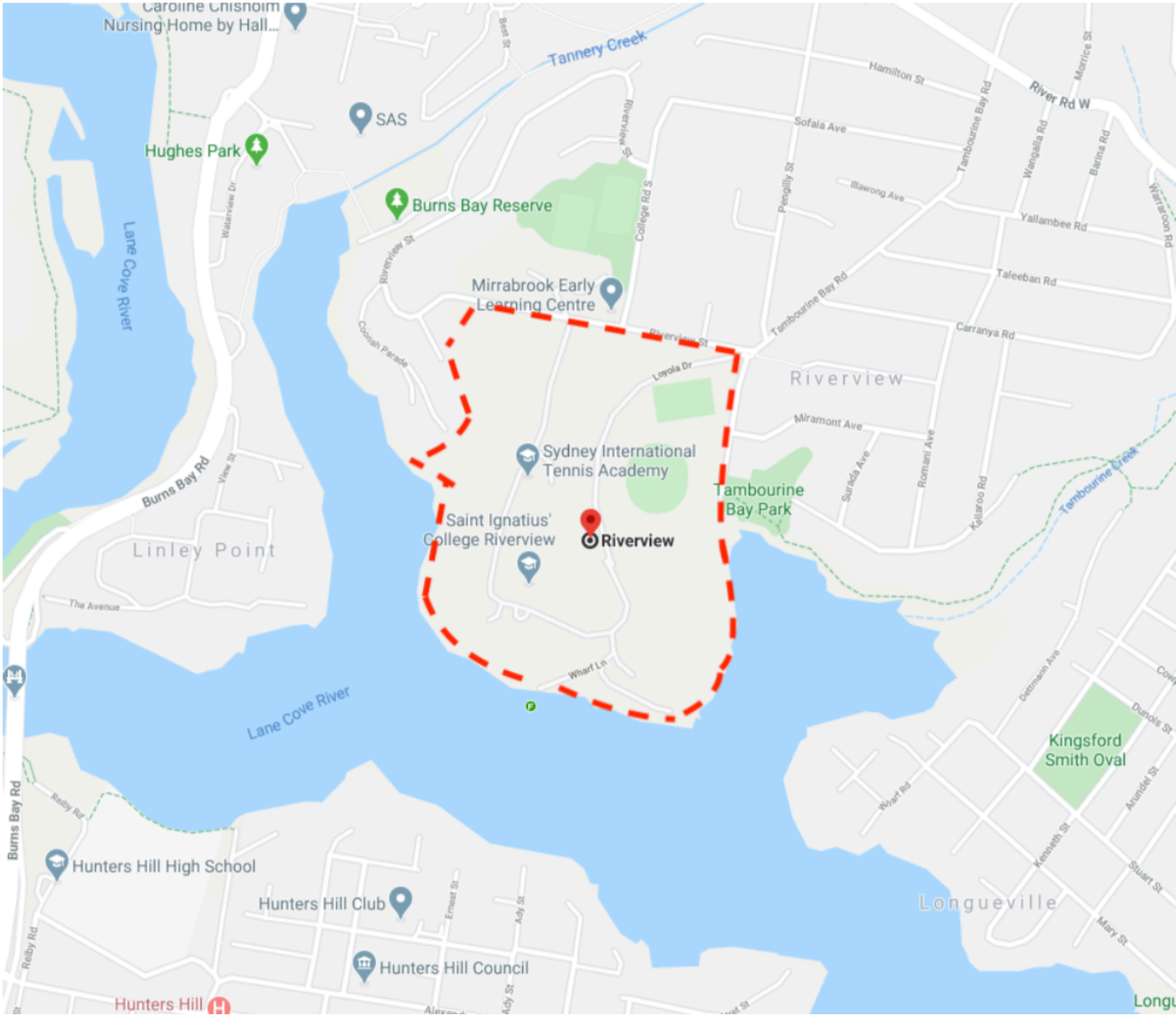
Section 2 - The Site / Proposed Construction Works / School Operations

2.0 The Site & Proposed Construction Works

2.1 Campus & Development Site Location

The location of the St. Ignatius Riverview Senior Campus is shown in Figure 1.

Figure 1 – St Ignatius Riverview Campus Location



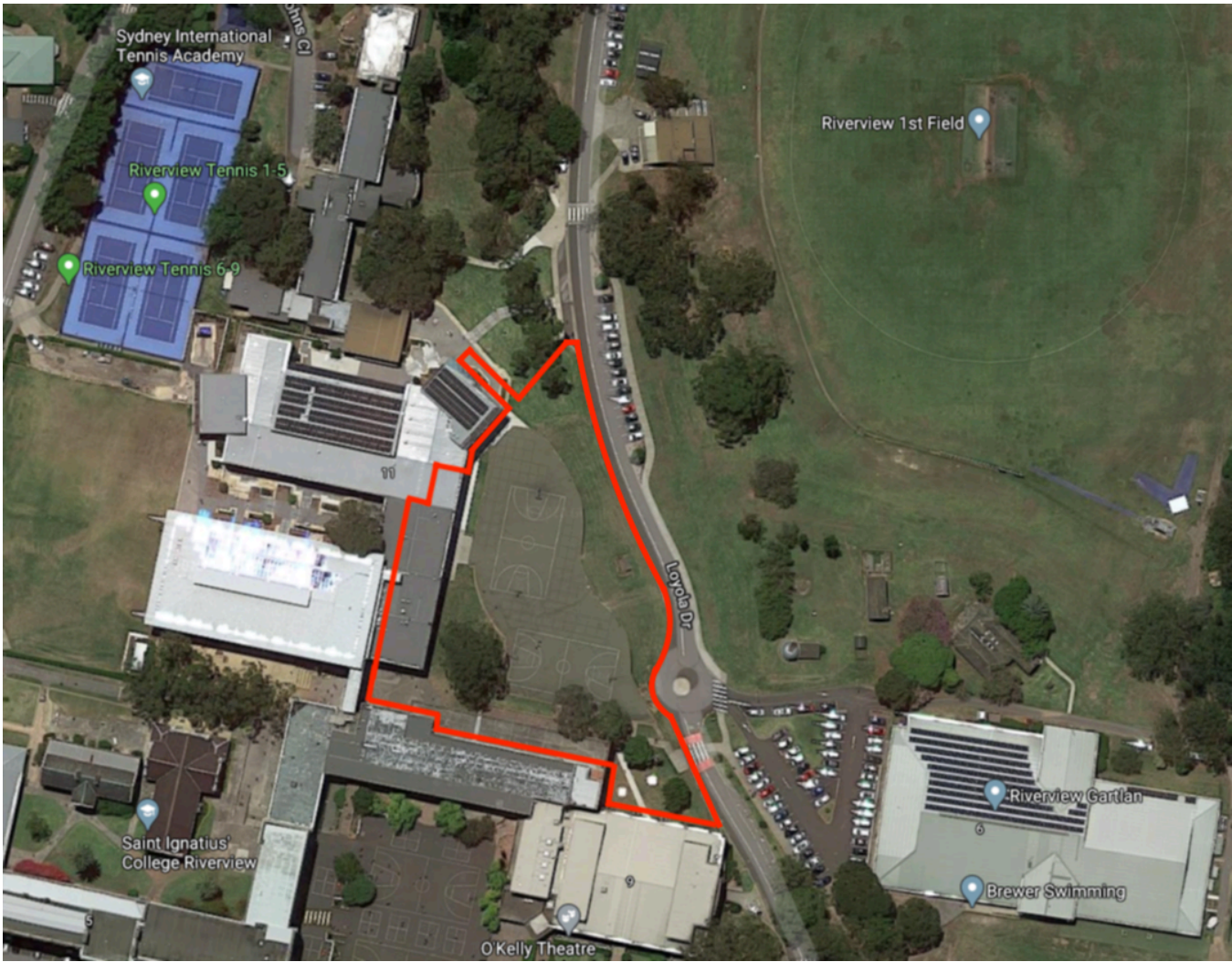
The site is located within the existing St Ignatius College Riverview Senior School campus at 2-60 Riverview St & Tambourine Bay Rd, Riverview NSW 2066. The campus boundaries are indicated by the dashed red line in Figure 1 above. The Campus has two main entries from the Public Road network. The

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first entry is in the North East Corner of the Site where the internal road (Loyola Drive) forms part of an intersection with Tambourine Bay Road and Riverview Street. The second is located along the northern boundary of the campus off Riverview Street.

The Stage 2 Development site is located wholly within the Campus grounds approximately 450m South along Loyola Drive from the intersection with the Public Road network. The Stage 2 Development site boundaries are shown in Figure 2

Figure 2 – Site Boundaries



The site will be accessed from the roundabout shared by Riverview Street, Pengilly Street and Tambourine Bay Rd. Traffic towards the site is restricted to this North Eastern entry. All traffic to the site will travel down Loyola Dr as shown in **Section 3 – Site Access & Construction Traffic Volume (Metrics)**.

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2.2 Proposed Construction Works & Programme

The current site is currently utilised as playing courts and external amenity area by the school. The new building will adjoin the Existing O'Neill building to the West and the existing Wallace Building to the South. The building comprises of a Basement Loading and amenity area with 5 levels of STEM related teaching space, presentation space and laboratory areas. The building interfaces existing buildings as part of the development. The building works will require extensive access to the façade and extensive materials handling to the site. It is anticipated a crane will be required to the site for a majority of the Construction duration.

The Preliminary Construction Program is shown in Appendix A. For the purposes of reviewing Traffic and Pedestrian Impacts, the Construction works can be broken down into the following main stages:

- Stage 1 Enabling Works (December 2020 – January 2021)
- Stage 2 Building Structure Construction (January 2021 – August 2021)
- Stage 3 Building Envelope & Internal Fitout (August 2021 – February 2022)
- Stage 4 External Works (February 2022 – March 2022)

Stage 1: Enabling works

- Includes site establishment, sediment controls, services relocation of gas and fire services.
- Site works including Demolition of existing structures and playing courts, shoring systems, bulk earthworks, footings and drainage commencement.

Stage 2: Building Structure

- Includes Concrete structure including cast insitu wall structure and columns.
- Suspended slabs to the loading area, plant and classroom areas.
- Suspended concrete roof construction to the plant area.
- Structural Steel elements to Roof and façade areas

Stage 3: Building Envelope & Internal Services and Finishes

- Includes Roofing finishes and Façade Finishes.
- Includes installation of all fire, electrical, hydraulic and mechanical services. Includes internal wall and ceiling linings and fix off through to completion.
- Includes all joinery and floor finishes through to completion.

Stage 4: External Works

- Includes pavements, landscaping and external metalwork trades.
- Will overlap with the internal finishes stage.

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2.3 Saint Ignatius College Riverview – School Schedule & Critical Events

As the Proposed development works are wholly located within the Senior Campus, the works will need to be co-ordinated around the School Timetable and Significant events that are hosted by the school. School bell times for the senior school are shown in Figure 3.

Figure 3 - Senior School Bell Times

SENIOR SCHOOL YEARS 7 - 12

8:15AM - 8:35AM	REGISTRATION PERIOD
8:40AM	PERIOD 1
9:35AM	PERIOD 2
10:30AM	RECESS
10:50AM	MENTOR GROUP
11:05AM	PERIOD 3
12:00 NOON	EXAMEN
12:05PM	PERIOD 4
1:00PM	LUNCH
1:40PM	MOVE TO CLASS
1:45PM	PERIOD 5
2:40PM	PERIOD 6
3:30PM	END OF DAY

SENIOR SCHOOL - LATE START

8:40AM	HOUSE MEETINGS
9:25AM	PERIOD 1
10:10AM	PERIOD 2
10:55AM	RECESS
11:15AM	PERIOD 3
12:00 NOON	EXAMEN
12:05PM	PERIOD 4
1:00PM	LUNCH TIME
1:40PM	MOVE TO CLASS
1:45PM	PERIOD 5
2:40PM	PERIOD 6
3:30PM	END OF DAY

Significant vehicle traffic is experienced along Loyola Drive during the parent drop off and pick up times prior to commencement and upon completion of classes. In order to reduce traffic congestion and the possibility of conflict with site deliveries, site deliveries will not be accepted at the following times.

- 7:45am – 8:45am Monday – Friday
- 3:00pm – 4:00pm Monday – Friday

It is expected that not allowing Construction Deliveries during these peak traffic flow periods will also minimise any impact on the surrounding Public Street infrastructure so that there is no difference to current traffic levels at these peak times.

The school also hosts 4 significant events in the Campus grounds throughout the year.

- The Gold Cup Rowing Regatta
- Rugby Match vs St Josephs College
- The Indian Bazaar
- The Australian Schoolboys Rugby Championship

The Construction Site will not operate during these significant events. The school has existing Traffic Management Plans in place for these events and these will remain unaffected by the works.

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2.4 Site Accommodation / Site Security

It is proposed that the site compound will be located along the Northern Boundary of the Proposed Development Site as shown in **Section 3.1 (Figure 5)**. Pedestrian visitor and worker access will be via Loyola Dr with adequate separation between construction workers and Loyola Dr (Active school campus).

The Stage 2 Development Site is located within the campus grounds. A mixture of A Class Construction Hoarding, Temporary Fencing, Vehicle Gates and Pedestrian Gates will fully secure the development site. Delivery laydown areas will be contained within the development site and B Class Overhead Protection Hoarding Structures will not be required.

2.5 Sediment Control

All practical measures will be taken to ensure that vehicles leaving the site mud or debris on the road. These measures will occur within the development site:

- High Pressure Truck Wheelwash facility
- Cattlegrid Sedimentation Control
- All weather unloading bays to the site
- Cancellation of deliveries in extreme weather conditions

All vehicles will exit the campus via Loyola Drive approximately 450m from the intersection to the public road system. Any mud or debris deposited will be cleaned up immediately through the use of a Street Sweeper.

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Section 3 - Traffic & Pedestrian Management

3.0 Construction Truck Routes

All heavy vehicles involved in the demolition, excavation and construction of the proposed development would approach and depart the site as indicated in Figure 4. Traffic from all directions will utilize the signalized intersection of River Road West and Tambourine Bay Road on approach to the school. All traffic will enter the school grounds on Loyola Drive at the Intersection of Tambourine Bay Road and Riverview Street. All trucks will then continue on the schools Loyola Drive a further 450m until reaching the site. A long vehicle turnaround area will be installed along Loyola Drive. All traffic will exit the site along the same route.

Figure 4 – Truck Ingress & Egress



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3.1 Construction Truck Movements & Traffic Control

The Construction Truck Movements will differ throughout the Stages of the proposed development.

Stage 1 Enabling Works Truck Movements (December 2020 – January 2021)

Month	Activity	Daily Average Peak
December -20	Site Establishment / Demolition	8
January - 21	Demolition / Excavation	20

Demolition works would typically involve 2 trucks carrying out 2-3 loads per day. Excavation works will typically involve 4-5 Bogie Trucks carrying out 2-3 loads per day. Traffic control will be provided at the entrance to the development site during this phase. As it is being carried out in School Holidays, it is not anticipated any Traffic Control will be required at the School Campus Entrance. Clear Directional Signage will be provided at the Loyola Drive Campus Entrance.

Stage 2 Building Structure Truck Movements (January 2021 – August 2021)

Month	Activity	Daily Average Peak
Jan 21	Basement Structure	8
Feb 21	Basement Structure / Ground Structure	10
March 21	Ground Structure / Level 1 Structure	10
April 21	Level 1 Structure / Level 2 Structure	12
May 21	Level 2 Structure	10
June 21	Level 3 Structure	10
July 21	Level 3 Structure / Level 4 Structure	10
August 21	Level 4 Structure / Plant Area	6
VARIOUS (7 off)	Major Concrete Pours	60

Major Concrete Pours (7 in number) would occur once every 5 weeks on average. These would typically take 6-8 hours to complete with 8-10 truck movements per hour. Arrangements will be made with the school to close Loyola Drive to school traffic on these days. Traffic Controllers would be situated at the entry to the Campus at Tambourine Bay Road to ensure uninterrupted local traffic flow at all times.

Other deliveries during this Construction Phase would include Formwork Delivery, Reinforcement Delivery and sundry goods delivery. All trucks would unload in the delivery bay inside the development site. Traffic Control would be in place on the School internal road (Loyola Drive) during the deliveries. There would be no impact on Public Roads due to the site being 450m from a public road.

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Stage 3 Envelope & Fit-out Truck Movements (August 2021 – February 2022)

Month	Activity	Daily Average Peak
August 21	Building Envelope / Roofing	8
September 21	Building Envelope / Roofing	10
October 21	Cladding / Internal Fit-out	12
November 21	Cladding / Internal Fit-out	12
December 21	Internal Fit-out	10
January 22	Internal Fit-out	10
February 22	Internal Fit-out	18

Structural Steel and Roofing delivery trucks will require the use of a Long Vehicle Turning Bay on Loyola Drive. This will enable the vehicle to enter and leave the site on the same internal school road. See the Site Parking Diagram for location of the turning bay. Traffic Control will be on site and will chaperone these vehicles from the turning Bay to the site. Arrangements will be made with the school for limited access on Loyola Drive for these deliveries.

Other general deliveries in this time period would occur on smaller flatbed trucks. All would be unloaded in the onsite delivery area and would not affect the traffic flow to Loyola Drive or to the Public Road network.

Stage 4 External Works Truck Movements (February 2022 – March 2022)

Month	Activity	Daily Average Peak
February 22	Hard Landscaping	8
March 22	Soft Landscaping	6

General deliveries in this time period would occur on smaller flatbed trucks. All would be unloaded in the onsite delivery area and would not affect the traffic flow to Loyola Drive or to the Public Road network.

3.2 Loading & Unloading of Construction Vehicles

All loading and unloading of Construction Trucks will occur within the confines of the Development Site.

Stage 1 Enabling Works

Demolition and excavated spoil material will be loaded into Bogey Trucks no larger than a standard 8.8m medium rigid truck . All loading of these trucks will occur within the confines of the development site.

Stage 2 & 3 Structure Works / Fit-out works

For all further works, a delivery set-down bay will be formed within the development site off Loyola Drive. A crane will be on site at this time and an allocated setdown area will be in place for all materials to be craned off trucks. See figure 5 below.

For major concrete pours, the materials handling bays noted above will be transformed into a concrete pump bay. See Figure 6 below. For concrete pours, arrangements will be made with the school to limit access to Loyola Drive. RMS accredited traffic controllers will be in place at the Concrete Pump Bay and where the school road (Loyola Drive) meets Tambourine Bay Road at the Campus Boundary. A truck marshalling area will be set up on Loyola Drive to avoid any congestion back into Tambourine Bay Road.

A site delivery booking schedule will be run to ensure that simultaneous deliveries do not occur to the site.

Figure 5 – Site Amenities, Loading zone & Crane Set-Down location

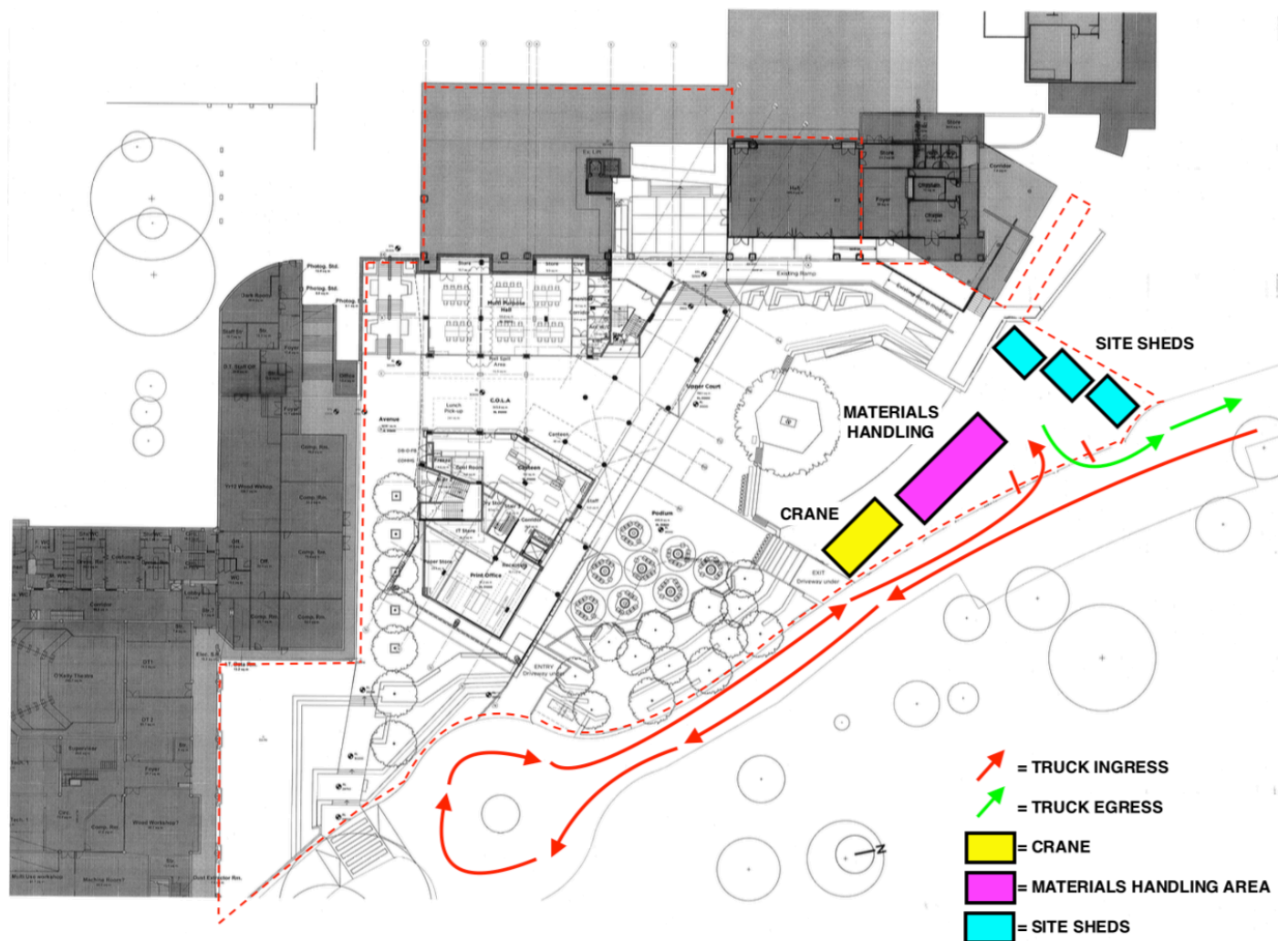
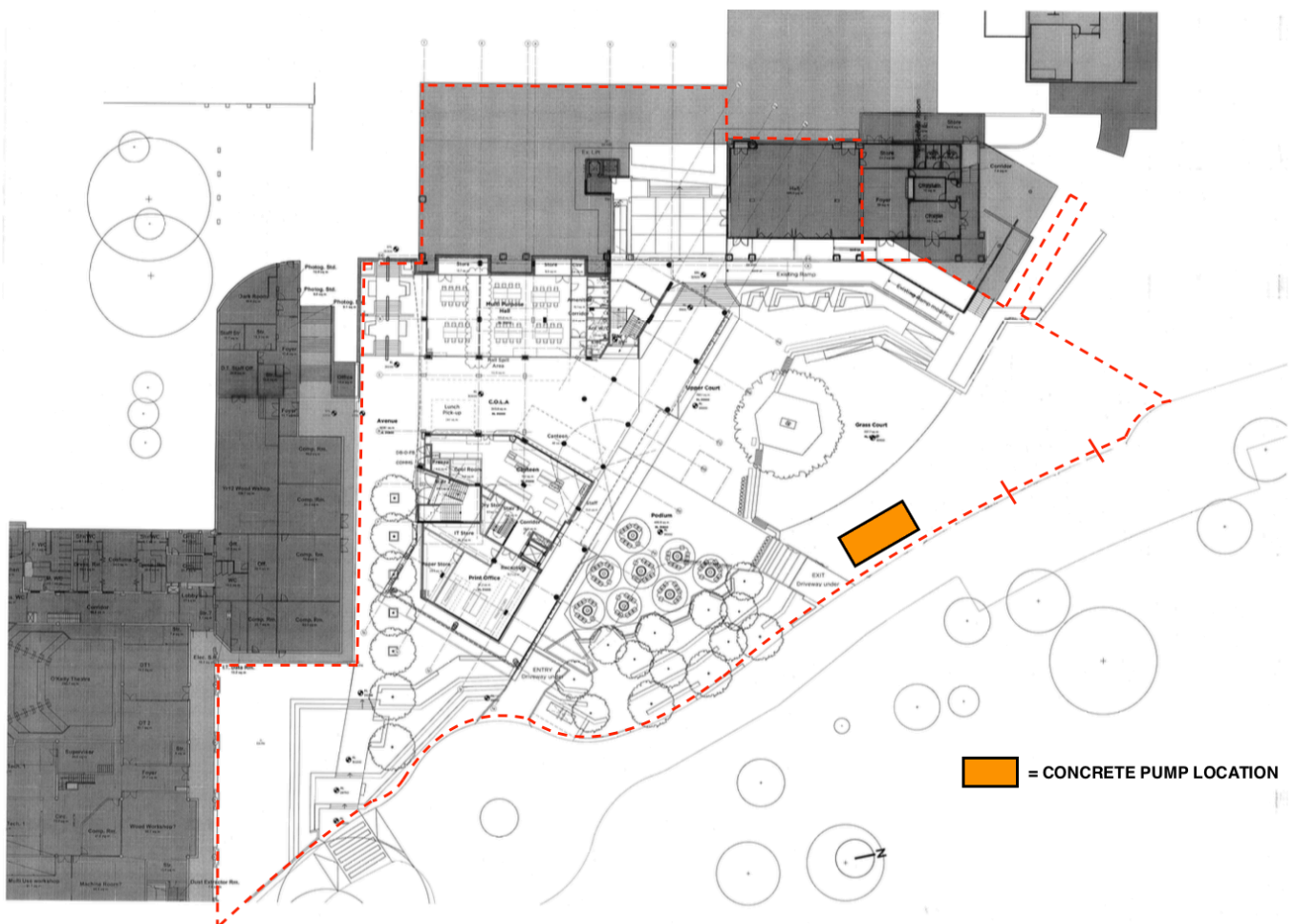


Figure 6 - Concrete Pours/Pump locations



3.3 Work Zones / Permits

The Development Site is located 450m within the boundaries of the school campus. The site is serviced by Loyola Drive access road and there are ample staging / laydown opportunities for all deliveries on site. It is not expected that any Construction Zones or Occupation Permits will be required for the completion of these works.

3.4 Surrounding Public Transport Networks

As the development site is located within the confines of the school campus it is not anticipated there will be any affect on Public Transport services. Deliveries will not occur during the Peak morning School drop off and afternoon school pick up time periods which will ensure these Peak traffic periods remain unaffected.

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3.5 Contractor Site Parking

The school will allocate a Site Contractor Parking Area within its current parking area shown in Figure 7 below. This is approximately 150m from the site. Contractors will be able to drop off tools / materials in the allocated loading zones upon arriving at the site before proceeding to the allocated parking area. All vehicles will be kept within the campus grounds and there will be no effect on surrounding neighbourhood parking.

Figure 7 - Site Parking (The Slopes)



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3.6 Cycling & Pedestrian Access

Pedestrian and Cycling access to the College and along Tambourine Bay Road and Riverview Street will remain unchanged.

These routes will also remain unchanged during Major Concrete Pours, however, to maintain Pedestrian Safety, RMS accredited Traffic Controllers will be utilised at the intersection of Tambourine Bay Road and Riverview Street during major concrete pours.

3.7 Pedestrian & Traffic Management Methods

Traffic Signage will be utilized wherever traffic conditions may depart from the current conditions. This is expected to only affect Loyola Drive within the school grounds. During Major Concrete Pours, signage will accompany the Traffic Controllers in Place to the school entry point.

Traffic Barriers & Delineation will be utilized inside the school grounds to separate the delivery and unloading areas from Loyola Drive.

RMS Accredited Traffic Controllers will be utilized to control deliveries at the unloading zones on Loyola Drive. Traffic Controllers will also be utilized during major concrete pours at the campus gate at Tambourine Bay Road.

The internal school road “Loyola Drive” will have limited access when deemed required for roofing, structural steel or any other circumstance agreed with the school.

3.8 CTPMP Review

The CTPMP will be reviewed weekly where any site operations assumed in this report are modified to ensure the CTPMP remains

